



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited fill out and submit to the City Clerk a "Request to Speak" form (name and address optional) which is available at the entrance to the Council Chambers. Additionally, members of the public may submit electronic public comments to CityClerk@cityofchino.org no later than 4:00 p.m. on the day of the meeting. In your email, please include the meeting date, agenda item you are commenting on, and your comment. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record for the meeting specified in email received.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office (909) 334-3306, at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org.

**CHINO CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710**

TUESDAY, MARCH 3, 2026

REGULAR MEETING

AGENDA

**CLOSED SESSION – 5:00 PM
OPEN SESSION – 6:00 PM**

ROLL CALL

Mayor Eunice M. Ulloa, Mayor Pro Tem Curtis Burton, Council Member Karen C. Comstock, Council Member Christopher Flores, Council Member Marc Lucio.

CLOSED SESSION PUBLIC COMMENTS

This is the time and place for the general public to address the City Council about the closed session items. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address the Council, except as provided under Government Code 54954.3(b)(2).

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Paragraph (2) of Subdivision (d) of Government Code Section 54956.9. Number of Cases: One Case

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code 54956.8

Property: 4400 Philadelphia Street, Space 10, Chino, CA 91710

Agency Negotiator: Linda Reich, City Manager or her designee

Negotiating Parties: Lamplighter Chino, LLC
Under Negotiation: Price and Terms of Potential Sale of Property Interest

FLAG SALUTE

CEREMONIALS

Proclamations

National Nutrition Month - Proclaim March 2026, as National Nutrition Month implemented by the Academy of Nutrition and Dietetics.

Presentations

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for March 2026.

REPORT OUT OF CLOSED SESSION

AGENDA ADDITIONS/REVISIONS

PUBLIC ANNOUNCEMENTS

This is the time and place for the Mayor to inform the public of all upcoming events and past occurrences of communitywide interest and concern.

PUBLIC COMMENTS

This is the time and place for the general public to address the City Council about subjects that do not appear elsewhere on the agenda. Due to Council policy and Brown Act requirements, action will not be taken on any issues not on the Agenda. Ordinance No. 97-08 (Chino Municipal Code Section 2.04.090) limits speakers to no more than five (5) minutes in which to address Council, except as provided under Government Code 54954.3(b)(2). If more than three (3) persons seek to address the same agenda item or the same subject matter, the Mayor shall establish a maximum period of time not to exceed thirty (30) minutes.

CONSENT CALENDAR

At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or City Council requests that an item be removed from the Consent Calendar, all items will be acted upon as a whole and by one vote. Items placed on the Consent Calendar represent routine expenditures and/or actions that support ongoing City operations.

1. Warrants. Approve expenses as audited and within budget for warrants 7774196 to 7774457, and Electronic Fund Transfers 525860E to 525976E, totaling \$5,294,471.29.
2. Minutes. Regular Meeting Minutes for February 17, 2026 (All Members Present).
3. Elected City Officials' Report Regarding Travel, Training, and Meetings. Receive and file the Elected City Officials' Report reflecting City Council business related expenses incurred by the City.
4. Notice of Completion for the Citywide Signage Project MS221 with Myers & Sons Hi-Way Safety, Inc. Accept Project MS221 with Myers & Sons Hi-Way Safety, Inc., Contract No. 2022-227, as complete; authorize the Public Works Director to file the Notice of Completion.

PUBLIC HEARING

Prior to the vote of the City Council, any member of the audience will have the opportunity to address Council on any items listed under Public Hearings. Council requests, but it is not required, that you state your name and address prior to making any remarks.

5. Formation of Community Facilities District 2026-1 The Meadows. Conduct a Public Hearing regarding the Formation of Community Facilities District 2026-1.

Staff Report By: Kim Sao, Director of Finance

RECOMMENDATION: 1) Conduct a Public Hearing regarding the formation of Community Facilities District 2026-1 (The Meadows) of the City of Chino (CFD No. 2026-1) and Improvement Area Nos. 1, 2 and 3 therein (the Improvement Areas); 2) accept tax consultant's report; 3) adopt Resolution No. 2026-014 establishing CFD No. 2026-1 and the Improvement Areas, authorizing the levy of special taxes and calling an election within each Improvement Area; 4) adopt Resolution No. 2026-015, determining the necessity to incur bonded indebtedness for CFD No. 2026-1 and each Improvement Area therein; 5) conduct a special election of the property owners within CFD No. 2026-1 and each Improvement Area therein; 6) adopt Resolution No. 2026-016, declaring results of the special election and directing recording of a Notice of Special Tax Lien on taxable property within CFD No. 2026-1 and each Improvement Area therein; 7) approve the introduction of Ordinance No. 2026-002, authorizing the levy of a special tax within CFD No. 2026-1 and each Improvement Area therein, to be read by number and title and waive further reading of the ordinance; and 8) authorize the City Manager to execute all necessary documents on behalf of the City.

ORDINANCE NO. 2026-002 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) OF THE CITY OF CHINO AUTHORIZING THE LEVY OF SPECIAL TAXES WITHIN THE COMMUNITY FACILITIES DISTRICT AND IMPROVEMENT AREA NOS. 1 THROUGH 3 THEREIN

NEW BUSINESS

6. Accept the Safe Streets and Roads for All (SS4A) Grant Award and Establish a New Capital Improvement Program (CIP) Budget. Adopt Resolution No. 2026-017 to accept the SSFA Grand Funding; establish grant number G7265; establish a new CIP project, MS266; appropriate \$500,000 to MS266; and authorize City Manager or their designee to execute all documents.

Staff Report By: Dennis Ralls, City Traffic Engineer

RECOMMENDATION: 1) Adopt Resolution No. 2026-017, accept the Safe Streets and Roads for All Grant Funding from the U.S. Department of Transportation Federal Highway Administration (FHWA) in the amount of \$400,000 for Fiscal Year 2025-26; 2) establish grant number G7265 Safe Streets and Roads for All and appropriate \$400,000 to the Transportation Fund (320), with a corresponding increase to the grant revenue; 3) establish project number MS266 - Chino Comprehensive Safety Action Plan and appropriate \$100,000 of the available local Measure I Fund 322, for the local match; and 4) authorize the City Manager or their designee to execute all related documents on behalf of the City of Chino.

7. Purchase Order Approval of additional Police Department Handheld and Vehicle Radios with Motorola Solutions for Projects NC221 and NC222. Approve the purchase of additional Handheld and Vehicle Radios for the PD Handheld Radio Replacement Project NC221 and PD Vehicle Radio Replacement Project NC222 in the amount of \$199,203.75 with Motorola Solutions, Inc.

Staff Report By: Mussette Ayala, Senior Management Analyst

RECOMMENDATION: 1) Approve a Purchase Order to Motorola Solutions, Inc., for the purchase of additional handheld and vehicle radios, in the amount of \$199,203.75; 2) appropriate \$199,203.75 from the Equipment Management Fund 660, with an increase of \$126,332.95 to the PD Handheld Radio Replacement Project NC221 for an updated project budget of \$1,128,996.52, and an increase of \$72,870.380 to the PD Vehicle Radio Replacement Project NC222 for an updated project budget of \$891,343.45; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

8. Establishment of a Nonprofit Community Foundation. Adopt Resolution 2026-018 approving establishment of a Nonprofit Community Foundation for the purpose of accepting and using funds donated to the City for community purposes.

Staff Report By: Jackie Melendez, Assistant City Manager

RECOMMENDATION: Approve (1) adoption of Resolution No. 2026-018 approving the establishment of a nonprofit Community Foundation for the purpose of accepting and using funds donated to the City for community purposes; (2) authorize the City Manager to work with the City Attorney's Office to prepare articles of incorporation and all necessary documents to establish the nonprofit; (3) authorize the City Manager to designate the members to serve on the Board of the Foundation; (4) approve the recommended name of the nonprofit; and (5) require annual reports to be presented to the City Council on the Foundation's activities.

MAYOR AND COUNCIL REPORTS

This is the time and place for the Mayor and Council Members to report on prescheduled Council Committee Assignment Meetings that were held since the last Regular Council Meeting, and any other items of interest. Upon request by an individual Council Member, the City Council may choose to take action on any of the subject matters listed below.

Mayor Ulloa

Mayor Pro Tem Burton

9. Community Support Fund - Mayor Pro Tem Burton. Approve community support fund contribution to Chino American Little League, Chino National Little League, Chino Girls Fastpitch, Chino Kiwanis Club (Corn Feed Run).

Staff Report By: Mayor Pro Tem Burton

RECOMMENDATION: Approve community support fund contributions to: Chino American Little League (\$250), Chino National Little League (\$250), Chino Girls Fastpitch (\$250), Chino Kiwanis Club (Corn Feed Run) (\$250).

Council Member Comstock

Council Member Flores

10. Community Support Fund - Council Member Flores. Approve community support fund contribution to Chino National Little League.

Staff Report By: Council Member Flores

RECOMMENDATION: Approve community support fund contributions to: Chino National Little League (\$350).

Council Member Lucio

City Manager's Report

City Attorney's Report

Director's Report

Police Chief's Report

Fire Chief's Report

ADJOURN

The next meeting of the City Council will be held on Tuesday, March 24, 2026 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on Thursday, February 26, 2026 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.



Natalie Gonzaga, City Clerk.

**MEMORANDUM
CITY OF CHINO
COMMUNITY SERVICES, PARKS & RECREATION DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: LINDA REICH, CITY MANAGER

**FROM: SILVIA AVALOS, DIRECTOR OF COMMUNITY SERVICES, PARKS &
RECREATION**

SUBJECT

National Nutrition Month

Proclamation



WHEREAS, on behalf of the Citizens of Chino, I am pleased to join the Academy of Nutrition and Dietetics, Community Services, Parks & Recreation Department, and the Chino Valley Unified School District, in an effort to focus attention on the importance of making informed food choices and developing sound eating and physical activity habits; and

WHEREAS, food is the substance by which life is sustained; and

WHEREAS, the type, quality, and amount of food individuals consume each day plays a vital role in their overall health and physical fitness; and

WHEREAS, there is a need for continuing nutrition education and a wide-scale effort to enhance healthy eating practices; and

WHEREAS, the City of Chino provides nutrition and physical education through Healthy Chino and its Healthy Chino Kids program at SOAR and High Five after school sites; and

WHEREAS, the City of Chino offers an environment for the community to grow and harvest fruits and vegetables through the City-operated Chino Community Garden; and

WHEREAS, the City of Chino supports after school gardens and Discovery Workshops, which create an environment for children and adults to learn how to grow fruits and vegetables and understand the nutritional benefits; and

WHEREAS, the Chino Valley Unified School District participates in the National School Lunch Program that encourages students to eat healthy and complete meals. The choices are a hot entrée, milk, fruit, and vegetable.

NOW, THEREFORE, I, EUNICE M. ULLOA, MAYOR OF THE CITY OF CHINO, do hereby proclaim March 2026, as

“NATIONAL NUTRITION MONTH”

in the City of Chino and encourage all citizens to join the campaign and become concerned about their nutrition and the nutrition of others in the hope of achieving optimum health for both today and tomorrow.

PRESENTED THIS 3RD DAY OF MARCH 2026.


EUNICE M. ULLOA, Mayor

ATTEST:


NATALIE GONZAGA, City Clerk



**MEMORANDUM
CITY OF CHINO
ADMINISTRATION DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: MAYOR AND CITY COUNCIL MEMBERS, CITY OF CHINO
FROM: EUNICE M. ULLOA, MAYOR

SUBJECT

Award of Mayor's Home Beautification Award.

**MEMORANDUM
CITY OF CHINO
FINANCE DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: LINDA REICH, CITY MANAGER

FROM: KIM SAO, DIRECTOR OF FINANCE

SUBJECT

Warrants.

RECOMMENDATION

Approve expenses as audited and within budget for warrants 7774196 to 7774457, and Electronic Fund Transfers 525860E to 525976E, totaling \$5,294,471.29.

FISCAL IMPACT

Sufficient funds have been included in the Fiscal Year 25-26 Adopted Budget.

CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES

The recommendation detailed above further the City's values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Financial Stability

Revenue:	Expenditure:
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BACKGROUND

As prescribed by Government Code Sections 37202 and 37208, the following demand registers are herewith submitted for Council ratification:

NO.	WARRANTS	CHECK DATE	FY	AMOUNT
1.	7774196 – 7774281	02/05/26	25-26	\$1,324,160.56
2.	7774282 – 7774451	02/12/26	25-26	\$1,528,471.87
3.	7774452 – 7774455	02/12/26	25-26	\$2,604.07
4.	7774456 – 7774457	02/13/26	25-26	\$12,207.51
5.	525860E – 525919E	02/06/26	25-26	\$2,074,515.27
6.	525920E – 525976E	02/13/26	25-26	\$352,512.01
TOTAL				\$5,294,471.29

ISSUES/ANALYSIS

See attached exhibit for detailed information on warrants exceeding \$50,000.

Attachment

**MEMORANDUM
CITY OF CHINO
ADMINISTRATION DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: LINDA REICH, CITY MANAGER

FROM: NATALIE GONZAGA, CITY CLERK

SUBJECT

Minutes.

**CHINO CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
REGULAR MEETING - CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710**

TUESDAY, FEBRUARY 17, 2026

MINUTES

**CLOSED SESSION – 5:30 PM
OPEN SESSION – 6:00 PM**

CALL TO ORDER

The February 17, 2026, Regular Meeting of the Chino City Council / Successor Agency to the Redevelopment Agency was called to order at 5:31 p.m. by Mayor Eunice M. Ulloa in the Council Chambers.

ROLL CALL

PRESENT: Mayor Eunice M. Ulloa, Mayor Pro Tem Curtis Burton, Council Member Karen C. Comstock, Council Member Christopher Flores, and Council Member Marc Lucio

ABSENT: NONE.

CLOSED SESSION PUBLIC COMMENTS

There were no requests to speak.

CLOSED SESSION

City Attorney Fred Galante read into the record the item listed on the Closed Session agenda.

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
Pursuant to Government Code 54956.8
Property: 4400 Philadelphia Street, Space 10, Chino, CA 91710
Agency Negotiator: Linda Reich, City Manager or her designee
Negotiating Parties: Lamplighter Chino, LLC
Under Negotiation: Price and Terms of Potential Sale of Property Interest

The City Council recessed to Closed Session at 5:32 p.m. and concluded at 5:48 p.m. The City Council reconvened the meeting at 6:02 p.m.

FLAG SALUTE

The Monte Vista 4-H members led the Pledge of Allegiance.

CEREMONIALS

Business of the Month - Award of Business of the Month for February 2026 to:

- Black Bear Diner
- Orange County's Credit Union

The Business of the Month for February 2026 was presented to Black Bear Diner. The award was accepted by General Manager Edward Scott.

The next Business of the Month for February 2026 was presented to Orange County's Federal Credit Union Chino. The award was accepted by Branch Manager Nupur Randhawa, and a branch representative.

Mayor's Home Beautification Award - Award of Mayor's Home Beautification Award for February 2026.

Mayor Ulloa announced the Mayor's Home Beautification Award for February 2026 was awarded to the Jones Family of Filmore Street in Chino, who were unable to attend the meeting, but ensured staff will deliver the award.

REPORT OUT OF CLOSED SESSION

City Attorney Fred Galante reported out of closed session as follows:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code 54956.8

Property: 4400 Philadelphia Street, Space 10, Chino, CA 91710

Agency Negotiator: Linda Reich, City Manager or her designee

Negotiating Parties: Lamplighter Chino, LLC

Under Negotiation: Price and Terms of Potential Sale of Property Interest

The City Council received a briefing, provided direction, and no further reportable action was taken.

AGENDA ADDITIONS/REVISIONS

City Manager Linda Reich reported there were no additions or revisions to the agenda.

INFORMATION

Chino Police Department Presentation. Presentation from Police Chief Kevin Mensen regarding Chino Police Department Crime Statistics for 2025.

Police Chief Kevin Mensen provided a presentation on the Chino Police Department Crime Statistics for 2025, along with Deputy Chief Nicholas Marotta.

Council Member Lucio requested staff explore support from the developer regarding security at The Homecoming, implementation of youth programs, and the completion of the community center in The Preserve.

Police Lieutenant Dustin Tomicic, provided an update regarding the work of the Police Department in The Homecoming community.

External Agency Report for February 17, 2026. Receive and file the External Agency Report for February 17, 2026 (Covering Meetings from December 1 - 31, 2025).

Mayor Ulloa announced the External Agency Report was included in the agenda packet.

PUBLIC ANNOUNCEMENTS

Mayor Ulloa announced the upcoming DairyAire Fairy Tale 5K, Healthy Family Day, and the Easter Bunny Extravaganza.

Mayor Pro Tem Burton announced the meeting will be adjourned in memory of Bob Ulloa, who recently passed away.

PUBLIC COMMENTS

Pastor Tate Cox, Calvary Chapel Chino Hills, gave the invocation.

Melissa Compani, Representative, Fourth District San Bernardino County Supervisor Curt Hagman, announced District 4 Commission opportunities, and upcoming community events.

Terry Carver, asked for support with feral cats, and spoke regarding Animal Resource Center of the Inland Empire (ARC) concerns.

Maureen Moe Mendoza, spoke regarding concerns with ARC, and submitted a letter saved to the meeting record.

Bryan Yonan, provided an introduction and spoke regarding concerns with the California Air Resources Board.

Chino Hills Vice Mayor Ray Marquez offered his condolences to Mayor Ulloa and shared memories about Bob Ulloa. Mr. Marquez provided an update on upcoming regional meetings.

Matthew Cane, Scout from Troop 202 provided an introduction.

CONSENT CALENDAR

1. Warrants. Approve expenses as audited and within budget for warrants 7774039 to 7774195, and Electronic Fund Transfers 525797E to 525859E, totaling \$3,787,893.47

Item No. 2 was pulled from the Consent Calendar for a separate action.

3. Elected City Officials' Report Regarding Travel, Training, and Meetings. Receive and file the Elected City Officials' Report reflecting City Council business related expenses incurred by the City.
4. City Council Meeting Cancellation and Reschedule for the Month of March, 2026. Authorize staff to cancel the March 17, 2026 regular City Council Meeting and reschedule as a special meeting on March 24, 2026.
5. Adoption of Ordinance No. 2026-001 (Second Reading), amending provisions of Chapter 8.12 of the Chino Municipal Code. Approve the adoption of Ordinance No. 2026-001, amending Chapters 8.12.030, 8.12.060, 8.12.065, 8.12.080 and 8.12.165 of the Chino Municipal Code Related to Fireworks.

6. Contract Amendment - Citywide Janitorial Services. Approve contract amendment No. 1 to contract No. 2026-040 with CCS Facility Services-Orange County Inc. in the amount of \$20,604.43 for a revised not-to-exceed contract amount of \$601,357.49 for Citywide janitorial services.
7. Contract Amendment - Banking Services. Approve a contract amendment with Citizens Business Bank, Inc. to continue providing banking services through August 31, 2026, in the amount of \$75,000, for a revised not-to-exceed contract amount of \$450,000.
8. Amendment to Professional Services Agreement with The Lincoln National Life Insurance Company. Approve amendment No. 2 retroactively to December 2025 with The Lincoln National Life Insurance Company, in the amount of \$70,000, for a revised not-to-exceed contract amount of \$220,000, for employee disability benefits and leave management services.
9. 2025 Sewer System Management Plan (SSMP) Update. Adopt Resolution No. 2026-013 approving the 2025 SSMP update for the City of Chino to comply with the State Water Resources Control Board's Sanitary Sewer Systems Waste Discharge Requirements (Order No. 2022-0103-DWQ).
10. Final Acceptance of Public Improvements for Tract Map No. 20249 Richland Homes of Maryland, Inc. Accept the public improvements as complete for Tract Map No. 20249 constructed by Richland Homes of Maryland, Inc., for the subdivision generally located south of Bickmore Avenue, north of Pine Avenue, west of Rincon Meadows, and east Mayhew Avenue.

Motion by Mayor Pro Tem Burton, seconded by Council Member Lucio, to approve the Consent Calendar items 1, 3-10 as presented. The motion carried by the following vote:

AYES: ULLOA, BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

ITEMS PULLED FROM THE CONSENT CALENDAR

2. Minutes. Approve Meeting Minutes for (a) Regular Meeting February 3, 2026 (Mayor Ulloa Absent-Excused) and (b) Special Meeting Study Session February 10, 2026 (Mayor Ulloa Absent-Excused).

Motion by Council Member Lucio, seconded by Mayor Pro Tem Burton, to approve Consent Calendar item 2. The motion carried by the following vote:

AYES: BURTON, COMSTOCK, FLORES, AND LUCIO

NOES: NONE.

ABSENT: NONE.

ABSTAIN: ULLOA

MAYOR AND COUNCIL REPORTS

Mayor Pro Tem Burton and Council Members Comstock, Flores, and Lucio did not provide a report, but expressed their condolences to Mayor Ulloa for the recent loss of her husband, Bob.

City Manager's Report

City Manager Reich had no report.

City Attorney's Report

City Attorney Galante had no report, but offered condolences to Mayor Ulloa.

Director's Report

There was no Director's report.

Police Chief's Report

Police Chief Mensen offered condolences to Mayor Ulloa.

Fire Chief's Report

Fire Chief Dave Williams offered condolences to Mayor Ulloa.

Mayor Ulloa

Mayor Ulloa expressed gratitude to the community, City staff, and City Council for their compassion and support, and shared stories of her husband Bob, who recently passed away.

ADJOURNED IN MEMORY OF BOB ULLOA

Mayor Ulloa adjourned the meeting in memory of her husband, Bob Ulloa, at 7:17 p.m.

The next Regular Meeting of the City Council will be held on Tuesday, March 3, 2026 at 6:00 p.m. (Closed Session no earlier than 4:00 p.m. if necessary) in these Council Chambers.

APPROVED AND ADOPTED THIS 3RD DAY OF MARCH 2026.

EUNICE M. ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

(These minutes are not official until signed.)

**MEMORANDUM
CITY OF CHINO
ADMINISTRATION DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: LINDA REICH, CITY MANAGER

FROM: NATALIE GONZAGA, CITY CLERK

SUBJECT

Elected City Officials' Report Regarding Travel, Training, and Meetings.

RECOMMENDATION

Receive and file the Elected City Officials' Report reflecting City Council business related expenses incurred by the City.

FISCAL IMPACT

Sufficient funding is available in the adopted Fiscal Year 2025-26 Operating Budget.

CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES

The recommendation detailed above furthers the City's values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Superior Customer Service
- Responsible Long-Range Planning
- Exemplary Leadership
- Public Service Excellence through Internal and External Partnerships

Revenue:	Expenditure: 1002000-43320
Transfer In:	Transfer Out:

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TITLE: ELECTED CITY OFFICIALS' REPORT REGARDING TRAVEL, TRAINING, AND MEETINGS.

PAGE: 2

BACKGROUND

In accordance with Government Code Sections 53232.2 and 53232.3, implementing Assembly Bill (AB) 1234 on January 1, 2006, the City adopted Resolution No. 2005-093 establishing a Business-Related Expense Policy. On December 6, 2016, the City approved Resolution No. 2016-075 adopting the latest revisions to this policy. In addition to requiring local agencies to adopt a business-related expense policy, AB 1234 requires that Elected Officials provide a brief report on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

ISSUES/ANALYSIS

In response to AB 1234, a report regarding Elected City Officials' Travel, Training, and Meetings (Exhibit A) was created and is placed on the City Council Agenda Consent Calendar, as needed. The documents that pertain to the items listed on Exhibit A are available for public inspection at the City Clerk's office located in City Hall at 13220 Central Avenue, Chino, CA.

Attachment – Exhibit A

Event Date	Meeting Purpose and Subject Matter	Location	City Official Attendees
None.			

**MEMORANDUM
CITY OF CHINO
PUBLIC WORKS DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: LINDA REICH, CITY MANAGER
FROM: HYE JIN LEE, PE, DIRECTOR OF PUBLIC WORKS

SUBJECT

Notice of Completion for the Citywide Signage Project MS221 with Myers & Sons Hi-Way Safety, Inc.

RECOMMENDATION

1) Accept the Citywide Signage Project MS221 with Myers & Sons Hi-Way Safety, Inc., Contract No. 2022-227 as complete; 2) authorize the Director of Public Works to file the Notice of Completion with the San Bernardino County Recorder's Office on behalf of the City of Chino.

FISCAL IMPACT

The Citywide Signage Project MS221 was completed within the City Council approved budget of \$1,635,000 with total expenditures in the amount of \$1,413,647.10. The balance of the project will return to Fund 327 S.B.1- RMRA. The following is a summary of the final contract/project costs.

Total Project MS221 Budget (FY21/22-FY25/26)	\$1,635,000.00
Hi-Way Safety Expenditures	(\$1,406,943.31)
Other Administrative Costs	(\$6,703.79)
Remaining Project MS221 Budget	\$221,352.90

CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES

The recommendation detailed above further the City's values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Positive City Image
- Financial Stability
- Responsible Long-Range Planning

Revenue: Click or tap here to enter text.

Expenditure: 3277102- 48005 | 48007 | 48008 | 48009
-MS221

Transfer In: Click or tap here to enter text.

Transfer Out: Click or tap here to enter text.

BACKGROUND

The City's street signs are standardized and regulated by the Federal Highway Administration (FHWA). The Manual on Uniform Traffic Control Devices (MUTCD) is the standard in the United States for all street signage design and installation. As part of the MUCTD, a minimum retro-reflectivity level was incorporated as a standard requirement for visibility during night-time driving.

In addition to the MUCTD, California MUCTD (CA MUTCD) also standardized lettering requirements for all street name signs. The CA MUCTD requires mixed-case lettering and increased letter height. Minimum lettering height was increased from 4 inches to 6 inches for legibility for roads with speeds over 25mph, which is most of City's streets.

In compliance with these safety standard requirements, staff routinely evaluates the condition, placement, and visibility of street name signage throughout the City to ensure CA MUTCD compliant signage, legibility, and public safety. These evaluations help identify signs that are damaged, outdated, or in need of replacement to ensure the roadway network remains safe and easy to navigate. In alignment with City Council's direction, staff developed the Citywide Signage Project (MS221) as a multi-year effort intended to remove, relocate, and replace signage within the public right-of-way. While the original project concept contemplated replacement of a broader range of signage, including select regulatory signs, the primary scope ultimately completed under MS221 focused on the Citywide replacement of street name signs.

A key component of the project included a comprehensive review of the existing design of the City's street name signs. This evaluation assessed whether the existing design continued to meet operational and aesthetic needs or if a modernized approach would better support legibility and compliance. As a result of this review, the City moved forward with updating both the design and color of the street name signs, transitioning from the traditional green background to a new blue design. This change provides improved visibility, enhanced nighttime readability, and a refreshed appearance that supports Chino's positive City image.

In addition to the replacement of street name signage, limited regulatory signage was installed as part of related City initiatives. These efforts included the installation of new citywide street sweeping enforcement signage. This work required comprehensive citywide deployment to support consistent enforcement, improve public awareness, and align signage placement with adopted street sweeping schedules and regulatory requirements. Separate from the street sweeping effort, select speed limit signage was updated as part of the Citywide speed zone adjustments to reflect revised speed limits and maintain compliance with applicable traffic engineering standards.

By exploring and ultimately implementing these design improvements, the City aimed to enhance wayfinding for residents, businesses, and visitors while ensuring all signage aligns with current standards and best practices. The updated design also establishes greater consistency and uniformity within the public right-of-way and supports the City's long-term goals for safety, aesthetics, and efficient maintenance.

This effort also provided a valuable opportunity to incorporate direction and feedback from the City Council, ensuring the new design reflects both community expectations and organizational priorities. The standardized design supports long-term maintenance efficiency by establishing a durable and easily identifiable signage system for future use.

ISSUES/ANALYSIS

Between 2021 to 2023, City staff coordinated closely with the City Council through workshops and study sessions on several related roadway safety and maintenance initiatives that informed limited elements of the signage work completed under MS221. These efforts supported amendments to the Comprehensive Speed Zone Resolution and the establishment of enforceable street sweeping regulations.

During this period, staff presented the need to update the City's speed zoning practices as part of a broader initiative to ensure consistency with current State requirements. These amendments were based on updated engineering and traffic surveys, field evaluations, and systemwide safety considerations.

In addition, the City evaluated long-standing operational challenges related to street sweeping. Routine street sweeping is an essential maintenance activity that removes debris from roadway gutters, preserves pavement life, and supports clean and safe streets. Street sweeping also helps remove dirt, trash, and other pollutants before they are washed into storm drains during rain events. These materials are a primary source of pollution in local waterways and are regulated under the County's Municipal Separate Storm Sewer System (MS4) permit. Staff identified that on-street parking during scheduled sweeping periods significantly reduced operational effectiveness.

To address this issue, staff utilized California Vehicle Code Section 22507.6, which authorizes local jurisdictions to establish parking restrictions for street sweeping when signs are posted conspicuously at neighborhood or community entrances. With City Council direction, staff adopted ordinance amendments establishing enforceable street sweeping regulations and implemented a phased, citywide installation of neighborhood entrance signage. This marked the first time the City implemented enforceable street sweeping supported by posted signage.

With Council direction and ordinance amendments in place, staff moved forward with a phased deployment of street-sweeping signs citywide. This structured approach allowed sweeping schedules, operational updates, and regulatory enforcement to be implemented consistently and effectively over time, supporting cleaner streets, longer pavement life, and improved public service delivery.

All work has been completed per the contract. Myers & Sons Hi-Way Safety, Inc., has complied with the terms of the contract, and the required warranty bond is on file with the City. A Notice of Completion has been prepared for filing with the San Bernardino County Recorder's Office.

Attachment: Notice of Completion (Myers & Sons Hi-Way Safety, Inc.)

**MEMORANDUM
CITY OF CHINO
FINANCE DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: LINDA REICH, CITY MANAGER
FROM: KIM SAO, DIRECTOR OF FINANCE

SUBJECT

Formation of Community Facilities District 2026-1 The Meadows.

RECOMMENDATION

1) Conduct a Public Hearing regarding the formation of Community Facilities District 2026-1 (The Meadows) of the City of Chino (CFD No. 2026-1) and Improvement Area Nos. 1, 2 and 3 therein (the Improvement Areas); 2) accept tax consultant's report; 3) adopt Resolution No. 2026-014 establishing CFD No. 2026-1 and the Improvement Areas, authorizing the levy of special taxes and calling an election within each Improvement Area; 4) adopt Resolution No. 2026-015, determining the necessity to incur bonded indebtedness for CFD No. 2026-1 and each Improvement Area therein; 5) conduct a special election of the property owners within CFD No. 2026-1 and each Improvement Area therein; 6) adopt Resolution No. 2026-016, declaring results of the special election and directing recording of a Notice of Special Tax Lien on taxable property within CFD No. 2026-1 and each Improvement Area therein; 7) approve the introduction of Ordinance No. 2026-002, authorizing the levy of a special tax within CFD No. 2026-1 and each Improvement Area therein, to be read by number and title and waive further reading of the ordinance; and 8) authorize the City Manager to execute all necessary documents on behalf of the City.

FISCAL IMPACT

The City will receive City Services Tax revenue of approximately \$332,962 per year upon build out of CFD No. 2026-1 and the Improvement Areas therein. This revenue is intended to offset the cost of providing City services to the homes within CFD No. 2026-1 and the Improvement Areas therein.

CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES

The recommendation detailed above further the City's values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Financial Stability

Revenue:	Expenditure:
Transfer In:	Transfer Out:

BACKGROUND

Tri Pointe Homes Inc. (Tri Pointe) is developing the property within the proposed boundaries of CFD No. 2026-1 and the Improvement Areas therein. CFD No. 2026-1 is currently planned to be developed by Tri Pointe into a single family residential development of 516 homes to be known as “The Meadows.” Tri Pointe is using a land bank, KL LB BUY 3 LLC, a Delaware limited liability company (Landbank), as a financing vehicle for The Meadows development. The location of the proposed development within the City is located at the southwest corner of Bickmore Avenue and West Preserve Loop. See attached map.

Tri Pointe has requested the City initiate the formation of CFD No. 2026-1 and the Improvement Areas therein to finance the City’s development impact fees and required infrastructure improvements related to storm drain, water, sewer, street, lighting and landscaping improvements as a result of the development (collectively, the Facilities). The proposed CFD will also provide the City financing for certain municipal services of the City to be provided within the boundaries of CFD No. 2026-1 and the Improvement Areas therein, including maintenance of parks, parkways, and open space; flood and storm protection; operation of storm drainage systems; and public safety services.

On January 20, 2026, City Council adopted Resolution No. 2026-006, declaring the City of Chino’s intention to establish CFD No. 2026-1 and the Improvement Areas therein, and to authorize the levy of special taxes in each Improvement Area. In addition, the City Council adopted Resolution No 2026-007, declaring the City’s intention to incur bonded indebtedness for each of the Improvement Areas, and established March 3, 2026, as the Public Hearing date. A Notice of Public Hearing was published in the local paper on February 21, 2026. Additionally, the full notice was mailed to all the owners of the subject property prior to the Public Hearing, March 3, 2026.

