

**CITY OF LATHROP – PUBLIC HEARING
NOTICE**

Notice is hereby given that the City of Lathrop City Council will hold a Public Hearing to consider the following proposals. Said public hearing will be held at **7:00 p.m., Monday, April 8, 2024**, City Hall, Council Chambers, 390 Towne Centre Dr., Lathrop, CA as noticed by the City regarding the following matter. ALL persons having an interest in this matter are invited to be present to testify in person, or virtually, or to submit statements either in person at the meeting or in writing prior to the hearing.

**RE: Establishment of Community
Facilities District**

**CITY OF LATHROP
Community Facilities District No.
2024-1 (Eagles Landing Services)**

Notice is hereby given that the City Council (the "Council") of the City of Lathrop (the "City") adopted its "Resolution of Intention To Establish Community Facilities District" (the "Resolution of Intention") to establish "City of Lathrop Community Facilities District No. 2024-1 (Eagles Landing Services)" (the "CFD") under the Mello-Roos Community Facilities Act of 1982, constituting Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"). Under the Act and the Resolution of Intention, the Council gives notice as follows:

1. The text of the Resolution of Intention, with Exhibits A and B thereto, as adopted by the Council, is on file with City Clerk and reference is made thereto for the particular provisions thereof. The text of the Resolution of Intention is summarized as follows:

- a. Under the Act, this Council is undertaking proceedings for the establishment of the CFD, the boundaries of which are shown on a map on file with the City Clerk.
- b. The purpose of the CFD is to provide for the financing of certain public services (the "Services") as more fully described in the Resolution of Intention and Exhibit A thereto.
- c. The method of financing the Services is through the imposition and levy of a special tax (the "Special Tax") to be apportioned on the properties in the CFD under the rate and method of apportionment described in the Resolution of Intention and Exhibit B thereto. The Special Tax requires the approval of two-thirds of landowner votes voted at a special election called for that purpose by the Council, with each landowner having one vote for each acre or portion of acre such owner owns in the CFD.
- d. The Resolution of Intention directed the preparation of a CFD Report that shows the Services by type that are required to adequately meet the needs of the CFD and the estimated costs of the Services. The CFD Report will be made a permanent part of the record of

the public hearing specified below. Reference is made to the CFD Report as filed with the Clerk.

e. As set forth below, the Council will hold a public hearing on the establishment of the CFD, the Services and the Special Tax.

2. The time and place established under the Resolution of Intention for the public hearing required under the Act are Monday, April 8, 2024, at 7:00 p.m. or as soon thereafter as feasible in the City Council Chamber located at 390 Towne Centre Drive, Lathrop, California 95330.

3. At the hearing, the testimony of all interested persons or taxpayers for or against the establishment of the CFD, the extent of the CFD or the furnishing of the specified Services will be heard. Any person interested may file a protest in writing as provided in Section 53323 of the Act. If 50% or more of the registered voters, or six registered voters, whichever is more, residing in the territory proposed to be included in the CFD, or the owners of one-half or more of the area of land in the territory proposed to be included in the CFD and not exempt from the special tax, file written protests against the establishment of the CFD and the protests are not withdrawn to reduce the value of the protests to less than a majority, the Council shall take no further action to create the CFD or levy the special taxes for a period of one year from the date of decision of the Council, and if the majority protests of the registered voters or landowners are only against the furnishing of a type or types of Services within the CFD, or against levying a specified special tax, those types of Services or the specified special tax will be eliminated from the proceedings to form the CFD.

4. The proposed voting procedure shall be by special mail or hand-delivered ballot to the property owners within the territory proposed to be included in the CFD.

Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt a Resolution of Formation of the Community Facilities District 2024-1 (Eagles Landing Services); and
3. Adopt a Resolution Calling Special Election for the Community Facilities District No. 2024-1 (Eagles Landing Services); and
4. Adopt a Resolution Declaring Results of Special Election and Direct Recording of Notice of Special Tax Lien for the Community Facilities District No. 2024-1 (Eagles Landing Services); and
5. Introduce Ordinance Levying Special Taxes Within Community Facilities District No. 2024-1 (Eagles Landing Services)

If you challenge any decision of the City Council in court, you may be limited to raising only those 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 meeting.

In compliance with the Americans with Disabilities Act, if you need special

assistance to participate in this meeting, please call (209) 941-7230. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

For more information, contact the Finance Department, 390 Towne Centre Drive, Lathrop, CA 95330. Phone: (209) 941-7320, Fax: (209) 941-7339, or E-mail: website_fin@ci.lathrop.ca.us

TERESA VARGAS – CITY CLERK OF THE CITY OF LATHROP

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