

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

CITY OF CHINO  
PO BOX 667  
CHINO, CA 91708-0667  
ATTN: DEVELOPMENT SERVICES  
DEPARTMENT

Fee Exempt – Government Code 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CERTIFICATE OF AGREEMENT COMPLIANCE DEVELOPMENT  
AGREEMENT/ANNUAL MONITORING REPORT 2024-25**

WHEREAS, the City of Chino (“City”) and Chino Holding Company, Chino Preserve Development Corporation, and Chino Development Corporation (individually, “Owner” and collectively, “Owners”) entered into an Amended and Restated Development Agreement (“Development Agreement”) on June 6, 2023 related to several parcels of real property (“Property”) as described in the Development Agreement; and

WHEREAS, the City Council of the City of Chino approved the Development Agreement by adoption of Ordinance No. 2023-011 on June 20, 2023; and

WHEREAS, the City Clerk of the City of Chino recorded a copy of the Development Agreement with the County Recorder of San Bernardino County on July 26, 2023 as Document No. 2023-0182285, pursuant to Government Code Section 65868.5, in accordance with Section 4 of such Ordinance; and

WHEREAS, On June 9, 2025, per the terms of the Development Agreement, Owners submitted an Annual Monitoring Report to the City for the years 2024-25; and

WHEREAS, the City Manager submitted a report to the City Council containing the City staff analysis of such annual monitoring report, setting forth the evidence concerning good faith compliance with the terms of the Development Agreement and recommending findings on that issue; and

WHEREAS, on September 2, 2025, the City Council reviewed the Annual Monitoring Report to ascertain the good faith compliance by Owners with the terms of the Development Agreement, and consistency of the Development during the term of the Development Agreement with respect to any schedule submitted by Owners for completion of all development of the Property within the term of the Development Agreement, together with the City staff’s analysis of the Annual Monitoring Report; and

WHEREAS, Owners has requested the City to issue a Certificate of Compliance in accordance with Section 11.6 of the Development Agreement.

NOW THEREFORE, the City Council of the City of Chino hereby finds, determines, and declares as follows:

**SECTION 1.**

- A. The Owners are in good faith compliance with the Development Agreement.
- B. The City acknowledges that:
  - a. Per Section 4.3 “Schedule of Development” of the Development Agreement, Owners were required to prioritize Block 3 Low Density Residential Units. Owners are currently developing the required units in accordance with this requirement. The Owners are required to average 100 units per year retroactively between July 1, 2020 to June 30, 2025 for a total of 500 units. This item has been completed.
  - b. Per Section 5.4 “RV Parking” of the Development Agreement, Owners were required to contract with a third party to provide for 50 recreational vehicle parking spaces at the College Park Community. Owners have contracted with a third party for such 50 RV spaces in accordance with this requirement.
  - c. Per Section 6.4.3 “Pine/Main Intersection Improvements Project TR-123” of the Development Agreement, Owners were required to design and construct that portion of the intersection at Pine Avenue and Main Street located on Owners property, as specifically described in the DIF/Nexus Report. Owners were also required to construct and dedicate enhanced landscape and streetscapes improvements to the Pine Avenue/Main Street intersection, as directed by the Planning Commission. These improvements were completed in 2024.
  - d. Section 6.4.4(d) “Community Facilities” of the Development Agreement, Owners were required to meet, in good faith, monthly to collectively design the remaining Preserve facilities with the intent of agreeing upon a schematic design that is within the total budget costs of remaining facilities. Owners have been meeting monthly with City staff, and a schematic design has been completed for a 42,395 square foot community building. The revised budget has not yet been approved.
- C. For the period of July 1, 2024 through June 30, 2025, and based on the information known or made known to the City Council of the City of Chino after the most recent Review, the Development Agreement remains in effect; and no Owner is in default.

**SECTION 2.**

- A. Any Owner may record this Certificate with the County Recorder.
- B. Whether or not this Certificate is relied upon by an Owner or an assignee of transferee of an Owner, the City shall not be bound by such a Certificate if a default existed at the

time of the Annual Review, but was concealed from or otherwise not known to the City Council of the City of Chino.

CITY OF CHINO

By: \_\_\_\_\_

\_\_\_\_\_  
Warren Morelion, AICP  
Director of Development Services

ATTEST:

By: \_\_\_\_\_  
Natalie Gonzaga, City Clerk