

## Notice of Public Hearing and Request for Comments

DATE: April 18, 2025

TO: Affected & Interested Agencies

FROM: Javier Camarena, Assistant Executive Officer

SUBJECT: Request for Comments

PROPOSAL TITLE: **LAFCO APPLICATION NO. 2025-01 – MONTE VISTA COLLECTION  
CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA 24  
(HIDEAWAY TERRACE)**

This letter is to advise your agency that the above-titled application has been filed with LAFCO. The project is described as follows:

Description: The proposed project is a request to annex 19-acres to County Service Area (CSA) 24 for the storm drainage and landscaping of a future subdivision located on the north side of East Monte Vista Avenue, between North Waring Road and Lester Road in the Denair area. The annexation to CSA 24 will also include a sphere of influence amendment. (See attached map for further details.)

APN(s): 024-012-009

Applicant: Stanislaus County

CEQA: Stanislaus County, as Lead Agency under the California Environmental Quality Act (CEQA), approved a Mitigated Negative Declaration for the project. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the County as part of its action.

Copies of the County's application and related support documents can be reviewed at the LAFCO office or on the LAFCO website at: [www.stanislauslafco.org](http://www.stanislauslafco.org) under "Current Projects & Notices".

The Commission will hear this item at a public hearing scheduled for **Wednesday, May 28, 2025** at a meeting starting at 6:00 P.M. in the Joint Chambers, Basement Level, Tenth Street Place, 1010 10th Street, Modesto, California. In addition, it is the intent of the Commission, if the proposal is approved, to waive subsequent protest proceedings pursuant to Government Code Section 56662 unless any affected local agency submits written opposition to this waiver.

Should your agency have any comments on the proposal, please submit them as soon as possible or no later than **Friday, May 16, 2025** in order to be included in the staff report for the proposal. Questions or comments may also be submitted by e-mail to: [lafco@stancounty.com](mailto:lafco@stancounty.com)

MONTE VISTA CROSSINGS  
CHANGE OF ORGANIZATION TO  
CSA 24 (HIDEAWAY TERRACE)

N QUINCY RD

N WARING RD

E ZEERING RD

CSA #22  
OLD SCHOOL  
NORTH

N SANTA FE AVE

N BERKELEY AVE

TURLOCK SPHERE  
OF INFLUENCE

SITE

LESTER RD

E MONTE VISTA AVE

CSA #24  
HIDEAWAY  
TERRACE

CSA #19  
TUOLUMNE-  
GRATTON

CITY OF  
TURLOCK

E HAWKEYE AVE



DATE: \_\_\_\_\_

TO: Stanislaus LAFCO  
1010 10<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Modesto, CA 95354

FROM: \_\_\_\_\_

SUBJECT: **LAFCO APPLICATION NO. 2025-01 – MONTE VISTA COLLECTION CHANGE  
OF ORGANIZATION TO COUNTY SERVICE AREA 24 (HIDEAWAY  
TERRACE)**

**PROJECT DESCRIPTION:** The proposed project is a request to annex 19-acres to County Service Area (CSA) 24 for the storm drainage and landscaping of a future subdivision located on the north side of East Monte Vista Avenue, between North Waring Road and Lester Road in the Denair area. The annexation to CSA 24 will also include a sphere of influence amendment (APN: 024-012-009). (See attached map for further details.)

Stanislaus County, as Lead Agency under the California Environmental Quality Act (CEQA), approved a Mitigated Negative Declaration for the project. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the County as part of its action.

Based on the agency's particular field(s) of expertise, it is our position the project described above:

\_\_\_\_\_ Will have an effect on the ability of this agency to provide service(s).  
\_\_\_\_\_ Will not have an effect on this agency.  
\_\_\_\_\_ No comments.

Listed below are facts which support our determination (e.g., infrastructure needs, additional police/fire personnel, limited capacity, etc.)

- 1.
- 2.
- 3.

Listed below are methods for reducing effects this project will have on this agency.

- 1.
- 2.
- 3.

In addition, our agency has the following comments: (attach additional sheets if necessary).

Response prepared by:

(Name) \_\_\_\_\_ (Title) \_\_\_\_\_ (Date) \_\_\_\_\_