

# THE PRESS-ENTERPRISE

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<i>Notice ID:</i>	r5BFt1li24iDUly4b3jK
<i>Invoice Text:</i>	<p>NOTICE OF PUBLIC HEARING ON INTENTION TO FORM CITY OF BEAUMONT COMMUNITY FACILITIES DISTRICT NO. 2025-M (MAINTENANCE SERVICES) AND TO LEVY SPECIAL TAXES THEREIN 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. 25-62 (the "Resolution of Intention"), declaring its intention to form City of Beaumont Community Facilities District No. 2025-M (Maintenance Services) ("CFD No. 2025-M" or the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to levy a special tax (the "Special Tax") within CFD No. 2025-M for the purpose of financing certain Services and to designate territory proposed for annexation to the District in the future (the "Potential Annexation Area"). CFD No. 2025-M and the Potential Annexation Area are proposed to have the boundaries depicted on the maps therefor on file with the City Clerk. 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 services are as provided by Section 53313 of the Act, and will include some or all of the costs attributable to maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (may include reserves for replacement) in public street right-of-way, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use. These services include maintenance and lighting of parks, parkways, streets, roads and open space, maintenance and operation of water quality improvements, and public street sweeping, on the segments of the arterials within the boundaries of CFD No. 2025-M,</p>

City of Beaumont  
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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011767170

FILE NO. 0011767170

### 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-M (MAINTENANCE SERVICES) AND TO LEVY SPECIAL TAXES THEREIN** 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. 25-62 (the "Resolution of Intention"), declaring its intention to form City of Beaumont Community Facilities District No. 2025-M (Maintenance Services) ("CFD No. 2025-M" or the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to levy a special tax (the "Special Tax") within CFD No. 2025-M for the purpose of financing certain Services and to designate territory proposed for annexation to the District in the future (the "Potential Annexation Area"). CFD No. 2025-M and the Potential Annexation Area are proposed to have the boundaries depicted on the maps therefor on file with the City Clerk. 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 services are as provided by Section 53313 of the Act, and will include some or all of the costs attributable to maintaining, servicing, cleaning, repairing and/or replacing landscaped areas (may include reserves for replacement) in public street right-of-way, public landscaping, public open spaces and other similar landscaped areas officially dedicated for public use. These services include maintenance and lighting of parks, parkways, streets, roads and open space, maintenance and operation of water quality improvements, and public street sweeping, on the segments of the arterials within the boundaries of CFD No. 2025-M, as well as local roads within residential subdivisions located within CFD No. 2025-M and any portions adjacent to the properties within CFD No. 2025-M.

In addition to payment of the cost and expense of the foregoing 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 of Special Tax for CFD No. 2025-M (the "Rate and Method") and to establish an operating reserve for the costs of services as determined by the Administrator, all as set forth in the Resolution of Intention.

The Resolution of Intention specifies the Rate and Method. The Resolution of Intention proposes a Maximum Special Tax A of \$438 per taxable unit within CFD No. 2025-M for Developed Property or Approved Property which is single family residential property. The Maximum Special Tax A for each Assessor's Parcel of Undeveloped property is \$2,736 per acre. On each July 1, commencing on July 1, 2026, the Maximum Special Tax A for Developed Property shall increase by (i) the year-over-year percentage increase for the month of March in the Consumer Price Index (All Items) for all Urban Consumers for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical Area, or a comparable replacement index for the area if this index is no longer published, since the beginning of the preceding Fiscal Year, or (ii) by two percent (2.0%), whichever is greater. To satisfy the Special Tax requirement, the Special Tax A shall be levied proportionately on all Assessor's Parcels of Developed Property up to 100% of the applicable Maximum Special Tax A. If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Special Tax A shall be levied: second, proportionately on each Parcel of Approved Property at up to 100% of the Maximum Special Tax A for Approved Property, and third, proportionately on all Assessor's Parcels of Undeveloped Property up to 100% of the Maximum Special Tax A for Undeveloped Property.

The foregoing is only a summary of the Resolution of Intention which is on file with the Secretary. 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 6TH 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-M, (2) THE EXTENT OF CFD NO. 2025-M, (3) THE LEVY OF A SPECIAL TAXES FOR CFD NO. 2025-M, (4) THE SERVICES TO BE PROVIDED WITHIN CFD NO. 2025-M TO BE FINANCED BY THE SPECIAL TAXES, (5) THE DESIGNATION OF THE POTENTIAL ANNEXATION AREA AND (6) ANY OTHER MATTERS 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 SECRETARY 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-M 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 A SPECIAL TAX, AN ELECTION WILL BE HELD WITHIN CFD NO. 2025-M TO APPROVE THE LEVY OF THE SPECIAL TAX THEREIN. AT SUCH AN ELECTION, EACH LANDOWNER WITHIN CFD NO. 2025-M SHALL BE ENTITLED TO CAST ONE VOTE FOR EACH ACRE OR PORTION THEREOF OWNED WITHIN CFD NO. 2025-M. FOR THE PROPOSITION 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 Services to be financed, and a copy of the map of the proposed CFD No. 2025-M 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  
Civic Center 550 E. Sixth St.  
Beaumont, CA 92223  
(951) 769-8520

ElaIne Morgan  
CITY CLERK OF THE  
CITY OF BEAUMONT

**The Press-Enterprise**  
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