ISSUES/ANALYSIS

The Mello-Roos Community Facilities Act of 1982 (the Act), Section 55318 of the Government Code, establishes the specific proceedings for creating Community Facilities Districts and Improvement Areas therein. These proceedings require the City Council to conduct a public hearing to hear testimony of all interested persons for or against the establishment of CFD No. 2026-1 and the Improvement Areas therein, and the furnishing of specific types of public facilities or services. At the conclusion of the hearing, the legislative body may determine to proceed with establishing CFD No. 2026-1 and the Improvement Areas therein.

By adopting Resolution No. 2026-006, pursuant to Section 53321.5 of the Act, the Council ordered the responsible officers for the proposed CFD No. 2026-1 and the Improvement Areas therein to study said CFD No. 2026-1 and the Improvement Areas therein and prepare a report for the Council. The Special Tax Consultant, Webb Municipal Finance, has prepared and submitted this report to the City Council on behalf of the officers for the City to review. The report contains a brief description of the public facilities and services by type, their estimated cost, establishes the rates and methods of apportionment of the special taxes to be levied upon the parcels of taxable property within each Improvement Area required to fund the acquisition and/or construction of said public facilities and the provision of said services, as well as the amounts and costs associated with the issuance of bonds to finance acquisition and/or construction of said facilities.

After the legislative body determines to establish CFD No. 2026-1 and the Improvement Areas therein, it shall adopt a resolution authorizing the formation of CFD No. 2026-1 and the Improvement Areas therein and the levy of a special tax within each Improvement Area and calling for a special election within each Improvement Area, and it may immediately hold the special election. An official ballot, including a waiver of the time limit pertaining to the conduct of the election, and any requirement for notice of analysis and arguments with respect to the ballot measure, were provided to the property owner(s) within each Improvement Area prior to the March 3, 2026 City Council meeting. The City Clerk must also concur with the shortening of various time periods applicable to the said landowner election.

The City Clerk shall then canvass the returns of the election and total the number of ballots cast for and against the measures in each Improvement Area. After the canvass of returns of any election, pursuant to Section 53326, the legislative body may levy any special tax as specified in the resolution of formation in the territory of CFD No. 2026-1 and the Improvement Areas therein, if two-thirds of the votes cast are in favor of levying that tax. The legislative body shall then approve the introduction of an ordinance levying a special tax within CFD No. 2026-1 and the Improvement Areas therein.

Following formation, bonds would be authorized to be issued in an amount not to exceed \$32,000,000, including \$17,000,000 within Improvement Area No. 1, \$6,500,000 within Improvement Area No. 2, \$8,500,000 within Improvement Area No. 3. Staff is not moving forward with the remaining documents required to sell the bonds until development in any Improvement Area is sufficient to justify the bond issuance. When development is sufficient to justify the bond issuance, the City will then process the documents necessary to sell bonds. These documents will include the Resolution approving the Preliminary Official Statement, Fiscal Agent Agreement/Indenture, Bond Purchase Agreement and District Continuing Disclosure Agreement. These documents will be scheduled for consideration at a future City Council meeting.

Attachments: Resolution No. 2026-014
Resolution No. 2026-015
Resolution No. 2026-016
Ordinance No. 2026-002
Tax Consultant's Report
CFD No. 2026-1 Boundary Map
Rate and Method of Apportionment (RMA)

NL:hm

RESOLUTION NO. 2026-014

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) OF THE CITY OF CHINO AND IMPROVEMENT AREA NOS. 1, 2 AND NO. 3 THEREIN, AUTHORIZING THE LEVY OF SPECIAL TAXES AND CALLING AN ELECTION THEREIN

WHEREAS, the City Council (the "City Council") of the City of Chino, California (the "City") has heretofore adopted Resolution No. 2026-006 (the "Resolution of Intention") stating its intention to form Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the "Community Facilities District") and Improvement Area Nos. 1 through 3 therein (each an "Improvement Area" and, collectively, the "Improvement Areas") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the "Act"); and

WHEREAS, a copy of the Resolution of Intention setting forth a description of the proposed boundaries of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, the public facilities, services and the incidental expenses to be financed by the Community Facilities District (the "Facilities," "Services" and "Incidental Expenses," respectively) is on file with the City Clerk; and is incorporated herein by reference; and

WHEREAS, a combined notice of a public hearing to be held on March 3, 2026 was published and mailed to all landowners of the land proposed to be included within the Community Facilities District and Improvement Area Nos. 1 through 3 therein; and

WHEREAS, on March 3, 2026, the City Council opened the public hearing (the "Hearing") as required by law; and

WHEREAS, at the Hearing there was filed with this City Council a report containing a description of the Facilities and Services necessary to meet the needs of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, and an estimate of the cost of such Facilities and Services as required by Section 53321.5 of the Act (the "Community Facilities District Report"); and

WHEREAS, at the Hearing all persons desiring to be heard on all matters pertaining to the proposed formation of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, and the levy of the special taxes and the issuance of bonded indebtedness on behalf of each Improvement Area were heard and a full and fair hearing was held; and

WHEREAS, at the Hearing, evidence was presented to the City Council on the matters before it, and the proposed formation of the Community Facilities District and Improvement Area Nos. 1 through 3 therein and the levy of special taxes was not precluded by a majority protest of the type described in Section 53324 of the Act, and this City Council at the conclusion of the hearing is fully advised as to all matters relating to the formation of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, the levy of the special taxes and the issuance of bonded indebtedness on behalf of each Improvement Area; and

WHEREAS, the City Council has determined that there have been no registered voters residing in the proposed boundaries of the Community Facilities District and Improvement Area Nos. 1 through 3 therein for the period of 90 days prior to the Hearing and that the qualified electors in the Community Facilities District and Improvement Area Nos. 1 through 3 therein are the landowners within the Community Facilities District and Improvement Area Nos. 1 through 3 therein; and

WHEREAS, on the basis of all of the foregoing, the City Council has determined at this time to proceed with the establishment of the Community Facilities District and Improvement Area Nos. 1 through 3 therein and with the calling of an election within the boundaries of the Community Facilities District and Improvement Area Nos. 1 through 3 therein to authorize (i) the levy of special taxes within each Improvement Area pursuant to the applicable rate and method of apportionment of the special tax attached to the Resolution of Intention as Attachments “C-1” through “C-4” (collectively, the “Rates and Methods”), (ii) the issuance of bonds to finance the Facilities and Incidental Expenses, and (iii) the establishment of an appropriations limit for the Community Facilities District;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF CHINO AS FOLLOWS:

Section 1. Each of the above recitals is true and correct.

Section 2. A Community Facilities District to be designated “Community Facilities District No. 2026-1 (The Meadows) of the City of Chino” and “Improvement Area Nos 1 through 3” therein, is hereby established pursuant to the Act. The City Council hereby finds and determines that all prior proceedings taken with respect to the establishment of the Community Facilities District and Improvement Area Nos. 1 through 3 therein were valid and in conformity with the requirements of law, including the Act. This finding is made in accordance with the provisions of Section 53325.1(b) of the Act.

Section 3. The boundaries of the Community Facilities District and Improvement Area Nos. 1 through 3 therein are established as shown on the map designated “Proposed Boundary Map Community Facilities District No. 2026-1 (The Meadows) City of Chino, County of San Bernardino, State of California”, which map is on file in the office of the City Clerk and was recorded pursuant to Sections 3111 and 3113 of the Streets and Highways Code in the County of San Bernardino Book of Boundary Maps in the County Recorder’s Office in Book No. 92 at Pages 85 through 87 as Document No. 2026-0021316 on January 28, 2026.

Section 4. The types of Facilities, Services and Incidental Expenses authorized to be provided for the Community Facilities District and Improvement Area Nos. 1 through 3 therein are those set forth in the Resolution of Intention. The estimated cost of the Facilities and Incidental Expenses to be financed is set forth in the Community Facilities District Report, which estimates may change as the Facilities are designed and bid for construction and acquisition. Bond proceeds shall not be used to finance Services.

The City of Chino is authorized by the Act to contribute revenue to, or to construct or acquire the Facilities, all in accordance with the Act. The City Council finds that the proposed Facilities are necessary to meet the increased demand that will be placed upon public infrastructure and City as a result of new development within the Community Facilities District and Improvement Area Nos. 1 through 3 therein.

The City Council finds and determines that the proposed Services are necessary to meet the increased demand that will be placed upon local agencies and public infrastructure as a result of new development within the Community Facilities District and Improvement Area Nos. 1 through 3 therein and that the Services to be financed benefit residents of the City and the future residents of the Community Facilities District and Improvement Area Nos. 1 through 3 therein.

Section 5. The City Council hereby adopts the Rates and Methods applicable to each Improvement Area set forth in Attachments in Attachments "C-1" through "C-3" to the Resolution of Intention as the applicable rate and method of apportionment for the Community Facilities District and Improvement Area Nos. 1 through 3 therein. Except where funds are otherwise available, it is the intention of the City Council, subject to the approval of the eligible voters within the Community Facilities District and Improvement Area Nos. 1 through 3 therein, to levy the proposed special taxes in the Community Facilities District and Improvement Area Nos. 1 through 3 therein at the rates set forth in the Rates and Methods hereto on all non-exempt property within the Community Facilities District and Improvement Area Nos. 1 through 3 therein sufficient to pay (i) the Facilities and the principal and interest and other periodic costs on the bonds proposed to be issued by the Community Facilities District on behalf of the Improvement Areas to finance the Facilities and Incidental Expenses for such Improvement Area, including the establishment and replenishment of reserve funds, any remarketing, credit enhancement and liquidity facility fees (including such fees for instruments which serve as the basis of a reserve fund in lieu of cash) and other expenses of the type permitted by Section 53345.3 of the Act; (ii) the Services, and (iii) the Incidental Expenses. The Community Facilities District expects to incur, and in certain cases has already incurred, Incidental Expenses in connection with the creation of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, the issuance of bonds, the levying and collecting of the special tax, the completion and inspection of the Facilities and the annual administration of the bonds and the Community Facilities District and the Improvement Areas therein. The Rates and Methods are described in detail in Attachments "C-1" through "C-3" to the Resolution of Intention and incorporated herein by this reference, and the City Council hereby finds that said Attachments "C-1" through "C-3" contains sufficient detail to allow the landowner within the Community Facilities District and Improvement Area Nos. 1 through 3 therein to estimate the maximum amount of the special tax for Facilities ("Special Tax A") and Services ("Special Tax B") that may be levied against each parcel. As described in greater detail in the Community Facilities District Report, which is incorporated by reference herein, the special taxes are based on the expected demand that each parcel of real property within the Community Facilities District and Improvement Area Nos. 1 through 3 therein will place on the Facilities and Services and, accordingly, are hereby determined to be reasonable. The special taxes shall be levied on each assessor's parcel pursuant to the Rate and Method, but Special Tax A shall not be levied after Fiscal Year 2069-70. Special Tax B shall be levied in perpetuity as long as the Services are being provided. The special taxes are apportioned to each parcel on the foregoing basis pursuant to Section 53325.3 of the Act and such special taxes are not an ad valorem tax on or a tax based upon the ownership of real property.

The City's Director of Finance will be responsible for preparing annually, or authorizing a designee to prepare, a current roll of special tax levy obligations by assessor's parcel number and will be responsible for estimating future special tax levies pursuant to Section 53340.2 of the Act.

Section 6. In the event that a portion of the property within the Community Facilities District shall become for any reason exempt, wholly or partially, from the levy of the Special

Tax A specified in the Rate and Method, the City Council shall, on behalf of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, increase the levy of Special Tax A to the extent necessary and permitted by law and these proceedings upon the remaining property the applicable Improvement Area which is not delinquent or exempt in order to yield the required debt service payments on any outstanding bonds of the Community Facilities District for such Improvement Area or to prevent the Community Facilities District from defaulting on any other obligations or liabilities of the Community Facilities District for such Improvement Area; provided, however, that under no circumstances shall such Special Tax A in the applicable Improvement Area be increased in any fiscal year as a consequence of delinquency or default by the owner of any other parcel or parcels within the applicable Improvement Area by more than ten percent (10%) above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults.

Section 7. Upon recordation of a notice of special tax lien within each Improvement Area pursuant to Section 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all non-exempt real property in the Community Facilities District and each Improvement Area therein; and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the special tax by the Community Facilities District on behalf of the Community Facilities District ceases.

Section 8. Consistent with Section 53325.6 of the Act, the City Council finds and determines that the land within the Community Facilities District, if any, devoted primarily to agricultural, timber or livestock uses and being used for the commercial production of agricultural, timber or livestock products is contiguous to other land within the Community Facilities District and will be benefited by the Facilities proposed to be provided within the Community Facilities District and Improvement Area Nos. 1 through 3 therein.

Section 9. It is hereby further determined that there is no *ad valorem* property tax currently being levied on property within the proposed Community Facilities District for the exclusive purpose of paying the principal of or interest on bonds or other indebtedness incurred to finance the construction of capital facilities which provide the same services to the territory of the Community Facilities District as are proposed to be provided by the Facilities to be financed by the Community Facilities District.

Section 10. It is hereby further determined that there is no *ad valorem* property tax currently being levied on property within proposed Community Facilities District No. 2026-1 and Improvement Area Nos. 1 through 3 therein for the exclusive purpose of paying for the same services to the territory of Community Facilities District No. 2026-1 and Improvement Area Nos. 1 through 3 therein as are proposed to be provided by the Services to be financed by Community Facilities District No. 2026-1 on behalf of Improvement Area Nos. 1 through 3 therein.

Section 11. Written protests against the establishment of the Community Facilities District and Improvement Area Nos. 1 through 3 therein have not been filed by one-half or more of the registered voters within the boundaries of the applicable Improvement Areas or by the property owners of one-half or more of the area of land within the boundaries of the Community Facilities District or the Improvement Areas. The City Council hereby finds that the proposed special tax has not been precluded by a majority protest pursuant to Section 53324 of the Act.

Section 12. An election is hereby called for the Community Facilities District and Improvement Area Nos. 1 through 3 therein on the propositions of levying the special tax on the property within each Improvement Area and establishing an appropriations limit for the Community Facilities District pursuant to Section 53325.7 of the Act and shall be consolidated with the election on the proposition of incurring bonded indebtedness for the Community Facilities District and each Improvement Area therein, pursuant to Section 53351 of the Act. The propositions to be placed on the ballot for Improvement Area Nos. 1 through 5 of the Community Facilities District are attached hereto as Exhibit A.

Section 13. The date of the election within each Improvement Area shall be March 3, 2026, or such later date as is consented to by the City Clerk and the landowners within each Improvement Area. The City Clerk shall conduct the election. Except as otherwise provided by the Act, the election shall be conducted by personally delivered or mailed ballot and, except as otherwise provided by the Act, the election shall be conducted in accordance with the provisions of law regulating elections of the City insofar as such provisions are determined by the City Clerk to be applicable.

It is hereby found that there are no registered voters within the territory of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, and, pursuant to Section 53326 of the Act, the landowner who is the owner of record on the date hereof, or the authorized representative thereof, shall have one vote for each acre or portion thereof that he, she or it owns within each Improvement Area. The voters shall be the landowners of record within each Improvement Area as of March 3, 2026.

Section 14. The preparation of the Community Facilities District Report is hereby ratified. The Community Facilities District Report, as submitted, is hereby approved and made a part of the record of the public hearing regarding the formation of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, and is ordered to be kept on file with the transcript of these proceedings and open for public inspection.

Section 15. Advance of Funds. The City may accept advances of funds or work-in-kind from any source, including, but not limited to, private persons or private entities, for any authorized purpose, including, but not limited to, paying any cost incurred by the City in creating the Community Facilities District and Improvement Area Nos. 1 through 3 therein. The City may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the City Council, with or without interest.

Section 16. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the City Council at a regular meeting held on the 3rd day of March, 2026.

CITY COUNCIL OF THE CITY OF CHINO

By: _____
Eunice M. Ulloa,
Mayor of the City of Chino

ATTEST:

Natalie Gonzaga
City Clerk of the City of Chino

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)ss.
CITY OF CHINO)

I, NATALIE GONZAGA, City Clerk of the City of Chino, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Chino at a regular meeting held on the 3rd day of March, 2026, by the following votes:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

NATALIE GONZAGA, CITY CLERK

Attachments: Exhibit A

EXHIBIT A

SAMPLE BALLOT

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS)
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 1)

SPECIAL TAX AND SPECIAL BOND ELECTION

March 3, 2026

This ballot represents ___ votes.

To vote, write or stamp a cross (“+” or “X”) in the voting square after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk of the City of Chino and obtain another.

PROPOSITION A: Shall Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the “Community Facilities District”) incur an indebtedness and issue bonds for Improvement Area No. 1 of the Community Facilities District (the “Improvement Area”) in the maximum principal amount of \$17,000,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 2026-006 of the City Council of the City of Chino?

YES_____

NO_____

PROPOSITION B: Shall special taxes, pursuant to the rate and method of apportionment as provided in Attachment “C-1” in Resolution No. 2026-006 of the City Council of the City of Chino for Improvement Area No. 1 of the Community Facilities District, be levied to pay for the Facilities, Services, Incidental Expenses and the principal of and interest on bonds issued to finance the Facilities and Incidental Expenses and the other purposes described in Resolution No. 2026-006?

YES_____

NO_____

PROPOSITION C: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the Community Facilities District be an amount equal to \$17,000,000?

YES_____

NO_____

SAMPLE BALLOT

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS)
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 2)

SPECIAL TAX AND SPECIAL BOND ELECTION

March 3, 2026

This ballot represents ___ votes.

To vote, write or stamp a cross (“+” or “X”) in the voting square after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk of the City of Chino and obtain another.

PROPOSITION A: Shall Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the “Community Facilities District”) incur an indebtedness and issue bonds for Improvement Area No. 2 of the Community Facilities District (the “Improvement Area”) in the maximum principal amount of \$6,500,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 2026-006 of the City Council of the City of Chino?

YES_____

NO_____

PROPOSITION B: Shall special taxes, pursuant to the rate and method of apportionment as provided in Attachment “C-2” in Resolution No. 2026-006 of the City Council of the City of Chino for Improvement Area No. 1 of the Community Facilities District, be levied to pay for the Facilities, Services, Incidental Expenses and the principal of and interest on bonds issued to finance the Facilities and Incidental Expenses and the other purposes described in Resolution No. 2026-006?

YES_____

NO_____

PROPOSITION C: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the Community Facilities District be an amount equal to \$6,500,000?

YES_____

NO_____

SAMPLE BALLOT

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS)
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 3)

SPECIAL TAX AND SPECIAL BOND ELECTION

March 3, 2026

This ballot represents ___ votes.

To vote, write or stamp a cross (“+” or “X”) in the voting square after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk of the City of Chino and obtain another.

PROPOSITION A: Shall Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the “Community Facilities District”) incur an indebtedness and issue bonds for Improvement Area No. 3 of the Community Facilities District (the “Improvement Area”) in the maximum principal amount of \$8,500,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 2026-006 of the City Council of the City of Chino?

YES_____

NO_____

PROPOSITION B: Shall special taxes, pursuant to the rate and method of apportionment as provided in Attachment “C-2” in Resolution No. 2026-006 of the City Council of the City of Chino for Improvement Area No. 1 of the Community Facilities District, be levied to pay for the Facilities, Services, Incidental Expenses and the principal of and interest on bonds issued to finance the Facilities and Incidental Expenses and the other purposes described in Resolution No. 2026-006?

YES_____

NO_____

PROPOSITION C: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the Community Facilities District be an amount equal to \$8,500,000?

YES_____

NO_____

RESOLUTION NO. 2026-015

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) OF THE CITY OF CHINO, DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS WITHIN IMPROVEMENT AREA NOS 1 THROUGH 3 OF SAID COMMUNITY FACILITIES DISTRICT AND CALLING AN ELECTION THEREIN

WHEREAS, on January 20, 2026, the City Council (the “City Council”) of the City of Chino adopted Resolution No. 2026-006 (the “Resolution of Intention”) stating its intention to form Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the “Community Facilities District”) and Improvement Area Nos. 1 through 3 therein (each an “Improvement Area” and, collectively, the “Improvement Areas”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”); and

WHEREAS, on January 20, 2026, the City Council also adopted Resolution No. 2026-007 stating its intention to incur bonded indebtedness within the proposed Community Facilities District in an amount not to exceed \$32,000,000, including \$17,000,000 within Improvement Area No. 1, \$6,500,000 within Improvement Area No. 2, \$8,500,000 within Improvement Area No. 3, to finance: (1) the purchase, construction, expansion, improvement or rehabilitation of public improvements identified in Exhibit B to the Resolution of Intention, including all furnishings, equipment and supplies related thereto (collectively, the “Facilities”), which Facilities have a useful life of five years or longer, and (2) the incidental expenses to be incurred in financing the Facilities and forming and administering the Community Facilities District and the Improvement Areas therein (the “Incidental Expenses”); and

WHEREAS, notice was published as required by law relative to the intention of the City Council to form the proposed Community Facilities District and Improvement Area Nos. 1 through 3 therein and to incur bonded indebtedness for each proposed Improvement Area; and

WHEREAS, on March 3, 2026, the City Council opened a noticed public hearing to determine whether it should proceed to form the Community Facilities District and Improvement Area Nos. 1 through 3 therein, issue bonds to pay for the Facilities and Incidental Expenses and to authorize the rate and method of apportionment of a special tax to be levied each Improvement Area of the District for the purposes described in the Resolution of Intention; and

WHEREAS, at said public hearing all persons desiring to be heard on all matters pertaining to the formation of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, the levy of special taxes and the issuance of bonds to pay for the cost of the proposed Facilities and Incidental Expenses were heard and a full and fair hearing was held; and

WHEREAS, subsequent to such hearing the City Council adopted a resolution establishing the Community Facilities District and Improvement Area Nos. 1 through 3 therein (the “Resolution of Formation”); and

WHEREAS, the City Council desires to make the necessary findings to incur bonded indebtedness for each of the Improvement Areas within the Community Facilities District, to declare the purpose for said indebtedness, and to authorize the submittal of certain propositions to the voters of within the applicable Improvement Area, being the owners of land within the applicable Improvement Area, all as authorized and required by law.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF CHINO AS FOLLOWS:

Section 1. It is necessary to incur bonded indebtedness of the Community Facilities District in a maximum aggregate principal amount not to exceed \$32,000,000, including \$17,000,000 within Improvement Area No. 1, \$6,500,000 within Improvement Area No. 2, \$8,500,000 within Improvement Area No. 3.

Section 2. The indebtedness is to be incurred for the purpose of financing the costs of purchasing, constructing, modifying, expanding, improving, or rehabilitating the Facilities, as described in the Resolution of Intention and the Resolution of Formation, financing the Incidental Expenses, and carrying out the powers and purposes of the Community Facilities District, including, but not limited to, financing the costs of selling the bonds, establishing and replenishing bond reserve funds and paying remarketing, credit enhancement and liquidity facility fees (including such fees for instruments which serve as the basis of a reserve fund in lieu of cash), administrative expenses and other expenses of the type authorized by Section 53345.3 of the Act.

Section 3. The whole of the property within an Improvement Area, other than property exempted from the special tax pursuant to the provisions of the applicable rate and method of apportionment attached to the Resolution of Intention as Exhibits C-1 through C-4, shall pay for the bonded indebtedness of such Improvement Area pursuant to the levy of the special tax for the Facilities ("Special Tax A") authorized by the Resolution of Formation.

Section 4. The Community Facilities District may issue one or more series of bonds secured by Special Tax A and the maximum term of any series of bonds to be issued shall in no event exceed forty (40) years.

Section 5. The bonds shall bear interest at the rate or rates not to exceed the maximum interest rate permitted by law, payable annually or semiannually, or in part annually and in part semiannually, except the first interest payment may be for a period of less than six months, with the actual rate or rates and times of payment to be determined at the time or times of sale thereof.

Section 6. The bonds may bear a variable or fixed interest rate, provided that such variable rate or the fixed rate shall not exceed the maximum rate permitted by Section 53531 of the California Government Code, or any other applicable provision of law limiting the maximum interest rate on the bonds.

Section 7. Pursuant to Section 53351 of the Act, a special election is hereby called for each Improvement Area of the Community Facilities District on the proposition of incurring the bonded indebtedness. The proposition relative to incurring bonded indebtedness for the for Improvement Area Nos. 1 through 3 shall be in the forms set forth in Exhibit A to the Resolution of Formation. The election in each Improvement Area on the proposition of incurring bonded indebtedness shall be consolidated with the election and on the propositions to levy the special

taxes and to establish an appropriations limit for such Improvement Area, which propositions shall be in the forms set forth in Exhibit A to the Resolution of Formation.

Section 8. The date of the consolidated special election for each Improvement Area for the Community Facilities District shall be March 3, 2026, or such later date as is consented to by the City Clerk of the City of Chino (the "City Clerk") and the owners of land within each Improvement Area. The election shall be conducted by the City Clerk. Except as otherwise provided by the Act, the election shall be conducted in accordance with the provisions of law regulating elections of the City insofar as such provisions are determined by the City Clerk to be applicable. The City Clerk is authorized to conduct the election following the adoption of the Resolution of Formation and this resolution; and all ballots shall be received by, and the City Clerk shall close the election by 6:00 p.m. on the election day; provided the election shall be closed at such earlier time as all qualified electors have voted as provided in Section 53326(d) of the Act. It is hereby found that there are fewer than 12 registered voters within the territory of each Improvement Area of the Community Facilities District and, pursuant to Section 53351(j) of the Act, the ballots for the special election shall be distributed in person or by mail with return postage prepaid to the landowners of record within the Community Facilities District as of the close of the March 3, 2026 hearing regarding the formation of the Community Facilities District. Each landowner shall have one vote for each acre or portion thereof that he, she or it owns within each Improvement Area of the Community Facilities District, as provided in Section 53326 of the Act.

Section 9. This Resolution shall be effective upon its adoption.

PASSED AND ADOPTED by the City Council at a regular meeting held on the 3rd day of March, 2026.

CITY COUNCIL OF THE CITY OF CHINO

By: _____
Eunice M. Ulloa,
Mayor of the City of Chino

ATTEST:

Natalie Gonzaga
City Clerk of the City of Chino

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)ss.
CITY OF CHINO)

I, NATALIE GONZAGA, City Clerk of the City of Chino, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Chino at a regular meeting held on the 3rd day of March, 2026, by the following votes:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

NATALIE GONZAGA, CITY CLERK

RESOLUTION NO. 2026-016

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) OF THE CITY OF CHINO CERTIFYING THE RESULTS OF THE MARCH 3, 2026 SPECIAL TAX AND BOND ELECTIONS WITHIN IMPROVEMENT NOS. 1 THROUGH 3 THEREIN

WHEREAS, the City Council (the “City Council”) of the City of Chino, California (the “City”), acting as the legislative body of Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the “Community Facilities District”) and Improvement Area No. 1, Improvement Area No. 2 and Improvement Area No. 3 therein (each an “Improvement Area” and, collectively, the “Improvement Areas”), called and duly held elections on March 3, 2026 within the boundaries of Improvement Areas Nos. 1 through 3 therein of the Community Facilities District No. 2026-1 (The Meadows) pursuant to Resolution Nos. 2026-014 and 2026-015 for the purpose of presenting to the qualified electors within each Improvement Area of the Community Facilities District the propositions which are attached hereto as Exhibit A, Exhibit B; Exhibit C; and

WHEREAS, there has been presented to the City Council a certificate of the City Clerk canvassing the results of the election, a copy of which is attached hereto as Exhibit D;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF CHINO AS FOLLOWS:

Section 1. Each of the above recitals is true and correct and is adopted by the legislative body of the Community Facilities District.

Section 2. Propositions A, B and C presented to the qualified electors of Improvement Area No. 1 of the Community Facilities District on March 3, 2026 were approved by more than two-thirds of the votes cast at the election held for the Community Facilities District, and each of Propositions A, B and C has carried. The City Council is hereby authorized to levy on the land within the Community Facilities District the special taxes described in Proposition B for the purposes described therein to issue bonds in one or more series in Improvement Area No. 1 up to \$17,000,000 of bonded indebtedness specified in Proposition A.

Section 3. Propositions A, B and C presented to the qualified electors of Improvement Area No. 2 of the Community Facilities District on March 3, 2026 were approved by more than two-thirds of the votes cast at the election held for the Community Facilities District, and each of Propositions A, B and C has carried. The City Council is hereby authorized to levy on the land within the Community Facilities District the special taxes described in Proposition B for the purposes described therein to issue bonds in one or more series in Improvement Area No. 2 up to \$6,500,000 of bonded indebtedness as specified in Proposition A.

Section 4. Propositions A, B and C presented to the qualified electors of Improvement Area No. 3 of the Community Facilities District on March 3, 2026 were approved by more than two-thirds of the votes cast at the election held for the Community Facilities District, and each of Propositions A, B and C has carried. The City Council is hereby authorized to levy on the land within the Community Facilities District the special taxes described in Proposition B for the purposes described therein to issue bonds in one or more series in Improvement Area No. 3 up to \$8,500,000 of bonded indebtedness as specified in Proposition A.

Section 5. The City Clerk is hereby directed to record in the Office of the County Recorder within fifteen days of the date hereof a notice of special tax lien for each Improvement Area of the District which Bond Counsel to the Community Facilities District shall prepare in the form required by Streets and Highways Code Section 3114.5.

PASSED AND ADOPTED by the City Council at a regular meeting held on the 3rd day of March, 2026.

CITY COUNCIL OF THE CITY OF CHINO

By: _____
Eunice M. Ulloa,
Mayor of the City of Chino

ATTEST:

Natalie Gonzaga
City Clerk of the City of Chino

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)ss.
CITY OF CHINO)

I, NATALIE GONZAGA, City Clerk of the City of Chino, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Chino at a regular meeting held on the 3rd day of March, 2026, by the following votes:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

NATALIE GONZAGA, CITY CLERK

Attachments: Exhibits A, B, C and D

EXHIBIT A

SAMPLE BALLOT

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS)
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 1)

SPECIAL TAX AND SPECIAL BOND ELECTION

March 3, 2026

This ballot represents ___ votes.

To vote, write or stamp a cross (“+” or “X”) in the voting square after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk of the City of Chino and obtain another.

PROPOSITION A: Shall Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the “Community Facilities District”) incur an indebtedness and issue bonds for Improvement Area No. 1 of the Community Facilities District (the “Improvement Area”) in the maximum principal amount of \$17,000,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 2026-006 of the City Council of the City of Chino?

YES_____

NO_____

PROPOSITION B: Shall special taxes, pursuant to the rate and method of apportionment as provided in Attachment “C-1” in Resolution No. 2026-006 of the City Council of the City of Chino for Improvement Area No. 1 of the Community Facilities District, be levied to pay for the Facilities, Services, Incidental Expenses and the principal of and interest on bonds issued to finance the Facilities and Incidental Expenses and the other purposes described in Resolution No. 2026-006?

YES_____

NO_____

PROPOSITION C: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the Community Facilities District be an amount equal to \$17,000,000?

YES_____

NO_____

EXHIBIT B

SAMPLE BALLOT

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS)
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 2)

SPECIAL TAX AND SPECIAL BOND ELECTION

March 3, 2026

This ballot represents ___ votes.

To vote, write or stamp a cross (“+” or “X”) in the voting square after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk of the City of Chino and obtain another.

PROPOSITION A: Shall Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the “Community Facilities District”) incur an indebtedness and issue bonds for Improvement Area No. 2 of the Community Facilities District (the “Improvement Area”) in the maximum principal amount of \$6,500,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 2026-006 of the City Council of the City of Chino?

YES_____

NO_____

PROPOSITION B: Shall special taxes, pursuant to the rate and method of apportionment as provided in Attachment “C-2” in Resolution No. 2026-006 of the City Council of the City of Chino for Improvement Area No. 1 of the Community Facilities District, be levied to pay for the Facilities, Services, Incidental Expenses and the principal of and interest on bonds issued to finance the Facilities and Incidental Expenses and the other purposes described in Resolution No. 2026-006?

YES_____

NO_____

PROPOSITION C: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the Community Facilities District be an amount equal to \$6,500,000?

YES_____

NO_____

EXHIBIT C

SAMPLE BALLOT

COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS)
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 3)

SPECIAL TAX AND SPECIAL BOND ELECTION

March 3, 2026

This ballot represents ___ votes.

To vote, write or stamp a cross (“+” or “X”) in the voting square after the word “YES” or after the word “NO”. All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk of the City of Chino and obtain another.

PROPOSITION A: Shall Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the “Community Facilities District”) incur an indebtedness and issue bonds for Improvement Area No. 3 of the Community Facilities District (the “Improvement Area”) in the maximum principal amount of \$8,500,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 2026-006 of the City Council of the City of Chino?

YES_____

NO_____

PROPOSITION B: Shall special taxes, pursuant to the rate and method of apportionment as provided in Attachment “C-2” in Resolution No. 2026-006 of the City Council of the City of Chino for Improvement Area No. 1 of the Community Facilities District, be levied to pay for the Facilities, Services, Incidental Expenses and the principal of and interest on bonds issued to finance the Facilities and Incidental Expenses and the other purposes described in Resolution No. 2026-006?

YES_____

NO_____

PROPOSITION C: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the Community Facilities District be an amount equal to \$8,500,000?

YES_____

NO_____

EXHIBIT D

**CERTIFICATE OF THE CITY CLERK
AS TO THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS**

(IMPROVEMENT AREA NO. 1)

I, Natalie Gonzaga, City Clerk of City of Chino, do hereby certify that I have examined the returns of the Special Tax and Bond Election for Improvement Area No. 1 of Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the "Community Facilities District"). The election was held in the chambers of the City Council at 13220 Central Avenue, Chino, California, on March 3, 2026. I caused to be delivered a ballot to the authorized representative of each qualified elector. Two (2) ballots were returned.

