

**RESOLUTION NO. 25-\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEAUMONT, CALIFORNIA, ESTABLISHING CITY OF BEAUMONT COMMUNITY FACILITIES NO. 2025-1 (FAIRWAY CANYON 4C), AUTHORIZING THE LEVY OF A SPECIAL TAX THEREIN, CALLING AN ELECTION WITHIN THE DISTRICT AND APPROVING AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO**

**WHEREAS**, the City Council (the “City Council”) of the City of Beaumont (the “City”) has heretofore adopted Resolution No. 2025-60 stating its intention to form City of Beaumont Community Facilities No. 2025-1 (Fairway Canyon 4C) (“Community Facilities District No. 2025-1” or the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the “Act”); and

**WHEREAS**, a copy of Resolution No 2025-60 setting forth a description of the proposed boundaries of Community Facilities District No. 2025-1, the facilities and incidental expenses to be financed by the District and the rate and method of apportionment of the special tax proposed to be levied within the District is on file with the City Clerk; and

**WHEREAS**, notice was published and mailed to all landowners of the land proposed to be included within the District as required by law relative to the intention of this City Council to form proposed Community Facilities District No. 2025-1 and to levy special taxes within the District and to incur bonded indebtedness in the maximum aggregate amount of up to \$4,000,000 within the proposed District to finance the facilities and incidental expenses described in Resolution No. 2025-60; and

**WHEREAS**, on December 16, 2025, this City Council conducted a noticed public hearing as required by law relative to the proposed formation of Community Facilities District No. 2025-1, the levy of the special taxes and the issuance of bonded indebtedness by the District; and

**WHEREAS**, at the December 16, 2025 public hearing there was filed with this City Council a report containing a description of the facilities necessary to meet the needs of the District and an estimate of the cost of such facilities as required by Section 53321.5 of the Act (the “Engineer’s Report”); and

**WHEREAS**, at the December 16, 2025 public hearing all persons desiring to be heard on all matters pertaining to the formation of Community Facilities District No. 2025-1, the levy of the special taxes within the District and the issuance of bonded indebtedness by the District were heard and full and fair hearings were held; and

**WHEREAS**, following the public hearing, this City Council has determined to authorize the formation of the District to finance the types of facilities (the “Facilities”) and the incidental expenses (the “Incidental Expenses”) set forth in Attachment A hereto, which are described in more detail in the Engineer’s Report; and

**WHEREAS**, at the public hearing evidence was presented to this City Council on the matters before it, and the proposed special taxes to be levied within the District was not precluded by a majority protest of the type described in Section 53324 of the Act, and this City Council at the conclusion of

the hearing was fully advised as to all matters relating to the formation of the District, the levy of the special taxes and the issuance of bonded indebtedness within the District; and

**WHEREAS**, this City Council has determined, based on a Certificate of Registrar of Voters of the County of Riverside on file in the office of the City Clerk, that no registered voters have been residing in the proposed boundaries of Community Facilities District No. 2025-1 during the 90 days prior to December 16, 2025 and that the qualified electors in Community Facilities District No. 2025-1 are the landowners within the District; and

**WHEREAS**, on the basis of all of the foregoing, this City Council has determined to proceed with the establishment of Community Facilities District No. 2025-1 and to call an election within the District to authorize (i) the levy of special taxes within the District pursuant to the rate and method of apportionment of the special tax, as set forth in Attachment C to Resolution No. 2025-60 (the “Rate and Method”), (ii) the issuance of bonds within the District to finance the Facilities and Incidental Expenses, and (iii) the establishment of an appropriations limit for Community Facilities District No. 2025-1; and

**WHEREAS**, in order to facilitate the funding of the Facilities, the legislative body of the District desires to enter into an Acquisition, Construction and Funding Agreement (the “Agreement”) with Meritage of California, a California corporation (the “Developer”) and the form of the Agreement is on file with the City Clerk; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Beaumont, California:

SECTION 1. Each of the above recitals is true and correct.

