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<i>Notice ID:</i>	0x9qTEeUtR5thVEQC1Az
<i>Invoice Text:</i>	<p>NOTICE OF PUBLIC HEARING ON INTENTION TO FORM CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2025-1 (FAIRWAY CANYON 4C) TO LEVY SPECIAL TAXES THEREIN AND TO AUTHORIZE BONDED INDEBTEDNESS NOTICE IS HEREBY GIVEN that on November 4, 2025, the City Council (the "City Council") of the City of Beaumont (the "City") adopted its Resolution No. 2025-60 (the "Resolution of Intention"), declaring its intention to form City of Beaumont Community Facilities District No. 2025-1 (Fairway Canyon 4C) ("CFD No. 2025-1" or the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") and to levy special taxes within the District for the purpose of financing certain Facilities and Incidental Expenses (as such terms are defined below). CFD No. 2025-1 is proposed to have the boundaries depicted on the map therefor on file with the City Clerk. Also on November 4, 2025, the City Council adopted its Resolution No. 2025-61 declaring its intention to incur bonded indebtedness to be issued by CFD No. 2025-1 in the maximum principal amount of \$4,000,000 for the District to finance the Facilities and Incidental Expenses. Capitalized terms that are not otherwise defined herein shall have the respective meanings ascribed to them in the Resolution of Intention and the exhibits thereto. The proposed Facilities include the construction, purchase, modification, rehabilitation, expansion and/or improvement of roadway, bridge, sewer, domestic and reclaimed water, dry utilities, storm drain, curb and gutter, medians, traffic signals and any other facilities permitted pursuant to the Act, parks, trails, police facilities, fire facilities, library facilities, public community facilities, and appurtenances and appurtenant work, and development impact fees that are</p>

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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011767129

FILE NO. 0011767129

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/29/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: November 29, 2025.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING ON INTENTION TO FORM CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2025-1 (FAIRWAY CANYON 4C) TO LEVY SPECIAL TAXES THEREIN AND TO AUTHORIZE BONDED INDEBTEDNESS

NOTICE IS HEREBY GIVEN that on November 4, 2025, the City Council (the "City Council") of the City of Beaumont (the "City") adopted its Resolution No. 2025-60 (the "Resolution of Intention"), declaring its Intention to form City of Beaumont Community Facilities District No. 2025-1 (Fairway Canyon 4C) ("CFD No. 2025-1" or the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") and to levy special taxes within the District for the purpose of financing certain Facilities and Incidental Expenses (as such terms are defined below). CFD No. 2025-1 is proposed to have the boundaries depicted on the map therefor on file with the City Clerk.

Also on November 4, 2025, the City Council adopted its Resolution No. 2025-61 declaring its Intention to incur bonded indebtedness to be issued by CFD No. 2025-1 in the maximum principal amount of \$4,000,000 for the District to finance the Facilities and Incidental Expenses.

Capitalized terms that are not otherwise defined herein shall have the respective meanings ascribed to them in the Resolution of Intention and the exhibits thereto.

The proposed Facilities include the construction, purchase, modification, rehabilitation, expansion and/or improvement of roadway, bridge, sewer, domestic and reclaimed water, dry utilities, storm drain, curb and gutter, medians, traffic signals and any other facilities permitted pursuant to the Act, parks, trails, police facilities, fire facilities, library facilities, public community facilities, 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 (collectively, the "Facilities"). The Facilities listed herein are representative of the types of improvements authorized to be financed by CFD No. 2025-1. Detailed scope and limits of specific projects will be determined as appropriate, consistent with the standards of the City. Addition, deletion or modification of descriptions of the Facilities may be made consistent with the requirements of the City Council, CFD No. 2025-1 and the Act.

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

All costs, including (1) cost of engineering, planning and designing the Facilities; (2) costs of the property owner petitioning to form CFD No. 2025-1, associated with the creation of CFD No. 2025-1, 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 CFD No. 2025-1; and (3) any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

The Resolution of Intention specifies the Rate and Method of Apportionment of Special Taxes for the District (the "Rate and Method"). The Resolution of Intention proposes a Maximum Special Tax within the District for Developed Property within the property depicted in the boundary map, which shall be the greater of (1) the amount derived by application of the Assigned Special Tax as set forth in the Rate and Method or (1) the amount derived by application of the Backup Special Tax. There are three zones described in the Rate and Method. The Backup Special Tax per lot is calculated by reference to a per acre rate, which for the three zones ranges from \$3,827 to \$5,049 per acre in fiscal year 2026-27. The Assigned Special Tax rate for fiscal year 2026-27 for Non-Residential Property ranges from \$3,827 to \$5,049 per acre depending on the zone in which the property is located. The Assigned Special Tax rates for residential property varies by zone and by building square footage. The Assigned Special Tax rates for fiscal year 2026-27 ranges from \$576 to \$682 per unit.

To satisfy the Special Tax Requirement for the District, CFD No. 2025-1 shall first levy the Special Tax proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax as needed. If additional moneys are needed to satisfy the Special Tax Requirement, the Special Tax shall be levied: second, proportionately on each Assessor's Parcel of Final Map Property at up to 100% of the Maximum Special Tax for Final Map Property; third, proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax for Undeveloped Property; fourth, increased in equal percentages from the Assigned Special Tax up to the Maximum Special Tax for each Assessor's Parcel of Developed Property whose Maximum Special Tax is derived by the application of the Backup Special Tax; and, fifth, proportionately on each Assessor's Parcel of Provisional Undeveloped Property that is not Exempt Property, at up to 100% of the Maximum Special Tax. The Backup Special Tax for the District is to be determined in accordance with the Rate and Method based on the final map within the District.