I further certify that the results of said election and the number of votes cast for and against Propositions A, B and C are as follows:

<u>PROPOSITION A</u>	<u>PROPOSITION B</u>	<u>PROPOSITION C</u>
YES:	YES:	YES:
NO: —	NO: —	NO: —
TOTAL:	TOTAL:	TOTAL:

Dated this 3rd day of March, 2026.

Natalie Gonzaga, City Clerk
City of Chino

CERTIFICATE OF THE CITY CLERK
AS TO THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS

(IMPROVEMENT AREA NO. 2)

I, Natalie Gonzaga, City Clerk of City of Chino, do hereby certify that I have examined the returns of the Special Tax and Bond Election for Improvement Area No. 2 of Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the "Community Facilities District"). The election was held in the chambers of the City Council at 13220 Central Avenue, Chino, California, on March 3, 2026. I caused to be delivered a ballot to the authorized representative of each qualified elector. Two (2) ballots were returned.

I further certify that the results of said election and the number of votes cast for and against Propositions A, B and C are as follows:

<u>PROPOSITION A</u>	<u>PROPOSITION B</u>	<u>PROPOSITION C</u>
YES:	YES:	YES:
NO: —	NO: —	NO: —
TOTAL:	TOTAL:	TOTAL:

Dated this 3rd day of March, 2026.

Natalie Gonzaga, City Clerk
City of Chino

CERTIFICATE OF THE CITY CLERK
AS TO THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS

(IMPROVEMENT AREA NO. 3)

I, Natalie Gonzaga, City Clerk of City of Chino, do hereby certify that I have examined the returns of the Special Tax and Bond Election for Improvement Area No. 2 of Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the "Community Facilities District"). The election was held in the chambers of the City Council at 13220 Central Avenue, Chino, California, on March 3, 2026. I caused to be delivered a ballot to the authorized representative of each qualified elector Two (2) ballots were returned.

I further certify that the results of said election and the number of votes cast for and against Propositions A, B and C are as follows:

<u>PROPOSITION A</u>	<u>PROPOSITION B</u>	<u>PROPOSITION C</u>
YES:	YES:	YES:
NO: —	NO: —	NO: —
TOTAL:	TOTAL:	TOTAL:

Dated this 3rd day of March, 2026.

Natalie Gonzaga, City Clerk
City of Chino

ORDINANCE NO. 2026-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) OF THE CITY OF CHINO AUTHORIZING THE LEVY OF SPECIAL TAXES WITHIN THE COMMUNITY FACILITIES DISTRICT AND IMPROVEMENT AREA NOS. 1 THROUGH 3 THEREIN

WHEREAS, on January 20, 2026, the City Council (the “City Council”) of the City of Chino (the “City”) adopted Resolution No. 2026-006 declaring its intention to form Community Facilities District No. 2026-1 (The Meadows) of the City of Chino (the “Community Facilities District”) and to designate each of Improvement Areas Nos. 1 through 3 within the Community Facilities District (each an “Improvement Area,” and, collectively, the “Improvement Areas”) therein and incur bonded indebtedness in an aggregate principal amount not to exceed \$32,000,000, consisting of not to exceed bonded indebtedness of \$17,000,000 within Improvement Area No. 1, \$6,500,000 within Improvement Area No. 2, \$8,500,000 within Improvement Area No. 3, all pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, comprising Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the “Act”), and adopted Resolution No. 2026-007 declaring its intention to incur bonded indebtedness of the Community Facilities District; and

WHEREAS, on March 3, 2026, after providing all notice required by the Act, the City Council opened a public hearing required by the Act relative to the formation of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, the proposed levy of special taxes within the Community Facilities District to finance certain public improvements, services and incidental expenses described in Resolution No. 2026-006, and to incur bonded indebtedness with respect to each Improvement Area; and

WHEREAS, at the public hearing, all persons desiring to be heard on all matters pertaining to the formation of the Community Facilities District and Improvement Area Nos. 1 through 3 therein, the proposed levy of the special taxes within the Community Facilities District to finance the public improvements, services and incidental expenses described in Resolution No. 2026-006 and the proposed issuance of bonded indebtedness of the Community Facilities District with respect to each Improvement area were heard and a full and fair hearing was held; and

WHEREAS, on March 3, 2026, following the close of the public hearing, the City Council adopted a resolution establishing the Community Facilities District and Improvement Area Nos. 1 through 3 therein (the “Resolution of Formation”) and a resolution determining the necessity to incur bonded indebtedness of the Community Facilities District (the “Resolution to Incur Bonded Indebtedness”) each of which called a consolidated special election on March 3, 2026 within each Improvement Area on three propositions relating to the levying of special taxes, the incurring of bonded indebtedness and the establishment of an appropriations limit for the Community Facilities District; and

WHEREAS, on March 3, 2026, a special election was held within each Improvement Area at which the qualified electors with respect to each Improvement Area approved by more than a two-thirds vote Propositions A, B and C authorizing the levy of special taxes within each

Improvement Area for the purposes described in the Resolution of Intention and the issuance of bonded indebtedness by the Community Facilities District on behalf of each Improvement Area as described in the Resolution to Incur Bonded Indebtedness.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) OF THE CITY OF CHINO, ORDAINS AS FOLLOWS:

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

Section 2. By the passage of this Ordinance, the City Council authorizes the levy of special taxes within each Improvement Area at the maximum rates and in accordance with the rates and methods of apportionment set forth in Exhibits C-1 through C-4 to the Resolution No. 2026-006, which rates and methods of apportionment are incorporated by reference herein (the "Rates and Methods").

Section 3. The Director of Finance of the City is hereby further authorized and directed each fiscal year, on or before August 10 of each year, or such later date as is permitted by law, to determine the specific special tax rates and amounts to be levied for the next ensuing fiscal year for each parcel of real property each Improvement Area pursuant to the Rates and Methods. The special tax rates to be levied pursuant to the Rates and Methods shall not exceed the applicable maximum rates set forth therein, but the special taxes may be levied at a lower rate.

Section 4. Properties or entities of the state, federal or other local governments shall be exempt from the special taxes, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act, the Rates and Methods and the boundary map for the Community Facilities District. No other properties or entities are exempt from the special taxes unless the properties or entities are expressly exempted in the Resolution of Formation, or in a resolution of consideration to levy a new special tax or special taxes or to alter the Rates or Methods of an existing special tax as provided in Section 53334 of the Act.

Section 5. All of the collections of the special taxes pursuant to the Rates and Methods shall be used as provided for in the Act and the Resolution of Formation. The special taxes shall be levied within each Improvement Area only so long as needed for the purposes described in the Resolution of Formation.

Section 6. The special taxes levied pursuant to the Rates and Methods shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ad valorem taxes (which such procedures include the exercise of all rights and remedies permitted by law to make corrections, including, but not limited to, the issuance of amended or supplemental tax bills), as such procedure may be modified by law or by this City Council from time to time.

Section 7. As a cumulative remedy, if any amount levied as a special tax for payment of the interest or principal of any bonded indebtedness of the Community Facilities District, together with any penalties and other charges accruing under this Ordinance, are not paid when due, the City Council may, not later than four years after the due date of the last installment of

principal on the applicable Bonds, order that the same be collected by an action brought in the superior court to foreclose the lien of such special tax.

Section 8. This Ordinance relating to the levy of the special taxes within the Community Facilities District shall take effect 30 days following its final passage, and the specific authorization for adoption is pursuant to the provisions of Section 53340 of the Act.

Section 9. The City Clerk is hereby authorized to perform all acts which are required by the Act, this Ordinance or by law in order to accomplish the purpose of this Ordinance.

INTRODUCED, ADOPTED, SIGNED AND APPROVED ON the ___ day of _____, 2026.

CITY COUNCIL OF THE CITY OF CHINO

By: _____
Eunice M. Ulloa,
Mayor of the City of Chino

ATTEST:

Natalie Gonzaga
City Clerk of the City of Chino

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)ss.
CITY OF CHINO)

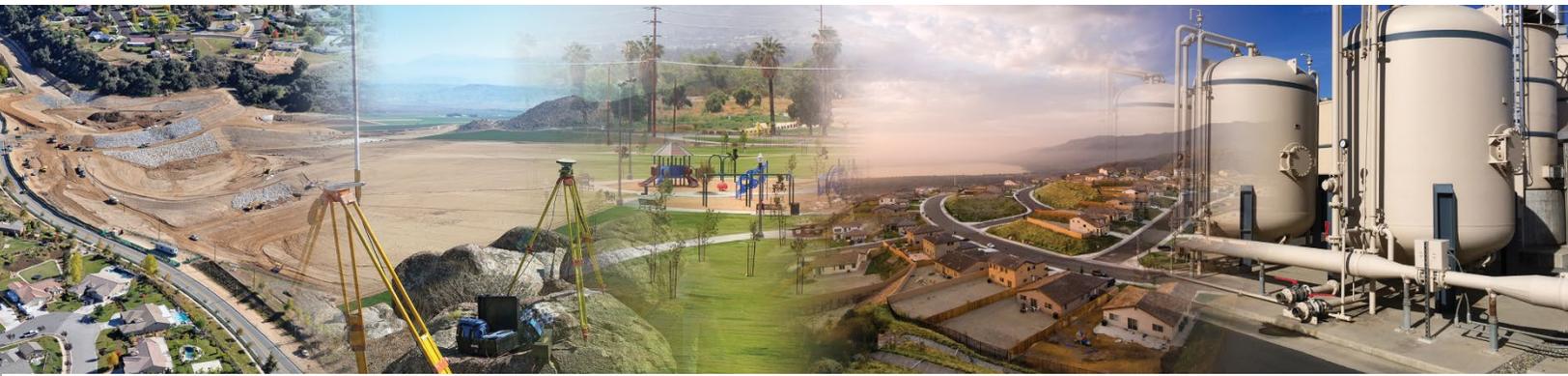
I, NATALIE GONZAGA, City Clerk of the City of Chino, do hereby certify that the foregoing Ordinance was duly adopted by the City Council of the City of Chino at a regular meeting held on the ___ day of _____, 2026, by the following votes:

- AYES: COUNCIL MEMBERS
- NOES: COUNCIL MEMBERS
- ABSENT: COUNCIL MEMBERS

NATALIE GONZAGA, CITY CLERK



Community Facilities District Report



City of Chino

Community Facilities District No. 2026-1 (The Meadows)

Prepared for:



March 2026

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Appendices

- Appendix A. Rate and Method of Apportionment
- Appendix B. Recorded Boundary Map

1. Introduction

AGENCY: CITY OF CHINO

PROJECT: COMMUNITY FACILITIES DISTRICT NO. 2026-1
(THE MEADOWS)

TO: CITY COUNCIL
CITY OF CHINO
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA

Whereas, the City Council of the CITY OF CHINO, SAN BERNARDINO COUNTY, CALIFORNIA (hereinafter referred to as the “City Council”), did, pursuant to the provisions of the “Mello-Roos Community Facilities Act of 1982”, being chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, and specifically Section 53321.5 thereof, (the “Act”) expressly ordered the filing of a written Public Report (the “Report”) for a proposed COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) This Community Facilities District shall be referred to as COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) of the CITY OF CHINO (hereinafter referred to as the “District” and “CFD No. 2026-1”); and,

Whereas, on January 22, 2026, the City Council adopted Resolution No. 2026-006 (the “Resolution”), and the Resolution ordering said Report, did direct that said Report generally contain the following:

- A description of the public facilities and services by type proposed to be financed by CFD No. 2026-1;
- An estimate setting forth costs of providing such facilities and services;
- The rate and method of apportionment of the Special Tax in sufficient detail to allow each landowner or resident within the proposed District to estimate the annual amount of payment thereof.

NOW, THEREFORE, the undersigned, authorized representative of WEBB MUNICIPAL FINANCE, LLC, the appointed Special Tax Consultant and responsible officer or person directed to prepare the Report, pursuant to the provisions of the Act, does hereby submit the following data:

2. Description of Facilities/Improvements and Services

Pursuant to Section 53340 of the Act, the proceeds of any Special Tax levied and collected by CFD No. 2026-1 may be used only to pay for the cost of providing public facilities, services, and incidental expenses. As defined by the Act, incidental expenses include, but are not limited to, the annual cost associated with determination of the amount of Special Taxes, collection of Special Taxes, payment of Special Taxes, or costs otherwise incurred in order to carry out the authorized purposes of the community facilities district.

A general description of the proposed facilities and services for the District is as follows:

Facilities/Improvements

The types of Facilities that are proposed by CFD No. 2026-1 and each of the Improvement Areas therein and financed with the proceeds of special taxes and bonds issued by CFD No. 2026-1 on behalf of each Improvement Area therein consist of backbone infrastructure needed for new development, such as roadway, bridge, sewer, water, reclaimed water, storm drain, street and parkway landscaping, curb and gutter, medians, median landscaping, traffic signals, entry signage, parks, trails, fire facilities, law enforcement facilities, library facilities and public community facilities, and appurtenances and appurtenant work, and development impact fees that are used by the City to construct infrastructure, including any other facilities that are necessary for development of the property within the boundaries of CFD No. 2026-1.

The description of Facilities described above is general in nature. The final nature and location of the Facilities will be determined upon preparation of final plans and specifications.

Services

The services which may be funded with proceeds of the special tax of CFD No. 2026-1, as provided by Section 53313 of the Act, include the following (collectively, the “Services”):

- (i) maintenance of parks, parkways, park lighting, sidewalks, signage, landscaping in public areas, easements or right of way and open space;
- (ii) flood and storm protection services;
- (iii) the operation of storm drainage systems;
- (iv) maintenance of streets and roadways, traffic signals and street lighting;
- (v) graffiti and debris removal from public improvements;
- (vi) public safety services including police, fire protection and fire suppression;
- (vii) operation of library and recreation programs;
- (viii) operation of future museums and cultural facilities; and
- (ix) maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City of Chino.

In addition to payment of the cost and expense of the forgoing services, proceeds of the special tax may be expended to pay “Administrative Expenses” as said term is defined in the Rate and Method of Apportionment and to establish an operating reserve for the costs of services as determined by the CFD Administrator. Capitalized terms used and not defined herein shall have the meanings set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2026-1 and each of the Improvement Areas therein.

Incidental Expenses

The Incidental Expenses to be paid from bond proceeds and/or Special Taxes include: all costs associated with the creation of CFD No. 2026-1, the issuance of bonds (which may include, but is not limited to, funding the reserve fund, capitalized interest, underwriter discount, underwriter premium, and cost of issuance), the determination of the amount of Special Taxes to be levied, costs otherwise incurred in order to carry out the

2. Description of Facilities/Improvements and Services

authorized purposes of CFD No. 2026-1, including legal fees, fees of consultants, engineering, planning, designing and the annual administration cost of CFD No. 2026-1.

The description of the eligible public facilities, services and incidental expenses above are preliminary and general in nature. The final plans and specifications approved by the applicable public agency may show substitutes or modifications in order to accomplish the work or serve the new development and any such substitution or modification shall not constitute a change or modification in the proceedings relating to CFD No. 2026-1.

Based upon the preceding, it is my opinion that the facilities and services being funded are those that are necessary to meet certain increased demands placed upon the City of Chino, as a result of development and/or rehabilitation occurring within the boundaries of the District.

DATED: March 3, 2026

WEBB MUNICIPAL FINANCE, LLC

By: 
SPECIAL TAX CONSULTANT FOR
CITY OF CHINO
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA

3. Cost Estimate

1. The cost estimate, including Incidental Expenses, to be financed through the issuance of CFD No. 2026-1 Bonds is estimated to be \$24,260,000 based upon current dollars (Fiscal Year 2025-26).
2. For further particulars, reference is made to Table 3-1 on the following pages and incorporated herein by reference.
3. Pursuant to Section 53340 of the Act, the proceeds of any Special Tax levied and collected by CFD No. 2026-1 may be used only to pay for the cost of providing public facilities, services, and incidental expenses. As defined by the Act, incidental expenses include, but are not limited to, the annual costs associated with determination of the amount of Special Taxes, collection of Special Taxes, payment of Special Taxes, or costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District. The incidental expenses associated with the annual administration of CFD No. 2026-1 are estimated to be \$30,000 in the initial Fiscal Year. However, it is anticipated that the incidental expenses will vary due to inflation and other factors that may not be foreseen today, and the actual incidental expenses may exceed these amounts accordingly.

*Table 3-1
Cost Estimate ⁽¹⁾*

Item	CFD No. 2026-1
City of Chino Development Impact Fees	Total
Law Enforcement Facilities	\$216,524
Fire Protection Facilities	\$488,048
Circulation (Streets, Signals and Bridges)	\$3,326,265
Circulation (Streets, Signals and Bridges) Credit	(\$722,028)
Storm Drain Collection	\$2,302,051
Sewage Collection and Disposal	\$1,510,363
Water Source Storage and Distribution	\$4,299,647
General Facilities	\$89,996
Public Use (Community Center) Facilities	\$2,256,210
Misc. Open Space Amenities	\$803,030
Congestion Management Plan	\$211,441
Park Fund	\$7,968,072
Park Fund	(\$7,968,072)
Subtotal Eligible Development Impact Fees:	\$14,781,547
City of Chino Improvements	Total
Storm Drain Improvements	\$862,237
Recycled Water	\$195,575
Domestic Water	\$566,745
Sewer	\$201,615
Wet Utilities	\$216,500
Streets	\$2,533,073
Lighting and Landscaping	\$1,000,000
Soft Costs	\$669,089
Administrative Costs	\$312,242
Subtotal Eligible City Improvements:	\$6,557,076

3. Cost Estimate

Estimated Bond Issuance:	\$24,260,000
Estimated Incidentals:	(\$3,155,697)
Estimated Project Funds Available:	\$21,104,303
Estimated Unfunded Eligible Improvements:	(\$234,320)

DATED: March 3, 2026

WEBB MUNICIPAL FINANCE, LLC

By: Heidi Schaeppel
SPECIAL TAX CONSULTANT FOR
CITY OF CHINO
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA

4. Proposed Development

Improvement Area No. 1 (IA No. 1) is planned to contain approximately 5.28 net taxable acres within Tract Number 20312-2. IA No. 1 is planned to be developed into 280 single-family detached units and is located north of Bickmore Avenue, east of West Preserve Loop, west of Main Street, and south of Garden Park Street in the City of Chino. The proposed IA No. 1 boundaries include the following Assessor Parcel Number: 1055-461-09-0000.

Improvement Area No. 2 (IA No. 2) is planned to contain approximately 1.95 net taxable acres within Tract Number 20312-2. IA No. 2 is planned to be developed into 98 single-family detached units and is located south of Bickmore Avenue, east of West Preserve Loop, and north of Pine Avenue in the City of Chino. The proposed IA No. 2 boundaries include the following Assessor Parcel Numbers: 1055-621-02-0000 (portion).

Improvement Area No. 3 (IA No. 3) is planned to contain approximately 2.54 net taxable acres within Tract Number 20312-2. IA No. 3 is planned to be developed into 138 single-family detached units and is located south of Bickmore Avenue, east of West Preserve Loop, and north of Pine Avenue in the City of Chino. The proposed IA No. 3 boundaries include the following Assessor Parcel Numbers: 1055-621-02-0000 (portion) and 1055-621-03-0000.

The Boundary Map for CFD No. 2026-1 is attached hereto as Appendix B (the "Boundary Map").

5. Rate and Method of Apportionment

1. Each Rate and Method of Apportionment allows each property owner within the proposed District to estimate the annual amount that would be required for payment. The Rate and Method of Apportionment of the Special Tax for the District, established pursuant to these proceedings, is attached hereto as Appendix A (the "Rate and Method of Apportionment"). The Special Tax will be collected in the same manner and at the same time as ad valorem property taxes and subject to the same penalties and provisions; however, the Special Tax may be collected at a different time or in a different manner if necessary for CFD No. 2026-1 to meet its financial obligations and may covenant to foreclose on delinquent parcels as permitted by the Act.
2. All of the property located within CFD No. 2026-1, unless exempted by law or by the Special Tax proposed for CFD No. 2026-1, shall be taxed for the purpose of providing necessary facilities and services to serve the District. The Boundary Map for each Improvement Area of CFD No. 2026-1 is attached hereto as Appendix B. Pursuant to Section 53325.3 of the Act, the tax imposed "is a Special Tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property." The Special Tax may be based on benefit received by property, the cost of making facilities or authorized services available or other reasonable basis as determined by the City Council, although the Special Tax may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution. A property owner within the District may choose to prepay in whole or in part the Special Tax A. The available method for so doing is described in Section G and H of each Rate and Method ("Prepayment of Special Tax A"). Special Tax B may not be prepaid.

For each year that any Bonds are outstanding, the Special Tax shall be levied on all Parcels in accordance with this Rate and Method of Apportionment. If any delinquent Special Taxes remain uncollected prior to or after all Bonds are retired, the Special Tax may be levied to the extent necessary to reimburse the CFD for uncollected Special Taxes and costs associated with the levy of such Special Taxes, but the Special Tax shall not be levied after the 2069-2070 Fiscal Year.

3. For particulars as to each Rate and Method of Apportionment, see the attached and incorporated Appendix A.

It is my opinion that each Rate and Method of Apportionment, described above and set forth in Appendix A, is fair and reasonable.

This Report has been prepared and consolidated by the Special Tax Consultant, Webb Municipal Finance, LLC, and is herewith submitted to the Board pursuant to the applicable provisions of the Mello-Roos Community Facilities Act of 1982.

DATED March 3, 2026

WEBB MUNICIPAL FINANCE, LLC

By: 

SPECIAL TAX CONSULTANT FOR
CITY OF CHINO
SAN BERNARDINO COUNTY
STATE OF CALIFORNIA

APPENDIX A

Rate and Method of Apportionment



**RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2026-1
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 1)**

The following sets forth the Rate and Method of Apportionment for the levy and collection of Annual Special Tax A and Annual Special Tax B in Improvement Area No. 1 of the City of Chino (“City”) Community Facilities District No. 2026-1 (“CFD No. 2026-1”). An Annual Special Tax A and Annual Special Tax B shall be levied on and collected in Improvement Area No. 1 of CFD No. 2026-1 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property within Improvement Area No. 1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**SECTION A
DEFINITIONS**

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the land area is not shown on the applicable Final Map, the land area shall be calculated by the City Engineer.

“Act” means the Mello-Roos Community Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any ordinary and necessary expenses allocable to the Special Tax A Requirement and to the Special Tax B Requirement which are incurred by the City on behalf of Improvement Area No. 1 related to the determination of the amount of the levy of Special Tax A and Special Tax B, the collection of Special Tax A and Special Tax B including the expenses of collecting delinquencies, the administration of Bonds, the payment of salaries and benefits of any City employee whose duties are directly related to the administration of Improvement Area No. 1, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2026-1 relating to Improvement Area No. 1.

“Administrator” means an official of the City, or designee thereof, responsible for, among other things, determining the annual amount of the levy and collection of the Special Tax A and Special Tax B.

“Annual Special Tax A” means for each Assessor's Parcel, the Special Tax A actually levied in a given Fiscal Year on any Assessor's Parcel.

“Annual Special Tax B” means for each Assessor's Parcel, the Special Tax B actually levied in a given Fiscal Year on any Assessor's Parcel.

“Approved Property” means all Assessor's Parcels of Taxable Property other than Provisional Undeveloped Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) that have not been issued a building permit on or before March 1st preceding the Fiscal Year in which the Special Tax A is being levied.

“Assessor’s Parcel” means a lot or parcel of land designated on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number within the boundaries of Improvement Area No. 1.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means that number assigned to a lot or parcel of land by the County Assessor for purposes of identification.

“Assigned Annual Special Tax A” means the Special Tax A of that name described in Section D below.

“Backup Annual Special Tax A” means the Special Tax A of that name described in Section E below.

“Bonds” means those bonds issued by or on behalf of CFD No. 2026-1 Improvement Area No. 1, or any refunding thereof, to which Special Tax A within Improvement Area No. 1 has been pledged.

“Boundary Map” means a recorded map of the CFD No. 2026-1 which indicates the boundaries of Improvement Area No. 1 of CFD No. 2026-1.

“Building Square Footage” or “BSF” means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the building permit application for such Assessor’s Parcel and subject to verification by City Staff.

“Calendar Year” means the period commencing January 1 of any year and ending the following December 31.

“CFD No. 2026-1” means Community Facilities District No. 2026-1 Improvement Area No. 1 established by the City under the Act.

“City” means the City of Chino, or its designee.

“City Council” means the City Council of the City of Chino, acting as the legislative body of CFD No. 2026-1, or its designee.

“Consumer Price Index” or “CPI” means the index published monthly by the U.S. Department of Labor, Bureau of Labor Statistics for all urban consumers in the Riverside-San Bernardino-Ontario area. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario.

“County” means the County of San Bernardino.

“Developed Property” means all Assessor’s Parcels of Taxable Property other than Provisional Undeveloped Property that: (i) are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) a building permit was issued on or before March 1st preceding the Fiscal Year in which the Special Tax A or Special Tax B is being levied.

“Exempt Property” means all Assessor’s Parcels designated as being exempt from both Special Tax A and Special Tax B as provided for in Section L.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which building permits may be issued without further subdivision.

“Fiscal Year” means the period commencing July 1 of any year and ending the following June 30.

“Improvement Area No. 1” means Improvement Area No. 1 of CFD No. 2026-1, as identified on the boundary map for CFD No. 2026-1 Improvement Area No. 1.

“Land Use Type” means Residential Property, Multifamily Residential Property, or Non-Residential Property.

“Maximum Special Tax A” means for each Assessor’s Parcel of Taxable Property, the maximum Special Tax A, determined in accordance with Section C that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Maximum Special Tax B” means for each Assessor’s Parcel of Developed Property, the maximum amount of Special Tax B, determined in accordance with Section I that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Multifamily Residential Property” means all Parcels of Developed Property for which a building permit has been issued for the purpose of constructing a building or buildings comprised of attached Units available for rental by the general public, not for sale to an end user, and under common management, as determined by the Administrator.

“Non-Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued for any type of non-residential use.

“Partial Prepayment Amount” means the amount required to prepay a portion of the Special Tax A obligation for an Assessor’s Parcel, as described in Section H.

“Prepayment Amount” means the amount required to prepay the Special Tax A obligation in full for an Assessor’s Parcel, as described in Section G.

“Proportionately” means for Special Tax A that the ratio of the Annual Special Tax A levy to the applicable Assigned Annual Special Tax A is equal for all applicable Assessor’s Parcels. In the case of Special Tax B, means that the ratio of the Annual Special Tax B levy to the applicable Maximum Special Tax B is equal for all applicable Assessor’s Parcels. In case of Developed Property subject to the apportionment of the Annual Special Tax A under Step Four of Section F, “Proportionately” means that the quotient of (a) Annual Special Tax A less the Assigned Annual Special Tax A divided by (b) the Backup Annual Special Tax A less the Assigned Annual Special Tax A, is equal for all applicable Assessor’s Parcels.

“Provisional Undeveloped Property” means all Assessor’s Parcels of Taxable Property subject to Special Tax A that would otherwise be classified as Exempt Property pursuant to the provisions

of Section L, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in Section L.

“Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units, which is not Multifamily Residential Property.

“Services” means services permitted under the Act including, without limitation, maintenance of parks, parkways and open space, flood and storm protection services the operation of storm drainage systems, and public safety services. All of the services financed must be provided within the boundaries of or for the benefit of CFD No. 2026-1.

“Special Tax A” means any of the special taxes authorized to be levied on Taxable Property within Improvement Area No. 1 by CFD No. 2026-1 pursuant to the Act to fund the Special Tax A Requirement.

“Special Tax B” means the special tax authorized to be levied in each Fiscal Year on each Assessor’s Parcel of Developed Property to fund the Special Tax B Requirement.

“Special Tax A Requirement” means, subject to the Maximum Special Tax A, the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B), (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, and (v) the collection or accumulation of funds for the acquisition or construction of facilities or payment of fees authorized by CFD No. 2026-1 by the levy on Developed Property of the Assigned Annual Special Tax A, provided that the inclusion of such amount does not cause an increase in the levy of Special Tax A on Approved Property or Undeveloped Property as set forth in Step Two and Three of Section F, less (vi) any amount available to pay debt service or other periodic costs on the Bonds pursuant to any applicable fiscal agent agreement, or trust agreement.

“Special Tax B Requirement” means, subject to the Maximum Special Tax B, that amount to be collected in any Fiscal Year to pay for Services as required to meet the needs of CFD No. 2026-1 in both the current Fiscal Year and the next Fiscal Year. The costs of Services to be covered shall be the direct costs for (i) Services, and (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B); less (iii) a credit for funds available to reduce the Annual Special Tax B levy, if any, as determined by the Administrator. Under no circumstances shall the Special Tax B Requirement include funds for Bonds.

“Taxable Property” means all Assessor’s Parcels within Improvement Area No. 1, which are not Exempt Property.

“Undeveloped Property” means all Assessor’s Parcels of Taxable Property which are not Developed Property, Approved Property or Provisional Undeveloped Property.

“Unit” means any residential structure.

SECTION B CLASSIFICATION OF ASSESSOR’S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2026-27, each Assessor's Parcel within Improvement Area No. 1 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property. In addition, each Assessor's Parcel of Developed Property shall further be classified as Residential Property, Multifamily Residential Property, or Non-Residential Property.

**SECTION C
MAXIMUM SPECIAL TAX A**

1. Developed Property

The Maximum Special Tax A for each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Annual Special Tax A or (ii) the Backup Annual Special Tax A.

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property in any Fiscal Year shall be the Assigned Annual Special Tax A.

**SECTION D
ASSIGNED ANNUAL SPECIAL TAX A**

1. Developed Property

Each Fiscal Year, each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property shall be subject to an Assigned Annual Special Tax A.

The Assigned Annual Special Tax A applicable to an Assessor's Parcel of Developed Property shall be determined using the Table below.

**TABLE 1
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,450	\$3,280 per Unit
Residential Property	1,450 – 1,599	\$3,425 per Unit
Residential Property	1,600 – 1,749	\$3,570 per Unit
Residential Property	1,750 – 1,899	\$3,715 per Unit
Residential Property	1,900 – 2,049	\$3,860 per Unit
Residential Property	Greater than 2,049	\$4,005 per Unit
Multifamily Residential Property	N/A	\$216,060 per Acre
Non-Residential Property	N/A	\$216,060 per Acre

2. **Approved Property, Undeveloped Property, and Provisional Undeveloped Property**
 Each Fiscal Year, each Assessor’s Parcel of Approved Property, Undeveloped Property, and Provisional Undeveloped Property shall be subject to an Assigned Annual Special Tax A. The Assigned Annual Special Tax A rate for an Assessor’s Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be determined pursuant to Table 2 below:

**TABLE 2
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR APPROVED PROPERTY, UNDEVELOPED PROPERTY,
AND PROVISIONAL UNDEVELOPED PROPERTY**

Minimum Taxable Acreage	Rate
4.75	\$216,060 per Acre

**SECTION E
BACKUP ANNUAL SPECIAL TAX A**

At the time a Final Map is recorded, the City shall determine the Backup Annual Special Tax A for all Assessor’s Parcels classified or reasonably expected to be classified as Residential Property within such Final Map area shall be determined by multiplying the Maximum Special Tax A rate for Undeveloped Property by the total Acreage of Taxable Property, excluding the Provisional Undeveloped Property Acreage area, or Multifamily Residential Property and/or Non-Residential Property Acreage area if any, in such Final Map area and any Acreage reasonably expected to be classified as Exempt Property, and dividing such amount by the total number of such Assessor’s Parcels of Residential Property. In no circumstance shall the total Acreage of Taxable Property in less than the acreage set forth in Table 2.

The Backup Annual Special Tax A for Multifamily Residential Property shall be its Annual Assigned Special Tax A Rate.

Notwithstanding the foregoing, if Assessor's Parcels which are classified or to be classified as Residential Property or Multifamily Residential Property are subsequently changed by recordation of a lot line adjustment, Final Map amendment, new Final Map or similar instrument, then the Backup Annual Special Tax A shall be recalculated within the area that has been changed to equal the amount of Backup Annual Special Tax A that would have been generated if such change did not take place.

SECTION F METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX A

Commencing Fiscal Year 2026-27 and for each subsequent Fiscal Year, the City Council shall levy Annual Special Tax A in accordance with the following steps:

- Step One: The Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Annual Special Tax A rates in Table 1 to satisfy the Special Tax A Requirement.
- Step Two: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the applicable Assigned Annual Special Tax A to satisfy the Special Tax A Requirement.
- Step Three: If additional moneys are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax A for Undeveloped Property applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.
- Step Four: If additional moneys are needed to satisfy the Special Tax A Requirement after the first three steps have been completed, then the Annual Special Tax A on each Assessor's Parcel of Developed Property for which the Maximum Special Tax A is the Backup Annual Special Tax A shall be increased Proportionately from the Assigned Annual Special Tax A up to 100% of the Backup Annual Special Tax A as needed to satisfy the Special Tax A Requirement.
- Step Five: If additional moneys are needed to satisfy the Special Tax A Requirement after the first four steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax A applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.

