



City of Beaumont Community Facilities Districts Formation

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

December 16, 2025



Presented by:

Jennifer Ustation – Finance Director

Brian Forbath – Stradling Yocca Carlson & Rauth LLP

Shane Spicer – Spicer Consulting Group LLC



Background & Development History

Why CFDs are Requested for Fairway Canyon 4C

- 366-lot residential project by Meritage Homes.
- Located west of Tukwet Canyon Pkwy, north of Oak Valley Pkwy.
- Project originates from the SunCal Oak Valley Development Agreement (2003) which obligates the City to cooperate in CFD formation for financing required improvements.
- Property subsequently transferred through bankruptcy proceedings and ultimately acquired by Meritage-related entities.
- Developer formally requested CFD formation for facilities, public safety, and maintenance services.

Purpose of Tonight's Public Hearing

Required under the Mello-Roos Act

- Receive public input on:
 - CFD 2025-1 (Facilities)
 - CFD 2025-S (Public Services)
 - CFD 2025-M (Maintenance Services)
- Consider formation of each CFD and authorization of special taxes.
- Consider necessity to incur debt (CFD 2025-1 only).
- Conduct landowner elections (all CFDs).
- Consider introduction of ordinances levying special taxes following successful elections.

Project Boundaries

- Boundary Map included in Resolutions of Intention adopted Nov. 4, 2025.
- Notices mailed and published consistent with the Act.



CFD 2025-1 (Facilities) - Summary

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 2025-1 (Facilities) – Actions Required Tonight

- Adopt Resolution of Formation.
- Adopt Resolution Determining Necessity to Incur Bonded Indebtedness.
- Call and conduct the landowner election.
- Adopt Resolution Certifying Election Results.
- Introduce Ordinance Authorizing the Levy of Special Taxes.

CFD 2025-S (Public Services) - Summary

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.
- Includes Future Annexation Area

CFD 2025-S – Actions Required Tonight

- Adopt Resolution of Formation.
- Call and conduct the landowner election.
- Adopt Resolution Certifying Election Results.
- Introduce Ordinance Authorizing the Levy of Special Taxes.

CFD 2025-M (Maintenance Services) - Summary

Purpose: Fund Maintenance & Operations for Public Improvements

- 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).
- Includes Future Annexation Area

CFD 2025-M – Actions Required Tonight

- Adopt Resolution of Formation.
- Call and conduct the landowner election.
- Adopt Resolution Certifying Election Results.
- Introduce Ordinance Authorizing the Levy of Special Taxes.

Election Requirements


Landowner Election Required (No Registered Voters)

- Registrar of Voters certified 0 registered voters in each CFD boundary.
- Under the Act, landowner receives 1 vote per acre or portion thereof.
- Developer has executed consents and waivers to expedite election timelines.

Recommended Actions (Consolidated for All CFDs)

- Adopt Resolution of Formation for CFD 2025-1, CFD 2025-S, CFD 2025-M.
- Adopt Resolution Determining Necessity to Incur Bonded Indebtedness (CFD 2025-1 only).
- Conduct landowner elections for each CFD.
- Adopt Resolutions Certifying Election Results.
- Introduce Ordinances Authorizing the Levy of Special Taxes.

QUESTIONS

CITY OF BEAUMONT
550 East 6th Street, Beaumont, CA 92223
 951) 769-8520

BEAUMONTCA.GOV

#ACITYELEVATED

