

**PETITION TO THE CITY COUNCIL OF THE CITY OF  
BEAUMONT REQUESTING INSTITUTION OF  
PROCEEDINGS FOR ESTABLISHMENT OF A COMMUNITY  
FACILITIES DISTRICT (CITY OF BEAUMONT  
COMMUNITY FACILITIES DISTRICT NO. 2025-S (PUBLIC  
SERVICES))**

1. The undersigned (the “Owner”) is the owner of more than 10% of the land described in Exhibit A hereto (the “Property”), which land is expected to be included within the boundaries of a community facilities district hereby proposed to be established. The Property is located within the boundaries of the City of Beaumont (the “City”), County of Riverside.

2. The Owner requests that the City Council of the City of Beaumont (the “City Council”) institute proceedings to establish a community facilities district to be known as “City of Beaumont Community Facilities District No. 2025-S (Public Services)” (referred to herein as the “District”) pursuant to Chapter 2.5 (commencing with Section 53311), Part 1, Division 2, Title 5, of the Government Code of the State of California, commonly known as the “Mello-Roos Community Facilities Act of 1982” (the “Act”), to include all of the Property. The proposed rate and method of apportionment for the District is set forth in Exhibit B hereto.

3. The Owner requests that the proposed District fund police protection services (including but not limited to criminal justice services), fire protection and suppression services, and paramedic services (collectively, the “Services”). In addition, the District may fund actual or reasonably estimated costs directly related to the formation, annexation, and administration of the District including, but not limited to: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs to the City, the District, or any designee thereof associated with fulfilling the District reporting requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, the District or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or the District for any other administrative purposes of the District, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

4. The Owner further requests that, the City Council, as legislative body of the District, annually levy special taxes on the property within the District to provide for the Services, and for the payment of administrative expenses of the District and for such services as the City Council deems appropriate.