SECTION G PREPAYMENT OF ANNUAL SPECIAL TAX A

The following definition applies to this Section G:

“Outstanding Bonds” means all previously issued Bonds issued and secured by the levy of Special Tax A which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Maximum Special Tax A.

Prepayment:

The Special Tax A obligation of an Assessor's Parcel of Developed Property, an Assessor's Parcel of Approved Property, an Assessor's Parcel of Undeveloped Property, and an Assessor's Parcel of Provisional Undeveloped Property may be prepaid in full, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

An owner of an Assessor's Parcel intending to prepay the Special Tax A obligation shall provide the City with written notice of intent to prepay, and within five (5) days of receipt of such notice, the City shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by Improvement Area No. 1 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the City shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount for each applicable Assessor's Parcel shall be calculated according to the following formula (capitalized terms defined below):

$$\begin{array}{rcl} & & \text{Payoff Amount} \\ \text{plus} & & \text{Administrative Fee} \\ \text{equals} & & \text{Prepayment Amount} \end{array}$$

As of the date of prepayment, the Prepayment Amount shall be calculated as follows:

1. For an Assessor's Parcel of Developed Property and Provisional Undeveloped Property, compute the Assigned Annual Special Tax A applicable to the Assessor's Parcel. For an Assessor's Parcel of Approved Property, compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel. For an Assessor's Parcel of Undeveloped Property compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel.

For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, compute the present value of the remaining Annual Assigned Special Tax A payments using a discount rate that is equal to the weighted average interest rate on the Outstanding Bonds and the remaining term of the Outstanding Bonds determined by a Financial Advisor selected by the City. For any prepayment that occurs prior to the first issuance of Bonds, the discount rate used in this calculation shall be 5.5% and the term shall be the period in which the Special Tax A may be levied as provided in Section K less ten years. This is the "Payoff Amount."

2. For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, divide the Assigned Annual Special Tax A computed pursuant to the first paragraph in paragraph 1 of this Section G for such Assessor's Parcel by

the sum of the estimated Assigned Annual Special Tax applicable to all Assessor's Parcels of Taxable Property at build out, as reasonably determined by the City.

3. Multiply the quotient computed pursuant to paragraph 2 by the Outstanding Bonds. The product shall be the "Bond Redemption Amount".
4. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed with the proceeds of the Bond Redemption Amount. This product is the "Redemption Premium."
5. Compute the amount needed to pay interest on the Bond Redemption Amount to be redeemed with the proceeds of the Prepayment Amount until the earliest call date for the Outstanding Bonds.
6. Determine the amount of interest earnings to be derived from the reinvestment of the Bond Redemption Amount plus the Redemption Premium in State and Local Government Series Treasury Obligations until the earliest call date for the Outstanding Bonds.
7. Subtract the amount computed pursuant to paragraph 6 from the amount computed pursuant to paragraph 5. This difference is the "Defeasance Cost."
8. Estimate the administrative fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption. This amount is the "Administrative Fee."
9. Calculate the "Reserve Fund Credit" as the lesser of: (a) the expected reduction in the applicable reserve requirements, if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirements in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the applicable reserve funds on the prepayment date. Notwithstanding the foregoing, if the reserve fund requirement is satisfied by a surety bond or other instrument at the time of the prepayment, then no Reserve Fund Credit shall be given. Notwithstanding the foregoing, the Reserve Fund Credit shall in no event be less than zero.
10. The "Amount to Call Bonds" is equal to the sum of the Bond Redemption Amount, the Redemption Premium, and the Defeasance Cost, less the Reserve Fund Credit (the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds).
11. The Prepayment Amount is the sum of the Payoff Amount and the Administrative Fee.

12. From the Prepayment Amount, the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds pursuant to the fiscal agent agreement or escrow agreement; the Administrative Fee will be transferred to the Administrative Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement and used to pay administrative expenses; the remainder will be transferred to the Surplus Taxes Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement.

With respect to the Special Tax A obligation that is prepaid pursuant to this Section G, the City Council shall indicate in the records of Improvement Area No. 1 that there has been a prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such prepayment to indicate the prepayment of the Special Tax A obligation and the release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Special Tax A shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such full prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all Outstanding Bonds in each future Fiscal Year.

SECTION H
PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAX A

The Special Tax A obligation of an Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property, for which a building permit has been issued or is expected to be issued, as calculated in this Section H below, may be partially prepaid, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid.

The Partial Prepayment Amount shall be calculated according to the following formula:

$$PP = P_G \times F$$

The terms above have the following meanings:

- PP = the Partial Prepayment Amount.
- P_G = the Prepayment Amount calculated according to Section G.
- F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax A obligation.

With respect to any Assessor's Parcel that is partially prepaid, the City Council shall indicate in the records of Improvement Area No. 1 that there has been a partial prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such partial prepayment of the Special Tax A obligation, to indicate the partial prepayment of the Special Tax A obligation and the partial release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax A shall cease.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently Outstanding Bonds in each future Fiscal Year.

**SECTION I
MAXIMUM SPECIAL TAX B**

1. Developed Property

Maximum Special Tax B

The Maximum Special Tax B for each Assessor’s Parcel of Developed Property for each Land Use Type is shown in the Table below.

On each July 1, commencing July 1, 2026, the Maximum Special Tax for Residential Property for the prior Fiscal Year shall be increased by (i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve month period ending in March of the prior Fiscal Year, not to exceed 7%.

The Maximum Special Tax for Multifamily Residential Property and Non-Residential Property shall not increase.

**TABLE 3
MAXIMUM SPECIAL TAX B RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,450	\$590 per Unit
Residential Property	1,450 – 1,599	\$602 per Unit
Residential Property	1,600 – 1,749	\$620 per Unit
Residential Property	1,750 – 1,899	\$650 per Unit
Residential Property	1,900 – 2,049	\$679 per Unit
Residential Property	Greater than 2,049	\$697 per Unit
Multifamily Residential Property	N/A	\$38,041 per Acre
Non-Residential Property	N/A	\$38,041 per Acre

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

No Special Tax B shall be levied on Approved Property, Undeveloped Property, or Provisional Undeveloped Property.

3. Method of Apportionment of the Maximum Special Tax B

Commencing with Fiscal Year 2026-27 and for each following Fiscal Year, the City shall levy the Special Tax B at up to 100% of the applicable Maximum Special Tax B, proportionately on each Assessor’s Parcel of Developed Property until the amount of Special Tax B equals the Special Tax B Requirement.

**SECTION J
PREPAYMENT OF ANNUAL SPECIAL TAX B**

Special Tax B cannot be prepaid.

**SECTION K
TERM OF SPECIAL TAX A AND SPECIAL TAX B**

For each Fiscal Year that any Bonds are outstanding the Annual Special Tax A shall be levied on all Assessor's Parcels subject to the Annual Special Tax A. If any delinquent Annual Special Tax A amounts remain uncollected prior to or after all Bonds are retired, the Annual Special Tax A may be levied to the extent necessary to reimburse Improvement Area No. 1 for uncollected Annual Special Tax A amounts associated with the levy of such Annual Special Tax A amounts, but not later than the 2069-70 Fiscal Year.

Special Tax B shall be levied in perpetuity as long as the Services are being provided.

**SECTION L
EXEMPT PROPERTY**

The City shall classify as Exempt Property, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, or (vi) other types of public uses determined by the City Council.

Notwithstanding the foregoing, the City Council for purposes of levying the Special Tax A shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Acreage amounts listed in Table 4 below. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Acreage amounts listed in Table 4 will be classified as Provisional Undeveloped Property, and will be subject to the levy of Special Tax A pursuant to Step Five in Section F.

**TABLE 4
MINIMUM TAXABLE ACRES**

Acres
4.75

**SECTION M
APPEALS AND INTERPRETATIONS**

Any property owner claiming that the amount or application of the Special Tax A or Special Tax B is not correct may file a written notice of appeal with the City Council not later than twelve months after having paid the first installment of the Special Tax A or Special Tax B that is disputed. A representative(s) of CFD No. 2026-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of Special Tax A or Special Tax B, and rule on the appeal. If the representative's decision requires that the Special Tax A or Special Tax B for an Assessor's Parcel be modified or changed in favor of the property owner,

The representative shall take any of the following actions, in order of priority, to correct the error:

(i) if possible, amend the Special Tax levy on the property owner's Assessor's Parcel(s) for the current Fiscal Year, prior to the payment date,

(ii) require the CFD to reimburse the property owner for the amount of the overpayment to the extent of available CFD funds, or

(iii) grant a credit against, eliminate, or reduce the future Special Taxes on the property owner's Assessor's Parcel(s) in the amount of the overpayment.

The City may interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguity and make determinations relative to the amount of Administrative Expenses.

**SECTION N
MANNER OF COLLECTION**

The Annual Special Tax A or Annual Special Tax B shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that Improvement Area No. 1 may collect Annual Special Tax A and Annual Special Tax B at a different time or in a different manner if necessary to meet its financial obligations.

**RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2026-1
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 2)**

The following sets forth the Rate and Method of Apportionment for the levy and collection of Annual Special Tax A and Annual Special Tax B in Improvement Area No. 2 of the City of Chino (“City”) Community Facilities District No. 2026-1 (“CFD No. 2026-1”). An Annual Special Tax A and Annual Special Tax B shall be levied on and collected in Improvement Area No. 2 of CFD No. 2026-1 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property within Improvement Area No. 2, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**SECTION A
DEFINITIONS**

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the land area is not shown on the applicable Final Map, the land area shall be calculated by the City Engineer.

“Act” means the Mello-Roos Community Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any ordinary and necessary expenses allocable to the Special Tax A Requirement and to the Special Tax B Requirement which are incurred by the City on behalf of Improvement Area No. 2 related to the determination of the amount of the levy of Special Tax A and Special Tax B, the collection of Special Tax A and Special Tax B including the expenses of collecting delinquencies, the administration of Bonds, the payment of salaries and benefits of any City employee whose duties are directly related to the administration of Improvement Area No. 2, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2026-1 relating to Improvement Area No. 2.

“Administrator” means an official of the City, or designee thereof, responsible for, among other things, determining the annual amount of the levy and collection of the Special Tax A and Special Tax B.

“Annual Special Tax A” means for each Assessor's Parcel, the Special Tax A actually levied in a given Fiscal Year on any Assessor's Parcel.

“Annual Special Tax B” means for each Assessor's Parcel, the Special Tax B actually levied in a given Fiscal Year on any Assessor's Parcel.

“Approved Property” means all Assessor's Parcels of Taxable Property other than Provisional Undeveloped Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) that have not

been issued a building permit on or before March 1st preceding the Fiscal Year in which the Special Tax A is being levied.

“Assessor’s Parcel” means a lot or parcel of land designated on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number within the boundaries of Improvement Area No. 2.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means that number assigned to a lot or parcel of land by the County Assessor for purposes of identification.

“Assigned Annual Special Tax A” means the Special Tax A of that name described in Section D below.

“Backup Annual Special Tax A” means the Special Tax A of that name described in Section E below.

“Bonds” means those bonds issued by or on behalf of CFD No. 2026-1 Improvement Area No. 2, or any refunding thereof, to which Special Tax A within Improvement Area No. 2 has been pledged.

“Boundary Map” means a recorded map of the CFD No. 2026-1 which indicates the boundaries of Improvement Area No. 2 of CFD No. 2026-1.

“Building Square Footage” or “BSF” means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the building permit application for such Assessor’s Parcel and subject to verification by City Staff.

“Calendar Year” means the period commencing January 1 of any year and ending the following December 31.

“CFD No. 2026-1” means Community Facilities District No. 2026-1 Improvement Area No. 2 established by the City under the Act.

“City” means the City of Chino, or its designee.

“City Council” means the City Council of the City of Chino, acting as the legislative body of CFD No. 2026-1, or its designee.

“Consumer Price Index” or “CPI” means the index published monthly by the U.S. Department of Labor, Bureau of Labor Statistics for all urban consumers in the Riverside-San Bernardino-Ontario area. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario.

“County” means the County of San Bernardino.

“Developed Property” means all Assessor’s Parcels of Taxable Property other than Provisional Undeveloped Property that: (i) are included in a Final Map that was recorded prior to January 1st

preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) a building permit was issued on or before March 1st preceding the Fiscal Year in which the Special Tax A or Special Tax B is being levied.

“Exempt Property” means all Assessor’s Parcels designated as being exempt from both Special Tax A and Special Tax B as provided for in Section L.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which building permits may be issued without further subdivision.

“Fiscal Year” means the period commencing July 1 of any year and ending the following June 30.

“Improvement Area No. 2” means Improvement Area No. 2 of CFD No. 2026-1, as identified on the boundary map for CFD No. 2026-1 Improvement Area No. 2.

“Land Use Type” means Residential Property, Multifamily Residential Property, or Non-Residential Property.

“Maximum Special Tax A” means for each Assessor’s Parcel of Taxable Property, the maximum Special Tax A, determined in accordance with Section C that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Maximum Special Tax B” means for each Assessor’s Parcel of Developed Property, the maximum amount of Special Tax B, determined in accordance with Section I that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Multifamily Residential Property” means all Parcels of Developed Property for which a building permit has been issued for the purpose of constructing a building or buildings comprised of attached Units available for rental by the general public, not for sale to an end user, and under common management, as determined by the Administrator.

“Non-Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued for any type of non-residential use.

“Partial Prepayment Amount” means the amount required to prepay a portion of the Special Tax A obligation for an Assessor’s Parcel, as described in Section H.

“Prepayment Amount” means the amount required to prepay the Special Tax A obligation in full for an Assessor’s Parcel, as described in Section G.

“Proportionately” means for Special Tax A that the ratio of the Annual Special Tax A levy to the applicable Assigned Annual Special Tax A is equal for all applicable Assessor’s Parcels. In the case of Special Tax B, means that the ratio of the Annual Special Tax B levy to the applicable Maximum Special Tax B is equal for all applicable Assessor’s Parcels. In case of Developed Property subject to the apportionment of the Annual Special Tax A under Step Four of Section F, “Proportionately” means that the quotient of (a) Annual Special Tax A less the Assigned Annual Special Tax A divided by (b) the Backup Annual Special Tax A less the Assigned Annual Special Tax A, is equal for all applicable Assessor’s Parcels.

“Provisional Undeveloped Property” means all Assessor’s Parcels of Taxable Property subject to Special Tax A that would otherwise be classified as Exempt Property pursuant to the provisions of Section L, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in Section L.

“Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units, which is not Multifamily Residential Property.

“Services” means services permitted under the Act including, without limitation, maintenance of parks, parkways and open space, flood and storm protection services the operation of storm drainage systems, and public safety services. All of the services financed must be provided within the boundaries of or for the benefit of CFD No. 2026-1.

“Special Tax A” means any of the special taxes authorized to be levied on Taxable Property within Improvement Area No. 2 by CFD No. 2026-1 pursuant to the Act to fund the Special Tax A Requirement.

“Special Tax B” means the special tax authorized to be levied in each Fiscal Year on each Assessor’s Parcel of Developed Property to fund the Special Tax B Requirement.

“Special Tax A Requirement” means, subject to the Maximum Special Tax A, the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B), (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, and (v) the collection or accumulation of funds for the acquisition or construction of facilities or payment of fees authorized by CFD No. 2026-1 by the levy on Developed Property of the Assigned Annual Special Tax A, provided that the inclusion of such amount does not cause an increase in the levy of Special Tax A on Approved Property or Undeveloped Property as set forth in Step Two and Three of Section F, less (vi) any amount available to pay debt service or other periodic costs on the Bonds pursuant to any applicable fiscal agent agreement, or trust agreement.

“Special Tax B Requirement” means, subject to the Maximum Special Tax B, that amount to be collected in any Fiscal Year to pay for Services as required to meet the needs of CFD No. 2026-1 in both the current Fiscal Year and the next Fiscal Year. The costs of Services to be covered shall be the direct costs for (i) Services, and (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B); less (iii) a credit for funds available to reduce the Annual Special Tax B levy, if any, as determined by the Administrator. Under no circumstances shall the Special Tax B Requirement include funds for Bonds.

“Taxable Property” means all Assessor’s Parcels within Improvement Area No. 2, which are not Exempt Property.

“Undeveloped Property” means all Assessor’s Parcels of Taxable Property which are not Developed Property, Approved Property or Provisional Undeveloped Property.

“Unit” means any residential structure.

**SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS**

Each Fiscal Year, beginning with Fiscal Year 2026-27, each Assessor's Parcel within Improvement Area No. 2 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property. In addition, each Assessor's Parcel of Developed Property shall further be classified as Residential Property, Multifamily Residential Property, or Non-Residential Property.

**SECTION C
MAXIMUM SPECIAL TAX A**

1. Developed Property

The Maximum Special Tax A for each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Annual Special Tax A or (ii) the Backup Annual Special Tax A.

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property in any Fiscal Year shall be the Assigned Annual Special Tax A.

**SECTION D
ASSIGNED ANNUAL SPECIAL TAX A**

1. Developed Property

Each Fiscal Year, each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property shall be subject to an Assigned Annual Special Tax A.

The Assigned Annual Special Tax A applicable to an Assessor's Parcel of Developed Property shall be determined using the Table below.

**TABLE 1
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,350	\$3,875 per Unit
Residential Property	1,350 – 1,599	\$4,005 per Unit
Residential Property	1,600 – 1,849	\$4,135 per Unit
Residential Property	1,850 – 2,099	\$4,265 per Unit
Residential Property	Greater than 2,099	\$4,395 per Unit
Multifamily Residential Property	N/A	\$231,863 per Acre
Non-Residential Property	N/A	\$231,863 per Acre

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

Each Fiscal Year, each Assessor’s Parcel of Approved Property, Undeveloped Property, and Provisional Undeveloped Property shall be subject to an Assigned Annual Special Tax A. The Assigned Annual Special Tax A rate for an Assessor’s Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be determined pursuant to Table 2 below:

**TABLE 2
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR APPROVED PROPERTY, UNDEVELOPED PROPERTY,
AND PROVISIONAL UNDEVELOPED PROPERTY**

Minimum Taxable Acreage	Rate
1.76	\$231,863 per Acre

**SECTION E
BACKUP ANNUAL SPECIAL TAX A**

At the time a Final Map is recorded, the City shall determine the Backup Annual Special Tax A for all Assessor’s Parcels classified or reasonably expected to be classified as Residential Property within such Final Map area shall be determined by multiplying the Maximum Special Tax A rate for Undeveloped Property by the total Acreage of Taxable Property, excluding the Provisional Undeveloped Property Acreage area, or Multifamily Residential Property and/or Non-Residential Property Acreage area if any, in such Final Map area and any Acreage reasonably expected to be classified as Exempt Property, and dividing such amount by the total number of such Assessor’s Parcels of Residential Property. In no circumstance shall the total Acreage of Taxable Property in less than the acreage set forth in Table 2.

The Backup Annual Special Tax A for Multifamily Residential Property shall be its Annual Assigned Special Tax A Rate.

Notwithstanding the foregoing, if Assessor's Parcels which are classified or to be classified as Residential Property or Multifamily Residential Property are subsequently changed by recordation of a lot line adjustment, Final Map amendment, new Final Map or similar instrument, then the Backup Annual Special Tax A shall be recalculated within the area that has been changed to equal the amount of Backup Annual Special Tax A that would have been generated if such change did not take place.

SECTION F METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX A

Commencing Fiscal Year 2026-27 and for each subsequent Fiscal Year, the City Council shall levy Annual Special Tax A in accordance with the following steps:

- Step One: The Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Annual Special Tax A rates in Table 1 to satisfy the Special Tax A Requirement.
- Step Two: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the applicable Assigned Annual Special Tax A to satisfy the Special Tax A Requirement.
- Step Three: If additional moneys are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax A for Undeveloped Property applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.
- Step Four: If additional moneys are needed to satisfy the Special Tax A Requirement after the first three steps have been completed, then the Annual Special Tax A on each Assessor's Parcel of Developed Property for which the Maximum Special Tax A is the Backup Annual Special Tax A shall be increased Proportionately from the Assigned Annual Special Tax A up to 100% of the Backup Annual Special Tax A as needed to satisfy the Special Tax A Requirement.
- Step Five: If additional moneys are needed to satisfy the Special Tax A Requirement after the first four steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax A applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.

SECTION G PREPAYMENT OF ANNUAL SPECIAL TAX A

The following definition applies to this Section G:

“Outstanding Bonds” means all previously issued Bonds issued and secured by the levy of Special Tax A which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Maximum Special Tax A.

Prepayment:

The Special Tax A obligation of an Assessor's Parcel of Developed Property, an Assessor's Parcel of Approved Property, an Assessor's Parcel of Undeveloped Property, and an Assessor's Parcel of Provisional Undeveloped Property may be prepaid in full, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

An owner of an Assessor's Parcel intending to prepay the Special Tax A obligation shall provide the City with written notice of intent to prepay, and within five (5) days of receipt of such notice, the City shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by Improvement Area No. 2 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the City shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount for each applicable Assessor's Parcel shall be calculated according to the following formula (capitalized terms defined below):

$$\begin{array}{rcl} & & \text{Payoff Amount} \\ \text{plus} & & \text{Administrative Fee} \\ \text{equals} & & \text{Prepayment Amount} \end{array}$$

As of the date of prepayment, the Prepayment Amount shall be calculated as follows:

1. For an Assessor's Parcel of Developed Property and Provisional Undeveloped Property, compute the Assigned Annual Special Tax A applicable to the Assessor's Parcel. For an Assessor's Parcel of Approved Property, compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel. For an Assessor's Parcel of Undeveloped Property compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel.

For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, compute the present value of the remaining Annual Assigned Special Tax A payments using a discount rate that is equal to the weighted average interest rate on the Outstanding Bonds and the remaining term of the Outstanding Bonds determined by a Financial Advisor selected by the City. For any prepayment that occurs prior to the first issuance of Bonds, the discount rate used in this calculation shall be 5.5% and the term shall be the period in which the Special Tax A may be levied as provided in Section K less ten years. This is the "Payoff Amount."

2. For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, divide the Assigned Annual Special Tax A computed pursuant to the first paragraph in paragraph 1 of this Section G for such Assessor's Parcel by

the sum of the estimated Assigned Annual Special Tax applicable to all Assessor's Parcels of Taxable Property at build out, as reasonably determined by the City.

3. Multiply the quotient computed pursuant to paragraph 2 by the Outstanding Bonds. The product shall be the "Bond Redemption Amount".
4. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed with the proceeds of the Bond Redemption Amount. This product is the "Redemption Premium."
5. Compute the amount needed to pay interest on the Bond Redemption Amount to be redeemed with the proceeds of the Prepayment Amount until the earliest call date for the Outstanding Bonds.
6. Determine the amount of interest earnings to be derived from the reinvestment of the Bond Redemption Amount plus the Redemption Premium in State and Local Government Series Treasury Obligations until the earliest call date for the Outstanding Bonds.
7. Subtract the amount computed pursuant to paragraph 6 from the amount computed pursuant to paragraph 5. This difference is the "Defeasance Cost."
8. Estimate the administrative fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption. This amount is the "Administrative Fee."
9. Calculate the "Reserve Fund Credit" as the lesser of: (a) the expected reduction in the applicable reserve requirements, if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirements in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the applicable reserve funds on the prepayment date. Notwithstanding the foregoing, if the reserve fund requirement is satisfied by a surety bond or other instrument at the time of the prepayment, then no Reserve Fund Credit shall be given. Notwithstanding the foregoing, the Reserve Fund Credit shall in no event be less than zero.
10. The "Amount to Call Bonds" is equal to the sum of the Bond Redemption Amount, the Redemption Premium, and the Defeasance Cost, less the Reserve Fund Credit (the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds).
11. The Prepayment Amount is the sum of the Payoff Amount and the Administrative Fee.

12. From the Prepayment Amount, the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds pursuant to the fiscal agent agreement or escrow agreement; the Administrative Fee will be transferred to the Administrative Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement and used to pay administrative expenses; the remainder will be transferred to the Surplus Taxes Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement.

With respect to the Special Tax A obligation that is prepaid pursuant to this Section G, the City Council shall indicate in the records of Improvement Area No. 2 that there has been a prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such prepayment to indicate the prepayment of the Special Tax A obligation and the release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Special Tax A shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such full prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all Outstanding Bonds in each future Fiscal Year.

SECTION H
PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAX A

The Special Tax A obligation of an Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property, for which a building permit has been issued or is expected to be issued, as calculated in this Section H below, may be partially prepaid, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid.

The Partial Prepayment Amount shall be calculated according to the following formula:

$$PP = P_G \times F$$

The terms above have the following meanings:

- PP = the Partial Prepayment Amount.
- P_G = the Prepayment Amount calculated according to Section G.
- F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax A obligation.

With respect to any Assessor's Parcel that is partially prepaid, the City Council shall indicate in the records of Improvement Area No. 2 that there has been a partial prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such partial prepayment of the Special Tax A obligation, to indicate the partial prepayment of the Special Tax A obligation and the partial release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax A shall cease.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently Outstanding Bonds in each future Fiscal Year.

**SECTION I
MAXIMUM SPECIAL TAX B**

1. Developed Property

Maximum Special Tax B

The Maximum Special Tax B for each Assessor’s Parcel of Developed Property for each Land Use Type is shown in the Table below.

On each July 1, commencing July 1, 2026, the Maximum Special Tax for Residential Property for the prior Fiscal Year shall be increased by (i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve month period ending in March of the prior Fiscal Year, not to exceed 7%.

The Maximum Special Tax for Multifamily Residential Property and Non-Residential Property shall not increase.

**TABLE 3
MAXIMUM SPECIAL TAX B RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,350	\$572 per Unit
Residential Property	1,350 – 1,599	\$584 per Unit
Residential Property	1,600 – 1,849	\$632 per Unit
Residential Property	1,850 – 2,099	\$650 per Unit
Residential Property	Greater than 2,099	\$702 per Unit
Multifamily Residential Property	N/A	\$35,521 per Acre
Non-Residential Property	N/A	\$35,521 per Acre

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

No Special Tax B shall be levied on Approved Property, Undeveloped Property, or Provisional Undeveloped Property.

3. Method of Apportionment of the Maximum Special Tax B

Commencing with Fiscal Year 2026-27 and for each following Fiscal Year, the City shall levy the Special Tax B at up to 100% of the applicable Maximum Special Tax B, proportionately on each Assessor’s Parcel of Developed Property until the amount of Special Tax B equals the Special Tax B Requirement.

**SECTION J
PREPAYMENT OF ANNUAL SPECIAL TAX B**

Special Tax B cannot be prepaid.

**SECTION K
TERM OF SPECIAL TAX A AND SPECIAL TAX B**

For each Fiscal Year that any Bonds are outstanding the Annual Special Tax A shall be levied on all Assessor's Parcels subject to the Annual Special Tax A. If any delinquent Annual Special Tax A amounts remain uncollected prior to or after all Bonds are retired, the Annual Special Tax A may be levied to the extent necessary to reimburse Improvement Area No. 2 for uncollected Annual Special Tax A amounts associated with the levy of such Annual Special Tax A amounts, but not later than the 2069-70 Fiscal Year.

Special Tax B shall be levied in perpetuity as long as the Services are being provided.

**SECTION L
EXEMPT PROPERTY**

The City shall classify as Exempt Property, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, or (vi) other types of public uses determined by the City Council.

Notwithstanding the foregoing, the City Council for purposes of levying the Special Tax A shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Acreage amounts listed in Table 4 below. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Acreage amounts listed in Table 4 will be classified as Provisional Undeveloped Property, and will be subject to the levy of Special Tax A pursuant to Step Five in Section F.

**TABLE 4
MINIMUM TAXABLE ACRES**

Acres
1.76

**SECTION M
APPEALS AND INTERPRETATIONS**

Any property owner claiming that the amount or application of the Special Tax A or Special Tax B is not correct may file a written notice of appeal with the City Council not later than twelve months after having paid the first installment of the Special Tax A or Special Tax B that is disputed. A representative(s) of CFD No. 2026-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of Special Tax A or Special Tax B, and rule on the appeal. If the representative's decision requires that the Special Tax A or Special Tax B for an Assessor's Parcel be modified or changed in favor of the property owner,

The representative shall take any of the following actions, in order of priority, to correct the error:

- (i) if possible, amend the Special Tax levy on the property owner's Assessor's Parcel(s) for the current Fiscal Year, if prior to the payment date,
- (ii) require the CFD to reimburse the property owner for the amount of the overpayment to the extent of available CFD funds, or
- (iii) grant a credit against, eliminate, or reduce the future Special Taxes on the property owner's Assessor's Parcel(s) in the amount of the overpayment.

The City may interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguity and make determinations relative to the amount of Administrative Expenses.

**SECTION N
MANNER OF COLLECTION**

The Annual Special Tax A or Annual Special Tax B shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that Improvement Area No. 2 may collect Annual Special Tax A and Annual Special Tax B at a different time or in a different manner if necessary to meet its financial obligations.

**RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2026-1
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 3)**

The following sets forth the Rate and Method of Apportionment for the levy and collection of Annual Special Tax A and Annual Special Tax B in Improvement Area No. 3 of the City of Chino (“City”) Community Facilities District No. 2026-1 (“CFD No. 2026-1”). An Annual Special Tax A and Annual Special Tax B shall be levied on and collected in Improvement Area No. 3 of CFD No. 2026-1 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property within Improvement Area No. 3, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**SECTION A
DEFINITIONS**

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the land area is not shown on the applicable Final Map, the land area shall be calculated by the City Engineer.

“Act” means the Mello-Roos Community Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any ordinary and necessary expenses allocable to the Special Tax A Requirement and to the Special Tax B Requirement which are incurred by the City on behalf of Improvement Area No. 3 related to the determination of the amount of the levy of Special Tax A and Special Tax B, the collection of Special Tax A and Special Tax B including the expenses of collecting delinquencies, the administration of Bonds, the payment of salaries and benefits of any City employee whose duties are directly related to the administration of Improvement Area No. 3, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2026-1 relating to Improvement Area No. 3.

“Administrator” means an official of the City, or designee thereof, responsible for, among other things, determining the annual amount of the levy and collection of the Special Tax A and Special Tax B.

“Annual Special Tax A” means for each Assessor's Parcel, the Special Tax A actually levied in a given Fiscal Year on any Assessor's Parcel.

“Annual Special Tax B” means for each Assessor's Parcel, the Special Tax B actually levied in a given Fiscal Year on any Assessor's Parcel.

“Approved Property” means all Assessor's Parcels of Taxable Property other than Provisional Undeveloped Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) that have not been issued a building permit on or before March 1st preceding the Fiscal Year in which the Special Tax A is being levied.

“Assessor’s Parcel” means a lot or parcel of land designated on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number within the boundaries of Improvement Area No. 3.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means that number assigned to a lot or parcel of land by the County Assessor for purposes of identification.

“Assigned Annual Special Tax A” means the Special Tax A of that name described in Section D below.

“Backup Annual Special Tax A” means the Special Tax A of that name described in Section E below.

“Bonds” means those bonds issued by or on behalf of CFD No. 2026-1 Improvement Area No. 3, or any refunding thereof, to which Special Tax A within Improvement Area No. 3 has been pledged.

“Boundary Map” means a recorded map of the CFD No. 2026-1 which indicates the boundaries of Improvement Area No. 3 of CFD No. 2026-1.

“Building Square Footage” or “BSF” means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the building permit application for such Assessor’s Parcel and subject to verification by City Staff.

“Calendar Year” means the period commencing January 1 of any year and ending the following December 31.

“CFD No. 2026-1” means Community Facilities District No. 2026-1 Improvement Area No. 3 established by the City under the Act.

“City” means the City of Chino, or its designee.

“City Council” means the City Council of the City of Chino, acting as the legislative body of CFD No. 2026-1, or its designee.

“Consumer Price Index” or “CPI” means the index published monthly by the U.S. Department of Labor, Bureau of Labor Statistics for all urban consumers in the Riverside-San Bernardino-Ontario area. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario.

“County” means the County of San Bernardino.

“Developed Property” means all Assessor’s Parcels of Taxable Property other than Provisional Undeveloped Property that: (i) are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) a building permit was issued on or before March 1st preceding the Fiscal Year in which the Special Tax A or Special Tax B is being levied.

“Exempt Property” means all Assessor’s Parcels designated as being exempt from both Special Tax A and Special Tax B as provided for in Section L.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which building permits may be issued without further subdivision.

“Fiscal Year” means the period commencing July 1 of any year and ending the following June 30.

“Improvement Area No. 3” means Improvement Area No. 3 of CFD No. 2026-1, as identified on the boundary map for CFD No. 2026-1 Improvement Area No. 3.

“Land Use Type” means Residential Property, Multifamily Residential Property, or Non-Residential Property.

“Maximum Special Tax A” means for each Assessor’s Parcel of Taxable Property, the maximum Special Tax A, determined in accordance with Section C that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Maximum Special Tax B” means for each Assessor’s Parcel of Developed Property, the maximum amount of Special Tax B, determined in accordance with Section I that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Multifamily Residential Property” means all Parcels of Developed Property for which a building permit has been issued for the purpose of constructing a building or buildings comprised of attached Units available for rental by the general public, not for sale to an end user, and under common management, as determined by the Administrator.

“Non-Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued for any type of non-residential use.

