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RESOLUTION 25-XXX(B)

RESOLUTION OF THE CITY COUNCIL OF CITY OF EL PASO DE ROBLES DECLARING NECESSITY FOR CITY OF PASO ROBLES COMMUNITY FACILITIES DISTRICT NO. 2022-1N (OLSEN/SOUTH CHANDLER RANCH – FACILITIES) TO INCUR BONDED INDEBTEDNESS IN AN INCREASED AMOUNT FOR IMPROVEMENT AREA NO. 1 AND IMPROVEMENT AREA NO. 3 OF THE COMMUNITY FACILITIES DISTRICT

WHEREAS, the City Council (the “City Council”) of the City of El Paso de Robles (the “City”) has received written petitions (together, the “Petitions”) from (i) SH AA Vinedo LLC, a Delaware limited liability company, and TH Paso Robles LLC, a California limited liability company, the owners of the territory within Improvement Area No. 1 (“Improvement Area No. 1”) of the City of Paso Robles Community Facilities District No. 2022-1N (Olsen/South Chandler Ranch – Facilities) (the “Community Facilities District”) requesting that the City Council, as legislative body of the Community Facilities District, initiate proceedings pursuant to the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the California Government Code (the “Act”) to, among other things, increase the amount of the authorized bonded indebtedness that is allocated to Improvement Area No. 1 from \$20,000,000 to \$21,000,000; and (ii) Olsen Ranch 212 LLC, a California limited liability company, the owner of the territory within Improvement Area No. 3 (“Improvement Area No. 3”) of the Community Facilities District, requesting that the City Council, as legislative body of the Community Facilities District, initiate proceedings pursuant to the Act to, among other things, increase the amount of the authorized bonded indebtedness that is allocated to Improvement Area No. 3 from \$8,000,000 to \$9,000,000; and

WHEREAS, on August 2, 2022, the City Council adopted Resolution No. 22-114 determining, among other matters, that it was necessary for the Community Facilities District to incur a bonded indebtedness and allocating \$20,000,000 of the bonded indebtedness for Improvement Area No. 1 and \$8,000,000 of the bonded indebtedness for Improvement Area No. 3; and

WHEREAS, On August 2, 2022, special elections were held within the Community Facilities District on propositions, among others, regarding the Community Facilities District incurring a bonded indebtedness not to exceed \$20,000,00 for Improvement Area No. 1 and \$8,000,000, for Improvement Area No. 3 for the purpose of financing public facilities, and all votes cast in such elections were voted in favor of such propositions; and

WHEREAS, the Community Facilities District is, therefore, among other things, authorized to (i) incur a bonded indebtedness and issue bonds in an aggregate principal amount not to exceed \$20,000,000 for Improvement Area No. 1 for the purpose of financing the design, construction and acquisition of public facilities for Improvement Area No. 1, and (ii) incur a bonded indebtedness and issue bonds in an aggregate principal amount not to exceed \$8,000,000 for Improvement Area No. 3 for the purpose of financing the design, construction and acquisition of public facilities for Improvement Area No. 3; and

WHEREAS, the City Council has adopted a resolution of consideration (the “Resolution of Consideration”), pursuant to Sections 53331 and 53334 of the California Government Code, determining that the public convenience and necessity require the proposed changes specified in the aforementioned Petitions and scheduling a public hearing on such proposed changes for May 6, 2025; and

WHEREAS, in order to increase the authorized bonded indebtedness to be incurred by the Community Facilities District for Improvement Area No. 1 from \$20,000,000 to \$21,000,000 and for Improvement Area

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No. 3 from \$8,000,000 to \$9,000,000, as requested by the applicable Petition, it is necessary that the City Council adopt a resolution pursuant to Section 53345 of the Government Code declaring the necessity for the Community Facilities District to incur bonded indebtedness in such increased amount for the purpose of providing and financing public facilities for Improvement Area No. 1 and Improvement Area No. 3.

NOW, THEREFORE, BE IT DETERMINED AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, AS FOLLOWS:

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

Section 2. Necessity. This City Council declares that it is necessary that a bonded indebtedness be incurred by and for the Community Facilities District for Improvement Area No. 1 in an increased principal amount not to exceed \$21,000,000 for the purpose of financing for Improvement Area No. 1 the design, construction and acquisition of public facilities of the types identified in Resolution No. 22-114, the Resolution of Formation establishing the Community Facilities District, which was adopted by the City Council on August 2, 2022.