SECTION 2. A community facilities district to be designated “City of Beaumont Community Facilities No. 2025-1 (Fairway Canyon 4C)” is hereby established pursuant to the Act in accordance with 53350 of the Act. The City Council hereby finds and determines that all prior proceedings taken with respect to the establishment of the District were valid and in conformity with the requirements of law, including the Act. This finding is made in accordance with the provisions of Section 53325.1(b) of the Act.

SECTION 3. The boundaries of Community Facilities District No. 2025-1 is established as shown on the map designated “Proposed Boundary Map of City of Beaumont Community Facilities No. 2025-1 (Fairway Canyon 4C), County of Riverside, State of California”, which map is on file in the office of the City Clerk and was recorded pursuant to Sections 3111 and 3113 of the Streets and Highways Code in the County Book of Maps of Assessment and Community Facilities Districts in the Assessor-County Clerk-Recorder’s office of the County of Riverside in Book No. 98 Page No. 8 on November 12, 2025 as Instrument No. 2025-0354752.

SECTION 4. The types of Facilities and Incidental Expenses authorized to be provided for Community Facilities District No. 2025-1 are those set forth in Attachment A attached hereto. The estimated cost of the Facilities and Incidental Expenses to be financed is set forth in the Engineer’s Report, which estimates may change as the Facilities are designed and bid for construction and acquisition, as applicable.

The City is authorized by the Act to contribute revenue to, or to construct or acquire the Facilities, all in accordance with the Act. The City Council finds and determines that the proposed Facilities are necessary to meet the increased demand that will be placed upon local agencies and public infrastructure as a result of new development within the District and that the Facilities to be financed, benefit residents of the City and the future residents of the District.

SECTION 5. Except where funds are otherwise available, it is the intention of this City Council, subject to the approval of the eligible voters within the District, to levy annually special taxes at the rates set forth in the Rate and Method, on all non-exempt property within the District, sufficient to pay for (i) the Facilities, (ii) principal and interest and other periodic costs on the bonds proposed to be issued to finance the Facilities and Incidental Expenses to be financed by the District, including the establishment and replenishment of reserve funds, any remarketing, credit enhancement and liquidity facility fees and other expenses of the type permitted by Section 53345.3 of the Act, and (iii) the Incidental Expenses. The District expects to incur, and in certain cases has already incurred, Incidental Expenses in connection with the creation of the District, the issuance of bonds, the levying and collecting of the special taxes, the completion and inspection of the Facilities and the annual administration of the bonds and the District. The Rate and Method is described in detail in Attachment C to Resolution No. 2025-60 and is incorporated herein by this reference, and the City Council hereby finds that the Rate and Method contains sufficient detail to allow each landowner within the District to estimate the maximum amount that may be levied against each parcel. As described in greater detail in the Engineer's Report, which is incorporated by reference herein, the special taxes to be levied within the District is based on the expected demand that each parcel of real property within the District will place on the Facilities and on the benefit that each parcel will derive from the right to access the Facilities and, accordingly, is hereby determined to be reasonable. The special taxes within the District shall be levied on each assessor's parcel in accordance with the Rate and Method. The special taxes are apportioned to each parcel within the District on the foregoing bases pursuant to Section 53325.3 of the Act and such special taxes are not on or based upon the ownership of real property or the assessed value of real property.

If special taxes of the District are levied against any parcel used for private residential purposes, (i) the maximum special tax rate shall be specified as a dollar amount which shall be calculated and established not later than the date on which the parcel is first subject to the special tax because of its use for private residential purposes and shall not be increased over time, except to the extent permitted in the rate and method of apportionment of the special tax for the District as set forth in the Rate and Method, (ii) the special tax shall not be levied after fiscal year 2067-68, as described in the Rate and Method, and (iii) under no circumstances will the special tax levied in the District in any fiscal year against any such parcel used for private residential uses be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the District by more than ten percent (10%) above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults.

The City Manager of the City of Beaumont, or his or her designee, will be responsible for preparing annually, or authorizing a designee to prepare, a current roll of special tax levy obligations by assessor's parcel number and will be responsible for estimating future special tax levies pursuant to Section 53340.2 of the Act.