“Partial Prepayment Amount” means the amount required to prepay a portion of the Special Tax A obligation for an Assessor’s Parcel, as described in Section H.

“Prepayment Amount” means the amount required to prepay the Special Tax A obligation in full for an Assessor’s Parcel, as described in Section G.

“Proportionately” means for Special Tax A that the ratio of the Annual Special Tax A levy to the applicable Assigned Annual Special Tax A is equal for all applicable Assessor’s Parcels. In the case of Special Tax B, means that the ratio of the Annual Special Tax B levy to the applicable Maximum Special Tax B is equal for all applicable Assessor’s Parcels. In case of Developed Property subject to the apportionment of the Annual Special Tax A under Step Four of Section F, “Proportionately” means that the quotient of (a) Annual Special Tax A less the Assigned Annual Special Tax A divided by (b) the Backup Annual Special Tax A less the Assigned Annual Special Tax A, is equal for all applicable Assessor’s Parcels.

“Provisional Undeveloped Property” means all Assessor’s Parcels of Taxable Property subject to Special Tax A that would otherwise be classified as Exempt Property pursuant to the provisions

of Section L, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in Section L.

“Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units, which is not Multifamily Residential Property.

“Services” means services permitted under the Act including, without limitation, maintenance of parks, parkways and open space, flood and storm protection services the operation of storm drainage systems, and public safety services. All of the services financed must be provided within the boundaries of or for the benefit of CFD No. 2026-1.

“Special Tax A” means any of the special taxes authorized to be levied on Taxable Property within Improvement Area No. 3 by CFD No. 2026-1 pursuant to the Act to fund the Special Tax A Requirement.

“Special Tax B” means the special tax authorized to be levied in each Fiscal Year on each Assessor’s Parcel of Developed Property to fund the Special Tax B Requirement.

“Special Tax A Requirement” means, subject to the Maximum Special Tax A, the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B), (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, and (v) the collection or accumulation of funds for the acquisition or construction of facilities or payment of fees authorized by CFD No. 2026-1 by the levy on Developed Property of the Assigned Annual Special Tax A, provided that the inclusion of such amount does not cause an increase in the levy of Special Tax A on Approved Property or Undeveloped Property as set forth in Step Two and Three of Section F, less (vi) any amount available to pay debt service or other periodic costs on the Bonds pursuant to any applicable fiscal agent agreement, or trust agreement.

“Special Tax B Requirement” means, subject to the Maximum Special Tax B, that amount to be collected in any Fiscal Year to pay for Services as required to meet the needs of CFD No. 2026-1 in both the current Fiscal Year and the next Fiscal Year. The costs of Services to be covered shall be the direct costs for (i) Services, and (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B); less (iii) a credit for funds available to reduce the Annual Special Tax B levy, if any, as determined by the Administrator. Under no circumstances shall the Special Tax B Requirement include funds for Bonds.

“Taxable Property” means all Assessor’s Parcels within Improvement Area No. 3, which are not Exempt Property.

“Undeveloped Property” means all Assessor’s Parcels of Taxable Property which are not Developed Property, Approved Property or Provisional Undeveloped Property.

“Unit” means any residential structure.

SECTION B CLASSIFICATION OF ASSESSOR’S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2026-27, each Assessor's Parcel within Improvement Area No. 3 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property. In addition, each Assessor's Parcel of Developed Property shall further be classified as Residential Property, Multifamily Residential Property, or Non-Residential Property.

**SECTION C
MAXIMUM SPECIAL TAX A**

1. Developed Property

The Maximum Special Tax A for each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Annual Special Tax A or (ii) the Backup Annual Special Tax A.

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property in any Fiscal Year shall be the Assigned Annual Special Tax A.

**SECTION D
ASSIGNED ANNUAL SPECIAL TAX A**

1. Developed Property

Each Fiscal Year, each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property shall be subject to an Assigned Annual Special Tax A.

The Assigned Annual Special Tax A applicable to an Assessor's Parcel of Developed Property shall be determined using the Table below.

**TABLE 1
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,700	\$3,650 per Unit
Residential Property	1,700 – 1,799	\$3,755 per Unit
Residential Property	Greater than 1,799	\$3,860 per Unit
Multifamily Residential Property	N/A	\$226,726 per Acre
Non-Residential Property	N/A	\$226,726 per Acre

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

Each Fiscal Year, each Assessor’s Parcel of Approved Property, Undeveloped Property, and Provisional Undeveloped Property shall be subject to an Assigned Annual Special Tax A. The Assigned Annual Special Tax A rate for an Assessor’s Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be determined pursuant to Table 2 below:

**TABLE 2
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR APPROVED PROPERTY, UNDEVELOPED PROPERTY,
AND PROVISIONAL UNDEVELOPED PROPERTY**

Minimum Taxable Acreage	Rate
2.29	\$226,726 per Acre

**SECTION E
BACKUP ANNUAL SPECIAL TAX A**

At the time a Final Map is recorded, the City shall determine the Backup Annual Special Tax A for all Assessor’s Parcels classified or reasonably expected to be classified as Residential Property within such Final Map area shall be determined by multiplying the Maximum Special Tax A rate for Undeveloped Property by the total Acreage of Taxable Property, excluding the Provisional Undeveloped Property Acreage area, or Multifamily Residential Property and/or Non-Residential Property Acreage area if any, in such Final Map area and any Acreage reasonably expected to be classified as Exempt Property, and dividing such amount by the total number of such Assessor’s Parcels of Residential Property. In no circumstance shall the total Acreage of Taxable Property in less than the acreage set forth in Table 2.

The Backup Annual Special Tax A for Multifamily Residential Property shall be its Annual Assigned Special Tax A Rate.

Notwithstanding the foregoing, if Assessor’s Parcels which are classified or to be classified as Residential Property or Multifamily Residential Property are subsequently changed by recordation of a lot line adjustment, Final Map amendment, new Final Map or similar instrument, then the

Backup Annual Special Tax A shall be recalculated within the area that has been changed to equal the amount of Backup Annual Special Tax A that would have been generated if such change did not take place.

SECTION F METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX A

Commencing Fiscal Year 2026-27 and for each subsequent Fiscal Year, the City Council shall levy Annual Special Tax A in accordance with the following steps:

- Step One: The Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Annual Special Tax A rates in Table 1 to satisfy the Special Tax A Requirement.
- Step Two: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the applicable Assigned Annual Special Tax A to satisfy the Special Tax A Requirement.
- Step Three: If additional moneys are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax A for Undeveloped Property applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.
- Step Four: If additional moneys are needed to satisfy the Special Tax A Requirement after the first three steps have been completed, then the Annual Special Tax A on each Assessor's Parcel of Developed Property for which the Maximum Special Tax A is the Backup Annual Special Tax A shall be increased Proportionately from the Assigned Annual Special Tax A up to 100% of the Backup Annual Special Tax A as needed to satisfy the Special Tax A Requirement.
- Step Five: If additional moneys are needed to satisfy the Special Tax A Requirement after the first four steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax A applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.

SECTION G PREPAYMENT OF ANNUAL SPECIAL TAX A

The following definition applies to this Section G:

“Outstanding Bonds” means all previously issued Bonds issued and secured by the levy of Special Tax A which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Maximum Special Tax A.

Prepayment:

The Special Tax A obligation of an Assessor's Parcel of Developed Property, an Assessor's Parcel of Approved Property, an Assessor's Parcel of Undeveloped Property, and an Assessor's Parcel of Provisional Undeveloped Property may be prepaid in full, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

An owner of an Assessor's Parcel intending to prepay the Special Tax A obligation shall provide the City with written notice of intent to prepay, and within five (5) days of receipt of such notice, the City shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by Improvement Area No. 3 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the City shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount for each applicable Assessor's Parcel shall be calculated according to the following formula (capitalized terms defined below):

$$\begin{array}{rcl} & & \text{Payoff Amount} \\ \text{plus} & & \text{Administrative Fee} \\ \text{equals} & & \text{Prepayment Amount} \end{array}$$

As of the date of prepayment, the Prepayment Amount shall be calculated as follows:

1. For an Assessor's Parcel of Developed Property and Provisional Undeveloped Property, compute the Assigned Annual Special Tax A applicable to the Assessor's Parcel. For an Assessor's Parcel of Approved Property, compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel. For an Assessor's Parcel of Undeveloped Property compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel.

For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, compute the present value of the remaining Annual Assigned Special Tax A payments using a discount rate that is equal to the weighted average interest rate on the Outstanding Bonds and the remaining term of the Outstanding Bonds determined by a Financial Advisor selected by the City. For any prepayment that occurs prior to the first issuance of Bonds, the discount rate used in this calculation shall be 5.5% and the term shall be the period in which the Special Tax A may be levied as provided in Section K less ten years. This is the "Payoff Amount."

2. For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, divide the Assigned Annual Special Tax A computed pursuant to the first paragraph in paragraph 1 of this Section G for such Assessor's Parcel by the sum of the estimated Assigned Annual Special Tax applicable to all

Assessor's Parcels of Taxable Property at build out, as reasonably determined by the City.

3. Multiply the quotient computed pursuant to paragraph 2 by the Outstanding Bonds. The product shall be the "Bond Redemption Amount".
4. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed with the proceeds of the Bond Redemption Amount. This product is the "Redemption Premium."
5. Compute the amount needed to pay interest on the Bond Redemption Amount to be redeemed with the proceeds of the Prepayment Amount until the earliest call date for the Outstanding Bonds.
6. Determine the amount of interest earnings to be derived from the reinvestment of the Bond Redemption Amount plus the Redemption Premium in State and Local Government Series Treasury Obligations until the earliest call date for the Outstanding Bonds.
7. Subtract the amount computed pursuant to paragraph 6 from the amount computed pursuant to paragraph 5. This difference is the "Defeasance Cost."
8. Estimate the administrative fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption. This amount is the "Administrative Fee."
9. Calculate the "Reserve Fund Credit" as the lesser of: (a) the expected reduction in the applicable reserve requirements, if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirements in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the applicable reserve funds on the prepayment date. Notwithstanding the foregoing, if the reserve fund requirement is satisfied by a surety bond or other instrument at the time of the prepayment, then no Reserve Fund Credit shall be given. Notwithstanding the foregoing, the Reserve Fund Credit shall in no event be less than zero.
10. The "Amount to Call Bonds" is equal to the sum of the Bond Redemption Amount, the Redemption Premium, and the Defeasance Cost, less the Reserve Fund Credit (the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds).
11. The Prepayment Amount is the sum of the Payoff Amount and the Administrative Fee.
12. From the Prepayment Amount, the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds pursuant to the

fiscal agent agreement or escrow agreement; the Administrative Fee will be transferred to the Administrative Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement and used to pay administrative expenses; the remainder will be transferred to the Surplus Taxes Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement.

With respect to the Special Tax A obligation that is prepaid pursuant to this Section G, the City Council shall indicate in the records of Improvement Area No. 3 that there has been a prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such prepayment to indicate the prepayment of the Special Tax A obligation and the release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Special Tax A shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such full prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all Outstanding Bonds in each future Fiscal Year.

SECTION H
PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAX A

The Special Tax A obligation of an Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property, for which a building permit has been issued or is expected to be issued, as calculated in this Section H below, may be partially prepaid, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid.

The Partial Prepayment Amount shall be calculated according to the following formula:

$$PP = P_G \times F$$

The terms above have the following meanings:

- PP = the Partial Prepayment Amount.
- P_G = the Prepayment Amount calculated according to Section G.
- F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax A obligation.

With respect to any Assessor's Parcel that is partially prepaid, the City Council shall indicate in the records of Improvement Area No. 3 that there has been a partial prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such partial prepayment of the Special Tax A obligation, to indicate the partial prepayment of the Special Tax A obligation and the partial release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax A shall cease.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently Outstanding Bonds in each future Fiscal Year.

**SECTION I
MAXIMUM SPECIAL TAX B**

1. Developed Property

Maximum Special Tax B

The Maximum Special Tax B for each Assessor's Parcel of Developed Property for each Land Use Type is shown in the Table below.

On each July 1, commencing July 1, 2026, the Maximum Special Tax for Residential Property for the prior Fiscal Year shall be increased by (i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve month period ending in March of the prior Fiscal Year, not to exceed 7%.

The Maximum Special Tax for Multifamily Residential Property and Non-Residential Property shall not increase.

**TABLE 3
MAXIMUM SPECIAL TAX B RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,700	\$633 per Unit
Residential Property	1,700 – 1,799	\$645 per Unit
Residential Property	Greater than 1,799	\$675 per Unit
Multifamily Residential Property	N/A	\$39,304 per Acre
Non-Residential Property	N/A	\$39,304 per Acre

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

No Special Tax B shall be levied on Approved Property, Undeveloped Property, or Provisional Undeveloped Property.

3. Method of Apportionment of the Maximum Special Tax B

Commencing with Fiscal Year 2026-27 and for each following Fiscal Year, the City shall levy the Special Tax B at up to 100% of the applicable Maximum Special Tax B, proportionately on each Assessor's Parcel of Developed Property until the amount of Special Tax B equals the Special Tax B Requirement.

**SECTION J
PREPAYMENT OF ANNUAL SPECIAL TAX B**

Special Tax B cannot be prepaid.

**SECTION K
TERM OF SPECIAL TAX A AND SPECIAL TAX B**

For each Fiscal Year that any Bonds are outstanding the Annual Special Tax A shall be levied on all Assessor's Parcels subject to the Annual Special Tax A. If any delinquent Annual Special Tax A amounts remain uncollected prior to or after all Bonds are retired, the Annual Special Tax A may be levied to the extent necessary to reimburse Improvement Area No. 3 for uncollected Annual Special Tax A amounts associated with the levy of such Annual Special Tax A amounts, but not later than the 2069-70 Fiscal Year.

Special Tax B shall be levied in perpetuity as long as the Services are being provided.

**SECTION L
EXEMPT PROPERTY**

The City shall classify as Exempt Property, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, or (vi) other types of public uses determined by the City Council.

Notwithstanding the foregoing, the City Council for purposes of levying the Special Tax A shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Acreage amounts listed in Table 4 below. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Acreage amounts listed in Table 4 will be classified as Provisional Undeveloped Property, and will be subject to the levy of Special Tax A pursuant to Step Five in Section F.

**TABLE 4
MINIMUM TAXABLE ACRES**

Acres
2.29

**SECTION M
APPEALS AND INTERPRETATIONS**

Any property owner claiming that the amount or application of the Special Tax A or Special Tax B is not correct may file a written notice of appeal with the City Council not later than twelve months after having paid the first installment of the Special Tax A or Special Tax B that is disputed. A representative(s) of CFD No. 2026-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of Special Tax A or Special Tax B, and rule on the appeal. If the representative's decision requires that the Special Tax A or Special Tax B for an Assessor's Parcel be modified or changed in favor of the property owner,

The representative shall take any of the following actions, in order of priority, to correct the error:

(i) if possible, amend the Special Tax levy on the property owner's Assessor's Parcel(s) for the current Fiscal Year, if prior to the payment date,

(ii) require the CFD to reimburse the property owner for the amount of the overpayment to the extent of available CFD funds, or

(iii) grant a credit against, eliminate, or reduce the future Special Taxes on the property owner's Assessor's Parcel(s) in the amount of the overpayment.

The City may interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguity and make determinations relative to the amount of Administrative Expenses.

**SECTION N
MANNER OF COLLECTION**

The Annual Special Tax A or Annual Special Tax B shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that Improvement Area No. 3 may collect Annual Special Tax A and Annual Special Tax B at a different time or in a different manner if necessary to meet its financial obligations

APPENDIX B

Recorded Boundary Map



Confirmed copy

PROPOSED BOUNDARY MAP COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) CITY OF CHINO SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARY OF COMMUNITY FACILITIES DISTRICT NO. 2026-1 OF THE CITY OF CHINO, SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF CHINO AT A REGULAR MEETING THEREOF, HELD ON THE 20 DAY OF January 2026, BY ITS RESOLUTION NO. 2026-006

Nancy
CITY CLERK, CITY OF CHINO

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF CHINO THIS 22 DAY OF January 2026.

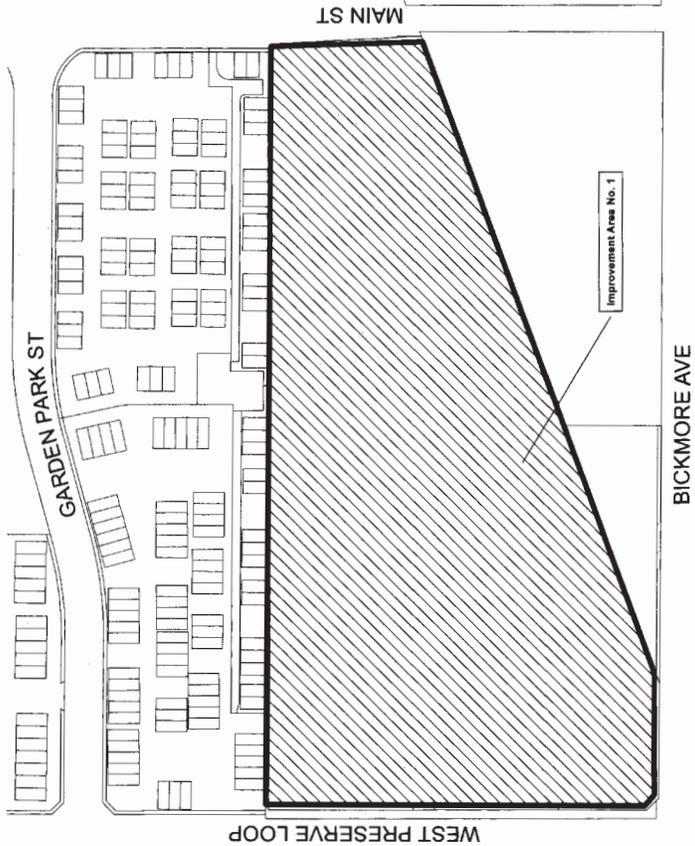
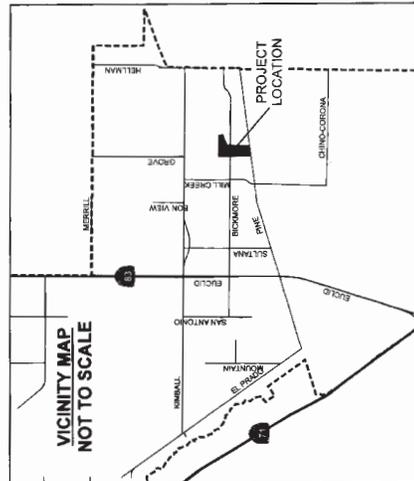
BY: Nancy
CITY CLERK, CITY OF CHINO

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

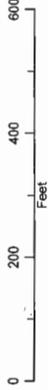
THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2026-006 THIS 28 DAY OF January 2026 AT 2:04 P.M. IN BOOK 92 OF Assessment Maps AT PAGE 85-87 AT THE REQUEST OF CITY OF CHINO IN THE AMOUNT OF \$ 15.

JOSIE GONZALES
ASSESSOR-RECORDER-COUNTY CLERK
SAN BERNARDINO COUNTY

BY: Josie Gonzales
DEPUTY RECORDER



PARCEL NUMBERS
1055-461-09-0000
1055-621-02-0000
1055-621-03-0000



LEGEND

- PROPOSED BOUNDARY
- PARCEL BOUNDARY
- XXXX-XXX-XX-XXXX
- IMPROVEMENT AREA NO. 1
- IMPROVEMENT AREA NO. 2
- IMPROVEMENT AREA NO. 3

THIS MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE SAN BERNARDINO COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2025-2026.



confirmed copy

PROPOSED BOUNDARY MAP COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS) CITY OF CHINO SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

IMPROVEMENT AREA NO. 2 DESCRIPTION:

THOSE PORTIONS OF LOT 4 OF TRACT MAP NO. 20312-2, AS PER MAP FILED IN BOOK 370, PAGES 24 THROUGH 30, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF TRACT MAP NO. 20312-2, AS PER MAP FILED IN BOOK 370, PAGES 24 THROUGH 30, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE, SOUTH 40° 31' 04" WEST, 11.18 FEET; THENCE, SOUTH 81° 43' 43" WEST, 313.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 232.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 31' 51" AN ARC DISTANCE 34.54 FEET; THENCE, NORTH 89° 44' 26" WEST, 41.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 298.00 FEET, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 31' 51" AN ARC DISTANCE 44.37 FEET; THENCE, SOUTH 81° 43' 43" WEST, 132.04 FEET; THENCE, NORTH 49° 29' 06" WEST, 19.33 FEET; THENCE, NORTH 00° 41' 55" WEST, 141.14 FEET; THENCE, NORTH 89° 18' 54" EAST, 93.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2017.00 FEET; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 35' 10" AN ARC DISTANCE 267.06 FEET; THENCE NORTH 81° 43' 43" EAST, 226.62 FEET; THENCE SOUTH 00° 41' 36" EAST, 130.28 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

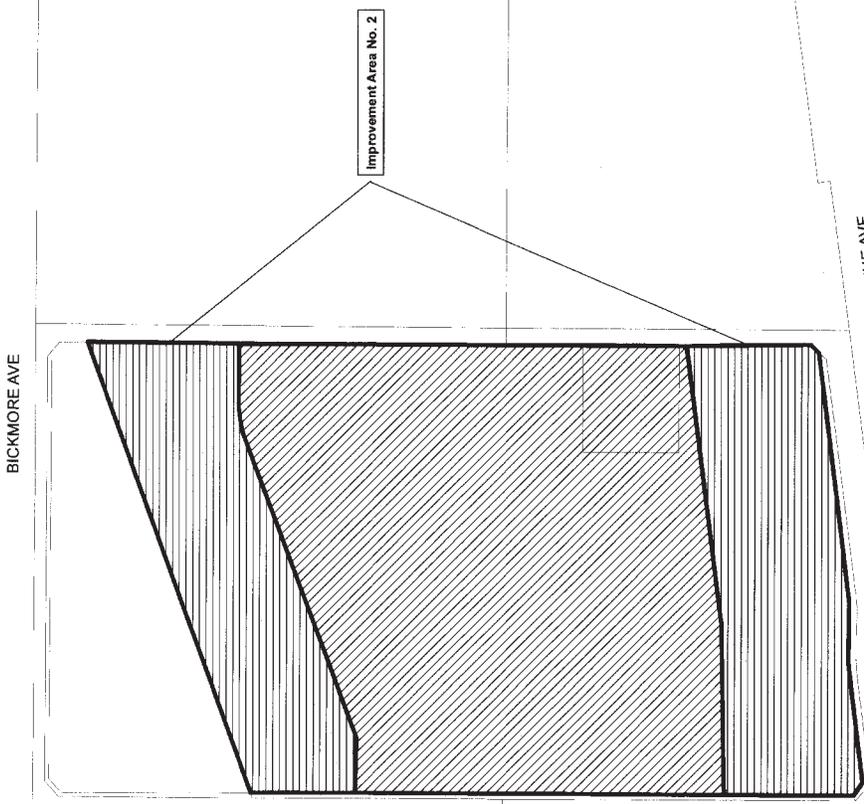
BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF TRACT MAP NO. 20312-2, AS PER MAP FILED IN BOOK 370, PAGES 24 THROUGH 30, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 00° 41' 36" EAST, 187.93 FEET; THENCE SOUTH 89° 18' 24" WEST, 41.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 367.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 24' 38" AN ARC DISTANCE 130.47 FEET; THENCE SOUTH 68° 53' 46" WEST, 393.99 FEET THENCE, SOUTH 89° 18' 05" WEST, 51.02 FEET; THENCE NORTH 00° 41' 55" WEST, 128.79 FEET; THENCE NORTH 68° 53' 46" EAST, 629.66 FEET TO THE POINT OF BEGINNING.

IMPROVEMENT AREA NO. 2

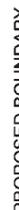
COMPRISED OF PARCEL 1055-621-02-0000 (PORTION), EAST OF WEST PRESERVE LOOP AND NORTH OF PINE AVENUE. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF IMPROVEMENT AREA NO. 2, REFER TO LOT 4 OF TRACT MAP NO. 20312-2, FILED IN BOOK 370, PAGES 24 THROUGH 30, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

PARCEL NUMBERS

1055-461-09-0000
1055-621-02-0000
1055-621-03-0000



LEGEND

-  PROPOSED BOUNDARY
-  PARCEL BOUNDARY
-  PARCEL NUMBER
-  IMPROVEMENT AREA NO. 1
-  IMPROVEMENT AREA NO. 2
-  IMPROVEMENT AREA NO. 3

THIS MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE SAN BERNARDINO COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2025-2026.



Confirmed copy

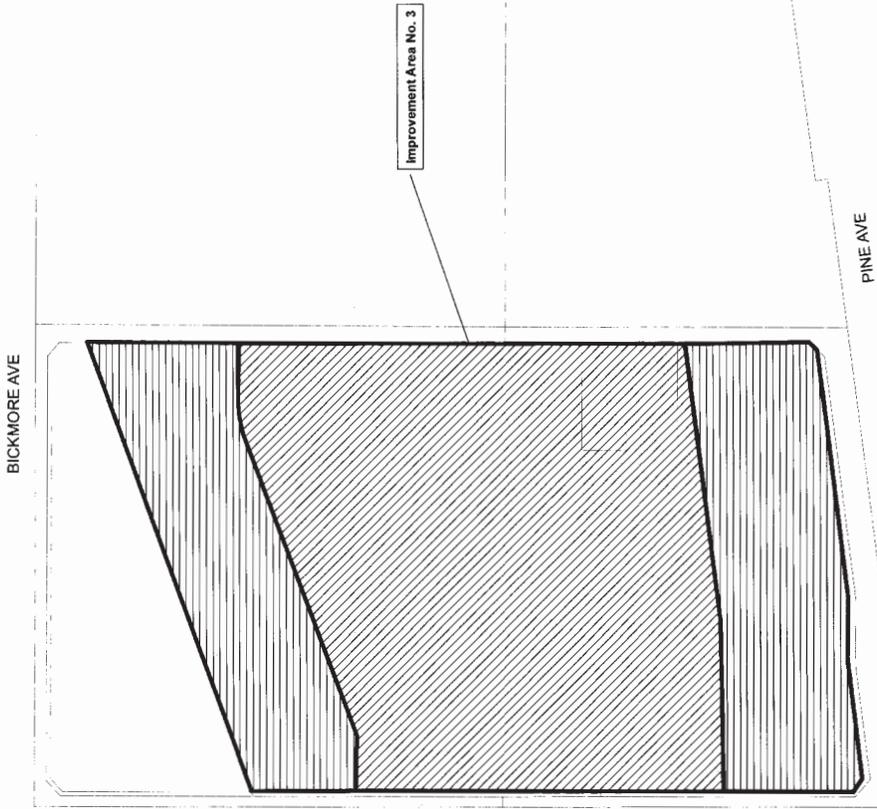
PROPOSED BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2026-1 (THE MEADOWS)
CITY OF CHINO
SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

IMPROVEMENT AREA NO. 3 DESCRIPTION:
 THOSE PORTIONS OF LOTS 4 AND 5 OF TRACT MAP NO. 20312-2, AS PER MAP FILED IN BOOK 370, PAGES 24 THROUGH 30, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 1:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF TRACT MAP NO. 20312-2, AS PER MAP FILED IN BOOK 370, PAGES 24 THROUGH 30, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 00° 41' 36" EAST, 187.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 41' 36" EAST, 622.50 FEET THENCE SOUTH 81° 43' 43" WEST, 226.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2017.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 35' 10" AN ARC DISTANCE 267.06 FEET; THENCE SOUTH 89° 18' 54" WEST, 93.14 FEET; THENCE NORTH 00° 41' 54.6" WEST, 509.54 FEET; THENCE NORTH 89° 18' 05" EAST, 45.02 FEET; THENCE NORTH 68° 53' 46" EAST, 393.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 367.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 24' 38" AN ARC DISTANCE 130.47 FEET; THENCE NORTH 89° 18' 24" EAST, 41.85 FEET TO THE TRUE POINT OF BEGINNING.

IMPROVEMENT AREA NO. 3
 COMPRISED OF PARCEL 1055-621-02-0000 (PORTION) AND PARCEL 1055-621-03-0000. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF IMPROVEMENT AREA 3, REFER TO LOTS 4 AND 5 OF TRACT MAP No. 20312-2, FILED IN BOOK 370, PAGES 24 THROUGH 30, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

PARCEL NUMBERS
 1055-461-09-0000
 1055-621-02-0000
 1055-621-03-0000



LEGEND

- PROPOSED BOUNDARY
- PARCEL BOUNDARY
- XXXX-XXX-XX-XXXX
- IMPROVEMENT AREA NO. 1
- IMPROVEMENT AREA NO. 2
- IMPROVEMENT AREA NO. 3
- PARCEL NUMBER

THIS MAP CORRECTLY SHOWS THE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE SAN BERNARDINO COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2025-2026.



EXHIBIT C
RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2026-1
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 1)

The following sets forth the Rate and Method of Apportionment for the levy and collection of Annual Special Tax A and Annual Special Tax B in Improvement Area No. 1 of the City of Chino (“City”) Community Facilities District No. 2026-1 (“CFD No. 2026-1”). An Annual Special Tax A and Annual Special Tax B shall be levied on and collected in Improvement Area No. 1 of CFD No. 2026-1 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property within Improvement Area No. 1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

SECTION A
DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the land area is not shown on the applicable Final Map, the land area shall be calculated by the City Engineer.

“Act” means the Mello-Roos Community Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any ordinary and necessary expenses allocable to the Special Tax A Requirement and to the Special Tax B Requirement which are incurred by the City on behalf of Improvement Area No. 1 related to the determination of the amount of the levy of Special Tax A and Special Tax B, the collection of Special Tax A and Special Tax B including the expenses of collecting delinquencies, the administration of Bonds, the payment of salaries and benefits of any City employee whose duties are directly related to the administration of Improvement Area No. 1, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2026-1 relating to Improvement Area No. 1.

“Administrator” means an official of the City, or designee thereof, responsible for, among other things, determining the annual amount of the levy and collection of the Special Tax A and Special Tax B.

“Annual Special Tax A” means for each Assessor's Parcel, the Special Tax A actually levied in a given Fiscal Year on any Assessor's Parcel.

“Annual Special Tax B” means for each Assessor's Parcel, the Special Tax B actually levied in a given Fiscal Year on any Assessor's Parcel.

“Approved Property” means all Assessor's Parcels of Taxable Property other than Provisional Undeveloped Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) that have not

been issued a building permit on or before March 1st preceding the Fiscal Year in which the Special Tax A is being levied.

“Assessor’s Parcel” means a lot or parcel of land designated on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number within the boundaries of Improvement Area No. 1.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means that number assigned to a lot or parcel of land by the County Assessor for purposes of identification.

“Assigned Annual Special Tax A” means the Special Tax A of that name described in Section D below.

“Backup Annual Special Tax A” means the Special Tax A of that name described in Section E below.

“Bonds” means those bonds issued by or on behalf of CFD No. 2026-1 Improvement Area No. 1, or any refunding thereof, to which Special Tax A within Improvement Area No. 1 has been pledged.

“Boundary Map” means a recorded map of the CFD No. 2026-1 which indicates the boundaries of Improvement Area No. 1 of CFD No. 2026-1.

“Building Square Footage” or “BSF” means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the building permit application for such Assessor’s Parcel and subject to verification by City Staff.

“Calendar Year” means the period commencing January 1 of any year and ending the following December 31.

“CFD No. 2026-1” means Community Facilities District No. 2026-1 Improvement Area No. 1 established by the City under the Act.

“City” means the City of Chino, or its designee.

“City Council” means the City Council of the City of Chino, acting as the legislative body of CFD No. 2026-1, or its designee.

“Consumer Price Index” or “CPI” means the index published monthly by the U.S. Department of Labor, Bureau of Labor Statistics for all urban consumers in the Riverside-San Bernardino-Ontario area. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario.

“County” means the County of San Bernardino.

“Developed Property” means all Assessor’s Parcels of Taxable Property other than Provisional Undeveloped Property that: (i) are included in a Final Map that was recorded prior to January 1st

preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) a building permit was issued on or before March 1st preceding the Fiscal Year in which the Special Tax A or Special Tax B is being levied.

“Exempt Property” means all Assessor’s Parcels designated as being exempt from both Special Tax A and Special Tax B as provided for in Section L.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which building permits may be issued without further subdivision.

“Fiscal Year” means the period commencing July 1 of any year and ending the following June 30.

“Improvement Area No. 1” means Improvement Area No. 1 of CFD No. 2026-1, as identified on the boundary map for CFD No. 2026-1 Improvement Area No. 1.

“Land Use Type” means Residential Property, Multifamily Residential Property, or Non-Residential Property.

“Maximum Special Tax A” means for each Assessor’s Parcel of Taxable Property, the maximum Special Tax A, determined in accordance with Section C that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Maximum Special Tax B” means for each Assessor’s Parcel of Developed Property, the maximum amount of Special Tax B, determined in accordance with Section I that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Multifamily Residential Property” means all Parcels of Developed Property for which a building permit has been issued for the purpose of constructing a building or buildings comprised of attached Units available for rental by the general public, not for sale to an end user, and under common management, as determined by the Administrator.

“Non-Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued for any type of non-residential use.

“Partial Prepayment Amount” means the amount required to prepay a portion of the Special Tax A obligation for an Assessor’s Parcel, as described in Section H.

