



City of  
**Los Banos**  
*At the Crossroads of California*

PLANNING DEPARTMENT

Date: June 24, 2011

Regarding: Notice of Public Hearing

Proposal: Annexation, Area Plan, General Plan Amendment and Fiscal Studies for Stonecreek North

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos City Council to consider an Annexation, Area Plan, General Plan Amendment and Fiscal Studies for Stonecreek North. The project site is approximately 362 acres located north of Pacheco Blvd and west of Badger Flat Road extending past the Merced Community College.

The City Council will consider the narrow question of denial for the project or whether the applicant will continue to process the entitlements with or without an Urban Decay Analysis and Fiscal Impact Analysis.

The Los Banos Planning Commission on May 11, 2011 held a public hearing on this matter and recommended denial to the Los Banos City Council.

A PUBLIC HEARING on this matter will be held at the next regularly scheduled meeting of the City Council on Wednesday, July 6th, 2011 at 7:00 p.m. in the Council Chambers of Los Banos City Hall located at 520 "J" Street. Questions regarding the above-referenced item may be directed to Paula Fitzgerald, AICP, Planning Director at City Hall or at (209) 827-7000, Ext.118.

Persons wishing to provide oral comments on the described proposal may do so at this meeting or may provide written comments on this matter prior to the public meeting. Written comments may be sent by U.S. Mail or hand delivered to the City of Los Banos City Hall at 520 "J" Street, Los Banos, California 93635. If no comments are received prior to or on the above date, it will be assumed that no comments are being offered. The public is also informed that should this matter, at some future date go to court, testimony shall be limited to only those issues raised at the public hearing or in written correspondence delivered to the City prior to, or at, the public hearing per Government Code Section 65009.

THE CITY OF LOS BANOS

Paula Fitzgerald, AICP  
Planning Director