

**RESOLUTION 2026-01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
BEAUMONT–CHERRY VALLEY WATER DISTRICT  
ESTABLISHING COMMUNITY FACILITIES DISTRICT  
NO. 2025-1 (PUBLIC SERVICES) OF THE BEAUMONT–  
CHERRY VALLEY WATER DISTRICT, AUTHORIZING THE  
LEVY OF A SPECIAL TAX THEREIN, CALLING AN  
ELECTION AND APPROVING AND AUTHORIZING  
CERTAIN ACTIONS RELATED THERETO**

WHEREAS, the Board of Directors (the “Board of Directors”) of the Beaumont-Cherry Valley Water District (the “District”) has heretofore adopted Resolution 2025-37 stating its intention to form Community Facilities District No. 2025-1 (Public Services) of the Beaumont-Cherry Valley Water District (“Community Facilities District No. 2025-1” or the “Community Facilities 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 2025-37 setting forth a description of the proposed boundaries of Community Facilities District No. 2025-1, the public services and administrative expenses to be financed by the Community Facilities District and the rate and method of apportionment of the special tax proposed to be levied within the Community Facilities District is on file with the Secretary to the Board; and

WHEREAS, notice was published as required by law relative to the intention of this Board of Directors to form proposed Community Facilities District No. 2025-1 and to levy a special tax therein to finance the public services and administrative expenses described in Resolution 2025-37; and

WHEREAS, on January 14, 2026, this Board of Directors conducted a noticed public hearing as required by law relative to the proposed formation of Community Facilities District No. 2025-1 and the levy of the special tax therein; and

WHEREAS, at the January 14, 2026 public hearing there was filed with this Board of Directors a report containing a description of the services necessary to meet the needs of the Community Facilities District and an estimate of the cost of such services as required by Section 53321.5 of the Act (the “Engineer’s Report”); and

WHEREAS, at the January 14, 2026 public hearing all persons desiring to be heard on all matters pertaining to the formation of Community Facilities District No. 2025-1 and the levy of the special tax were heard and a full and fair hearing was held; and

WHEREAS, following the public hearing, this Board of Directors has determined to authorize the formation of the Community Facilities District to finance the types of services (the “Public Services”) and the administrative expenses (the “Administrative 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 Board of Directors on the matters before it, and the proposed special tax to be levied within the Community Facilities District was not precluded by a majority protest of the type described in Section 53324 of the Act, and this

Board of Directors at the conclusion of the hearing was fully advised as to all matters relating to the formation of the Community Facilities District, the levy of the special tax; and

WHEREAS, this Board of Directors has determined, based on the certification of the sole landowner within the proposed boundaries of Community Facilities District No. 2025-1, that no registered voters resided in the proposed boundaries of Community Facilities District No. 2025-1 as of October 15, 2025 and that the qualified electors in Community Facilities District No. 2025-1 are the landowners within the Community Facilities District; and

WHEREAS, on the basis of all of the foregoing, this Board of Directors has determined to proceed with the establishment of Community Facilities District No. 2025-1 and to call an election therein to authorize (i) the levy of special taxes pursuant to the rate and method of apportionment of the special tax, as set forth in Attachment "C" to Resolution 2025-37 and incorporated herein by reference (the "Rate and Method"), and (ii) the establishment of an appropriations limit for Community Facilities District No. 2025-1.

NOW, THEREFORE, the Board of Directors of the Beaumont-Cherry Valley Water District does hereby resolve as follows:

1. Each of the above recitals is true and correct.
2. A community facilities district to be designated "Community Facilities District No. 2025-1 (Public Services) of the Beaumont-Cherry Valley Water District" is hereby established pursuant to the Act. The Board of Directors hereby finds and determines that all prior proceedings taken with respect to the establishment of the Community Facilities 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.
3. The boundaries of Community Facilities District No. 2025-1 are established as shown on the map designated "Proposed Boundaries of Community Facilities District No. 2025-1 (Public Services) of the Beaumont-Cherry Valley Water District, County of Riverside, State of California" (the "Boundary Map"), which map is on file in the office of the Secretary to the Board and was recorded pursuant to Section 3111 of the Streets and Highways Code in the 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. 36, on December 10, 2025 as Instrument No. 2025-0384301.
4. The types of Public Services and Administrative 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 Public Services and Administrative Expenses to be financed is set forth in the Engineer's Report.