“Prepayment Amount” means the amount required to prepay the Special Tax A obligation in full for an Assessor’s Parcel, as described in Section G.

“Proportionately” means for Special Tax A that the ratio of the Annual Special Tax A levy to the applicable Assigned Annual Special Tax A is equal for all applicable Assessor’s Parcels. In the case of Special Tax B, means that the ratio of the Annual Special Tax B levy to the applicable Maximum Special Tax B is equal for all applicable Assessor’s Parcels. In case of Developed Property subject to the apportionment of the Annual Special Tax A under Step Four of Section F, “Proportionately” means that the quotient of (a) Annual Special Tax A less the Assigned Annual Special Tax A divided by (b) the Backup Annual Special Tax A less the Assigned Annual Special Tax A, is equal for all applicable Assessor’s Parcels.

“Provisional Undeveloped Property” means all Assessor’s Parcels of Taxable Property subject to Special Tax A that would otherwise be classified as Exempt Property pursuant to the provisions of Section L, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in Section L.

“Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units, which is not Multifamily Residential Property.

“Services” means services permitted under the Act including, without limitation, maintenance of parks, parkways and open space, flood and storm protection services the operation of storm drainage systems, and public safety services. All of the services financed must be provided within the boundaries of or for the benefit of CFD No. 2026-1.

“Special Tax A” means any of the special taxes authorized to be levied on Taxable Property within Improvement Area No. 1 by CFD No. 2026-1 pursuant to the Act to fund the Special Tax A Requirement.

“Special Tax B” means the special tax authorized to be levied in each Fiscal Year on each Assessor’s Parcel of Developed Property to fund the Special Tax B Requirement.

“Special Tax A Requirement” means, subject to the Maximum Special Tax A, the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B), (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, and (v) the collection or accumulation of funds for the acquisition or construction of facilities or payment of fees authorized by CFD No. 2026-1 by the levy on Developed Property of the Assigned Annual Special Tax A, provided that the inclusion of such amount does not cause an increase in the levy of Special Tax A on Approved Property or Undeveloped Property as set forth in Step Two and Three of Section F, less (vi) any amount available to pay debt service or other periodic costs on the Bonds pursuant to any applicable fiscal agent agreement, or trust agreement.

“Special Tax B Requirement” means, subject to the Maximum Special Tax B, that amount to be collected in any Fiscal Year to pay for Services as required to meet the needs of CFD No. 2026-1 in both the current Fiscal Year and the next Fiscal Year. The costs of Services to be covered shall be the direct costs for (i) Services, and (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B); less (iii) a credit for funds available to reduce the Annual Special Tax B levy, if any, as determined by the Administrator. Under no circumstances shall the Special Tax B Requirement include funds for Bonds.

“Taxable Property” means all Assessor’s Parcels within Improvement Area No. 1, which are not Exempt Property.

“Undeveloped Property” means all Assessor’s Parcels of Taxable Property which are not Developed Property, Approved Property or Provisional Undeveloped Property.

“Unit” means any residential structure.

**SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS**

Each Fiscal Year, beginning with Fiscal Year 2026-27, each Assessor's Parcel within Improvement Area No. 1 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property. In addition, each Assessor's Parcel of Developed Property shall further be classified as Residential Property, Multifamily Residential Property, or Non-Residential Property.

**SECTION C
MAXIMUM SPECIAL TAX A**

1. Developed Property

The Maximum Special Tax A for each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Annual Special Tax A or (ii) the Backup Annual Special Tax A.

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property in any Fiscal Year shall be the Assigned Annual Special Tax A.

**SECTION D
ASSIGNED ANNUAL SPECIAL TAX A**

1. Developed Property

Each Fiscal Year, each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property shall be subject to an Assigned Annual Special Tax A.

The Assigned Annual Special Tax A applicable to an Assessor's Parcel of Developed Property shall be determined using the Table below.

**TABLE 1
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,450	\$3,280 per Unit
Residential Property	1,450 – 1,599	\$3,425 per Unit
Residential Property	1,600 – 1,749	\$3,570 per Unit
Residential Property	1,750 – 1,899	\$3,715 per Unit
Residential Property	1,900 – 2,049	\$3,860 per Unit
Residential Property	Greater than 2,049	\$4,005 per Unit
Multifamily Residential Property	N/A	\$216,060 per Acre
Non-Residential Property	N/A	\$216,060 per Acre

2. **Approved Property, Undeveloped Property, and Provisional Undeveloped Property**
 Each Fiscal Year, each Assessor’s Parcel of Approved Property, Undeveloped Property, and Provisional Undeveloped Property shall be subject to an Assigned Annual Special Tax A. The Assigned Annual Special Tax A rate for an Assessor’s Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be determined pursuant to Table 2 below:

**TABLE 2
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR APPROVED PROPERTY, UNDEVELOPED PROPERTY,
AND PROVISIONAL UNDEVELOPED PROPERTY**

Minimum Taxable Acreage	Rate
4.75	\$216,060 per Acre

**SECTION E
BACKUP ANNUAL SPECIAL TAX A**

At the time a Final Map is recorded, the City shall determine the Backup Annual Special Tax A for all Assessor’s Parcels classified or reasonably expected to be classified as Residential Property within such Final Map area shall be determined by multiplying the Maximum Special Tax A rate for Undeveloped Property by the total Acreage of Taxable Property, excluding the Provisional Undeveloped Property Acreage area, or Multifamily Residential Property and/or Non-Residential Property Acreage area if any, in such Final Map area and any Acreage reasonably expected to be classified as Exempt Property, and dividing such amount by the total number of such Assessor’s Parcels of Residential Property. In no circumstance shall the total Acreage of Taxable Property in less than the acreage set forth in Table 2.

The Backup Annual Special Tax A for Multifamily Residential Property shall be its Annual Assigned Special Tax A Rate.

Notwithstanding the foregoing, if Assessor's Parcels which are classified or to be classified as Residential Property or Multifamily Residential Property are subsequently changed by recordation of a lot line adjustment, Final Map amendment, new Final Map or similar instrument, then the Backup Annual Special Tax A shall be recalculated within the area that has been changed to equal the amount of Backup Annual Special Tax A that would have been generated if such change did not take place.

SECTION F METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX A

Commencing Fiscal Year 2026-27 and for each subsequent Fiscal Year, the City Council shall levy Annual Special Tax A in accordance with the following steps:

- Step One: The Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Annual Special Tax A rates in Table 1 to satisfy the Special Tax A Requirement.
- Step Two: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the applicable Assigned Annual Special Tax A to satisfy the Special Tax A Requirement.
- Step Three: If additional moneys are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax A for Undeveloped Property applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.
- Step Four: If additional moneys are needed to satisfy the Special Tax A Requirement after the first three steps have been completed, then the Annual Special Tax A on each Assessor's Parcel of Developed Property for which the Maximum Special Tax A is the Backup Annual Special Tax A shall be increased Proportionately from the Assigned Annual Special Tax A up to 100% of the Backup Annual Special Tax A as needed to satisfy the Special Tax A Requirement.
- Step Five: If additional moneys are needed to satisfy the Special Tax A Requirement after the first four steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax A applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.

SECTION G PREPAYMENT OF ANNUAL SPECIAL TAX A

The following definition applies to this Section G:

“Outstanding Bonds” means all previously issued Bonds issued and secured by the levy of Special Tax A which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Maximum Special Tax A.

Prepayment:

The Special Tax A obligation of an Assessor's Parcel of Developed Property, an Assessor's Parcel of Approved Property, an Assessor's Parcel of Undeveloped Property, and an Assessor's Parcel of Provisional Undeveloped Property may be prepaid in full, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

An owner of an Assessor's Parcel intending to prepay the Special Tax A obligation shall provide the City with written notice of intent to prepay, and within five (5) days of receipt of such notice, the City shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by Improvement Area No. 1 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the City shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount for each applicable Assessor's Parcel shall be calculated according to the following formula (capitalized terms defined below):

$$\begin{array}{rcl} & & \text{Payoff Amount} \\ \text{plus} & & \text{Administrative Fee} \\ \text{equals} & & \text{Prepayment Amount} \end{array}$$

As of the date of prepayment, the Prepayment Amount shall be calculated as follows:

1. For an Assessor's Parcel of Developed Property and Provisional Undeveloped Property, compute the Assigned Annual Special Tax A applicable to the Assessor's Parcel. For an Assessor's Parcel of Approved Property, compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel. For an Assessor's Parcel of Undeveloped Property compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel.

For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, compute the present value of the remaining Annual Assigned Special Tax A payments using a discount rate that is equal to the weighted average interest rate on the Outstanding Bonds and the remaining term of the Outstanding Bonds determined by a Financial Advisor selected by the City. For any prepayment that occurs prior to the first issuance of Bonds, the discount rate used in this calculation shall be 5.5% and the term shall be the period in which the Special Tax A may be levied as provided in Section K less ten years. This is the "Payoff Amount."

2. For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, divide the Assigned Annual Special Tax A computed pursuant to the first paragraph in paragraph 1 of this Section G for such Assessor's Parcel by

the sum of the estimated Assigned Annual Special Tax applicable to all Assessor's Parcels of Taxable Property at build out, as reasonably determined by the City.

3. Multiply the quotient computed pursuant to paragraph 2 by the Outstanding Bonds. The product shall be the "Bond Redemption Amount".
4. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed with the proceeds of the Bond Redemption Amount. This product is the "Redemption Premium."
5. Compute the amount needed to pay interest on the Bond Redemption Amount to be redeemed with the proceeds of the Prepayment Amount until the earliest call date for the Outstanding Bonds.
6. Determine the amount of interest earnings to be derived from the reinvestment of the Bond Redemption Amount plus the Redemption Premium in State and Local Government Series Treasury Obligations until the earliest call date for the Outstanding Bonds.
7. Subtract the amount computed pursuant to paragraph 6 from the amount computed pursuant to paragraph 5. This difference is the "Defeasance Cost."
8. Estimate the administrative fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption. This amount is the "Administrative Fee."
9. Calculate the "Reserve Fund Credit" as the lesser of: (a) the expected reduction in the applicable reserve requirements, if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirements in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the applicable reserve funds on the prepayment date. Notwithstanding the foregoing, if the reserve fund requirement is satisfied by a surety bond or other instrument at the time of the prepayment, then no Reserve Fund Credit shall be given. Notwithstanding the foregoing, the Reserve Fund Credit shall in no event be less than zero.
10. The "Amount to Call Bonds" is equal to the sum of the Bond Redemption Amount, the Redemption Premium, and the Defeasance Cost, less the Reserve Fund Credit (the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds).
11. The Prepayment Amount is the sum of the Payoff Amount and the Administrative Fee.

12. From the Prepayment Amount, the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds pursuant to the fiscal agent agreement or escrow agreement; the Administrative Fee will be transferred to the Administrative Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement and used to pay administrative expenses; the remainder will be transferred to the Surplus Taxes Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement.

With respect to the Special Tax A obligation that is prepaid pursuant to this Section G, the City Council shall indicate in the records of Improvement Area No. 1 that there has been a prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such prepayment to indicate the prepayment of the Special Tax A obligation and the release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Special Tax A shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such full prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all Outstanding Bonds in each future Fiscal Year.

SECTION H
PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAX A

The Special Tax A obligation of an Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property, for which a building permit has been issued or is expected to be issued, as calculated in this Section H below, may be partially prepaid, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid.

The Partial Prepayment Amount shall be calculated according to the following formula:

$$PP = P_G \times F$$

The terms above have the following meanings:

- PP = the Partial Prepayment Amount.
- P_G = the Prepayment Amount calculated according to Section G.
- F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax A obligation.

With respect to any Assessor's Parcel that is partially prepaid, the City Council shall indicate in the records of Improvement Area No. 1 that there has been a partial prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such partial prepayment of the Special Tax A obligation, to indicate the partial prepayment of the Special Tax A obligation and the partial release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax A shall cease.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently Outstanding Bonds in each future Fiscal Year.

**SECTION I
MAXIMUM SPECIAL TAX B**

1. Developed Property

Maximum Special Tax B

The Maximum Special Tax B for each Assessor’s Parcel of Developed Property for each Land Use Type is shown in the Table below.

On each July 1, commencing July 1, 2026, the Maximum Special Tax for Residential Property for the prior Fiscal Year shall be increased by (i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve month period ending in March of the prior Fiscal Year, not to exceed 7%.

The Maximum Special Tax for Multifamily Residential Property and Non-Residential Property shall not increase.

**TABLE 3
MAXIMUM SPECIAL TAX B RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,450	\$590 per Unit
Residential Property	1,450 – 1,599	\$602 per Unit
Residential Property	1,600 – 1,749	\$620 per Unit
Residential Property	1,750 – 1,899	\$650 per Unit
Residential Property	1,900 – 2,049	\$679 per Unit
Residential Property	Greater than 2,049	\$697 per Unit
Multifamily Residential Property	N/A	\$38,041 per Acre
Non-Residential Property	N/A	\$38,041 per Acre

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

No Special Tax B shall be levied on Approved Property, Undeveloped Property, or Provisional Undeveloped Property.

3. Method of Apportionment of the Maximum Special Tax B

Commencing with Fiscal Year 2026-27 and for each following Fiscal Year, the City shall levy the Special Tax B at up to 100% of the applicable Maximum Special Tax B, proportionately on each Assessor’s Parcel of Developed Property until the amount of Special Tax B equals the Special Tax B Requirement.

**SECTION J
PREPAYMENT OF ANNUAL SPECIAL TAX B**

Special Tax B cannot be prepaid.

**SECTION K
TERM OF SPECIAL TAX A AND SPECIAL TAX B**

For each Fiscal Year that any Bonds are outstanding the Annual Special Tax A shall be levied on all Assessor's Parcels subject to the Annual Special Tax A. If any delinquent Annual Special Tax A amounts remain uncollected prior to or after all Bonds are retired, the Annual Special Tax A may be levied to the extent necessary to reimburse Improvement Area No. 1 for uncollected Annual Special Tax A amounts associated with the levy of such Annual Special Tax A amounts, but not later than the 2069-70 Fiscal Year.

Special Tax B shall be levied in perpetuity as long as the Services are being provided.

**SECTION L
EXEMPT PROPERTY**

The City shall classify as Exempt Property, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, or (vi) other types of public uses determined by the City Council.

Notwithstanding the foregoing, the City Council for purposes of levying the Special Tax A shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Acreage amounts listed in Table 4 below. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Acreage amounts listed in Table 4 will be classified as Provisional Undeveloped Property, and will be subject to the levy of Special Tax A pursuant to Step Five in Section F.

**TABLE 4
MINIMUM TAXABLE ACRES**

Acres
4.75

**SECTION M
APPEALS AND INTERPRETATIONS**

Any property owner claiming that the amount or application of the Special Tax A or Special Tax B is not correct may file a written notice of appeal with the City Council not later than twelve months after having paid the first installment of the Special Tax A or Special Tax B that is disputed. A representative(s) of CFD No. 2026-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of Special Tax A or Special Tax B, and rule on the appeal. If the representative's decision requires that the Special Tax A or Special Tax B for an Assessor's Parcel be modified or changed in favor of the property owner,

The representative shall take any of the following actions, in order of priority, to correct the error:

- (i) if possible, amend the Special Tax levy on the property owner's Assessor's Parcel(s) for the current Fiscal Year, if prior to the payment date,
- (ii) require the CFD to reimburse the property owner for the amount of the overpayment to the extent of available CFD funds, or
- (iii) grant a credit against, eliminate, or reduce the future Special Taxes on the property owner's Assessor's Parcel(s) in the amount of the overpayment.

The City may interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguity and make determinations relative to the amount of Administrative Expenses.

**SECTION N
MANNER OF COLLECTION**

The Annual Special Tax A or Annual Special Tax B shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that Improvement Area No. 1 may collect Annual Special Tax A and Annual Special Tax B at a different time or in a different manner if necessary to meet its financial obligations.

**EXHIBIT D
RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2026-1
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 2)**

The following sets forth the Rate and Method of Apportionment for the levy and collection of Annual Special Tax A and Annual Special Tax B in Improvement Area No. 2 of the City of Chino (“City”) Community Facilities District No. 2026-1 (“CFD No. 2026-1”). An Annual Special Tax A and Annual Special Tax B shall be levied on and collected in Improvement Area No. 2 of CFD No. 2026-1 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property within Improvement Area No. 2, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**SECTION A
DEFINITIONS**

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the land area is not shown on the applicable Final Map, the land area shall be calculated by the City Engineer.

“Act” means the Mello-Roos Community Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any ordinary and necessary expenses allocable to the Special Tax A Requirement and to the Special Tax B Requirement which are incurred by the City on behalf of Improvement Area No. 2 related to the determination of the amount of the levy of Special Tax A and Special Tax B, the collection of Special Tax A and Special Tax B including the expenses of collecting delinquencies, the administration of Bonds, the payment of salaries and benefits of any City employee whose duties are directly related to the administration of Improvement Area No. 2, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2026-1 relating to Improvement Area No. 2.

“Administrator” means an official of the City, or designee thereof, responsible for, among other things, determining the annual amount of the levy and collection of the Special Tax A and Special Tax B.

“Annual Special Tax A” means for each Assessor's Parcel, the Special Tax A actually levied in a given Fiscal Year on any Assessor's Parcel.

“Annual Special Tax B” means for each Assessor's Parcel, the Special Tax B actually levied in a given Fiscal Year on any Assessor's Parcel.

“Approved Property” means all Assessor's Parcels of Taxable Property other than Provisional Undeveloped Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) that have not

been issued a building permit on or before March 1st preceding the Fiscal Year in which the Special Tax A is being levied.

“Assessor’s Parcel” means a lot or parcel of land designated on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number within the boundaries of Improvement Area No. 2.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means that number assigned to a lot or parcel of land by the County Assessor for purposes of identification.

“Assigned Annual Special Tax A” means the Special Tax A of that name described in Section D below.

“Backup Annual Special Tax A” means the Special Tax A of that name described in Section E below.

“Bonds” means those bonds issued by or on behalf of CFD No. 2026-1 Improvement Area No. 2, or any refunding thereof, to which Special Tax A within Improvement Area No. 2 has been pledged.

“Boundary Map” means a recorded map of the CFD No. 2026-1 which indicates the boundaries of Improvement Area No. 2 of CFD No. 2026-1.

“Building Square Footage” or “BSF” means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the building permit application for such Assessor’s Parcel and subject to verification by City Staff.

“Calendar Year” means the period commencing January 1 of any year and ending the following December 31.

“CFD No. 2026-1” means Community Facilities District No. 2026-1 Improvement Area No. 2 established by the City under the Act.

“City” means the City of Chino, or its designee.

“City Council” means the City Council of the City of Chino, acting as the legislative body of CFD No. 2026-1, or its designee.

“Consumer Price Index” or “CPI” means the index published monthly by the U.S. Department of Labor, Bureau of Labor Statistics for all urban consumers in the Riverside-San Bernardino-Ontario area. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario.

“County” means the County of San Bernardino.

“Developed Property” means all Assessor’s Parcels of Taxable Property other than Provisional Undeveloped Property that: (i) are included in a Final Map that was recorded prior to January 1st

preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) a building permit was issued on or before March 1st preceding the Fiscal Year in which the Special Tax A or Special Tax B is being levied.

“Exempt Property” means all Assessor’s Parcels designated as being exempt from both Special Tax A and Special Tax B as provided for in Section L.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which building permits may be issued without further subdivision.

“Fiscal Year” means the period commencing July 1 of any year and ending the following June 30.

“Improvement Area No. 2” means Improvement Area No. 2 of CFD No. 2026-1, as identified on the boundary map for CFD No. 2026-1 Improvement Area No. 2.

“Land Use Type” means Residential Property, Multifamily Residential Property, or Non-Residential Property.

“Maximum Special Tax A” means for each Assessor’s Parcel of Taxable Property, the maximum Special Tax A, determined in accordance with Section C that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Maximum Special Tax B” means for each Assessor’s Parcel of Developed Property, the maximum amount of Special Tax B, determined in accordance with Section I that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Multifamily Residential Property” means all Parcels of Developed Property for which a building permit has been issued for the purpose of constructing a building or buildings comprised of attached Units available for rental by the general public, not for sale to an end user, and under common management, as determined by the Administrator.

“Non-Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued for any type of non-residential use.

“Partial Prepayment Amount” means the amount required to prepay a portion of the Special Tax A obligation for an Assessor’s Parcel, as described in Section H.

“Prepayment Amount” means the amount required to prepay the Special Tax A obligation in full for an Assessor’s Parcel, as described in Section G.

“Proportionately” means for Special Tax A that the ratio of the Annual Special Tax A levy to the applicable Assigned Annual Special Tax A is equal for all applicable Assessor’s Parcels. In the case of Special Tax B, means that the ratio of the Annual Special Tax B levy to the applicable Maximum Special Tax B is equal for all applicable Assessor’s Parcels. In case of Developed Property subject to the apportionment of the Annual Special Tax A under Step Four of Section F, “Proportionately” means that the quotient of (a) Annual Special Tax A less the Assigned Annual Special Tax A divided by (b) the Backup Annual Special Tax A less the Assigned Annual Special Tax A, is equal for all applicable Assessor’s Parcels.

“Provisional Undeveloped Property” means all Assessor’s Parcels of Taxable Property subject to Special Tax A that would otherwise be classified as Exempt Property pursuant to the provisions of Section L, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in Section L.

“Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units, which is not Multifamily Residential Property.

“Services” means services permitted under the Act including, without limitation, maintenance of parks, parkways and open space, flood and storm protection services the operation of storm drainage systems, and public safety services. All of the services financed must be provided within the boundaries of or for the benefit of CFD No. 2026-1.

“Special Tax A” means any of the special taxes authorized to be levied on Taxable Property within Improvement Area No. 2 by CFD No. 2026-1 pursuant to the Act to fund the Special Tax A Requirement.

“Special Tax B” means the special tax authorized to be levied in each Fiscal Year on each Assessor’s Parcel of Developed Property to fund the Special Tax B Requirement.

“Special Tax A Requirement” means, subject to the Maximum Special Tax A, the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B), (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, and (v) the collection or accumulation of funds for the acquisition or construction of facilities or payment of fees authorized by CFD No. 2026-1 by the levy on Developed Property of the Assigned Annual Special Tax A, provided that the inclusion of such amount does not cause an increase in the levy of Special Tax A on Approved Property or Undeveloped Property as set forth in Step Two and Three of Section F, less (vi) any amount available to pay debt service or other periodic costs on the Bonds pursuant to any applicable fiscal agent agreement, or trust agreement.

“Special Tax B Requirement” means, subject to the Maximum Special Tax B, that amount to be collected in any Fiscal Year to pay for Services as required to meet the needs of CFD No. 2026-1 in both the current Fiscal Year and the next Fiscal Year. The costs of Services to be covered shall be the direct costs for (i) Services, and (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B); less (iii) a credit for funds available to reduce the Annual Special Tax B levy, if any, as determined by the Administrator. Under no circumstances shall the Special Tax B Requirement include funds for Bonds.

“Taxable Property” means all Assessor’s Parcels within Improvement Area No. 2, which are not Exempt Property.

“Undeveloped Property” means all Assessor’s Parcels of Taxable Property which are not Developed Property, Approved Property or Provisional Undeveloped Property.

“Unit” means any residential structure.

**SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS**

Each Fiscal Year, beginning with Fiscal Year 2026-27, each Assessor's Parcel within Improvement Area No. 2 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property. In addition, each Assessor's Parcel of Developed Property shall further be classified as Residential Property, Multifamily Residential Property, or Non-Residential Property.

**SECTION C
MAXIMUM SPECIAL TAX A**

1. Developed Property

The Maximum Special Tax A for each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Annual Special Tax A or (ii) the Backup Annual Special Tax A.

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property in any Fiscal Year shall be the Assigned Annual Special Tax A.

**SECTION D
ASSIGNED ANNUAL SPECIAL TAX A**

1. Developed Property

Each Fiscal Year, each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property shall be subject to an Assigned Annual Special Tax A.

The Assigned Annual Special Tax A applicable to an Assessor's Parcel of Developed Property shall be determined using the Table below.

**TABLE 1
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,350	\$3,875 per Unit
Residential Property	1,350 – 1,599	\$4,005 per Unit
Residential Property	1,600 – 1,849	\$4,135 per Unit
Residential Property	1,850 – 2,099	\$4,265 per Unit
Residential Property	Greater than 2,099	\$4,395 per Unit
Multifamily Residential Property	N/A	\$231,863 per Acre
Non-Residential Property	N/A	\$231,863 per Acre

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

Each Fiscal Year, each Assessor’s Parcel of Approved Property, Undeveloped Property, and Provisional Undeveloped Property shall be subject to an Assigned Annual Special Tax A. The Assigned Annual Special Tax A rate for an Assessor’s Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be determined pursuant to Table 2 below:

**TABLE 2
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR APPROVED PROPERTY, UNDEVELOPED PROPERTY,
AND PROVISIONAL UNDEVELOPED PROPERTY**

Minimum Taxable Acreage	Rate
1.76	\$231,863 per Acre

**SECTION E
BACKUP ANNUAL SPECIAL TAX A**

At the time a Final Map is recorded, the City shall determine the Backup Annual Special Tax A for all Assessor’s Parcels classified or reasonably expected to be classified as Residential Property within such Final Map area shall be determined by multiplying the Maximum Special Tax A rate for Undeveloped Property by the total Acreage of Taxable Property, excluding the Provisional Undeveloped Property Acreage area, or Multifamily Residential Property and/or Non-Residential Property Acreage area if any, in such Final Map area and any Acreage reasonably expected to be classified as Exempt Property, and dividing such amount by the total number of such Assessor’s Parcels of Residential Property. In no circumstance shall the total Acreage of Taxable Property in less than the acreage set forth in Table 2.

The Backup Annual Special Tax A for Multifamily Residential Property shall be its Annual Assigned Special Tax A Rate.

Notwithstanding the foregoing, if Assessor's Parcels which are classified or to be classified as Residential Property or Multifamily Residential Property are subsequently changed by recordation of a lot line adjustment, Final Map amendment, new Final Map or similar instrument, then the Backup Annual Special Tax A shall be recalculated within the area that has been changed to equal the amount of Backup Annual Special Tax A that would have been generated if such change did not take place.

SECTION F METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX A

Commencing Fiscal Year 2026-27 and for each subsequent Fiscal Year, the City Council shall levy Annual Special Tax A in accordance with the following steps:

- Step One: The Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Annual Special Tax A rates in Table 1 to satisfy the Special Tax A Requirement.
- Step Two: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the applicable Assigned Annual Special Tax A to satisfy the Special Tax A Requirement.
- Step Three: If additional moneys are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax A for Undeveloped Property applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.
- Step Four: If additional moneys are needed to satisfy the Special Tax A Requirement after the first three steps have been completed, then the Annual Special Tax A on each Assessor's Parcel of Developed Property for which the Maximum Special Tax A is the Backup Annual Special Tax A shall be increased Proportionately from the Assigned Annual Special Tax A up to 100% of the Backup Annual Special Tax A as needed to satisfy the Special Tax A Requirement.
- Step Five: If additional moneys are needed to satisfy the Special Tax A Requirement after the first four steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax A applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.

SECTION G PREPAYMENT OF ANNUAL SPECIAL TAX A

The following definition applies to this Section G:

“Outstanding Bonds” means all previously issued Bonds issued and secured by the levy of Special Tax A which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Maximum Special Tax A.

Prepayment:

The Special Tax A obligation of an Assessor's Parcel of Developed Property, an Assessor's Parcel of Approved Property, an Assessor's Parcel of Undeveloped Property, and an Assessor's Parcel of Provisional Undeveloped Property may be prepaid in full, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

An owner of an Assessor's Parcel intending to prepay the Special Tax A obligation shall provide the City with written notice of intent to prepay, and within five (5) days of receipt of such notice, the City shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by Improvement Area No. 2 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the City shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount for each applicable Assessor's Parcel shall be calculated according to the following formula (capitalized terms defined below):

$$\begin{array}{rcl} & & \text{Payoff Amount} \\ \text{plus} & & \text{Administrative Fee} \\ \text{equals} & & \text{Prepayment Amount} \end{array}$$

As of the date of prepayment, the Prepayment Amount shall be calculated as follows:

1. For an Assessor's Parcel of Developed Property and Provisional Undeveloped Property, compute the Assigned Annual Special Tax A applicable to the Assessor's Parcel. For an Assessor's Parcel of Approved Property, compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel. For an Assessor's Parcel of Undeveloped Property compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel.

For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, compute the present value of the remaining Annual Assigned Special Tax A payments using a discount rate that is equal to the weighted average interest rate on the Outstanding Bonds and the remaining term of the Outstanding Bonds determined by a Financial Advisor selected by the City. For any prepayment that occurs prior to the first issuance of Bonds, the discount rate used in this calculation shall be 5.5% and the term shall be the period in which the Special Tax A may be levied as provided in Section K less ten years. This is the "Payoff Amount."

2. For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, divide the Assigned Annual Special Tax A computed pursuant to the first paragraph in paragraph 1 of this Section G for such Assessor's Parcel by

the sum of the estimated Assigned Annual Special Tax applicable to all Assessor's Parcels of Taxable Property at build out, as reasonably determined by the City.

3. Multiply the quotient computed pursuant to paragraph 2 by the Outstanding Bonds. The product shall be the "Bond Redemption Amount".
4. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed with the proceeds of the Bond Redemption Amount. This product is the "Redemption Premium."
5. Compute the amount needed to pay interest on the Bond Redemption Amount to be redeemed with the proceeds of the Prepayment Amount until the earliest call date for the Outstanding Bonds.
6. Determine the amount of interest earnings to be derived from the reinvestment of the Bond Redemption Amount plus the Redemption Premium in State and Local Government Series Treasury Obligations until the earliest call date for the Outstanding Bonds.
7. Subtract the amount computed pursuant to paragraph 6 from the amount computed pursuant to paragraph 5. This difference is the "Defeasance Cost."
8. Estimate the administrative fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption. This amount is the "Administrative Fee."
9. Calculate the "Reserve Fund Credit" as the lesser of: (a) the expected reduction in the applicable reserve requirements, if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirements in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the applicable reserve funds on the prepayment date. Notwithstanding the foregoing, if the reserve fund requirement is satisfied by a surety bond or other instrument at the time of the prepayment, then no Reserve Fund Credit shall be given. Notwithstanding the foregoing, the Reserve Fund Credit shall in no event be less than zero.
10. The "Amount to Call Bonds" is equal to the sum of the Bond Redemption Amount, the Redemption Premium, and the Defeasance Cost, less the Reserve Fund Credit (the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds).
11. The Prepayment Amount is the sum of the Payoff Amount and the Administrative Fee.

12. From the Prepayment Amount, the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds pursuant to the fiscal agent agreement or escrow agreement; the Administrative Fee will be transferred to the Administrative Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement and used to pay administrative expenses; the remainder will be transferred to the Surplus Taxes Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement.

With respect to the Special Tax A obligation that is prepaid pursuant to this Section G, the City Council shall indicate in the records of Improvement Area No. 2 that there has been a prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such prepayment to indicate the prepayment of the Special Tax A obligation and the release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Special Tax A shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such full prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all Outstanding Bonds in each future Fiscal Year.

SECTION H
PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAX A

The Special Tax A obligation of an Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property, for which a building permit has been issued or is expected to be issued, as calculated in this Section H below, may be partially prepaid, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid.

The Partial Prepayment Amount shall be calculated according to the following formula:

$$PP = P_G \times F$$

The terms above have the following meanings:

- PP = the Partial Prepayment Amount.
- P_G = the Prepayment Amount calculated according to Section G.
- F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax A obligation.

With respect to any Assessor's Parcel that is partially prepaid, the City Council shall indicate in the records of Improvement Area No. 2 that there has been a partial prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such partial prepayment of the Special Tax A obligation, to indicate the partial prepayment of the Special Tax A obligation and the partial release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax A shall cease.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently Outstanding Bonds in each future Fiscal Year.

**SECTION I
MAXIMUM SPECIAL TAX B**

1. Developed Property

Maximum Special Tax B

The Maximum Special Tax B for each Assessor’s Parcel of Developed Property for each Land Use Type is shown in the Table below.

On each July 1, commencing July 1, 2026, the Maximum Special Tax for Residential Property for the prior Fiscal Year shall be increased by (i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve month period ending in March of the prior Fiscal Year, not to exceed 7%.

The Maximum Special Tax for Multifamily Residential Property and Non-Residential Property shall not increase.

**TABLE 3
MAXIMUM SPECIAL TAX B RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,350	\$572 per Unit
Residential Property	1,350 – 1,599	\$584 per Unit
Residential Property	1,600 – 1,849	\$632 per Unit
Residential Property	1,850 – 2,099	\$650 per Unit
Residential Property	Greater than 2,099	\$702 per Unit
Multifamily Residential Property	N/A	35,521 per Acre
Non-Residential Property	N/A	35,521 per Acre

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

No Special Tax B shall be levied on Approved Property, Undeveloped Property, or Provisional Undeveloped Property.

3. Method of Apportionment of the Maximum Special Tax B

Commencing with Fiscal Year 2026-27 and for each following Fiscal Year, the City shall levy the Special Tax B at up to 100% of the applicable Maximum Special Tax B, proportionately on each Assessor’s Parcel of Developed Property until the amount of Special Tax B equals the Special Tax B Requirement.

