

# City of Beaumont Community Facilities Districts Formation

CFD 2025-1 (Fairway Canyon 4C)  
CFD 2025-S (Public Services)  
CFD 2025-M (Maintenance Services)

November 4, 2025



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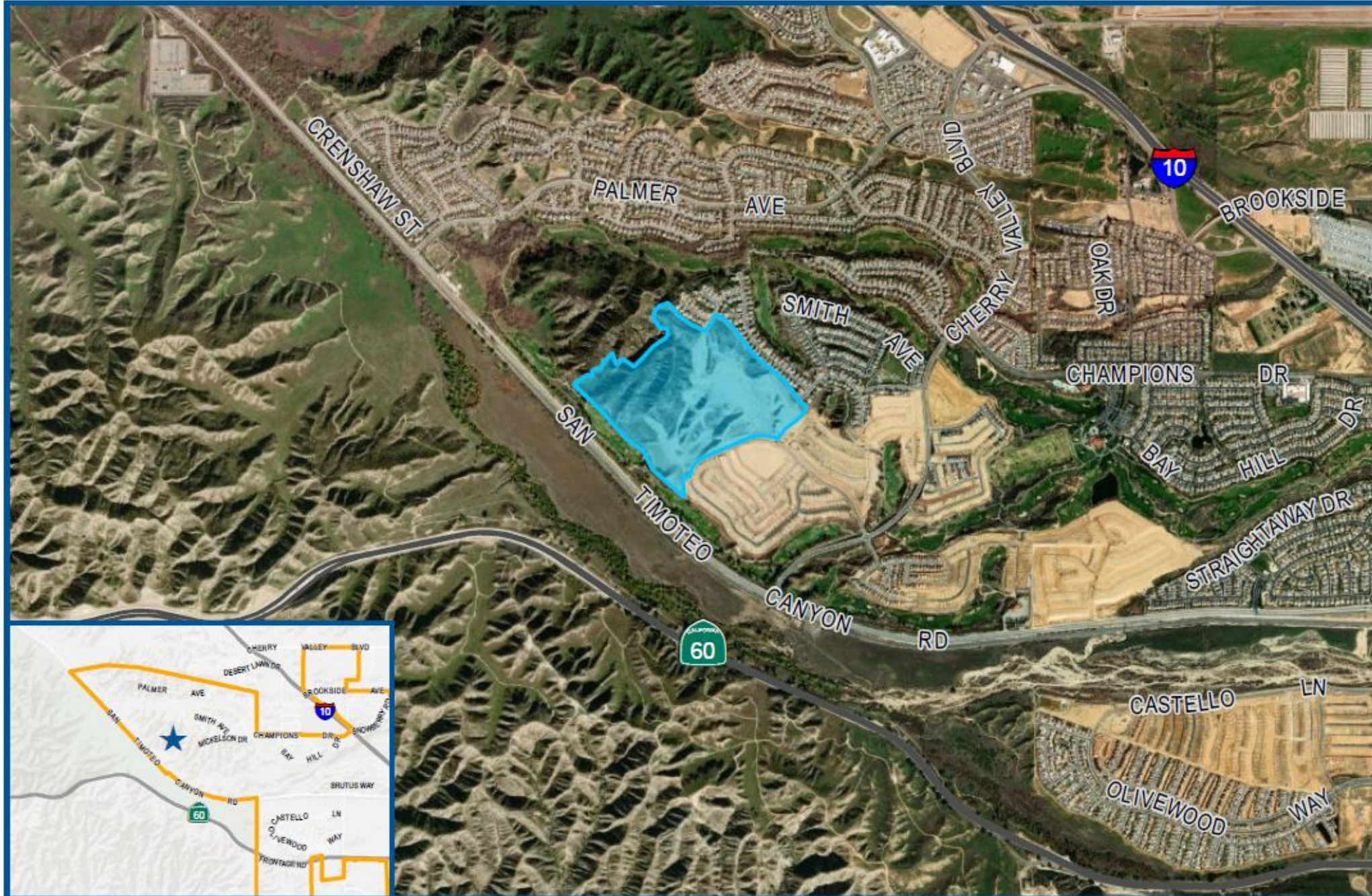
# Fairway Canyon 4C (Meritage Homes) – CFD Formation Request

