
Agency Referral and Request for Comments

DATE: January 22, 2026
TO: Affected & Interested Agencies
FROM: Javier Camarena, Assistant Executive Officer
SUBJECT: Request for Comments
PROPOSAL TITLE: **LAFCO APPLICATION NO. 2026-02 – FAHMY CHANGE OF ORGANIZATION TO THE CITY OF WATERFORD**

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 City of Waterford is requesting 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.)

APN(s): 080-003-050, 012, 015, 034, 040 & 049

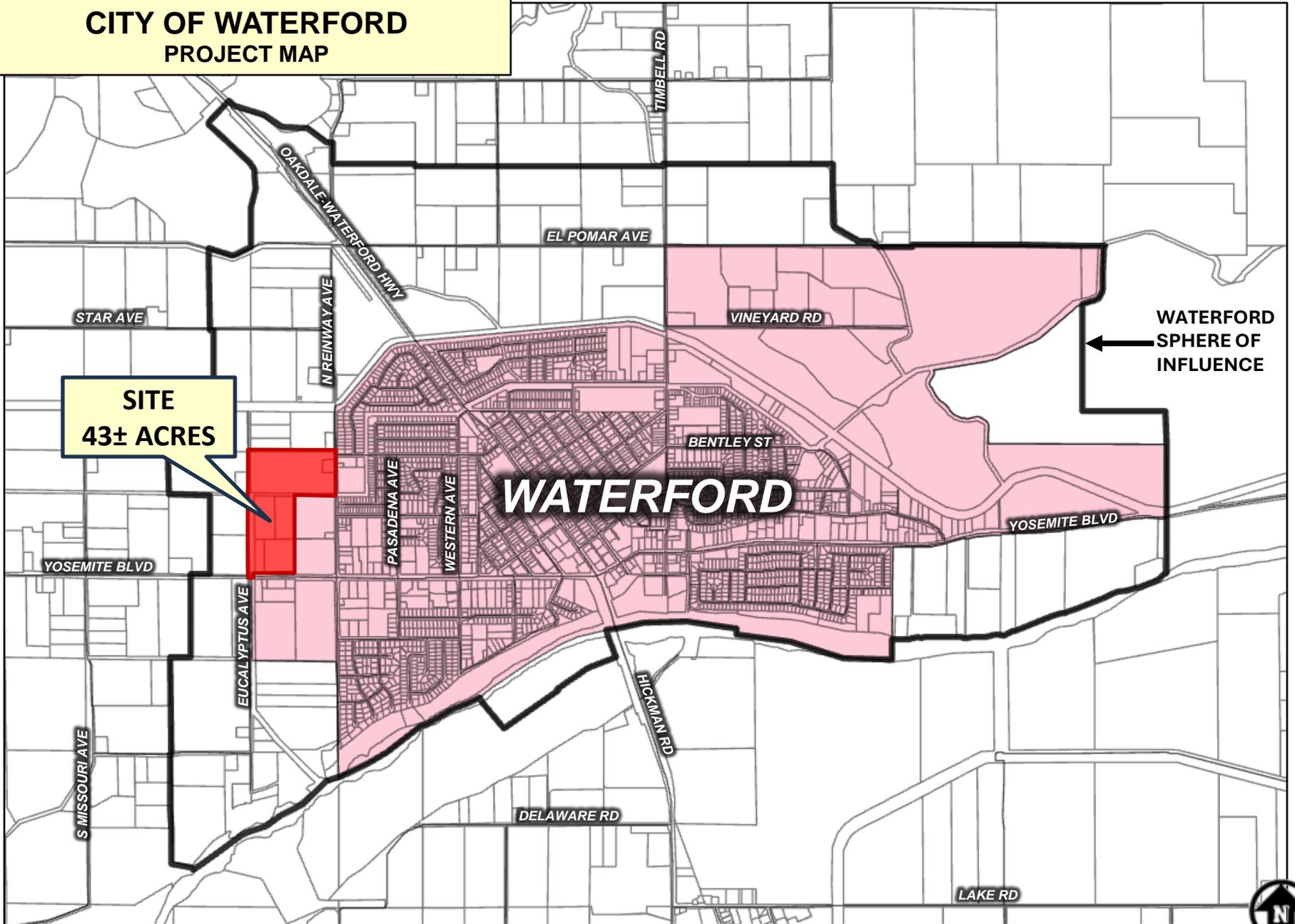
Applicant: City of Waterford

CEQA: 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.

Copies of the City's application and related support documents (e.g. CEQA documents and plan for services) 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, February 13, 2026** 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

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



DATE: _____

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

FROM: _____

SUBJECT: **LAFCO APPLICATION NO. 2026-02 – FAHMY CHANGE OF ORGANIZATION TO THE CITY OF WATERFORD**

PROJECT DESCRIPTION: The City of Waterford is requesting 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. (APNs: 080-003-050, 012, 015, 034, 040 & 049)

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.

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) _____