

**CITY OF LOS BANOS
NOTICE OF PUBLIC HEARING**

TO RECEIVE PUBLIC COMMENT ON THE QUESTION OF THE
LEVY OF THE PROPOSED ANNUAL ASSESSMENT FOR FISCAL YEAR 2024-2025
FOR LANDSCAPING AND LIGHTING DISTRICTS 1-7 AND 9-19

Where: City Council Chambers
520 J Street
Los Banos, CA 93635

When: June 5, 2024
6:00 PM

Notice is hereby given that the City of Los Banos will conduct a Public Hearing when and where public testimony will be invited regarding the question of the levy of the proposed annual assessment for fiscal year 2024-2025. The City Council intends to levy and collect assessments within Assessment Districts No. 1-7 and No. 9-19 during the Fiscal Year 2024-2025. The area of land to be assessed is located in the City of Los Banos, Merced County. The improvements to be made in these assessment districts are generally described as follows:

1. Street Lighting, Landscaped Street Medians and Right-of-Ways, Storm Drainage Facilities, Park Areas & Recreational Facilities, Street Trees, Walls, Sidewalks & Street Signs.

An annual report prepared by the City Engineer for the City of Los Banos (Engineer of Work) is on file with the City Clerk as required by the Landscape and Lighting Act of 1972. Below is a table showing the Assessment Districts, the existing 2023-2024 assessments and the 2024-2025 proposed assessments.

District Number	District Name	2023-2024 Existing Assessment	2024-2025 Proposed Assessment
1	Ranchwood Estates Vineyards Commercial - Dollar General	a) \$ 143.02/RU b) \$ 491.96/RU c) \$2,004.28/Acre	a) \$ 157.32/RU b) \$ 531.32/RU c) \$2,204.70/Acre
2	Cresthills	\$ 253.38/RU	\$ 278.72/RU
3	Los Banos Gardens Units 2,4,5 Los Banos Gardens Unit 3	a) \$ 280.00/RU b) \$ 430.44/RU	a) \$ 308.00/RU b) \$ 473.48/RU
4	College Greens Estates	\$ 216.22/RU	\$ 237.84/RU
5	Orchard Terrace Commercial – Commerce Center	a) \$ 274.12/RU b) \$ 1,096.60/Acre	a) \$ 301.54/RU b) \$ 1,206.26/Acre
6	St Francis Estates	\$ 115.32/RU	\$ 115.32/RU
7	Valley Meadows	\$ 279.08/RU	\$ 306.98/RU
9	Jo-Lin/Rancho de Amigos Commercial – College Plaza	a) \$ 284.38/RU b) \$1,659.04/Acre	a) \$ 304.28/RU b) \$1,775.18/Acre
10	Commercial – LB Creek Shopping Center	\$1,424.70/Acre	\$1,567.16/Acre
11	Meadowlands Avalon Commercial Southpointe	a) \$ 277.28/RU b) \$ 281.52/RU c) \$1,389.16/Acre d) \$ 654.86/RU	a) \$ 291.14/RU b) \$ 295.60/RU c) \$1,458.62/Acre d) \$ 654.86/RU
12	Verona/Mission Estates	\$ 289.86/RU	\$ 304.36/RU
13	Somerset Park Commercial – Circle K	a) \$ 372.94/RU b) \$1,491.76/Acre	a) \$ 402.78/RU b) \$1,611.10/Acre
14	Northgate @ Regency Park Mission Village North	a) \$ 414.10/RU b) \$ 476.38/RU	a) \$ 447.24/RU b) \$ 504.96/RU
15	Magnolia Grove	\$ 469.26/RU	\$ 516.18/RU
16	Senior Homes Villages	\$ 120.62/RU	\$ 132.70/RU
17	Stonecreek Villages Villages III, IV,VII Commercial – Stonecreek Plaza	a) \$ 483.12/RU b) \$ 734.94/RU c) \$ 510.02/Acre	a) \$ 516.94/RU b) \$ 734.94/RU c) \$ 545.74/Acre
18	Rail Road Corridor	\$ 14.44/Linear Foot	\$ 15.88/Linear Foot
19	Talbott Park Racquet Club Estates	a) \$3,924.08/Acre b) \$ 192.50/RU	a) \$4,316.50/Acre b) \$ 211.74/RU

RU = Residential Unit

CU = Commercial Unit

All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments upon assessable lots and parcels of land within the assessment district.

The Public Hearing will be held at the regular meeting of the Los Banos City Council on Wednesday, June 5, 2024 at 6:00 p.m. in the Council Chambers at the Los Banos City Hall located at 520 J Street, or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. Questions regarding the above referenced item may be directed to Charles Bergson, P.E., Public Works Director/City Engineer at the Public Works Department, 411 Madison Avenue or at (209) 827-7056.

All interested persons will be given an opportunity to comment on this item at the Public Hearing. In addition, written comments may be submitted to the City Council at or prior to the hearing, mailed to 411 Madison Avenue, Los Banos, CA 93635, Attention: Charles Bergson, P.E., Public Works Director/City Engineer. Please reference hearing title and date of hearing in any correspondence. If no comments are received prior to or on the above date, it will be assumed that no comments are being offered. Please note that if you challenge the City's final decision on the above matter in court, you may be limited to raising only those factual and legal issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. In light of the foregoing, all interested members of the public are encouraged to voice their concerns regarding all above matter either in person at the hearing or in writing through correspondence addressed to the City Council and submitted to the City Council at or prior to the date of the above hearing.

It is the intention of the City to comply with the Americans with Disabilities Act (ADA). If you require special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (209) 827-7000 at least 48 hours prior to the meeting to inform us of your particular needs.

THE CITY OF LOS BANOS
CHARLES BERGSON, P.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER

Legal May 24, 2024