**SECTION J
PREPAYMENT OF ANNUAL SPECIAL TAX B**

Special Tax B cannot be prepaid.

**SECTION K
TERM OF SPECIAL TAX A AND SPECIAL TAX B**

For each Fiscal Year that any Bonds are outstanding the Annual Special Tax A shall be levied on all Assessor's Parcels subject to the Annual Special Tax A. If any delinquent Annual Special Tax A amounts remain uncollected prior to or after all Bonds are retired, the Annual Special Tax A may be levied to the extent necessary to reimburse Improvement Area No. 2 for uncollected Annual Special Tax A amounts associated with the levy of such Annual Special Tax A amounts, but not later than the 2069-70 Fiscal Year.

Special Tax B shall be levied in perpetuity as long as the Services are being provided.

**SECTION L
EXEMPT PROPERTY**

The City shall classify as Exempt Property, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, or (vi) other types of public uses determined by the City Council.

Notwithstanding the foregoing, the City Council for purposes of levying the Special Tax A shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Acreage amounts listed in Table 4 below. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Acreage amounts listed in Table 4 will be classified as Provisional Undeveloped Property, and will be subject to the levy of Special Tax A pursuant to Step Five in Section F.

**TABLE 4
MINIMUM TAXABLE ACRES**

Acres
1.76

**SECTION M
APPEALS AND INTERPRETATIONS**

Any property owner claiming that the amount or application of the Special Tax A or Special Tax B is not correct may file a written notice of appeal with the City Council not later than twelve months after having paid the first installment of the Special Tax A or Special Tax B that is disputed. A representative(s) of CFD No. 2026-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of Special Tax A or Special Tax B, and rule on the appeal. If the representative's decision requires that the Special Tax A or Special Tax B for an Assessor's Parcel be modified or changed in favor of the property owner,

The representative shall take any of the following actions, in order of priority, to correct the error:

- (i) if possible, amend the Special Tax levy on the property owner's Assessor's Parcel(s) for the current Fiscal Year, if prior to the payment date,
- (ii) require the CFD to reimburse the property owner for the amount of the overpayment to the extent of available CFD funds, or
- (iii) grant a credit against, eliminate, or reduce the future Special Taxes on the property owner's Assessor's Parcel(s) in the amount of the overpayment.

The City may interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguity and make determinations relative to the amount of Administrative Expenses.

**SECTION N
MANNER OF COLLECTION**

The Annual Special Tax A or Annual Special Tax B shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that Improvement Area No. 2 may collect Annual Special Tax A and Annual Special Tax B at a different time or in a different manner if necessary to meet its financial obligations.

EXHIBIT E
RATE AND METHOD OF APPORTIONMENT FOR
COMMUNITY FACILITIES DISTRICT NO. 2026-1
OF THE CITY OF CHINO
(IMPROVEMENT AREA NO. 3)

The following sets forth the Rate and Method of Apportionment for the levy and collection of Annual Special Tax A and Annual Special Tax B in Improvement Area No. 3 of the City of Chino (“City”) Community Facilities District No. 2026-1 (“CFD No. 2026-1”). An Annual Special Tax A and Annual Special Tax B shall be levied on and collected in Improvement Area No. 3 of CFD No. 2026-1 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property within Improvement Area No. 3, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

SECTION A
DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the land area is not shown on the applicable Final Map, the land area shall be calculated by the City Engineer.

“Act” means the Mello-Roos Community Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any ordinary and necessary expenses allocable to the Special Tax A Requirement and to the Special Tax B Requirement which are incurred by the City on behalf of Improvement Area No. 3 related to the determination of the amount of the levy of Special Tax A and Special Tax B, the collection of Special Tax A and Special Tax B including the expenses of collecting delinquencies, the administration of Bonds, the payment of salaries and benefits of any City employee whose duties are directly related to the administration of Improvement Area No. 3, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2026-1 relating to Improvement Area No. 3.

“Administrator” means an official of the City, or designee thereof, responsible for, among other things, determining the annual amount of the levy and collection of the Special Tax A and Special Tax B.

“Annual Special Tax A” means for each Assessor's Parcel, the Special Tax A actually levied in a given Fiscal Year on any Assessor's Parcel.

“Annual Special Tax B” means for each Assessor's Parcel, the Special Tax B actually levied in a given Fiscal Year on any Assessor's Parcel.

“Approved Property” means all Assessor's Parcels of Taxable Property other than Provisional Undeveloped Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) that have not

been issued a building permit on or before March 1st preceding the Fiscal Year in which the Special Tax A is being levied.

“Assessor’s Parcel” means a lot or parcel of land designated on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number within the boundaries of Improvement Area No. 3.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means that number assigned to a lot or parcel of land by the County Assessor for purposes of identification.

“Assigned Annual Special Tax A” means the Special Tax A of that name described in Section D below.

“Backup Annual Special Tax A” means the Special Tax A of that name described in Section E below.

“Bonds” means those bonds issued by or on behalf of CFD No. 2026-1 Improvement Area No. 3, or any refunding thereof, to which Special Tax A within Improvement Area No. 3 has been pledged.

“Boundary Map” means a recorded map of the CFD No. 2026-1 which indicates the boundaries of Improvement Area No. 3 of CFD No. 2026-1.

“Building Square Footage” or “BSF” means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the building permit application for such Assessor’s Parcel and subject to verification by City Staff.

“Calendar Year” means the period commencing January 1 of any year and ending the following December 31.

“CFD No. 2026-1” means Community Facilities District No. 2026-1 Improvement Area No. 3 established by the City under the Act.

“City” means the City of Chino, or its designee.

“City Council” means the City Council of the City of Chino, acting as the legislative body of CFD No. 2026-1, or its designee.

“Consumer Price Index” or “CPI” means the index published monthly by the U.S. Department of Labor, Bureau of Labor Statistics for all urban consumers in the Riverside-San Bernardino-Ontario area. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario.

“County” means the County of San Bernardino.

“Developed Property” means all Assessor’s Parcels of Taxable Property other than Provisional Undeveloped Property that: (i) are included in a Final Map that was recorded prior to January 1st

preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) a building permit was issued on or before March 1st preceding the Fiscal Year in which the Special Tax A or Special Tax B is being levied.

“Exempt Property” means all Assessor’s Parcels designated as being exempt from both Special Tax A and Special Tax B as provided for in Section L.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which building permits may be issued without further subdivision.

“Fiscal Year” means the period commencing July 1 of any year and ending the following June 30.

“Improvement Area No. 3” means Improvement Area No. 3 of CFD No. 2026-1, as identified on the boundary map for CFD No. 2026-1 Improvement Area No. 3.

“Land Use Type” means Residential Property, Multifamily Residential Property, or Non-Residential Property.

“Maximum Special Tax A” means for each Assessor’s Parcel of Taxable Property, the maximum Special Tax A, determined in accordance with Section C that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Maximum Special Tax B” means for each Assessor’s Parcel of Developed Property, the maximum amount of Special Tax B, determined in accordance with Section I that can be levied in any Fiscal Year on such Assessor’s Parcel.

“Multifamily Residential Property” means all Parcels of Developed Property for which a building permit has been issued for the purpose of constructing a building or buildings comprised of attached Units available for rental by the general public, not for sale to an end user, and under common management, as determined by the Administrator.

“Non-Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit was issued for any type of non-residential use.

“Partial Prepayment Amount” means the amount required to prepay a portion of the Special Tax A obligation for an Assessor’s Parcel, as described in Section H.

“Prepayment Amount” means the amount required to prepay the Special Tax A obligation in full for an Assessor’s Parcel, as described in Section G.

“Proportionately” means for Special Tax A that the ratio of the Annual Special Tax A levy to the applicable Assigned Annual Special Tax A is equal for all applicable Assessor’s Parcels. In the case of Special Tax B, means that the ratio of the Annual Special Tax B levy to the applicable Maximum Special Tax B is equal for all applicable Assessor’s Parcels. In case of Developed Property subject to the apportionment of the Annual Special Tax A under Step Four of Section F, “Proportionately” means that the quotient of (a) Annual Special Tax A less the Assigned Annual Special Tax A divided by (b) the Backup Annual Special Tax A less the Assigned Annual Special Tax A, is equal for all applicable Assessor’s Parcels.

“Provisional Undeveloped Property” means all Assessor’s Parcels of Taxable Property subject to Special Tax A that would otherwise be classified as Exempt Property pursuant to the provisions of Section L, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in Section L.

“Residential Property” means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units, which is not Multifamily Residential Property.

“Services” means services permitted under the Act including, without limitation, maintenance of parks, parkways and open space, flood and storm protection services the operation of storm drainage systems, and public safety services. All of the services financed must be provided within the boundaries of or for the benefit of CFD No. 2026-1.

“Special Tax A” means any of the special taxes authorized to be levied on Taxable Property within Improvement Area No. 3 by CFD No. 2026-1 pursuant to the Act to fund the Special Tax A Requirement.

“Special Tax B” means the special tax authorized to be levied in each Fiscal Year on each Assessor’s Parcel of Developed Property to fund the Special Tax B Requirement.

“Special Tax A Requirement” means, subject to the Maximum Special Tax A, the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B), (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, and (v) the collection or accumulation of funds for the acquisition or construction of facilities or payment of fees authorized by CFD No. 2026-1 by the levy on Developed Property of the Assigned Annual Special Tax A, provided that the inclusion of such amount does not cause an increase in the levy of Special Tax A on Approved Property or Undeveloped Property as set forth in Step Two and Three of Section F, less (vi) any amount available to pay debt service or other periodic costs on the Bonds pursuant to any applicable fiscal agent agreement, or trust agreement.

“Special Tax B Requirement” means, subject to the Maximum Special Tax B, that amount to be collected in any Fiscal Year to pay for Services as required to meet the needs of CFD No. 2026-1 in both the current Fiscal Year and the next Fiscal Year. The costs of Services to be covered shall be the direct costs for (i) Services, and (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B); less (iii) a credit for funds available to reduce the Annual Special Tax B levy, if any, as determined by the Administrator. Under no circumstances shall the Special Tax B Requirement include funds for Bonds.

“Taxable Property” means all Assessor’s Parcels within Improvement Area No. 3, which are not Exempt Property.

“Undeveloped Property” means all Assessor’s Parcels of Taxable Property which are not Developed Property, Approved Property or Provisional Undeveloped Property.

“Unit” means any residential structure.

**SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS**

Each Fiscal Year, beginning with Fiscal Year 2026-27, each Assessor's Parcel within Improvement Area No. 3 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property. In addition, each Assessor's Parcel of Developed Property shall further be classified as Residential Property, Multifamily Residential Property, or Non-Residential Property.

**SECTION C
MAXIMUM SPECIAL TAX A**

1. Developed Property

The Maximum Special Tax A for each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Annual Special Tax A or (ii) the Backup Annual Special Tax A.

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

The Maximum Special Tax A for each Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property in any Fiscal Year shall be the Assigned Annual Special Tax A.

**SECTION D
ASSIGNED ANNUAL SPECIAL TAX A**

1. Developed Property

Each Fiscal Year, each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property shall be subject to an Assigned Annual Special Tax A.

The Assigned Annual Special Tax A applicable to an Assessor's Parcel of Developed Property shall be determined using the Table below.

**TABLE 1
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,700	\$3,650 per Unit
Residential Property	1,700 – 1,799	\$3,755 per Unit
Residential Property	Greater than 1,799	\$3,860 per Unit
Multifamily Residential Property	N/A	\$226,726 per Acre
Non-Residential Property	N/A	\$226,726 per Acre

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

Each Fiscal Year, each Assessor’s Parcel of Approved Property, Undeveloped Property, and Provisional Undeveloped Property shall be subject to an Assigned Annual Special Tax A. The Assigned Annual Special Tax A rate for an Assessor’s Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be determined pursuant to Table 2 below:

**TABLE 2
ASSIGNED ANNUAL SPECIAL TAX A RATES
FOR APPROVED PROPERTY, UNDEVELOPED PROPERTY,
AND PROVISIONAL UNDEVELOPED PROPERTY**

Minimum Taxable Acreage	Rate
2.29	\$226,726 per Acre

**SECTION E
BACKUP ANNUAL SPECIAL TAX A**

At the time a Final Map is recorded, the City shall determine the Backup Annual Special Tax A for all Assessor’s Parcels classified or reasonably expected to be classified as Residential Property within such Final Map area shall be determined by multiplying the Maximum Special Tax A rate for Undeveloped Property by the total Acreage of Taxable Property, excluding the Provisional Undeveloped Property Acreage area, or Multifamily Residential Property and/or Non-Residential Property Acreage area if any, in such Final Map area and any Acreage reasonably expected to be classified as Exempt Property, and dividing such amount by the total number of such Assessor’s Parcels of Residential Property. In no circumstance shall the total Acreage of Taxable Property in less than the acreage set forth in Table 2.

The Backup Annual Special Tax A for Multifamily Residential Property shall be its Annual Assigned Special Tax A Rate.

Notwithstanding the foregoing, if Assessor’s Parcels which are classified or to be classified as Residential Property or Multifamily Residential Property are subsequently changed by recordation of a lot line adjustment, Final Map amendment, new Final Map or similar instrument, then the

Backup Annual Special Tax A shall be recalculated within the area that has been changed to equal the amount of Backup Annual Special Tax A that would have been generated if such change did not take place.

SECTION F METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX A

Commencing Fiscal Year 2026-27 and for each subsequent Fiscal Year, the City Council shall levy Annual Special Tax A in accordance with the following steps:

- Step One: The Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Annual Special Tax A rates in Table 1 to satisfy the Special Tax A Requirement.
- Step Two: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the applicable Assigned Annual Special Tax A to satisfy the Special Tax A Requirement.
- Step Three: If additional moneys are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax A for Undeveloped Property applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.
- Step Four: If additional moneys are needed to satisfy the Special Tax A Requirement after the first three steps have been completed, then the Annual Special Tax A on each Assessor's Parcel of Developed Property for which the Maximum Special Tax A is the Backup Annual Special Tax A shall be increased Proportionately from the Assigned Annual Special Tax A up to 100% of the Backup Annual Special Tax A as needed to satisfy the Special Tax A Requirement.
- Step Five: If additional moneys are needed to satisfy the Special Tax A Requirement after the first four steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax A applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.

SECTION G PREPAYMENT OF ANNUAL SPECIAL TAX A

The following definition applies to this Section G:

“Outstanding Bonds” means all previously issued Bonds issued and secured by the levy of Special Tax A which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Maximum Special Tax A.

Prepayment:

The Special Tax A obligation of an Assessor's Parcel of Developed Property, an Assessor's Parcel of Approved Property, an Assessor's Parcel of Undeveloped Property, and an Assessor's Parcel of Provisional Undeveloped Property may be prepaid in full, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

An owner of an Assessor's Parcel intending to prepay the Special Tax A obligation shall provide the City with written notice of intent to prepay, and within five (5) days of receipt of such notice, the City shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by Improvement Area No. 3 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the City shall notify such owner of the prepayment amount of such Assessor's Parcel.

The Prepayment Amount for each applicable Assessor's Parcel shall be calculated according to the following formula (capitalized terms defined below):

$$\begin{array}{rcl} & & \text{Payoff Amount} \\ \text{plus} & & \text{Administrative Fee} \\ \text{equals} & & \text{Prepayment Amount} \end{array}$$

As of the date of prepayment, the Prepayment Amount shall be calculated as follows:

1. For an Assessor's Parcel of Developed Property and Provisional Undeveloped Property, compute the Assigned Annual Special Tax A applicable to the Assessor's Parcel. For an Assessor's Parcel of Approved Property, compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel. For an Assessor's Parcel of Undeveloped Property compute the Assigned Annual Special Tax A as though it was already designated as Developed Property based upon the building permit issued or expected to be issued for that Assessor's Parcel.

For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, compute the present value of the remaining Annual Assigned Special Tax A payments using a discount rate that is equal to the weighted average interest rate on the Outstanding Bonds and the remaining term of the Outstanding Bonds determined by a Financial Advisor selected by the City. For any prepayment that occurs prior to the first issuance of Bonds, the discount rate used in this calculation shall be 5.5% and the term shall be the period in which the Special Tax A may be levied as provided in Section K less ten years. This is the "Payoff Amount."

2. For each Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property to be prepaid, divide the Assigned Annual Special Tax A computed pursuant to the first paragraph in paragraph 1 of this Section G for such Assessor's Parcel by the sum of the estimated Assigned Annual Special Tax applicable to all

Assessor's Parcels of Taxable Property at build out, as reasonably determined by the City.

3. Multiply the quotient computed pursuant to paragraph 2 by the Outstanding Bonds. The product shall be the "Bond Redemption Amount".
4. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed with the proceeds of the Bond Redemption Amount. This product is the "Redemption Premium."
5. Compute the amount needed to pay interest on the Bond Redemption Amount to be redeemed with the proceeds of the Prepayment Amount until the earliest call date for the Outstanding Bonds.
6. Determine the amount of interest earnings to be derived from the reinvestment of the Bond Redemption Amount plus the Redemption Premium in State and Local Government Series Treasury Obligations until the earliest call date for the Outstanding Bonds.
7. Subtract the amount computed pursuant to paragraph 6 from the amount computed pursuant to paragraph 5. This difference is the "Defeasance Cost."
8. Estimate the administrative fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption. This amount is the "Administrative Fee."
9. Calculate the "Reserve Fund Credit" as the lesser of: (a) the expected reduction in the applicable reserve requirements, if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirements in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the applicable reserve funds on the prepayment date. Notwithstanding the foregoing, if the reserve fund requirement is satisfied by a surety bond or other instrument at the time of the prepayment, then no Reserve Fund Credit shall be given. Notwithstanding the foregoing, the Reserve Fund Credit shall in no event be less than zero.
10. The "Amount to Call Bonds" is equal to the sum of the Bond Redemption Amount, the Redemption Premium, and the Defeasance Cost, less the Reserve Fund Credit (the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds).
11. The Prepayment Amount is the sum of the Payoff Amount and the Administrative Fee.
12. From the Prepayment Amount, the Amount to Call Bonds will be transferred to the debt service fund and used to defease or call bonds pursuant to the

fiscal agent agreement or escrow agreement; the Administrative Fee will be transferred to the Administrative Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement and used to pay administrative expenses; the remainder will be transferred to the Surplus Taxes Fund or functionally equivalent fund or account pursuant to the fiscal agent agreement.

With respect to the Special Tax A obligation that is prepaid pursuant to this Section G, the City Council shall indicate in the records of Improvement Area No. 3 that there has been a prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such prepayment to indicate the prepayment of the Special Tax A obligation and the release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Special Tax A shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such full prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all Outstanding Bonds in each future Fiscal Year.

SECTION H
PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAX A

The Special Tax A obligation of an Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property, for which a building permit has been issued or is expected to be issued, as calculated in this Section H below, may be partially prepaid, provided that there are no delinquent Special Tax A, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Special Tax A obligation would be prepaid.

The Partial Prepayment Amount shall be calculated according to the following formula:

$$PP = P_G \times F$$

The terms above have the following meanings:

- PP = the Partial Prepayment Amount.
- P_G = the Prepayment Amount calculated according to Section G.
- F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax A obligation.

With respect to any Assessor's Parcel that is partially prepaid, the City Council shall indicate in the records of Improvement Area No. 3 that there has been a partial prepayment of the Special Tax A obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such partial prepayment of the Special Tax A obligation, to indicate the partial prepayment of the Special Tax A obligation and the partial release of the Special Tax A lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax A shall cease.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Tax A that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently Outstanding Bonds in each future Fiscal Year.

**SECTION I
MAXIMUM SPECIAL TAX B**

1. Developed Property

Maximum Special Tax B

The Maximum Special Tax B for each Assessor’s Parcel of Developed Property for each Land Use Type is shown in the Table below.

On each July 1, commencing July 1, 2026, the Maximum Special Tax for Residential Property for the prior Fiscal Year shall be increased by (i) an amount equal to the percentage change increase in the Consumer Price Index for the twelve month period ending in March of the prior Fiscal Year, not to exceed 7%.

The Maximum Special Tax for Multifamily Residential Property and Non-Residential Property shall not increase.

**TABLE 3
MAXIMUM SPECIAL TAX B RATES
FOR DEVELOPED PROPERTY**

Land Use Type	Building Square Footage	Rate
Residential Property	Less than 1,700	\$633 per Unit
Residential Property	1,700 – 1,799	\$645 per Unit
Residential Property	Greater than 1,799	\$675 per Unit
Multifamily Residential Property	N/A	\$39,304 per Acre
Non-Residential Property	N/A	\$39,304 per Acre

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

No Special Tax B shall be levied on Approved Property, Undeveloped Property, or Provisional Undeveloped Property.

3. Method of Apportionment of the Maximum Special Tax B

Commencing with Fiscal Year 2026-27 and for each following Fiscal Year, the City shall levy the Special Tax B at up to 100% of the applicable Maximum Special Tax B, proportionately on each Assessor’s Parcel of Developed Property until the amount of Special Tax B equals the Special Tax B Requirement.

**SECTION J
PREPAYMENT OF ANNUAL SPECIAL TAX B**

Special Tax B cannot be prepaid.

**SECTION K
TERM OF SPECIAL TAX A AND SPECIAL TAX B**

For each Fiscal Year that any Bonds are outstanding the Annual Special Tax A shall be levied on all Assessor's Parcels subject to the Annual Special Tax A. If any delinquent Annual Special Tax A amounts remain uncollected prior to or after all Bonds are retired, the Annual Special Tax A may be levied to the extent necessary to reimburse Improvement Area No. 3 for uncollected Annual Special Tax A amounts associated with the levy of such Annual Special Tax A amounts, but not later than the 2069-70 Fiscal Year.

Special Tax B shall be levied in perpetuity as long as the Services are being provided.

**SECTION L
EXEMPT PROPERTY**

The City shall classify as Exempt Property, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, or (vi) other types of public uses determined by the City Council.

Notwithstanding the foregoing, the City Council for purposes of levying the Special Tax A shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Acreage amounts listed in Table 4 below. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Acreage amounts listed in Table 4 will be classified as Provisional Undeveloped Property, and will be subject to the levy of Special Tax A pursuant to Step Five in Section F.

**TABLE 4
MINIMUM TAXABLE ACRES**

Acres
2.29

**SECTION M
APPEALS AND INTERPRETATIONS**

Any property owner claiming that the amount or application of the Special Tax A or Special Tax B is not correct may file a written notice of appeal with the City Council not later than twelve months after having paid the first installment of the Special Tax A or Special Tax B that is disputed. A representative(s) of CFD No. 2026-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of Special Tax A or Special Tax B, and rule on the appeal. If the representative's decision requires that the Special Tax A or Special Tax B for an Assessor's Parcel be modified or changed in favor of the property owner,

The representative shall take any of the following actions, in order of priority, to correct the error:

- (i) if possible, amend the Special Tax levy on the property owner's Assessor's Parcel(s) for the current Fiscal Year, if prior to the payment date,
- (ii) require the CFD to reimburse the property owner for the amount of the overpayment to the extent of available CFD funds, or
- (iii) grant a credit against, eliminate, or reduce the future Special Taxes on the property owner's Assessor's Parcel(s) in the amount of the overpayment.

The City may interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguity and make determinations relative to the amount of Administrative Expenses.

**SECTION N
MANNER OF COLLECTION**

The Annual Special Tax A or Annual Special Tax B shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that Improvement Area No. 3 may collect Annual Special Tax A and Annual Special Tax B at a different time or in a different manner if necessary to meet its financial obligations.

**MEMORANDUM
CITY OF CHINO
PUBLIC WORKS DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: LINDA REICH, CITY MANAGER
FROM: HYE JIN LEE, DIRECTOR OF PUBLIC WORKS

SUBJECT

Accept the Safe Streets and Roads for All (SS4A) Grant Award and Establish a New Capital Improvement Program (CIP) Budget.

RECOMMENDATION

1) Adopt Resolution No. 2026-017, accept the Safe Streets and Roads for All Grant Funding from the U.S. Department of Transportation Federal Highway Administration (FHWA) in the amount of \$400,000 for Fiscal Year 2025-26; 2) establish grant number G7265 Safe Streets and Roads for All and appropriate \$400,000 to the Transportation Fund (320), with a corresponding increase to the grant revenue; 3) establish project number MS266 - Chino Comprehensive Safety Action Plan and appropriate \$100,000 of the available local Measure I Fund 322, for the local match; and 4) authorize the City Manager or their designee to execute all related documents on behalf of the City of Chino.

FISCAL IMPACT

Requires an appropriation of \$400,000 to the revenue and expenditure accounts of the Transportation Fund (320), grant number G7265. Additionally, project MS266 requires an appropriation of \$100,000 from the Measure I Fund 322 Budget Surplus for the local match, as shown in the table below:

Chino Comprehensive Safety Plan (G7265 & MS266)	
Funding Source	Appropriation
320 – Transportation Fund – G7265	\$400,000.00
322 – Measure I Fund – MS266	\$100,000.00
Total Project Budget:	\$500,000.00

Following completion, the City will seek reimbursement of up to \$400,000 from FHWA for the Safe Streets and Roads for All grant funds.

CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES

The recommendation detailed above further the City’s values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Financial Stability
- Responsible Long-Range Planning
- Public Service Excellence through Internal and External Partnerships

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TITLE: ACCEPT THE SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT AWARD AND ESTABLISH A NEW CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET.

PAGE: 2

- Effective Technology

Revenue: 3207100-59500-G7265

Expenditure: 3207100-40010-G7265/3227190-40010-MS266

Transfer In:

Transfer Out:

BACKGROUND

In April 2023, the City of Chino completed its Local Roadway Safety Plan (LRSP), which was funded through a state grant. The adopted LRSP provided a foundational framework for identifying roadway safety concerns, prioritizing improvements, and allowed Chino to apply for Highway Safety Improvement Program (HSIP) grant funds. In 2024, Chino was successful in securing HSIP grant funds for traffic signal safety improvements along Central Avenue which are currently in the design phase with anticipated construction in fiscal year 2026-27.

The proposed Comprehensive Safety Action Plan (CSAP) will build upon the LRSP by expanding its scope and depth. While the LRSP focused primarily on local roadway safety, CSAP will incorporate a broader, systematic approach aligned with federal safety initiatives. This plan will serve as a strategic roadmap for reducing severe and fatal collisions and improving overall transportation safety for all modes of travel. CSAP is also a requirement for future federal roadway safety improvement grant funding.

ISSUES/ANALYSIS

City staff applied for the Safe Streets for All (SS4A) grant through the Federal Highway Administration and recently received a notice of award in the amount of \$400,000 with \$100,000 in local matching funds. This funding will enable the City to initiate a multi-year effort to develop the Comprehensive Safety Action Plan with assistance from a qualified professional consulting firm which will be selected after the FHWA agreement is fully executed.

The CSAP will include:

- Extensive Public Outreach: A full year of public engagement with residents, businesses, and stakeholders to ensure community input and support.
- Data-Driven Analysis: Comprehensive review of collision data, roadway conditions, and travel patterns to identify systemic safety issues.
- High-Injury Network Development: Identification of corridors and intersections with the highest concentration of severe and fatal collisions.
- Countermeasure Matrix: A detailed set of strategies and treatments tailored to address recurring collision patterns and improve safety for all users.

The SS4A program requires that a Comprehensive Safety Action Plan includes leadership commitment, measurable safety goals, robust public engagement, equity considerations, data-driven safety analysis, identification of high-injury networks, and a prioritized list of projects and countermeasures. The plan must also outline implementation strategies and performance measures to track progress toward reducing fatalities and serious injuries.

City staff will prepare a request for professional services to for a consultant to assist with the development of the CSAP, with staff returning to the City Council at a future date once the selection has been determined. Per the grant agreement, project must be completed within three years.

This effort will make the City eligible to compete for future federal and state funding opportunities for safety improvements and infrastructure projects.

Attachments: Exhibit A – Resolution No. 2026-017

Exhibit B – SSFA Agreement

RESOLUTION NO. 2026-017

RESOLUTION OF THE CITY OF CHINO AMENDING THE FY 2025-26 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET BY CREATING A NEW PROJECT, "CHINO COMPREHENSIVE SAFETY ACTION PLAN," PROJECT NO. MS266 AND ACCEPTING, INCREASING REVENUE ESTIMATES, AND APPROPRIATING \$400,000 OF SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT FUNDS TO THE PROJECT

WHEREAS, the Federal Highway Administration (FHWA) authorizes funding for the Safe Streets and Roads for All (SS4A) grant, including planning documents to create comprehensive safety actions plans; and

WHEREAS, SS4A is derived from the statewide sales tax on diesel fuel, plus an additional vehicle registration fee authorized under Senate Bill 1, referred to as the State of Good Repair, and both are apportioned by the State Controller's office 50% by population and 50% by transit operator revenues; and

WHEREAS, the City Council desires to amend the FY 2025-26 CIP Budget by creating a new project, "Chino Comprehensive Safety Action Plan," Project No. MS266; and

WHEREAS, FHWA awarded the City of Chino SS4A grant funds in the amount of \$400,000 for development of the Chino Comprehensive Safety Action Plan Project through a competitive "Call for Projects"; and

WHEREAS, the City Council desires to accept \$400,000 of Safe Streets and Roads for All (SS4A) grant funds; and

WHEREAS, the City Council desires to amend the FY 2025-26 CIP Budget by appropriating \$400,000 of SS4A grant funds and \$100,000 in Measure I "Local Match" funds for a total budget amount not to exceed \$500,000 to "Chino Comprehensive Safety Action Plan," Project No. MS266; and

WHEREAS, SS4A grant funds are provided on a reimbursement basis; and

WHEREAS, FHWA requires the City of Chino to submit request(s) for reimbursement; and

WHEREAS, the City Manager, or their designee, is authorized to execute all necessary documents related to the SS4A grant and the Chino Comprehensive Safety Action Plan Project; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chino approves the agreement for SS4A funds with FHWA for the Chino Comprehensive Safety Action Plan Project in the amount of \$400,000 with a local match of \$100,000 and that the City Manager or her designee is authorized to execute all necessary documents related to the grant.

APPROVED AND ADOPTED THIS 3rd DAY OF MARCH 2026

By: _____
EUNICE M. ULLOA, MAYOR

ATTEST:

By: _____
NATALIE GONZAGA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF CHINO)

I, Natalie Gonzaga, City Clerk of the City of Chino, do hereby certify that the foregoing resolution was duly adopted by the City Council of the City of Chino at their regular meeting on the 3rd day of March 2026, and carried by the following vote:

AYES:

NOES:

ABSENT:

Natalie Gonzaga
City Clerk

1. Federal Award No.

693JJ32640066

2. Effective Date

See No. 16 Below

3. Assistance Listings No.
20.939

4. Award To

City of Chino
13220 Central Avenue
Chino, CA 91710
Unique Entity Id.: RGVNGHJR3NV5
TIN No.: 95-0930239

5. Sponsoring Office

U.S. Department of Transportation
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue, SE
HSSA-1, Mail Drop E71-117
Washington, DC 20590

6. Period of Performance

Effective Date of Award – 36 months from the effective date of award

7. Total Amount

Federal Share:	\$400,000.00
Recipient Share:	\$100,000.00
Other Federal Funds:	\$0
Other Funds:	\$0
Total:	\$500,000.00

8. Type of Agreement

Grant

9. Authority

Section 24112 of the Infrastructure Investment and Jobs Act (IIJA, Pub. L. 117–58, November 15, 2021;)

10. Procurement Request No.

HSA250495PR

11. Federal Funds Obligated

\$400,000.00

12. Submit Payment Requests To

See Article 5.

13. Accounting and Appropriations Data

14. Description of the Project

The City of Chino will update its existing Local Roadway Safety Plan (LRSP) to develop a new citywide Comprehensive Safety Plan which meets SS4A Federal requirements. This new Plan will replace the City’s current LRSP, provide direction for new projects and technology implementations to achieve zero roadway deaths, and enable the City to seek federal funding for future developments.

RECIPIENT

FEDERAL HIGHWAY ADMINISTRATION

15. Signature of Person Authorized to Sign

16. Signature of Agreement Officer

Signature _____ Date _____
Name: Linda Reich
Title: City Manager

Signature _____ Date _____
Name: _____
Title: Agreement Officer

U.S. DEPARTMENT OF TRANSPORTATION

**GRANT AGREEMENT UNDER THE
FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM**

This agreement is between the United States Department of Transportation’s (the “**USDOT**”) Federal Highway Administration (the “**FHWA**”) and the City of Chino (the “**Recipient**”).

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All (“**SS4A**”) Grant for the City of Chino – Comprehensive Action Plan Development.