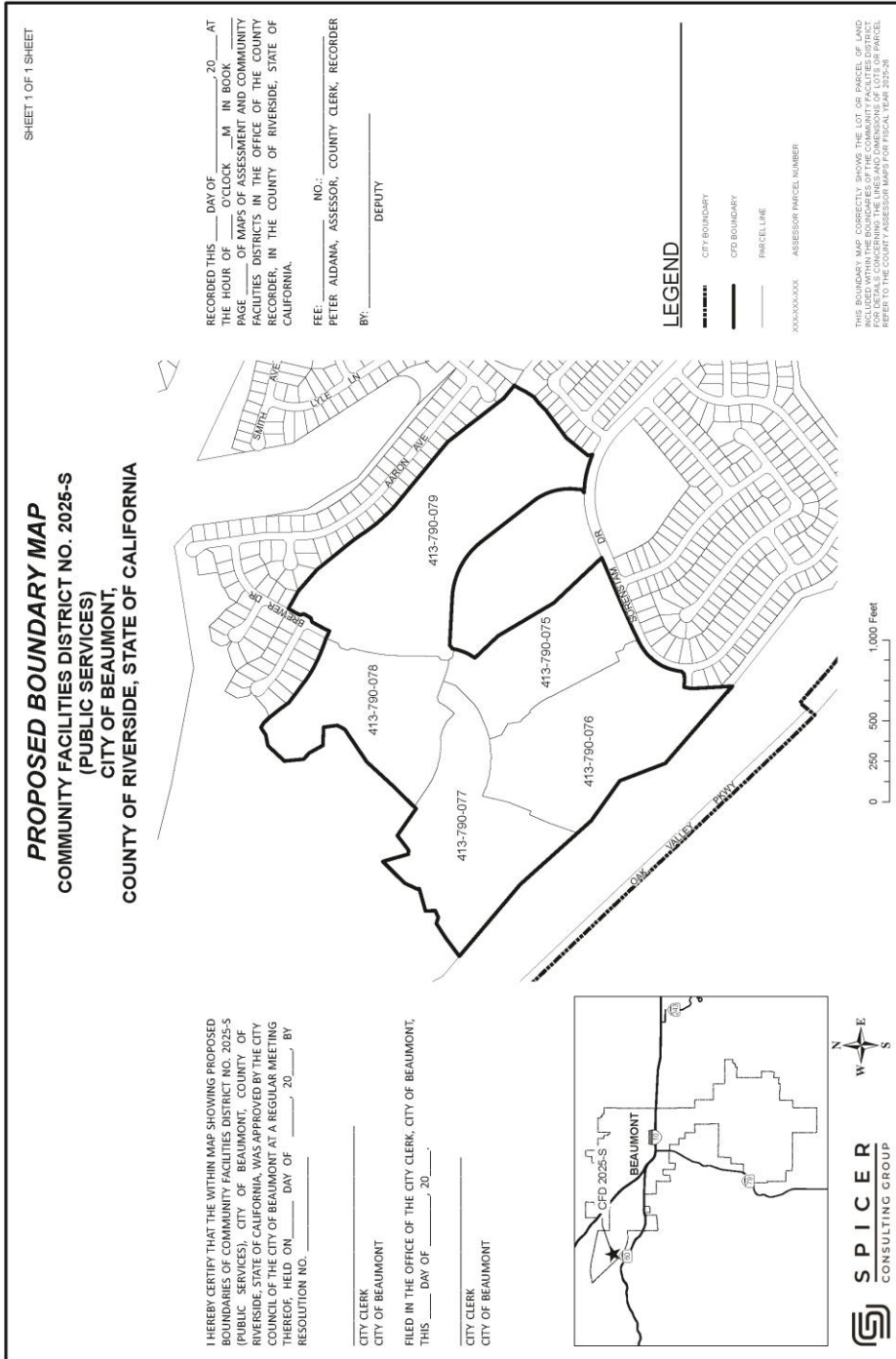
Dated: October \_\_, 2025

MERITAGE HOMES OF CALIFORNIA, a  
California corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

# EXHIBIT A

## BOUNDARY MAP



## EXHIBIT B

### RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2025-S (PUBLIC SERVICES)

A Special Tax (the “Special Tax”) shall be levied on and collected from each Assessor’s Parcel (defined below) in Community Facilities District No. 2025-S (Public Services) (the “CFD No. 2025-S” or “CFD”; defined below), in each Fiscal Year, (defined below), in each Fiscal Year on an Assessor’s Parcel shall be determined by the City Council of the City of Beaumont, acting in its capacity as the legislative body of CFD No. 2025-M, by applying the rate and method of apportionment set forth below. All of the real property in CFD No. 2025-S, unless exempted by law or by the provisions herein, shall be taxed to the extent and in the manner provided herein.

#### A. DEFINITIONS

“**Accessory Dwelling Unit**” means a residential unit of limited size including smaller secondary unit(s) that shares an Assessor’s Parcel with Single Family Property that has a stand-alone Residential Unit.

“**Administrative Expenses**” means the actual or reasonably estimated costs directly related to the formation and administration of CFD No. 2025-S including, but not limited to: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs to the City, CFD No. 2025-S, or any designee thereof associated with fulfilling the CFD No. 2025-S reporting requirements; the costs associated with responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2025-S or any designee thereof related to an appeal of the Special Tax; and the City’s annual administration fees, collection expenses, and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2025-S for any other administrative purposes of CFD No. 2025-S, including attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

“**Administrator**” means the City Manager of the City of Beaumont, or his or her designee.

“**Assessor’s Parcel**” means a lot or parcel of land that is identifiable by an Assessor’s Parcel Number by the County Assessor of the County of Riverside.

“**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 the identification number assigned to a parcel by the County Assessor of the County of Riverside.

“**Building Permit**” means the first legal document issued by the City giving official permission for new construction. For purposes of this definition, “Building Permit” may or may not include expired or cancelled Building Permits, or any subsequent Building Permit document(s) authorizing new construction on an Assessor’s Parcel that are issued or changed by the City after the first original issuance, as determined by the Administrator.

**“CFD”** or **“CFD No. 2025-S”** means the City of Beaumont Community Facilities District No. 2025-S (Public Services).

**“CFD Boundary Map”** means a recorded map of the CFD that indicates by a boundary line the extent of the territory identified to be subject to the levy of Special Taxes.