SECTION 6. In the event that a portion of the property within the District shall become for any reason exempt, wholly or partially, from the levy of the special taxes specified in the Rate and

Method, or in the event of delinquencies in the payment of the applicable special tax levied, the City Council shall, on behalf of Community Facilities District No. 2025-1, increase the levy to the extent necessary and permitted by law and these proceedings upon the remaining property within the District which is not exempt or delinquent in order to yield the required debt service payments on any outstanding bonds of the District, or to prevent the District from defaulting on any other of its obligations or liabilities payable from special taxes; provided, however, under no circumstances will any special tax levied against any parcel in the District used for private residential uses be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the District by more than ten percent above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. The amount of the special tax for parcels within the District will be set in accordance with the Rate and Method. The obligation to pay the special tax may be prepaid only as set forth in Section G of the Rate and Method.

SECTION 7. Upon recordation of a notice of special tax lien for the District pursuant to Section 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the special taxes shall attach to all non-exempt real property in the District and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled with respect to the District in accordance with law or until collection of the special taxes by the District ceases.

SECTION 8. Consistent with Section 53325.6 of the Act, the City Council finds and determines that the land within Community Facilities District No. 2025-1, if any, devoted primarily to agricultural, timber or livestock uses and being used for the commercial production of agricultural, timber or livestock products is contiguous to other land within Community Facilities District No. 2025-1 and will be benefited by the Facilities proposed to be provided within Community Facilities District No. 2025-1.

SECTION 9. It is hereby further determined that there is no ad valorem property tax currently being levied on property within proposed Community Facilities District No. 2025-1 for the exclusive purpose of paying the principal of or interest on bonds or other indebtedness incurred to finance the construction of capital facilities which provide the same services to the territory of Community Facilities District No. 2025-1 as are proposed to be provided by the Facilities to be financed by Community Facilities District No. 2025-1.

SECTION 10. Written protests against the establishment of the District have not been filed by one-half or more of the registered voters within the boundaries of the or by the property owners of one-half (1/2) or more of the area of land within the District. The City Council hereby finds that the proposed special taxes have not been precluded by a majority protest pursuant to Section 53324 of the Act.

SECTION 11. An election is hereby called for the District on the propositions of levying the special taxes on the property within the District and establishing an appropriations limit for the District pursuant to Section 53325.7 of the Act and shall be consolidated with the election on the proposition of incurring bonded indebtedness for the District, pursuant to Sections 53351 and 53353.5 of the Act. The language of the propositions to be placed on the ballot is attached hereto as Attachment B.

SECTION 12. The date of the elections for the District on the propositions of incurring the bonded indebtedness, authorizing the levy of the special taxes and establishing an appropriations limit

for the District shall be December 16, 2025, or such later date as is consented to by the City Clerk or any Acting City Clerk (referred to herein as the “City Clerk”) of the City of Beaumont; provided that, if the election is to take place sooner than 90 days after December 16, 2025, then the unanimous written consent of each qualified elector within the District to such election date must be obtained. The polls shall be open for said election immediately following the close of the public hearing on December 16, 2025. The election shall be conducted by the City Clerk. Except as otherwise provided by the Act, the election shall be conducted in accordance with the provisions of law regulating elections of the City of Beaumont insofar as such provisions are determined by the City Clerk to be applicable. The City Clerk is authorized to conduct the election following the adoption of this resolution, and all ballots shall be received by, and the City Clerk shall close the election by, 11:00 p.m. on the election day; provided the election shall be closed at such earlier time as all qualified electors have voted as provided in Section 53326(d) of the Act. Pursuant to Section 53326 of the Act, the ballots for the special election shall be distributed in person or by mail with return postage prepaid, to the qualified electors within the District. The City Clerk has secured a certificate from the Registrar of Voters of the County of Riverside certifying that there were no registered voters within the District as of the date of such certificate. Accordingly, since there were fewer than 12 registered voters within the District for each of the 90 days preceding December 16, 2025, the qualified electors shall be the landowner within the District and the landowner, or the authorized representative thereof, shall have one vote for each acre or portion thereof that such landowner owns within the District, as provided in Section 53326 of the Act. The sole landowner within the District has executed and delivered a waiver of certain election law requirements and consenting to the holding of the election on December 16, 2025, which waiver is on file with the City Clerk.

