

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