The parties therefore agree to the following:

**ARTICLE 1
GENERAL TERMS AND CONDITIONS**

1.1 General Terms and Conditions.

- (a) In this agreement, “**General Terms and Conditions**” means the content of the document titled “General Terms and Conditions Under the Fiscal Year 2024 Safe Streets and Roads for All (“**SS4A**”) Grant Program,” dated November 4, 2025, which is available at <https://www.transportation.gov/grants/ss4a/grant-agreements> under “Fiscal Year 2024.” Articles 7–33 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.
- (b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (IIJA, div. G §§ 70901-27).
- (c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient’s non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

**ARTICLE 2
APPLICATION, PROJECT, AND AWARD**

2.1 Application.

Application Title: City of Chino – Comprehensive Action Plan Development

Application Date: August 27, 2024

2.2 Award Amount.

SS4A Grant Amount: \$400,000

2.3 Federal Obligation Information.

Federal Obligation Type: Single

2.4 Budget Period.

Budget Period: See Block 6 of Page 1

2.5 Grant Designation.

Designation: Planning and Demonstration

**ARTICLE 3
SUMMARY PROJECT INFORMATION**

3.1 Summary of Project’s Statement of Work.

The project will be completed in one phase.

The City of Chino will update its existing Local Roadway Safety Plan (LRSP), conducting new studies assessing conditions and past projects, engaging the community and stakeholders, and establishing achievable goals in order to develop a new citywide Comprehensive Safety Plan which meets SS4A Federal requirements. This new Plan will replace the City’s current LRSP, provide direction for new projects and technology implementations to achieve zero roadway deaths, and enable the City to seek federal funding for future developments.

OVERVIEW

The City of Chino (population 91,493, U.S. Census, 2020) requests \$400,000 from the U.S. Department of Transportation’s Safe Streets and Roads for All Grant Program for the proposed City of Chino – Comprehensive Safe Streets Plan Development Project (Project). This project will develop a new comprehensive safety action plan, building upon existing studies and data found in the City’s Local Road Safety Plan (LRSP), developed in 2021 (with minor updates in 2023). The City’s LRSP set forth a vision of zero traffic fatalities, with successes marked by several safety goals. However, the LRSP’s data is outdated and lacks key components required by SS4A and other Federal funding programs. The proposed Project will develop the new Comprehensive Safe Streets Plan, utilizing relevant data from the LRSP and evaluating the obstacles and successes encountered in previously implemented projects. These evaluations will assist the City in setting updated, informed goals and developing new implementation projects that will have a meaningful impact on transportation safety for Chino residents. The new Plan will additionally officialize the City’s Vision-Zero goals through adoption of the City Council resolution, develop a robust engagement and collaboration plan with residents and stakeholders, assess 21 of the City’s railroad crossings and propose crossing safety improvement plans.

The City will hire an independent contractor to perform all the tasks listed below. The City will utilize its in-house staff to provide direction, administration, and oversight to the contractor during all project phases, in collaboration with the Chino Police Department and Chino Valley Fire Department. The City will also collaborate with the San Bernardino County Transportation Authority, as well as the Southern California Association of Governments (SCAG), which received SS4A funding in 2023, to ensure that the City’s goals are aligned with and build upon regional goals. The project will span 24 months, including the following phases:

- | | |
|---|--------------------------------------|
| 1. Contractor Bidding & Procurement: | 5 months |
| 2. Vision Zero Resolution Development & Adoption: | 3 months |
| 3. Existing Conditions and Data Assessment: | 9 months |
| 4. Public & Stakeholder Engagement: | 9 months – concurrent with phase III |
| 5. Final Report Development: | 7 months |

PROJECT CRITERIA

1. Safety Impact. In the past decade, Chino has made great leaps towards eliminating roadway fatalities and serious injuries, as shown by its California Office of Traffic Safety ranking in the top 30% tier for safety compared to peer cities in 2019. City collision data has reported a decrease in fatal collisions since the publication of the LRSP, with five collisions resulting in fatalities occurring in 2019 but only two in 2023. Still, Chino’s annual fatality rate ranks at 7 per 100,000 persons, with 32 fatalities occurring between 2017 and 2021, according to FARS data, indicating that there is still a need for further work. Updating current collision data will give the City a better picture of current post-COVID conditions while also reviewing the safety impacts of projects already in place. Additionally, assessment of the City’s traffic and pedestrian railroad crossings will greatly expand the City’s safety planning efforts. The new Comprehensive Plan will enable the City to apply for much-needed Federal and SS4A grant funding, empowering it to implement new, thorough projects efficiently.

The City’s public engagement plans will include vigorous educational aspects, targeted towards raising awareness of unsafe driving practices identified as frequent causes of collisions in Chino in the LRSP. Educational engagement efforts will also include interactive displays and small-scale demonstrations at meetings to allow residents to visualize possible projects and implementations and fully understand them before offering feedback and suggestions.

2. Equitable Investment. Chino has a mixture of aging neighborhoods and new developments, bringing challenges in addressing safety concerns. As newer areas were developed with the benefit of updated design standards and construction techniques, these areas often require less capital investment to address while aging communities face struggles with substandard infrastructure by today’s standards. A balanced approach will be included to ensure that safety improvements can address all areas of Chino so that investments in these improvements can be applied throughout the city. Challenges also exist where older communities abut newer communities. Strategic solutions to address long-standing known concerns will be sought after to help modernize safety improvements in older areas while enhancing newer areas.

3. Additional Safety Context. The proposed project’s Scope of Work will include 1) Reassessing and updating old collision data; 2) Reviewing the impact of recently implementing projects and countermeasures to inform the City’s next steps forward; 3) Developing a clear and achievable Vision Zero Goal Resolution to be adopted by the City Council; 4) Developing the new Plan with a robust public engagement and education strategy; 5) Collaborating with stakeholders, including SCAG, to ensure local goals and strategies are in line with the region’s; and 6) Creating a new list of actionable countermeasures and projects the City can work towards implementing. These additional studies and developments will build upon the City’s existing LRSP and data to create a new Comprehensive Safe Street Plan.

The new Plan will offer a greater focus on high-risk areas, specifically in central/northern Chino, and seek to employ innovative countermeasures. Project prioritizations listed in the LRSP will be adjusted based on past project obstacles and successes, current collision trends, and cost-effectiveness. Accessibility to

public transit opportunities such as the Chino Transit Center will also be reviewed in light of the coming cross-county A-Line light rail in Montclair (north of Chino), which Chino residents can reach through Omnitrans bus services.

The City anticipates the total cost of the proposed Project to be \$500,000. Chino requests \$400,000 in Federal SS4A funds and will meet the 20% match requirement with \$100,000 from the City’s annual budget. This cost estimate was developed based on the City’s prior in-house and consultant work to develop the LRSP and its understanding of current costs for the Project’s scope items.

3.2 Project’s Estimated Schedule.

Action Plan Schedule

Milestone	Schedule Date
Planned Final Plan Publicly Available Date:	11/01/2028
Planned SS4A Final Report Date:	12/15/2028

3.3 Project’s Estimated Costs.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	\$400,000
Other Federal Funds:	\$0
State Funds:	\$0
Local Funds:	\$100,000
In-Kind Match:	\$0
Other Funds:	\$0
Total Eligible Project Cost:	\$500,000

(b) [RESERVED]

(c) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient’s approved Budget Application. In the event the Recipient’s indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient’s indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

ARTICLE 4

CONTACT INFORMATION

4.1 Recipient Contact(s).

Linda Reich
City Manager
City of Chino
13220 Central Avenue
Chino, CA 91710
(909) 334-3290
LReich@cityofchino.org

4.2 Recipient Key Personnel.

Name	Title or Position
Dennis Ralls	City Traffic Engineer
Sylvia Ramos	Contracts & DIF Administrator
Albert Espinoza	Deputy Director of Public Works / City Engineer
Hye Jin Lee	Director of Public Works

4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager
Federal Highway Administration
Office of Safety
HSSA-1, Mail Stop: E71-117
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-366-2822
SS4A.FHWA@dot.gov

and

Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-42, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-493-2402
HCFASS4A@dot.gov

and
Division Administrator – California
Agreement Officer’s Representative (AOR)
FHWA California Division Office
650 Capitol Mall, Ste. 4-100
Sacramento, CA 95814
916-498-5015
Hdaca@dot.go

and

Mike Shami
Discretionary Grant Manager
California Division Office Lead Point of Contact
916-498-5853
Mike.shami@dot.gov

ARTICLE 5
USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the “AO”) are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327.

In accordance with 2 CFR 200.308(f)(6), the recipient or subrecipient shall obtain prior written approval from the USDOT agreement officer for the subaward, if the subaward activities were not proposed in the application or approved in the Federal award. This provision is in accordance with 2 CFR 200.308 (f) (6) and does not apply to procurement transactions for goods and services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

5.2 Reimbursement Requests

- (a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.
- (b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.
- (c) The Recipient’s supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient’s share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer’s Representative (the “AOR”) may withhold processing that request until the Recipient provides sufficient detail.
- (d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.
- (e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.

- (f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

ARTICLE 6 SPECIAL GRANT TERMS

- 6.1** SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section 2.4 in this agreement.
- 6.2** The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.
- 6.3** SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.
- 6.4** The Recipient of a Planning and Demonstration Grant acknowledges that the Action Plan will be made publicly available and agrees that it will publish the final Action Plan on a publicly available website.
- 6.5** There are no other special grant requirements.

ATTACHMENT A
PERFORMANCE MEASUREMENT INFORMATION

Study Area: Chino, California

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Costs	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

**ATTACHMENT B
CHANGES FROM APPLICATION**

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" after "Scope," "Schedule," or "Budget." If there are changes to the budget, please complete the table below. Otherwise, leave the table below blank.

Scope: N/A

Schedule: The proposed project schedule in SF-424A is 36 months (01/01/2025 – 12/31/2027). Schedule start and end dates will differ based on Grant Agreement execution date, but length of time (36 months) will stay the same.

Budget: N/A

**ATTACHMENT C
[RESERVED]**

**ATTACHMENT D
[RESERVED]**

**ATTACHMENT E
LABOR AND WORKFORCE**

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with “X” in the following table align with the application:

X	The Recipient or a project partner promotes robust job creation by supporting good-paying jobs directly related to the project with free and fair choice to join a union. <i>(Describe robust job creation and identify the good-paying jobs in the supporting narrative below.)</i>
	The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences. <i>(Describe the training programs in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with high-quality workforce development programs with supportive services to help train, place, and retain workers in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs, and proactive plans to prevent harassment. <i>(Describe the supportive services provided to trainees and employees, preferences, and policies in the supporting narrative below.)</i>
	The Recipient or a project partner will partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including through evidence of project labor agreements and/or community benefit agreements. <i>(Describe the partnership or engagement with unions and/or other worker-based organizations and agreements in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with communities or community groups to develop workforce strategies. <i>(Describe the partnership and workforce strategies in the supporting narrative below.)</i>
	The Recipient or a project partner has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient or a project partner has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in schedule B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i>
	The Recipient or a project partner has not taken actions related to the Project to improve good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

All work for this Project will be conducted consistent with the recipient’s hiring, employment, and procurement standards and thus support good-paying jobs. The Project will allow for free and fair choice to join a union, consistent with applicable law. Specifically, the recipient’s standard agreement for services includes language requiring compliance with applicable labor laws which

include prevailing wage and employment of verified journeyman and apprentice requirements which support good-paying jobs and strong labor force standards.

**ATTACHMENT F
CRITICAL SECURITY INFRASTRUCTURE AND RESILIENCE**

1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.

The Recipient states that rows marked with “X” in the following table are accurate:

	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	The Recipient complies with 2 CFR 200.216 and the prohibition on certain telecommunications and video surveillance services or equipment.

2. Supporting Narrative.

N/A. This grant will not fund the purchase of Information Technology and/or Operational Technology.

**ATTACHMENT G
[RESERVED]**

**MEMORANDUM
CITY OF CHINO
PUBLIC WORKS DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: LINDA REICH, CITY MANAGER
FROM: HYE JIN LEE, DIRECTOR OF PUBLIC WORKS

SUBJECT

Purchase Order Approval of additional Police Department Handheld and Vehicle Radios with Motorola Solutions for Projects NC221 and NC222.

RECOMMENDATION

1) Approve a Purchase Order to Motorola Solutions, Inc., for the purchase of additional handheld and vehicle radios, in the amount of \$199,203.75; 2) appropriate \$199,203.75 from the Equipment Management Fund 660, with an increase of \$126,332.95 to the PD Handheld Radio Replacement Project NC221 for an updated project budget of \$1,128,996.52, and an increase of \$72,870.380 to the PD Vehicle Radio Replacement Project NC222 for an updated project budget of \$891,343.45; and 3) authorize the City Manager to execute all necessary documents on behalf of the City.

FISCAL IMPACT

Requires an appropriation in the amount of \$199,203.75 from the available FY2025-26 Equipment Management Fund 660 Budget Surplus. See the table below for the adjusted project budgets.

NC221 & NC222 PD Handheld and PD Vehicle Radio Replacement Radios					
Project No.	Project Budget Amount	Project Budget Expenditures	Available Project Budget	Appropriation Amount	Total Project Amount
NC221	\$1,002,663.57	\$1,002,663.57	\$0	\$126,332.95	\$1,128,996.52
NC222	\$818,472.65	\$818,257.91	\$214.74	\$72,870.80	\$891,343.45
Totals	\$1,821,136.22	\$1850,921.48	\$214.74	\$199,203.75	\$2,020,339.97

CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES

The recommendation detailed above further the City's values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Financial Stability
- Responsible Long-Range Planning
- Effective Technology

Revenue:	Expenditure: 6607400-48050-NC221, 6607400-48050-NC222
Transfer In:	Transfer Out:

BACKGROUND

The City operates the 800 MHz radio system utilized by the Chino Police Department, allowing communication between officers, dispatch, and neighboring agencies. The County of San Bernardino is the primary agency that oversees the 800 MHZ system, providing access to local agencies through contracted services. Although the County is responsible for access to the 800 MHz system, the City is responsible for the purchase, replacement, maintenance, repair, and programming of the radios connected to the system.

In 2021, the City Council approved two five-year radio replacement projects, NC221 - PD Handheld Radio Replacement Project and NC222 – PD Vehicle Radio Replacement Project, to replace all City 800 MHz handheld and vehicle radios for the Chino Police Department. Over a five-year period, fiscal year 2021-2022 through 2025-2026, approximately 70 vehicle radios and 105 handheld radios have been replaced. Staff’s efforts to replace the radios, including dispatch communication radios, are nearly completed, as there are only 14 handheld radios and 9 vehicle radios remaining to be replaced.

Since the original project approvals, radio unit pricing, programming, and associated support costs have increased due to manufacturer price adjustments. As the current fiscal year, FY2025-2026, is the final year of both projects, additional funding to purchase the final radios is required.

ISSUES/ANALYSIS

On December 7, 2021, the City Council approved Motorola Solutions, Inc., as the selected vendor to provide both PD handheld and vehicles radios over the five years. Since the initial approval, the City Council has approved the increase of purchases with Motorola annually through the Blanket Purchase Renewal Staff Report. The following table summarizes total expenditures and approved purchase increases with Motorola Solutions, Inc. for both projects from FY 2021-22 through FY 2025-26.

Project	FY2021-2022	FY2022-2023	FY2023-2024	FY2024-2025	FY2025-2026
NC221	\$184,417.31	\$181,246.26	\$205,171.73	\$7,484.12	\$424,344.15
NC222	\$137,078.88	\$203,073.77	\$157,170.07	\$0.00	\$320,935.19
Totals	\$321,496.19	\$384,320.03	\$362,341.80	\$7,484.12	\$745,279.34*

**Delays in shipping resulted in the delivery and invoicing of radios originally planned for FY 2024-25 occurring in FY 2025-26.*

Failure to replace the remaining radios would require continued use of aging and increasingly unsupported equipment, increasing the risk of communication failures that could impact officer safety, dispatch coordination, and emergency response capabilities. Therefore, staff recommends that the City Council approve the appropriation of \$199,203.75 from the Equipment Management Fund 660 Budget Surplus, with an increase of \$126,332.95 to the PD Handheld Radio Replacement Project NC221 for an updated project budget of \$1,128,996.52 and \$72,870.80 to the PD Vehicle Radio Replacement Project NC222 for an updated project budget of \$891,343.45; and approve the purchase of additional handheld and vehicle radios for the Chino Police Department to Motorola Solutions, Inc., for a total of \$199,203.75.

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TITLE: PURCHASE ORDER APPROVAL OF ADDITIONAL POLICE DEPARTMENT
HANDHELD AND VEHICLE RADIOS WITH MOTOROLA SOLUTIONS FOR PROJECTS
NC221 AND NC222.

PAGE: 3

Attachment: Motorola Solutions Quote

01/08/2026

CHINO PD
PO BOX 667
CHINO, CA 91708

RE: Motorola Quote for Chino PD 2026 Radio Purchase

Dear Isaac Moreno,

Motorola Solutions is pleased to present CHINO PD with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide CHINO PD with the best products and services available in the communications industry. Please direct any questions to William Golden at William.Golden@motorolasolutions.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

William Golden

Billing Address:
 CHINO, CITY OF
 PO BOX 667
 CHINO, CA 91708
 US

Quote Date:01/08/2026
 Expiration Date:03/09/2026
 Quote Created By:
 William Golden
 William.Golden@
 motorolasolutions.com

End Customer:
 CHINO PD
 Isaac Moreno
 imoreno@cityofchino.org
 +1 909 5919874

Contract: 18105 - LA COUNTY , CA MA-
 IS-2240228

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 8000 Series	APX8000				
1	H91TGD9PW7AN	PORTABLE RADIO APX 8000 ALL BAND MODEL 3.5	14	\$8,651.00	\$6,315.23	\$88,413.22
1a	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION	14	\$607.00	\$443.11	\$6,203.54
1b	Q361AN	ADD: P25 9600 BAUD TRUNKING	14	\$353.00	\$257.69	\$3,607.66
1c	QA05509AA	DEL: DELETE UHF BAND	14	-\$800.00	-\$584.00	-\$8,176.00
1d	QA05100AA	EHN: STD 1 YR WARRANTY APPLIES	14	\$0.00	\$0.00	\$0.00
1e	Q498AU	SOFTWARE LICENSE ENH: ASTRO 25 OTAR W/ MULTIKEY	14	\$871.00	\$635.83	\$8,901.62
1f	H38BS	ADD: SMARTZONE OPERATION	14	\$1,766.00	\$1,289.18	\$18,048.52
1g	G996AP	ADD: PROGRAMMING OVER P25 (OTAP)	14	\$118.00	\$86.14	\$1,205.96
1h	Q629AH	SOFTWARE LICENSE ENH: AES ENCRYPTION AND ADP	14	\$560.00	\$408.80	\$5,723.20
1i	QA09113AB	ADD: BASELINE RELEASE SW	14	\$0.00	\$0.00	\$0.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
1j	QA05508AA	DEL: DELETE VHF BAND	14	-\$800.00	-\$584.00	-\$8,176.00
2	PMNN4486A	PORTABLE RADIO BATTERY IMPRES 2 LI-ION R IP68 3400T	14	\$207.10	\$151.18	\$2,116.52
	APX™ 6500 / Enh Series	ENHANCEDAPX6500				
3	M25URS9PW1BN	APX6500 ENHANCED 7/800 MHZ MOBILE	9	\$3,764.00	\$2,740.99	\$24,668.91
3a	G996AS	ENH: OVER THE AIR PROVISIONING	9	\$118.00	\$85.93	\$773.37
3b	W20CA	ADD: KEYPAD MIC GCAI APX	9	\$212.00	\$154.38	\$1,389.42
3c	G51AU	ENH: SMARTZONE OPERATION APX6500	9	\$1,412.00	\$1,028.24	\$9,254.16
3d	G67DT	ADD: REMOTE MOUNT E5 APXM	9	\$350.00	\$254.87	\$2,293.83
3e	GA05100AA	ADD: STD WARRANTY - NO ESSENTIAL	9	\$0.00	\$0.00	\$0.00
3f	GA01606AA	ADD: NO BLUETOOTH/ WIFI/GPS ANTENNA NEEDED	9	\$0.00	\$0.00	\$0.00
3g	G298AS	ENH: ASTRO 25 OTAR W/ MULTIKEY	9	\$871.00	\$634.27	\$5,708.43
3h	G843AH	ADD: AES ENCRYPTION AND ADP	9	\$560.00	\$407.80	\$3,670.20
3i	G444AH	ADD: APX CONTROL HEAD SOFTWARE	9	\$0.00	\$0.00	\$0.00
3j	G335AW	ADD: ANT 1/4 WAVE 762-870MHZ	9	\$16.00	\$11.65	\$104.85
3k	G806BL	ENH: ASTRO DIGITAL CAI OP APX	9	\$607.00	\$442.03	\$3,978.27
3l	GA01670AA	ADD: APX E5 CONTROL HEAD	9	\$767.00	\$558.54	\$5,026.86
3m	G361AH	ENH: P25 TRUNKING SOFTWARE APX	9	\$353.00	\$257.06	\$2,313.54
3n	G832AD	ADD: SPKR 7.5W WTR RST APEX	9	\$72.00	\$52.43	\$471.87
3o	QA09113AB	ADD: BASELINE RELEASE SW	9	\$0.00	\$0.00	\$0.00
4	NNTN8863B	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 100-240VAC, US/NA/LACR PLUG	14	\$199.56	\$145.68	\$2,039.52
5	PMMN4136B	ACCESSORY KIT,XVP830 REMOTE SPEAKER MICROPHONE NO CHANNEL KNOB	14	\$520.00	\$379.60	\$5,314.40



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Subtotal	\$253,455.24
Total Discount Amount	\$68,579.37
Estimated Tax	\$14,327.88
Grand Total	\$199,203.75(USD)

Notes:

- This quote contains items with approved price exceptions applied against them.



**MEMORANDUM
CITY OF CHINO
ADMINISTRATION DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: LINDA REICH, CITY MANAGER

FROM: FRED GALANTE, CITY ATTORNEY

SUBJECT

Establishment of a Nonprofit Community Foundation.

RECOMMENDATION

Approve (1) adoption of Resolution No. 2026-018 approving the establishment of a nonprofit Community Foundation for the purpose of accepting and using funds donated to the City for community purposes; (2) authorize the City Manager to work with the City Attorney's Office to prepare articles of incorporation and all necessary documents to establish the nonprofit; (3) authorize the City Manager to designate the members to serve on the Board of the Foundation; (4) approve the recommended name of the nonprofit; and (5) require annual reports to be presented to the City Council on the Foundation's activities.

FISCAL IMPACT

Sufficient funds have been included in the adopted Fiscal Year 2025-26 Administration Operating Budget. The total estimated fiscal impact of the recommended action is \$4,000.

CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES

The recommendation detailed above further the City's values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Positive City Image
- Financial Stability
- Responsible Long-Range Planning
- Exemplary Leadership
- Public Service Excellence through Internal and External Partnerships

Revenue:	Expenditure: 1002020-43050
Transfer In:	Transfer Out:

BACKGROUND

Throughout the year, the City of Chino works with businesses, organizations, and individuals to raise funds to support community programs and charitable activities. As the City Team expands its outreach efforts, donor relations, grant funding, and sponsorship activities, more dynamic tools are needed to track and allocate potential funds. Staff has explored opportunities to secure additional means of funding, other than the general fund, and has identified the creation of a tax-exempt, California nonprofit public benefit corporation (aka community foundation) as a viable model.

In general, cities may create a Foundation and use it to expand and enhance public services and community programs allowing staff to access more diverse funding options. The Foundation's purpose would be to promote, sponsor, and fund the advancement of programs such as, but not limited to, Chino parks and recreation facilities and programs, public safety programs, public art activities, economic development programs, special events, and community service opportunities to strengthen and enhance the quality of life for the Chino community, as allowed by applicable state and federal laws. A Foundation can also provide access to alternative funding sources and grant opportunities, that the City, while a tax-exempt entity, may not otherwise be eligible to receive. The Foundation may also receive funds and regrant them to other nonprofit or community-based organizations allowing more funds to circulate within the Chino ecosystem.

ISSUES/ANALYSIS

The California Nonprofit Public Benefit Corporation Law requires filing of articles of incorporation with the CA Secretary of State to establish a 501(c)(3) nonprofit. Additional filings are required with the Internal Revenue Service (IRS) to receive tax exemption. Currently, the process is estimated to take nine months from the time of filing to receive approval. Additional requirements such as the filing of bylaws and the establishment of a governing Board are also needed. Staff recommends the following:

1. Name:

The "Chino Community Foundation" is the recommended name of the nonprofit organization.

2. Board Composition:

Several options exist for how such a Foundation could be structured. Perhaps the single most important issue is who will be on the Board of the nonprofit, as this has implications for the control of the board, the resources available to the board, and whether the Board is subject to the Brown Act. Staff has explored several alternatives for Board formation and recommends Option 3 below.

The benefits and drawbacks of three different options for structuring the Board and furthering the City's objectives without forming a nonprofit are as follows:

Option 1: City Council Serves as Board:

Under this option, the City Council would control the activities of the Foundation and the Foundation would operate as an arm of the City. Although the Board could reach out to the private sector for support and donations, the private sector would not be represented on the Board. A benefit of this structure would be that Foundation meetings could be

held at the same time as City Council meetings and could also be noticed simultaneously with the notice for Council meetings. A drawback of this approach is that private entities may be hesitant to donate to an organization that is perceived as political, and the willingness of donors to donate to such a nonprofit might be influenced by whether the donor agrees or disagrees with the politics of specific Council members at any given time.

A Foundation with this Board structure will be subject to the Brown Act.

Option 2: Two Council Members Serve on The Board:

A Board with this structure would include both City Council members and non-City Council members. The City's control over the Board would depend on the size of the Board, the number of City Council members on the Board, the number of City representatives on the Board (other than City Council members), and the number of Board members appointed by the City Council. A Board with both public and private members would likely be perceived as a public-private partnership. A Board with only City Council members and City representatives would be perceived as an arm of the City. Including members of the private sector could increase the monetary, experiential, and networking resources available to the Foundation.

Under Government Code 54952(c)(1)(B), legislative bodies subject to the Brown Act include a private corporation that "Receives funds from a local agency and the membership of whose governing body includes a member of the legislative body of the local agency appointed to that governing body as a full voting member by the legislative body of the local agency."

A Foundation with this Board structure will be subject to the Brown Act.

Option 3: City Staff Members Serve on Board (Recommended Option):

A Board with this structure would be made up solely of non-City Council members. The City's control over the Board would depend on the size of the Board, the number of City representatives on the Board (other than City Council members), and the number of Board members, which may include City Executive leadership. A Foundation of this type would more likely be viewed as non-political, which could encourage more donations.

A suggested Board composition under this option may consist of five members appointed by the City Manager. The board may include the following members of the City's Executive Management Team:

- a. Board Chair – City Manager
- b. Board Secretary – Assistant City Manager
- c. Board Treasurer – Finance Director
- d. At-Large Board Member – Community Services Parks and Recreation Director
- e. At-Large Board Member – Chief of Police

If a vacancy occurs on the City's Executive Management Team resulting in a vacancy on the nonprofit board, the City Manager (or his/her designee) will appoint a temporary member until the vacancy on the Executive Team is filled.

A nonprofit with this Board structure is not subject to the Brown Act

Under this option, it is suggested that the City Council receive annual reports of the activities of, funding received, and expenditures made by the Foundation.

Option 4: No Nonprofit:

If the Council decides not to create a nonprofit, the City could still pursue the same objectives by encouraging potential donors to donate funds directly to the City, rather than to a Foundation. This option would avoid the start-up and maintenance costs and staff time which would result from creating a Foundation (unless the Foundation had a private Board and was able to operate without City support).

The estimated start-up cost to file the necessary documents for establishing this nonprofit community foundation is \$880, plus any legal fees to prepare the required documents and Staff time to determine the structure of the nonprofit entity.

Attachment: Resolution 2026-018

RESOLUTION NO. 2026-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO CREATE A NONPROFIT COMMUNITY FOUNDATION TO PROMOTE, SPONSOR, AND ASSIST IN THE ADVANCEMENT OF CITY OF CHINO PARKS, RECREATION FACILITIES, PROGRAMS, AND COMMUNITY SERVICE OPPORTUNITIES TO STRENGTHEN AND ENHANCE THE QUALITY OF LIFE FOR THE CITY OF CHINO COMMUNITY

WHEREAS, the City Council of the City of Chino desires to create a nonprofit community foundation ("Foundation") to promote, sponsor, and assist in the advancement of Chino parks, recreation facilities, programs, and community service opportunities to strengthen and enhance the quality of life for the Chino community; and

WHEREAS, the City Council considered various options for the structure of the board of the Foundation and other issues pertinent to the structure, purpose, procedures, and powers of the foundation and hereby approves this Resolution to establish the Foundation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the City Manager is hereby authorized to take all necessary actions to create and establish the Foundation to promote, sponsor, and assist in the advancement of Chino parks, recreation facilities, programs, and community service opportunities to strengthen and enhance the quality of life for the Chino community. The City Manager is authorized to select the members to serve on the Board of the Foundation.

SECTION 2. That the Foundation shall be formed, structured, empowered, governed, and otherwise established in conformity with the direction given to the City Manager and City staff during the City Council meeting held on March 3, 2026.

SECTION 3. That a written report on the activities, funding and expenditures of the Foundation be presented to the City Council annually following the creation of the Foundation.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED THIS 3rd DAY OF MARCH 2026.

EUNICE ULLOA, MAYOR

ATTEST:

NATALIE GONZAGA, CITY CLERK

State of California)
County of San Bernardino) ss
City of Chino)

I, Natalie Gonzaga, City Clerk of the City of Chino, do hereby certify the foregoing Resolution 2026-018 was duly adopted by the Chino City Council at a regular meeting held on the 3RD day of March 2026, by the following votes:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

NATALIE GONZAGA, CITY CLERK

**MEMORANDUM
CITY OF CHINO
ADMINISTRATION DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: MAYOR AND CITY COUNCIL MEMBERS, CITY OF CHINO
FROM: MAYOR PRO TEM CURTIS BURTON

SUBJECT

Community Support Fund – Mayor Pro Tem Burton.

RECOMMENDATION

Approve community support fund contributions to: Chino American Little League (\$250), Chino National Little League (\$250), Chino Girls Fastpitch (\$250), Chino Kiwanis Club (Corn Feed Run) (\$250).

FISCAL IMPACT

Sufficient funds have been included in the Fiscal Year 2025-26 Operating Budget.

CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES

The recommendation detailed above further the City’s values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Positive City Image
- Superior Customer Service
- Exemplary Leadership
- Public Service Excellence through Internal and External Partnerships

Revenue:	Expenditure: 1002000 43300 N2034
Transfer In:	Transfer Out:

BACKGROUND

The City of Chino is fortunate to have multiple non-profits and community groups dedicated to serving the public and preserving Chino's unique history. To assist in their ongoing efforts, the City Council from time to time, authorizes expenditures from the City's community support fund. These expenditures serve a valid public purpose by helping to continue the outstanding services that these organizations provide to our community.

ISSUES/ANALYSIS

To continue this tradition, Mayor Pro Tem Burton recommends that the City Council approve the following contributions:

- Chino American Little League - \$250: Helps teach Chino's youth the importance of teamwork, leadership, hard work, and humility through an organized baseball league.
- Chino National Little League – \$250: Provides a safe opportunity for Chino Youth to learn the game of baseball in a fun, safe, and engaging environment while teaching the value of teamwork, the importance of sportsmanship, and leadership.
- Chino Girls Fastpitch - \$250: Provides girls between 4-18 the opportunity to develop life skills through competitive softball.
- Chino Kiwanis Club (Corn Feed Run) - \$250: Serves the Chino community through various services and Citywide fundraising projects.

By approving these contributions, these groups will be better equipped to provide services to our community. Therefore, as proposed by Mayor Pro Tem Curtis Burton, staff recommends that the City Council approve the community support contributions to: Chino American Little League, Chino National Little League, Chino Girls Fastpitch, and Chino Kiwanis Club (Corn Feed Run).

**MEMORANDUM
CITY OF CHINO
ADMINISTRATION DEPARTMENT**

CITY COUNCIL MEETING DATE: MARCH 3, 2026

TO: MAYOR AND CITY COUNCIL MEMBERS, CITY OF CHINO
FROM: COUNCIL MEMBER FLORES

SUBJECT

Community Support Fund – Council Member Flores.

RECOMMENDATION

Approve community support fund contributions to: Chino National Little League (\$350).

FISCAL IMPACT

Sufficient funds have been included in the Fiscal Year 2025-26 Operating Budget.

CITY OF CHINO MISSION / VISION / VALUES / STRATEGIC ISSUES

The recommendation detailed above further the City’s values and strategic issues that serve as key pillars on which identified priorities, goals, and action plans are built, by fostering:

- Positive City Image
- Superior Customer Service
- Exemplary Leadership
- Public Service Excellence through Internal and External Partnerships

Revenue:	Expenditure: 1002000 43300 N2032
Transfer In:	Transfer Out:

BACKGROUND

The City of Chino is fortunate to have multiple non-profits and community groups dedicated to serving the public and preserving Chino's unique history. To assist in their ongoing efforts, the City Council from time to time, authorizes expenditures from the City's community support fund. These expenditures serve a valid public purpose by helping to continue the outstanding services that these organizations provide to our community.

ISSUES/ANALYSIS

To continue this tradition, Council Member Flores recommends that the City Council approve the following contribution:

- Chino National Little League – \$350: Provides a safe opportunity for Chino Youth to learn the game of baseball in a fun, safe, and engaging environment while teaching the value of teamwork, the importance of sportsmanship, and leadership.

By approving this contribution, this group will be better equipped to provide services to our community. Therefore, as proposed by Council Member Flores, staff recommends that the City Council approve the community support contribution to Chino National Little League.