This City Council declares that it is necessary that a bonded indebtedness be incurred by and for the Community Facilities District for Improvement Area No. 3 in an increased principal amount not to exceed \$9,000,000 for the purpose of financing for Improvement Area No. 3 the design, construction and acquisition of public facilities of the types identified in Resolution No. 22-114, the Resolution of Formation establishing the Community Facilities District, which was adopted by the City Council on August 2, 2022.

Section 3. Costs Included. The amount of the proposed bonded indebtedness shall include all costs and estimated costs incidental to, or connected with, the accomplishment of the purposes for which the proposed bonded indebtedness is to be incurred, including, but not limited to, the estimated costs of construction and acquisition of the public facilities which are proposed to be provided within and for the benefit of Improvement Area No. 1 or Improvement Area No. 3, as applicable, acquisition of land and rights-of-way, satisfaction of contractual obligations relating to expenses or the advancement of funds for expenses existing at the time the bonds are issued, architectural, engineering, inspection, legal, fiscal and financial consultant fees, bond and other reserve funds, and interest on any bonds of the applicable Improvement Area estimated to be due and payable within two years from the date of the issuance of such bonds, election costs, and all costs of issuance of the bonds, including, but not limited to, underwriter's discount, fees for bond counsel, disclosure counsel, appraisers, financial advisors, market absorption consultants and other consultants, costs of obtaining credit ratings, bond insurance premiums, fees for letters of credit, and other credit enhancement costs, and printing costs.

Section 4. Territory. The Community Facilities District is known as "City of Paso Robles Community Facilities District No. 2022-1N (Olsen/South Chandler Ranch – Facilities)." The territory within Improvement Area No. 1 and Improvement Area No. 3 of the Community Facilities District is generally shown and described on the boundary map entitled "Boundaries of City of Paso Robles Community Facilities District No. 2022-1N (Olsen/South Chandler Ranch – Facilities), County of San Luis Obispo, State of California" recorded on July 8, 2022 in Book 6 of Maps of Assessment and Community Facilities Districts at Pages 36-37, and as Document No. 2022-028170, in the Office of the County Recorder in the County of San Luis Obispo, State of California.

Section 5. Increased Bonded Indebtedness. The aggregate principal amount of the authorized bonded indebtedness to be incurred by Improvement Area No. 1 of the Community Facilities District shall be increased from \$20,000,000 to \$21,000,000; and the aggregate principal amount of the authorized bonded

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indebtedness to be incurred by Improvement Area No. 3 of the Community Facilities District shall be increased from \$8,000,000 to \$9,000,000.

Section 6. Levy of Special Taxes. Pursuant to Section 53350 of the Government Code, (a) all parcels of taxable property within Improvement Area No. 1 shall be subject to the levy of special taxes to pay the principal of and interest on the aggregate principal amount of the bonds of the Community Facilities District which may be issued and sold to finance or to contribute to the financing of public facilities for Improvement Area No. 1; (b) all proceedings for purposes of a bond election with respect to the increased bonded indebtedness to be incurred by the Community Facilities District for the purpose of financing public facilities for Improvement Area No. 1 shall apply only to Improvement Area No. 1; (c) all parcels of taxable property within Improvement Area No. 3 shall be subject to the levy of special taxes to pay the principal of and interest on the aggregate principal amount of the bonds of the Community Facilities District which may be issued and sold to finance or to contribute to the financing of public facilities for Improvement Area No. 3; and (d) all proceedings for purposes of a bond election with respect to the increased bonded indebtedness to be incurred by the Community Facilities District for the purpose of financing public facilities for Improvement Area No. 3 shall apply only to Improvement Area No. 3.

Section 7. Hearing. A public hearing on the proposed increased bonded indebtedness for Improvement Area No. 1 and Improvement Area No. 3 of the Community Facilities shall be held on May 6, 2025 at 6:30 p.m. in the City Council Chambers, located at City Hall, 1000 Spring Street, Paso Robles, California. Said hearing shall be conducted concurrently with the hearing on the changes proposed by the Resolution of Consideration.

Section 8. Notice. The City Clerk shall publish a notice of the time and place of said hearing pursuant to Section 53346 of the Government Code and shall also give notice of the time and place of said hearing by first-class mail to each registered voter and to each landowner within Improvement Area No. 1 and Improvement Area No. 3 of the Community Facilities District.

Section 9. Election Procedures. The procedures for conducting the special elections within the Community Facilities District on the propositions regarding the proposed increased bonded indebtedness to be incurred by Improvement Area No. 1 and Improvement Area No. 3 of the Community Facilities District shall be as set forth in the Resolution of Consideration or as modified by a subsequently adopted resolution of the Board of Education.

Section 10. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

APPROVED this 1st day of April, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John R. Hamon, Jr. , Mayor

ATTEST:

Melissa Boyer, City Clerk