SECTION 13. The preparation of the Engineer’s Report is hereby ratified. The Engineer’s Report, as submitted, is hereby approved and was made a part of the record of the public hearing regarding the formation of Community Facilities District No. 2025-1. The Engineer’s Report is ordered to be kept on file with the transcript of these proceedings and open for public inspection.

SECTION 14. The District may accept advances of funds or work-in-kind from any source, including, but not limited to, private persons or private entities, for any authorized purpose, including, but not limited to, paying any cost incurred in creating Community Facilities District No. 2025-1. The District may enter into an agreement with the person or entity advancing the funds or work-in-kind, to repay all or a portion of the funds advanced, or to reimburse the person or entity for the value, or cost, whichever is less, of the work-in-kind, as determined by the City Council, with or without interest.

SECTION 15. The form of the Agreement on file with the City Clerk is approved as to form, and each of the City Manager and their written designees, is authorized to execute the Agreement in substantially the form on file with the City Clerk, together with such changes as are approved by the officer executing the same, with the approval of such changes to be conclusively evidenced by the execution and delivery thereof.

SECTION 16. This Resolution shall be effective upon its adoption.

ADOPTED, SIGNED AND APPROVED this 16<sup>th</sup> day of December, 2025.

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Mike Lara, Mayor of the City of Beaumont

(SEAL)

ATTEST:

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Elaine Morgan, City Clerk  
of the City of Beaumont

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF RIVERSIDE        )

I, Elaine Morgan, City Clerk of the City of Beaumont, do hereby certify that the foregoing resolution was duly adopted by the City Council of said City, at a regular meeting of said City Council held on the 16<sup>th</sup> day of December, 2025, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

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Elaine Morgan, City Clerk  
City of Beaumont

## **ATTACHMENT A**

### **DESCRIPTION OF THE FACILITIES AND INCIDENTAL EXPENSES**

#### **TYPES OF FACILITIES**

The proposed types of public facilities and expenses to be financed by the Community Facilities District include:

The construction, purchase, modification, expansion and/or improvement of roadway, bridge, sewer, domestic and reclaimed water, dry utilities, storm drain, curb and gutter, medians, traffic signals, parks, trails, police facilities, fire facilities, library facilities, public community facilities, and any other facilities permitted pursuant to the Act, and appurtenances and appurtenant work, and development impact fees that are used by the City to construct infrastructure including design, engineering and planning costs associated therewith.

#### **TYPES OF INCIDENTAL EXPENSES**

The Incidental Expenses to be paid from bond proceeds and/or special taxes include:

- a. The cost of engineering, planning and designing the Facilities;
- b. All costs, including costs of the property owner petitioning to form the Community Facilities District, associated with the creation of the Community Facilities District, the issuance of the bonds, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District; and
- c. Any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

**ATTACHMENT B**  
**BALLOT PROPOSITIONS**  
**CITY OF BEAUMONT**  
**COMMUNITY FACILITIES DISTRICT NO. 2025-1 (FAIRWAY CANYON 4C)**

**SPECIAL TAX AND SPECIAL BOND ELECTION**

**December 16, 2025**

PROPOSITION A: Shall City of Beaumont Community Facilities No. 2025-1 (Fairway Canyon 4C) (the “District”) incur an indebtedness and issue bonds in the maximum principal amount of \$4,000,000 for the District with interest at a rate or rates not to exceed the maximum interest rate permitted by law, to finance the Facilities and the Incidental Expenses described in Resolution No. 2025-60 of the City Council of the City of Beaumont?

YES \_\_\_\_\_

NO \_\_\_\_\_

PROPOSITION B: Shall special taxes with a rate and method of apportionment for the District as provided in Resolution No. 2025-60 of the City Council of the City of Beaumont be levied to pay for the Facilities and Incidental Expenses and other purposes described in Resolution No. 2025-60, including the payment of the principal of and interest on bonds issued by the District to finance the Facilities and Incidental Expenses?

YES \_\_\_\_\_

NO \_\_\_\_\_

PROPOSITION C: For each year commencing with Fiscal Year 2026-2027, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for the District be an amount equal to \$1,000,000?

YES \_\_\_\_\_

NO \_\_\_\_\_