

March 4, 2026

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus Local Agency Formation Commission (LAFCO) will hold a public hearing on **Wednesday, March 25, 2026**, 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. 2026-02 – FAHMY CHANGE OF ORGANIZATION TO THE CITY OF WATERFORD: Request to annex 43.27 acres to the City of Waterford located at the northeast intersection of North Eucalyptus Avenue and Yosemite Boulevard (State Highway 132) and adjacent to Richard M. Moon and Lucille Whitehead Schools. The proposed annexation will include a Mobile Home Park, 19.2-acre future subdivision and additional properties. (See attached map for further details.)

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.

The City, 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 determination 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.

**FAHMY CHANGE OF ORGANIZATION TO THE
CITY OF WATERFORD
PROJECT MAP**