**“City”** means the City of Beaumont, State of California.

**“County”** means the County of Riverside, State of California.

**“Developed Property”** means all Assessor’s Parcels of Taxable Property for which a Building Permit for new construction has been issued on or prior to May 1 preceding the Fiscal Year in which the Special Tax is being levied.

**“Exempt Property”** means all Assessors’ Parcels designated as being exempt from the Special Tax as provided for in Section D.

**“Fiscal Year”** means the period from and including July 1<sup>st</sup> of any year to and including the following June 30<sup>th</sup>.

**“Maximum Special Tax”** means the Maximum Special Tax, as applicable, levied within the CFD for any Fiscal Year.

**“Multi-Family Property”** means all Assessor's Parcels of Developed Property for which a Building Permit or use permit for the construction of a residential structure with two or more Residential Units that share a single Assessor's Parcel Number, as determined by the Administrator, has been issued prior to May 1 preceding the Fiscal Year in which the Special Tax is being levied.

**“Proportionately”** means for Taxable Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Assessor’s Parcels.

**“Rate and Method of Apportionment”** or **“RMA”** means this Rate and Method of Apportionment of Special Taxes.

**“Residential Property”** means all Assessor’s Parcels of Taxable Property upon which completed Residential Units have been constructed or for which Building Permits have been or may be issued for purposes of constructing one or more Residential Units.

**“Residential Unit”** or **“RU”** means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the Administrator. An Accessory Dwelling Unit that shares an Assessor’s Parcel with a Single Family Property shall not be considered a Residential Unit for purposes of this Rate and Method of Apportionment.

**“Safety Services”** means public safety services permitted under the Mello-Roos Community Facilities Act of 1982 including, without limitation, police and fire protection, ambulance and paramedic services authorized to be funded by CFD No. 2025-S as set forth in Appendix B.

“**Single Family Property**” means any residential property other than a Multi-Family Property on an Assessor’s Parcel for which a Building Permit for new construction has been issued by the City on or prior to May 1 preceding the Fiscal Year in which the Special Tax is being levied.

“**Special Tax**” means the Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property.

“**Special Tax Requirement**” means the amount to be collected in any Fiscal Year to pay for certain costs as required to meet the public safety needs of CFD No. 2025-S in both the current Fiscal Year and the next Fiscal Year. The costs to be covered shall be the (i) direct costs for Safety Services, (ii) amount necessary to fund an operating reserve for the costs of Safety Services as determined by the CFD Administrator, and (iii) Administrative Expenses applicable to the Special Tax. Under no circumstances shall the Special Tax Requirement include funds for bonds or other forms of indebtedness.

“**Taxable Property**” means all Assessor’s Parcels within CFD No. 2025-S, which are not Exempt Property.

“**Taxable Unit**” means a Residential Unit.

“**Undeveloped Property**” means, for each Fiscal Year, all Taxable Property not classified as Developed Property.

**B. RATE AND METHOD OF APPORTIONMENT OF MAXIMUM SPECIAL TAX RATES**

As of July 1 of each Fiscal Year, commencing July 1, 2025, the Council shall determine the Special Tax Requirement and shall levy the Special Tax upon each of the Assessor’s Parcels within the CFD which constitute a Developed Property of Residential Property, including Single Family Property or Multi-Family Property, until the aggregate amount of Special Tax equals the Special Tax Requirement. The Special Tax shall be levied Proportionately on all Assessor’s Parcels of Developed Property up to 100% of the applicable Maximum Special Tax to satisfy the Special Tax Requirement.

No Special Tax shall be levied upon Undeveloped Property for which a Building Permit has not been issued on or prior to May 1 preceding the Fiscal Year in which the Special Tax is being levied.

The Maximum Special Tax for Fiscal Year 2025-2026 for a Single Family Property and Multi-Family Property are shown below in Table 1.

**TABLE 1  
MAXIMUM SPECIAL TAX RATES  
FISCAL YEAR 2025-2026**

<b>Description</b>	<b>Taxable Unit</b>	<b>Maximum Special Tax</b>
Single Family Property	RU	\$639
Multi-Family Property	RU	\$526

### **Increase in the Maximum Special Tax**

On each July 1, commencing July 1, 2026, the Maximum Special Tax for Developed Property of Single Family Property and Multi-Family Property for the prior Fiscal Year shall be adjusted by the greater of (i) an amount equal to the percentage change in the Consumer Price Index for the twelve-month period ending in January of the prior Fiscal Year or (ii) five percent (5%).