The Board of Directors finds and determines that the proposed Public Services are necessary to meet the increased demand that will be placed upon the District as a result of new development within the Community Facilities District and that the Public Services to be financed benefit residents of the District and the landowners within the Community Facilities District.
5. Except where funds are otherwise available, it is the intention of this Board of Directors, subject to the approval of the eligible voters of the Community Facilities District, to levy annually a special tax at the rates set forth in the Rate and Method on all non-exempt property within

the Community Facilities District sufficient to pay for the Public Services and the Administrative Expenses. The District expects to incur, and in certain cases has already incurred, Administrative Expenses in connection with the creation of the Community Facilities District, the levying and collecting of the special tax, and the annual administration of the Community Facilities District. The Board of Directors hereby finds that the Rate and Method contains sufficient detail to allow each landowner within the Community Facilities 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 tax is based on the expected demand that each parcel of real property within Community Facilities District No. 2025-1 will place on the Public Services and on the benefit that each parcel will derive from the right to access the Public Services and, accordingly, is hereby determined to be reasonable. The special tax shall be levied on each assessor's parcel so long as the Public Services are being provided within CFD No. 2025-1. The special tax is apportioned to each parcel on the foregoing bases pursuant to Section 53325.3 of the Act and such special tax is not on or based upon the ownership of real property or the assessed value of real property.

The General Manager of the Beaumont-Cherry Valley Water District, 560 Magnolia Ave, Beaumont, CA 92223, telephone number (951) 845-9581, 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.

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

7. Consistent with Section 53325.6 of the Act, the Board of Directors 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 Public Services proposed to be provided within Community Facilities District No. 2025-1.

8. 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 for the same services to the territory of Community Facilities District No. 2025-1 as are proposed to be provided by the Services to be financed by Community Facilities District No. 2025-1.

9. Written protests against the establishment of the Community Facilities District have not been filed by one-half or more of the registered voters within the boundaries of the Community Facilities District or by the property owners of one-half (1/2) or more of the area of land within the Community Facilities District. The Board of Directors hereby finds that the proposed special tax has not been precluded by a majority protest pursuant to Section 53324 of the Act.

10. An election is hereby called for Community Facilities District No. 2025-1 on the propositions of levying the special tax on the property within Community Facilities District No. 2025-1 and establishing an appropriations limit for the Community Facilities District pursuant to

Section 53325.7 of the Act. The language of the propositions to be placed on the ballot is attached hereto as Attachment "B."

11. The date of the election for Community Facilities District No. 2025-1 on the propositions of authorizing the levy of the special tax and establishing an appropriations limit for the Community Facilities District shall be January 14, 2026, or such later date as is consented to by the Secretary to the Board of the Beaumont-Cherry Valley Water District; provided that, if the election is to take place sooner than 90 days after January 14, 2026, then the unanimous written consent of each qualified elector within the Community Facilities District to such election date must be obtained. The polls shall be open for said election immediately following the public hearing. The election shall be conducted by the Secretary to the Board. Except as otherwise provided by the Act, the election shall be conducted in accordance with the provisions of law regulating elections of the District insofar as such provisions are determined by the Secretary to the Board to be applicable. The Secretary to the Board is authorized to conduct the election following the adoption of this resolution, and all ballots shall be received by, and the Secretary to the Board 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 Community Facilities District No. 2025-1. The Secretary to the Board has secured the certification of the sole landowner within Community Facilities District No. 2025-1 that there were no registered voters within the Community Facilities District as of October 15, 2025. Accordingly, since there were not 12 or more registered voters within the Community Facilities District for each of the 90 days preceding January 14, 2026, the qualified electors shall be the landowners within the Community Facilities District and each landowner, or the authorized representative thereof, shall have one vote for each acre or portion thereof that such landowner owns within Community Facilities District No. 2025-1, as provided in Section 53326 of the Act. The sole landowner within the Community Facilities District has executed and delivered a waiver of certain election law requirements and consenting to the holding of the election on January 14, 2026, which waiver is on file with the Secretary to the Board.

