

Temecula Community Services District
Fiscal Year 2026-2027
(July 1, 2026 – June 30, 2027)
Levy and Collection of Rates and Charges

NOTICE OF PUBLIC HEARING

The Temecula Community Services District (TCSD) provides street lighting, perimeter landscaping, slope maintenance, unpaved street and road maintenance, and refuse collection services in the City of Temecula. The boundaries of the TCSD are the same as those of the City of Temecula, and the City Council also serves as the Board of Directors of the TCSD.

NOTICE IS HEREBY GIVEN that on Tuesday, July 28, 2026, at 3:00 p.m., or soon thereafter as practicable, in the City Council Chambers at City Hall, 41000 Main Street, Temecula, California 92590, the Board of Directors of the Temecula Community Services District (the "TCSD") will hold a public hearing on the levy and collection of rates and charges within the TCSD on the property tax rolls for Fiscal Year 2026-2027.

SUMMARY OF PROPOSED SERVICES FOR FY 2026-2027

Property owners in the City of Temecula only pay for the services used and made available to their property. All rates and charges are levied on an annual basis and collected along with property taxes. The services provided by the TCSD are divided into four Service Levels:

1. **Service Level B – Residential Street Lighting.** Operation, maintenance, utility costs and administration of residential streetlights. ***The established rates of \$25.68 per Single Family Residential parcels and \$12.84 per Condominium parcels are not proposed to increase from last year.***
2. **Service Level C – Perimeter Landscaping.** Operation, maintenance, utility costs, improvements, and administration of all perimeter landscaping and slope maintenance areas maintained by the TCSD. ***The rates for Zone 6 (Woodcrest Country) and Zone 29 (Gallery Portraits) will increase as approved by property owners. All other zones' rates are not proposed to increase from last year.***
3. **Service Level D – Recycling and Refuse Collection.** Operation and administration of the refuse and recycling program for single-family dwellings. ***The proposed rate for Fiscal Year 2026-2027 is \$382.33.***
4. **Service Level R – Unpaved Road Maintenance.** Operation and administration of certain unpaved streets and roads maintained by the TCSD. ***These rates are not proposed to increase from their approved per parcel rate of \$115.26 per single-family residence and \$57.62 per vacant residential property.***

The TCSD rates and charges are based on the written report prepared in connection with the rates and charges for Fiscal Year 2026-2027 (the "Report"), which is on file with the District Secretary. A copy of the Report is available for public inspection at City Hall, 41000 Main Street, Temecula, California, Monday through Friday from 8:00 a.m. to 5:00 p.m.

CHANGES FROM LAST YEAR

SERVICE LEVEL C - PERIMETER LANDSCAPING AND SLOPE MAINTENANCE

The following zones' rates will increase based on a CPI adjustment:

Zone 6 (Woodcrest Country) annual maximum assessment will increase from \$140.95 to \$145.58.

Zone 29 (Gallery Portraits) annual maximum assessment will increase from \$503.09 to \$519.59.

CHANGES FROM LAST YEAR – CONT-

SERVICE LEVEL D - RECYCLING AND REFUSE

An increase is proposed to the annual rate and charge for Service Level D (Refuse Collection/Recycling) from \$363.68 to \$382.33. The proposed rate adjustment is based on the combination of an increase in CPI, an increase in landfill tipping fees, an increase in Fund administrative costs, and a reduction in fund balance.

SERVICE LEVEL R - UNPAVED ROAD MAINTENANCE

For 2026-2027 the parcels will be assessed at the full rate in the amounts of \$115.26 for improved parcels and \$57.62 for unimproved parcels within Service Level R.

RATES AND CHARGES APPEAL PROCESS

Any property owner subject to the rates and charges who wants a review of the classification or application of the rate or charge to the owner's property or alleges that an error has been made with respect to the application of the rate or charge to the property, must file with the District Secretary a written appeal in accordance with District regulations prior to 5:00 p.m. on December 1, 2026. Any property owner subject to a rate and charge who believes that payment of all or a portion of the rate and charge would create a hardship for such property owner during Fiscal Year 2026-2027 must file with the District Secretary a written hardship appeal in accordance with District regulations prior to 5:00 p.m. on December 1, 2026, in order to be considered under the hardship appeal program. Appeal forms are available at City Hall.

TCSD BUDGET FOR FISCAL YEAR 2026-2027 (JULY 1, 2026, TO JUNE 30, 2027)

The proposed budget for the TCSD for Fiscal Year 2026-2027 is as follows:

Service Level B	\$776,437
Service Level C	\$1,740,469
Service Level D	\$11,899,089
Service Level R	\$10,434
Total	\$14,426,429

PUBLIC HEARING

At the Public Hearing scheduled for July 28, 2026, at 3:00 pm, or as soon thereafter as practicable, the Board of Directors will review and consider any written protest received in person by the District Secretary at City Hall, 41000 Main Street, Temecula, California, 92590, prior to the scheduled hearing. The Board will also listen to public comments by all interested individuals concerning the proposed rates and charges of the TCSD for Fiscal Year 2026-2027.

QUESTIONS AND INQUIRIES

For general questions, please contact Webb Municipal Finance, LLC, Special Tax Consultants for the City of Temecula, at (800) 439-6553. The Temecula Community Services District is located at City Hall, 41000 Main Street, Temecula, California. Thank you for taking the time to review this information and we are looking forward to serving you.