



Formation of CFD 2024-1 (Citrus Bay)

City Council Meeting Item 7.2

July 16, 2024





Citrus Bay Project



Citrus Bay Project

- Project required to build one-half acre public park
- Pay Development Impact Fees
- Developer requested formation of a CFD to finance park/fees

DEVELOPMENT IMPACT FEE/FACILITY	COST
Public Facilities Development Impact Fee (PFDIF)	\$3,028,398
Parkland Acquisition Fee (PAD A)	\$192,764
Parkland Development Fee (PAD D)	\$367,952
Sewer Capacity Fees	\$862,547
Public Park	\$2,070,336
Total Costs:	\$6,521,997



Fees/Facilities Financed

**PROPOSED BOUNDARY OF
COMMUNITY FACILITIES DISTRICT NO. 2024-1
(CITRUS BAY)
CITY OF CHULA VISTA
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA**

I HEREBY CERTIFY THAT WITHIN THE MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2024-1 (CITRUS BAY), CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHULA VISTA AT A REGULAR MEETING THEREFOR, HELD ON THE 11th DAY OF June, 2024, BY ITS RESOLUTION NO. 2024-114

Chad A. For Kerry Beglar
CITY CLERK
CITY OF CHULA VISTA



FILED IN THE OFFICE OF THE CITY CLERK, CITY OF CHULA VISTA, THIS 21st DAY OF June, 2024.

Chad A. For Kerry Beglar
CITY CLERK
CITY OF CHULA VISTA

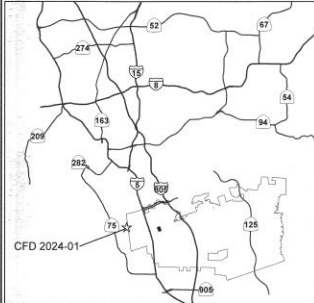


RECORDED THIS 24th DAY OF JUNE, 2024 AT THE HOUR OF 1:16 O'CLOCK PM IN BOOK 52 PAGE 07 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

FEE: \$54.00 FILE NO. 2024-7000245

JORDAN Z. MARKS, ASSESSOR, RECORDER,
COUNTY CLERK

BY: *Cellette R.*
DEPUTY

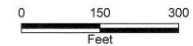


Legend

- Point Of Commencement
- Special Tax Boundary
- Current Parcel Boundary
- Parcel Boundary
- Lots

MAP REFERENCE NO.	ASSESSOR PARCEL NO.
1	Portion of 572-010-44

Coordinate System: NAD 1983 StatePlane California V FIPS 0406 Feet
Projection: Lambert Conformal Conic
Datum: North American 1983
False Easting: 6,501,666.666666666
False Northing: 1,640,416.666666667
Central Meridian: -116.25
Standard Parallel 1: 32.78333333333333
Standard Parallel 2: 33.88333333333333
Latitude Of Origin: 32.16666666666666



HARRIS & ASSOCIATES
101 PROGRESS, SUITE 250
IRVINE, CALIFORNIA 92618
800-827-4901

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS MAP SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE SAN DIEGO COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2023-2024.

Being a Portion of Sections 03 and 04
T. 18S R. 02W
San Diego County

BK 52 PG 07

2024 - 7000245

2024-7000245

BK 52 PG 07



CFD Boundary Map

Special Tax Rates

<i>Land Use Class</i>	<i>Land Use Type</i>	<i>Building Square Footage</i>	<i>Assigned Special Tax</i>
1	Residential Property	< 1,201	\$2,702 per Residential Unit
2	Residential Property	1,201 to 1,400	\$2,752 per Residential Unit
3	Residential Property	1,401 to 1,600	\$2,802 per Residential Unit
4	Residential Property	> 1,600	\$2,812 per Residential Unit

June 11, 2024 - Council Meeting

Actions taken:

- Resolution of Intention
- Adopt Boundary Map
- Levy of Special Tax (Rate and Method of Apportionment)
- Set Public Hearing – July 16, 2024

An election of the qualified electors of CFD 2024-1 (Citrus Bay) was conducted regarding the authorization to levy special taxes within the CFD boundaries



Landowner Election

City Council Action

- Conduct a public hearing
- Canvass the ballots received
- Declare the results of the election
- Place Ordinance on First Reading
- Approve Acquisition-Financing Agreement



RECOMMENDATIONS

Approve the following resolutions:

- A. Establishing CFD 2024-1 (Citrus Bay)**
- B. Determining Necessity to Incur Bonded Indebtedness**
- C. Calling an Election Relating to the Levy of a Special Tax, conduct an election**
- D. Declaring the Results of said Election**



RECOMMENDATIONS (Continued)

E. Place an Ordinance on first reading relating to the Levy of a Special Tax

F. Approving Acquisition-Financing Agreement