

DATE: September 4, 2025
TO: Affected & Interested Agencies
FROM: Javier Camarena, Assistant Executive Officer
SUBJECT: Request for Comments
PROJECT TITLE: **LAFCO APPLICATION NO. 2025-04 – FOUNDERS POINT EAST
CHANGE OF ORGANIZATION TO THE CITY OF MODESTO**

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

Description: A request by the City of Modesto 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) and is within the Modesto Sphere of Influence (See attached Map).

APNs: 046-002-001, 002; 046-001-012, 014, 016, & 017; 046-012-001, 003, 004, 006, 007, & 008.

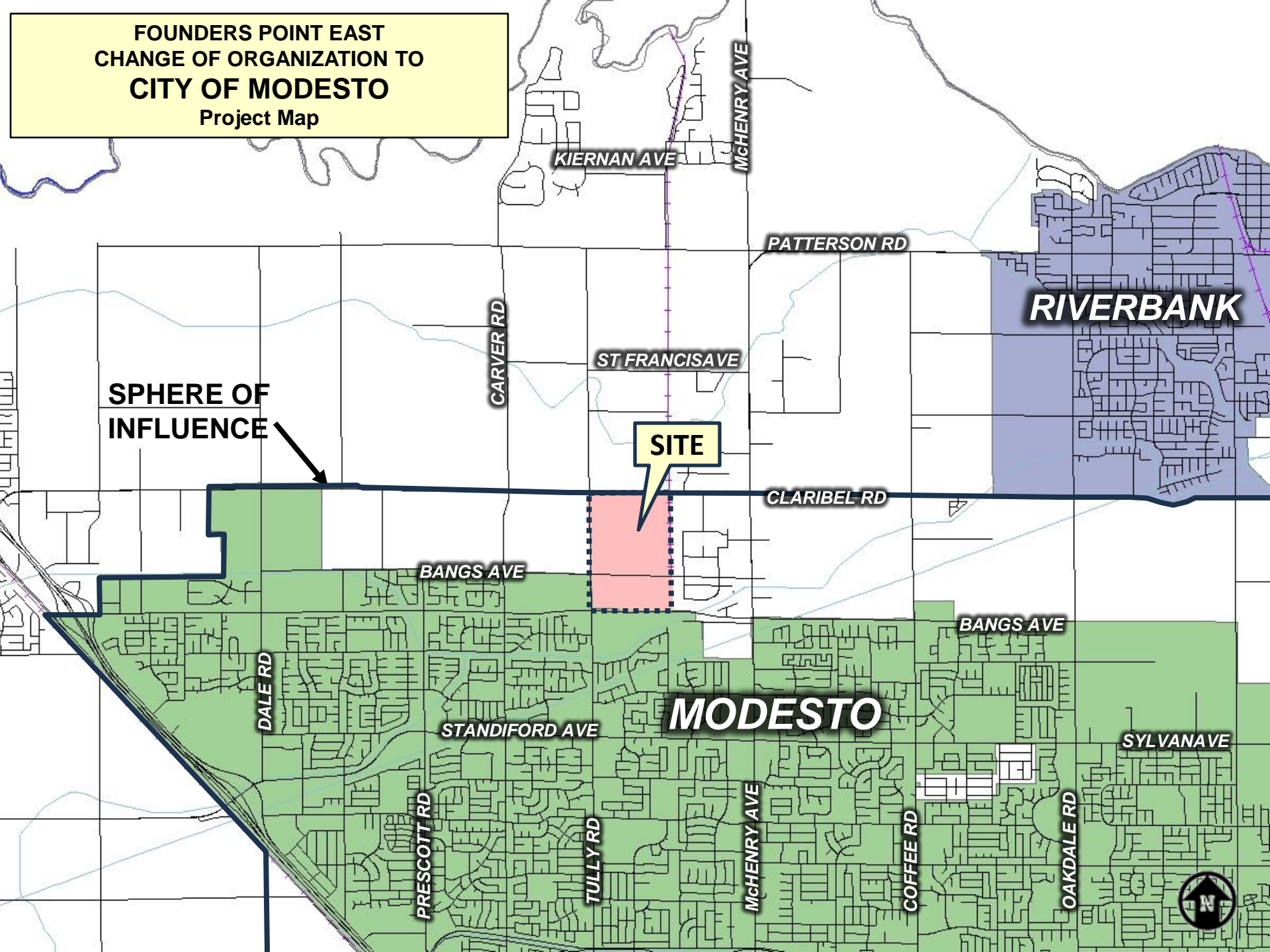
Applicant: City of Modesto

CEQA: 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 Mitigated Negative Declaration for the Founders Point East Specific Plan, pursuant to Section §15164 of the CEQA Guidelines. LAFCO, as a Responsible Agency, will consider the environmental determination prepared by the City as part of its action.

A copy of this notice and other related project documentation (including the application and environmental documentation) can be reviewed at the LAFCO office or on the LAFCO website at: www.stanislauslafco.org under the “Current Projects & Notices” link.

Should your agency have any comments on the proposal, please submit them as soon as possible or no later than **Friday, September 26, 2025** to be included in the staff report for the proposal. Questions or comments may also be submitted by e-mail to: lafco@stancounty.com

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



RIVERBANK

**SPHERE OF
INFLUENCE**

SITE

MODESTO

DATE: _____

TO: Stanislaus LAFCO
1010 10th Street, 3rd Floor
Modesto, CA 95354

FROM: _____

SUBJECT: Project Review Comments

PROJECT TITLE: **LAFCO APPLICATION NO. 2025-04 – FOUNDERS POINT EAST
CHANGE OF ORGANIZATION TO THE CITY OF MODESTO**

PROJECT DESCRIPTION: A request by the City of Modesto 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) and is within the Modesto Sphere of Influence (See attached Map).

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)