

September 4, 2019

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus Local Agency Formation Commission (LAFCO) will hold a public hearing on **Wednesday, September 25, 2019** 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. 2019-08 - WELLS AVENUE REORGANIZATION TO THE CITY OF MODESTO: Request to annex approximately 35 acres located south of Pelandale Avenue and west of McHenry Avenue to the City of Modesto and simultaneously detach the area from the Salida Fire Protection District. The annexation is within the City's Sphere of Influence and is meant to accommodate new residential development. (See attached map for further details.)

Our records indicate that you are a landowner or registered voter either within the annexation area, within 300 feet of the proposal area, or other interested party. This notice is intended to inform you of the proposal and the ability to provide your comments at or prior 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 by the City of Modesto in the annexation area.

The City of Modesto, 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 finding of conformance with its Modesto Urban General Plan Master Environmental Impact Report (SCH No. 2014042081), pursuant to Section 21157.1 of the CEQA Guidelines. 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 "Public 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 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.

LAFCO APP. 2019-08
WELLS AVENUE
REORGANIZATION



MODESTO SOI

KIERNAN AVE

CLARIBEL RD

CARVER RD

GALAXY WAY

MCHENRY AVE

COFFEE RD

BANGS AVE

NORTHSTAR WAY

SITE

PELANDALE AVE

WELLS AVE

CLARATINA AVE

MODESTO

W UNION AVE

ROSELLE AVE