12. 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.

13. This Resolution shall be effective upon its adoption.

**PASSED AND ADOPTED** this 14<sup>TH</sup> day of JANUARY, 2026, by the following vote:

AYES: COVINGTON, HOFFMAN, WILLIAMS

NOES:

ABSTAIN:

ABSENT: RAMIREZ, SLAWSON



Director Lona Williams, President of the Board of Directors of the Beaumont-Cherry Valley Water District

ATTEST:



Director David Hoffman, Secretary to the Board of Directors of the Beaumont-Cherry Valley Water District

## **ATTACHMENT A**

### **Types of Public Services to be Financed by Community Facilities District No. 2025-1 (Public Services) of the Beaumont–Cherry Valley Water District**

The services which may be funded with proceeds of the special tax of CFD No. 2025-1, as provided by Section 53313 of the Act, will include some or all of the costs attributable to the Public Services. Capitalized terms used and not defined herein shall have the meanings set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2025-1.

The Public Services authorized to be financed by CFD No. 2025-1 include the operation, maintenance and replacement of the potable water and non-potable water backbone infrastructure serving the development of the land on Community Facilities District No. 2025-1, as more particularly described in the Beaumont-Cherry Valley Water District, Plan of Service, Revision 5 for the Beaumont Pointe Development dated May 7, 2024, as it may be amended.

In addition to payment of the cost and expense of the forgoing 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.

The above public services shall be limited to those provided within the boundaries of CFD No. 2025-1 or for the benefit of the properties within the boundaries of CFD No. 2025-1, and said services may be financed by proceeds of the special tax of CFD No. 2025-1 only to the extent that they are in addition to those provided in the territory of CFD No. 2025-1 before CFD No. 2025-1 was created.

ATTACHMENT B.

OFFICIAL BALLOT



COMMUNITY FACILITIES DISTRICT NO. 2025-1 (PUBLIC SERVICES)  
OF THE BEAUMONT-CHERRY VALLEY WATER DISTRICT

SPECIAL TAX ELECTION

January 14, 2026

You are entitled to cast 542 votes.

To vote, stamp a cross (+) in the voting square after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the Secretary to the Board and obtain another.

PROPOSITION A: Shall a special tax with a rate and method of apportionment as provided in Resolution No. 2025-37 of the Board of Directors of the Beaumont-Cherry Valley Water District be levied within Community Facilities District No. 2025-1 (Public Services) of the Beaumont-Cherry Valley Water District to pay for the Public Services and Administrative Expenses described in Resolution No. 2025-37?

YES +  
NO \_\_\_\_\_

PROPOSITION B: For each year commencing with Fiscal Year 2025-26, shall the appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, for Community Facilities District No. 2025-1 (Public Services) of the Beaumont-Cherry Valley Water District be an amount equal to \$1,000,000, increased annually in accordance with California law.

YES +  
NO \_\_\_\_\_

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

I, LYNDA J. KERNEY, Recording Secretary of the Board of Directors of the Beaumont Cherry Valley Water District, do hereby certify that the foregoing is a full, true and correct copy of Resolution 2026- 01 of said Board, and that the same was duly adopted at a Regular Meeting on January 14, 2026 by the following vote and has not been amended or repealed.

AYES: COVINGTON, HOFFMAN, WILLIAMS

NOES:

ABSTAIN:

ABSENT: RAMIREZ, SCAWSON

Date: January 15, 2026

(SEAL OF THE  
BEAUMONT-CHERRY VALLEY WATER DISTRICT)



Lynda J. Kerney  
Recording Secretary to the  
Beaumont Cherry Valley Water District  
Board of Directors