

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 17-I (WESTERN CHULA VISTA DIF FINANCING PROGRAM), EXTENDING THE TERM OF ANNEXATION OF PROPERTY INTO SUCH COMMUNITY FACILITIES DISTRICT AND TAKING CERTAIN OTHER ACTIONS RELATING THERETO

WHEREAS, the City Council of the City of Chula Vista, California (the “City Council”) has previously formed Community Facilities District No. 17-I (the “Western Chula Vista DIF Financing Program”) (CFD No. 17-I) pursuant to the Mello-Roos Community Facilities Act of 1982 (the “Act”), as amended, and the City of Chula Vista Community Facilities District Ordinance enacted pursuant to the powers reserved by the City of Chula Vista under Sections 3, 5 and 7 of Article XI of the Constitution of the State of California (the “Ordinance”) (the Act and the Ordinance may be referred to collectively as the “Community Facilities District Law”) for the purpose of financing the payment of certain development impact fee obligations; and

WHEREAS, acting pursuant to the Community Facilities District Law, the City Council also authorized by the adoption of Resolution No. 2016-051 (the “Resolution Authorizing Future Annexation”) the annexation in the future of territory to CFD No. 17-I, such territory designated as the Future Annexation Area, Community Facilities District No. 17-I (the “Future Annexation Area”); and

WHEREAS, the City Council determined that annexation to CFD No. 17-I would be available for a five-year window, unless the term was extended by the City Council; and

WHEREAS, the City Council determined that in any one year, after a project was approved that put the number of units annexing into CFD No. 17-I over 200, staff would schedule an action item to be discussed by the City Council to address the impacts and the need to continue the annexation of properties to CFD No. 17-I; and

WHEREAS, financing challenges continue to exist for infill development projects in Western Chula Vista and allowing the continued deferral of fees for all high-density, commercial and industrial development in the Future Annexation Area will help incentivize future investment in Western Chula Vista.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chula Vista, acting in its capacity as the legislative body of Community Facilities District No. 17-I (Western Chula Vista DIF Financing Program) that:

Section 1. Recitals. The above recitals are true and correct.

Section 2. Extension of Term. This legislative body does hereby determine to extend the term of annexation into CFD No. 17-I and allow property within the Future Annexation Area

to annex to CFD No. 17-I pursuant to the provisions of the Community Facilities District Law for an additional 60 months, until March 15, 2026.

Section 3. Unit Limitation. This legislative body does hereby determine that after an annexation is approved that puts the total number of units annexing into CFD No. 17-I during the March 15, 2021 – March 15, 2026 term over 500, staff will schedule an action item to be discussed by the City Council to address the impacts and the need to continue the annexation of properties to CFD No. 17-I.

Section 4. Effective Date. This Resolution shall become effective upon its adoption.

Presented by:

Approved as to form by:

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Tiffany Allen  
Director of Development Services

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Glen R. Googins  
City Attorney