- **Project Sponsor:** Meritage Homes of California, Inc.
- The Fairway Canyon 4C Formation Request includes creation of new CFDs to fund infrastructure, public safety, and maintenance services for 366 new single-family homes.
- This request follows the CFD program framework introduced at the September 2 CFD-101 Workshop, which established the City’s policy direction for financing growth-related improvements and services.
- **Three coordinated CFDs** are proposed for this project:
  - CFD 2025-1 (Facilities) – Funds public infrastructure.
  - CFD 2025-S (Public Services) – Funds police, fire, and paramedic services.
  - CFD 2025-M (Maintenance Services) – Funds long-term maintenance of public areas.
- Each CFD aligns with Beaumont’s adopted goal that growth pays for growth and safeguards the City’s General Fund.

# Meritage Homes – Fairway Canyon 4C Project Overview

- **Location:** Northwest Beaumont – west of Tukwet Canyon Parkway, north of Oak Valley Parkway.
- **Land Use:** 366 single-family residential lots (Tracts 31462-17, -19, -27, -28 & -29). Purpose of Formation: Provide financing and ongoing funding mechanisms consistent with the City's CFD Program presented September 2.
- **Facilities to Finance:** Roadway, sewer, and park improvements benefiting both the project and surrounding area.
- **Ongoing Services:** Public safety and maintenance provided through separate CFDs.
- **Outcome:** All infrastructure and service costs funded through CFD special tax revenues – no City General Fund impact.

# Project Location



# CFD 2025-1 (Fairway Canyon 4C – Facilities District)

**Purpose:** Finance the construction of public improvements and reimburse eligible developer costs.

- Created under the Mello-Roos Community Facilities Act of 1982.
- Estimated bond capacity: ≈ \$4 million secured solely by special taxes.
- Facilities to be financed: City road and sewer projects (~\$2.6 M).
- Special Tax Structure: Three tax zones with assigned rates from ≈ \$576 to \$682 per lot.
- Fiscal Safeguards: 2% Effective Tax Rate (ETR) cap consistent with City policy.
  - The 2% ETR takes into account the BUSD CFD 2022-1 Special Tax rate (ranges: \$1,838 - \$2,647 per unit)

**Action Requested:** Adopt Resolutions of Intention to form CFD 2025-1 and authorize bond indebtedness.

# CFD 2025-S (Public Services)

**Purpose:** Provide funding for essential public safety services.

- Establishes an initial district for Fairway Canyon 4C and a Potential Annexation Area for future developments Citywide.
- Services Funded: Police protection, fire suppression, paramedic and emergency response services.
- Tax Rates: \$639 per Single-Family Residential Unit; \$526 per Multi-Family Unit.
- Escalation: Greater of CPI or 5% annually beginning FY 2026-27.
- Consistent with the September CFD-101 program structure for a citywide public safety funding framework.

**Action Requested:** Adopt Resolution of Intention to form CFD 2025-S and authorize levy of special tax for Public Services.

# CFD 2025-M (Maintenance Services)

**Purpose:** Fund long-term maintenance of public improvements and infrastructure built with CFD 2025-1 proceeds.

- Establishes initial district for Fairway Canyon 4C and a Potential Annexation Area for future projects.
- Services Funded: Parks, trails, landscaping, street lighting, pavement management, storm drain and BMP facilities, graffiti abatement.
- Tax Rates:
  - \$438 per Residential Unit (Special Tax A – City Services)
  - \$292 per Residential Unit (Special Tax B – Contingent POA Backup)
- Escalation: CPI or 2% (whichever is greater).
- Consistent with the City's annexable Maintenance CFD model adopted under the updated Goals & Policies.

**Action Requested:** Adopt Resolution of Intention to form CFD 2025-M and authorize levy of special tax for Maintenance Services.

# Next Steps and City Council Action

## Formation Schedule Highlights:

- November 4, 2025: Adopt Resolutions of Intention for CFDs 2025-1, 2025-S, and 2025-M.
- December 16, 2025: Hold Public Hearing and Election for each district.
- January 2026: Second Reading of Ordinances levying special taxes.

## **Council Action Requested Tonight:**

- Approve the Resolutions of Intention for each CFD.
- Authorize special tax levies for facilities, public safety, and maintenance consistent with the City's CFD Program and Goals & Policies.
- Direct staff and consultants to proceed to the Public Hearing and voter election on December 16, 2025.

# QUESTIONS

CITY OF BEAUMONT

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