



Beaumont Unified School District

Community Facilities District
No. 2025-1 Formation

June 10, 2025



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Purpose of CFD No. 2025-1

- To finance facilities to be owned by:
 - Beaumont Unified School District
 - Beaumont Cherry Valley Water District

Map of CFD No. 2025-1



Image is dated

➤ Project is within the attendance boundaries of the following schools:

- Summerwind Trails K8
- Beaumont High School

CFD No. 2025-1 General Information

- Location:
 - San Timoteo Canyon Road and Sorenstam Drive
- Projected Development:
 - 366 single-family detached residential units
 - Total units may be increased to up to 429 units if the school site is developed as residential.
 - Square Footage Range: 1,628 - 3,153*
 - Special Tax Range: \$1,828- \$2,647*
- Developer:
 - Meritage Homes
- Additional Parties Involved:
 - Bond Counsel - Stradling, Yocca Carlson & Rauth
 - Municipal Advisor - Fieldman, Rolapp & Associates, Inc.
 - Special Tax Consultant - DTA

Estimate of Facilities Funded by Agency*

Expected Construction Funds:

Beaumont USD Facilities	\$6,680,318
Beaumont Cherry Valley Water District Facilities	\$6,965,737
Total	\$13,646,055

**Preliminary; subject to change.*

Formation Schedule*

Date	Description
June 10, 2025	Board of Education Meeting -Consider Resolution of Intention for CFD No. 2025-1
July 22, 2025	Board of Education Meeting -Consider Resolution of Formation for CFD No. 2025-1
August 12, 2025	Board of Education Meeting -Consider Second Reading of Ordinance for CFD No. 2025-1

* Preliminary, subject to change.