

October 1, 2025

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus Local Agency Formation Commission (LAFCO) will hold a public hearing on **Wednesday, October 22, 2025**, at a meeting starting at 6:00 P.M. in the Joint Chambers, Basement Level, Tenth Street Place, 1010 10th Street, Modesto, California, to consider the following:

LAFCO APPLICATION NO. 2025-04 – FOUNDERS POINT EAST CHANGE OF ORGANIZATION TO THE CITY OF MODESTO: Request to annex approximately 245 acres to accommodate residential and business park development. The proposed annexation area is located northeast of Pelandale Avenue and Tully Road, south of Kiernan Avenue (State Highway 219). (See attached Map).

This notice is intended to inform you of the proposal and the ability to provide your comments at or prior to Stanislaus LAFCO's public hearing. Please be further advised that there is potential for the extension or continuation of a previously authorized charge, fee, assessment, or tax in the annexation area. In addition, if the proposal is approved, the Commission intends to waive the subsequent protest proceedings unless any written opposition to the waiver is received.

The City, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act (CEQA), for the project. The City prepared an initial study and adopted a Mitigated Negative Declaration. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the City as part of its action.

Additional information related to this project is available for your review on our website (www.stanislauslafco.org under the "Current Projects & Notices" link) or at the LAFCO Office, 1010 10th St., 3rd Floor, Modesto, CA. Copies of the agenda and staff report will be available five days prior to the Hearing Date. All interested parties are invited to attend the public hearing. If you have any questions regarding this notice, please contact our office at (209) 525-7660.

NOTE: Comments may be provided at the public hearing, or delivered in advance of the hearing date by U.S. Mail or by email to: lafco@stancounty.com. If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at or prior to the public hearing. No correspondence addressed to the Commission, individual Commissioners or staff will be accepted and/or considered unless it has been signed by the author, or sufficiently identifies the person or persons responsible for its creation and submittal. Materials submitted to the Commission for consideration (i.e., photos, slides, petitions, letters, etc.) will be retained by LAFCO and cannot be returned.

**FOUNDERS POINT EAST
CHANGE OF ORGANIZATION TO
CITY OF MODESTO**
Project Map