The Resolution of Intention proposes that for each year in which any Bonds issued by CFD No. 2025-1 for the District are outstanding the Special Tax within the District shall be levied on all Assessor's Parcels subject to the Special Tax within the District. If any delinquent Special Tax amounts remain uncollected prior to or after all Bonds issued by CFD No. 2025-1 are retired, the Special Tax within

the District may be levied to the extent necessary to reimburse CFD No. 2025-1 for uncollected Special Tax amounts associated with the levy of such Special Tax within the District, but the Special Tax shall not be levied after 2067-2068 Fiscal Year.

The foregoing is only a summary of the Resolution of Intention which is on file with the City Clerk. The full text of the Resolution of Intention should be referred to by any interested party for greater detail.

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON DECEMBER 16, 2025, AT THE HOUR OF 6:00 P.M., OR AS SOON THEREAFTER AS SUCH MATTER CAN BE HEARD, AT A REGULAR MEETING OF THE CITY COUNCIL TO BE HELD IN THE CITY COUNCIL CHAMBERS LOCATED AT 550 EAST 6 TH STREET, BEAUMONT, CALIFORNIA, AT WHICH TIME THE CITY COUNCIL WILL HEAR ALL EVIDENCE AND TESTIMONY BY ALL INTERESTED PERSONS, PROPERTY OWNERS, VOTERS AND TAXPAYERS FOR OR AGAINST (1) THE ESTABLISHMENT OF CFD NO. 2025-1, (2) THE EXTENT OF CFD NO. 2025-1, (3) THE LEVY OF SPECIAL TAXES WITHIN THE DISTRICT, (4) THE ACQUISITION AND CONSTRUCTION OF THE FACILITIES, (5) THE AUTHORIZATION OF BONDED INDEBTEDNESS THE DISTRICT, AND (6) ANY OTHER MATTERS AS SET FORTH IN THE RESOLUTION OF INTENTION.

ALL PERSONS INTERESTED, INCLUDING PROPERTY OWNERS, TAXPAYERS AND REGISTERED VOTERS, MAY APPEAR AT THE HEARING AND PRESENT EVIDENCE AND TESTIMONY ORALLY OR IN WRITING FOR OR AGAINST ITEMS (1) THROUGH (6) ABOVE. EACH INDIVIDUAL WISHING TO SPEAK WILL BE LIMITED TO A THREE MINUTE ORAL PRESENTATION. ANY PROTEST PERTAINING TO THE REGULARITY OR SUFFICIENCY OF THE PROCEEDINGS RELATING TO THE PROPOSED ISSUES DESCRIBED IN ITEMS (1) THROUGH (6) ABOVE MUST BE IN WRITING AND SHALL CLEARLY STATE THE IRREGULARITIES OR DEFECTS TO WHICH OBJECTION IS MADE, AND SHALL BE FILED WITH THE CITY CLERK ON OR BEFORE THE TIME SET FOR THE HEARING. IF THE OWNERS OF ONE-HALF (1/2) OR MORE OF THE AREA OF LAND WITHIN CFD NO. 2025-1 AND NOT EXEMPT FROM THE SPECIAL TAX FILE WRITTEN PROTESTS AGAINST ANY OF ITEMS (1) THROUGH (6) ABOVE, AND PROTESTS ARE NOT WITHDRAWN SO AS TO REDUCE THE VALUE OF THE PROTESTS TO LESS THAN A MAJORITY, THE CITY COUNCIL SHALL ABANDON THAT PORTION OF THE PROCEEDINGS PERTAINING TO SUCH ITEM(S) AND NO FURTHER PROCEEDINGS WITH RESPECT TO SUCH ITEM(S) SHALL BE TAKEN FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE DETERMINATION BY THE CITY COUNCIL. THE CITY COUNCIL MAY MODIFY THE PROCEEDINGS IF SUCH MAJORITY PROTESTS ARE ONLY AGAINST A SPECIFIED ISSUE.

UNDER THE ACT, THE CITY COUNCIL MAY EITHER CONCLUDE THE PUBLIC HEARING ON DECEMBER 16, 2025 OR MAY CONTINUE THE PUBLIC HEARING TO A LATER DATE IF THE COMPLEXITY OF THE PROPOSED DISTRICT OR THE NEED FOR PUBLIC PARTICIPATION REQUIRES ADDITIONAL TIME. IF THE CITY COUNCIL DETERMINES TO SUBMIT THE QUESTION OF LEVYING THE SPECIAL TAXES AND AUTHORIZING BONDED INDEBTEDNESS, AN ELECTION WILL BE HELD WITHIN CFD NO. 2025-1 TO APPROVE THE LEVY OF THE SPECIAL TAXES THEREIN AND THE AUTHORIZATION OF BONDED INDEBTEDNESS FOR CFD NO. 2025-1. AT SUCH AN ELECTION, EACH LANDOWNER WITHIN THE DISTRICT AREA SHALL BE ENTITLED TO CAST ONE VOTE FOR EACH ACRE OR PORTION THEREOF OWNED WITHIN THE DISTRICT. FOR THE PROPOSITIONS TO BE ADOPTED, TWO-THIRDS OF THE VOTES CAST ON EACH PROPOSITION AT THE ELECTION MUST FAVOR PASSAGE.

INQUIRIES

The full text of the Resolution of Intention, which includes the proposed Rate and Method and the list of Facilities and Incidental Expenses to be financed, and a copy of the map of the proposed CFD No. 2025-1 may be obtained from the person specified below.

For any questions relating to the proceedings, or any particulars, please contact the following designated person:

Mr. Gustavo Romo
Interim City Manager
City of Beaumont
550 East 6th Street
Beaumont, CA 92223
(951) 769-8520

/s/ Elaine Morgan

CITY CLERK OF THE
CITY OF BEAUMONT

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