### **C. TERM OF SPECIAL TAX**

For each Fiscal Year, the Maximum Special Taxes shall be levied as long as the Safety Services are being provided within the boundaries of CFD No. 2025-S.

### **D. EXEMPTIONS**

The City shall classify as Exempt Property within CFD No. 2025-S, any Assessor's Parcel in any of the following categories; (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by any public entity; (ii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement; (iii) Assessor's Parcels which are privately owned but are encumbered by or restricted solely for public uses; (iv) any Assessor's Parcel which is in use in the performance of a public function as determined by the Administrator; or (v) any Assessor's Parcel which is not a Single Family Property or Multi-Family Property; (vi) any Assessor's Parcel that qualifies for a welfare exemption under applicable state or local law; or (vii) any Assessor's Parcel that is owned by a property owner association and used for common area purposes.

### **E. APPEALS**

Any property owner claiming that the amount or application of the Special Taxes are not correct may file a written notice of appeal with the City not later than twelve months after having paid the first installment of the Special Tax that is disputed. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the Administrator's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made, but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s).

### **F. MANNER OF COLLECTION**

The Maximum Special Taxes levied in each Fiscal Year 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. However, the District may collect the Special Tax at a different time or in a different manner if necessary to meet its financial obligations.

The Maximum Special Taxes when levied shall be secured by the lien imposed pursuant to Section 3115.5 of the Streets and Highways Code. This lien shall be a continuing lien and shall secure each levy of Maximum Special Taxes. The lien of Maximum Special Taxes shall

continue in force and effect until the Special Tax ceases to be levied in the manner provided by Section 53330.5 of the Government Code.

**G. INTERPRETATION**

Interpretations may be made by the Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment.

**APPENDIX A**

**CITY OF BEAUMONT  
COMMUNITY FACILITIES DISTRICT NO. 2025-S (PUBLIC SERVICES)**

**SUMMARY**

**Safety Services** - It is estimated that the cost of providing police, fire protection and suppression services, and paramedic services being funded by the Special Tax for the Community Facilities District No. 2025-S (Public Services) will be as follows for the Fiscal Year 2025-2026:

- \$639 per residential unit for Single Family Property
- \$526 per residential unit for Multi-Family Property

**Annual Escalation** - On each July 1, commencing July 1, 2026, the Maximum Special Tax for Developed Property of Single Family Property and Multi-Family Property for the prior Fiscal Year shall be adjusted by the greater of (i) an amount equal to the percentage change in the Consumer Price Index for the twelve-month period ending in January of the prior Fiscal Year or (ii) five percent (5%).

<b>Annex #</b>	<b>Fiscal Year</b>	<b>Tract/ APN</b>	<b>Development Name</b>	<b>No. of Taxable Units</b>	<b>Land Use Category</b>	<b>Maximum Special Tax</b>	<b>Subdivider</b>
Original	2025- 26	TR 31462-17, - 19, -27, -28 & -29	Fairway Canyon 4C	366	Single Family Property	\$639	Meritage Homes

**APPENDIX B**

**CITY OF BEAUMONT  
COMMUNITY FACILITIES DISTRICT NO. 2025-S (PUBLIC SERVICES)**

**DESCRIPTION OF AUTHORIZED SERVICES**

The services which may be funded with proceeds of the special tax of CFD No. 2025-S, as provided by Section 53313 of the Act, will include some or all of the costs attributable to public safety.

These services include police protection services (including but not limited to criminal justice services), fire protection and suppression services, and paramedic services.

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 Administrator.

The above services shall be limited to those provided within the boundaries of CFD No. 2025-S for the benefit of the properties within the boundaries of CFD No. 2025-S and said services may be financed by proceeds of the special tax of CFD No. 2025-S only to the extent that they are in addition to those provided in the territory of CFD No. 2025-S before CFD No. 2025-S was created.