

Notice of Public Hearing

**THE CITY OF TEMECULA
41000 Main Street
Temecula, CA 92590**

A PUBLIC HEARING has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

Case No.: LR26-0189

Applicant: California Municipal Finance Authority

Location: 28590 Pujol Street, Temecula, CA

Proposal: The City Council of the City of Temecula will hold a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 (the "Code") with respect to a proposed plan of financing providing for the issuance by the California Municipal Finance Authority (the "Authority") of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, in an amount not to exceed \$25,000,000 in aggregate principal amount (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, construction, improvement and equipping of Vine Creek Apartments, a multifamily rental housing project to be located at 28590 Pujol Street, Temecula, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Temecula Pacific Associates, a California Limited Partnership (the "Borrower") or a partnership of which Pacific West Communities, Inc. (the "Developer") or a related person to the Developer is the general partner.

Environmental Action: None

PLACE OF HEARING: City of Temecula, Council Chambers,
41000 Main Street, Temecula, CA

DATE OF HEARING: May 26, 2026

TIME OF HEARING: 3:00 PM

Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of the hearing.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Community Development Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project may be addressed to Haide Urias, City of Temecula Community Development Department, (951) 693-3918.