

# NOTICE OF PREPARATION

TO: State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Interested Organizations

FROM: Tristan Osborn | Planning Manager  
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209-577-5267  
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SUBJECT: Notice of Preparation – Environmental Impact Report for the Scannell Industrial Project

Notice is hereby given that the City of Modesto is the lead agency for the preparation of an Environmental Impact Report (EIR) to consider the Scannell Industrial Project. The proposed Project will result in the construction of between 2,000,000 and 2,500,000 square feet of warehouse, distribution, and manufacturing space. In addition, a small 2–3-acre retail site is proposed at the corner of Dale Road and Kiernan Avenue (SR 219) to provide retail service to the project. The proposed Project includes a Tentative Map that would create eight parcels for the industrial and retail buildings. A detailed Project Description can be reviewed at the City or by accessing the City's website: <https://www.modestogov.com/1559/California-Environmental-Quality-Act-AB->

The City of Modesto is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed Project. Responsible/trustee agencies will need to use the EIR prepared by the City of Modesto when considering applicable permits, or other approvals for the proposed project. Due to the time limits mandated by State law, your response must be sent and received by the City of Modesto not later than 30 days following the publication of this Notice of Preparation. The 30-day review period begins February 21, 2025 and ends on March 27, 2025. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make. A responsible agency, trustee agency, or other public agency may request a meeting with the City or its representatives in accordance with Section 15082(c) of the CEQA Guidelines. Please send your response to Tristan Osborn | Planning Manager at the City of Modesto | Planning Division, 1010 10th Street, Modesto, CA 95354. If you have any questions, please contact Modesto Planning at 209-577-5267 or via email at: [planning@modestogov.com](mailto:planning@modestogov.com).

**SCOPING MEETING:** A virtual scoping meeting for this project will be held on March 20, 2025 from 3:00 p.m. to 4:00 p.m.. You may attend the meeting by going to <https://modestogov.zoom.us/j/6152421565?omn=88291759833> clicking "join."

**PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR:** All environmental topics identified in Appendix G of the State CEQA Guidelines will be analyzed within the EIR, including: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Tribal Resources, Utilities and Service Systems, Wildfire, Cumulative Impacts, and Growth Inducing Impacts. An Initial Study has not been prepared for the proposed Project.

## 1 PROJECT LOCATION

The Scannell Industrial Project (proposed Project) is comprised of approximately 145 acres located at the northwest corner of Kiernan Avenue and Dale Road intersection, within the unincorporated Community of Salida. The Project site is located within the Stanislaus County Salida Community Plan (SCP) and is zoned for development as Salida Community Plan Industrial/Business Park (SCP-IBP) and Salida Community Plan Planned Industrial (SCP-PI). The area is also within the City of Modesto General Plan Planning Area with a designation of Salida Community Plan (SCP).

Figures 1 and 2 show the Project's regional location and vicinity.

## 2 PROJECT SETTING

### EXISTING SITE CONDITIONS

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The Project site and surrounding properties are generally in agricultural use. There are also light industrial developments east and west of the project site, along Kiernan Avenue. Joseph A. Gregori High School is located northwest of the site and the Kaiser Permanente Modesto Medical Center and similar business park uses are located immediately south, within the City of Modesto. The Project site is located on the Assessor's Parcel Number (APN) 003-019-026 as displayed on Figure 3.

### SITE TOPOGRAPHY

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The Project site is relatively flat and ranges in elevation from approximately 75 to 82 feet above mean sea level.

### EXISTING SITE USES

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Figure 4 shows aerial imagery of the current existing site uses within the Project site. As shown, the Project site is comprised of active agricultural fields and orchards to the northern and southern portions of the Project site, respectively.

### EXISTING SURROUNDING USES

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The Project site and surrounding properties are generally in agricultural use. The Project site is primarily bounded by lands within the unincorporated county to the north, east and west. Lands within the City of Modesto are located to the south. Uses within the surrounding area include the following:

- North – Agricultural lands, Joseph A. Gregori High School.
- East – Agricultural lands, industrial developments, along Kiernan Avenue.
- South – Kaiser Permanente Modesto Medical Center and similar business park uses, within the City of Modesto.
- West – Agricultural lands, industrial developments.

### 3 GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

#### EXISTING GENERAL PLAN LAND USE DESIGNATIONS

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##### CITY OF MODESTO

The Modesto General Plan Land Use Map designates the Project site as the Salida Community Plan (SCP) Area. The Modesto General Plan notes that if the Salida Comprehensive planning district (or any portion thereof) is annexed to the City of Modesto, that the City does not propose to change any land use designations from those adopted by Stanislaus County.

##### STANISLAUS COUNTY

The Stanislaus County General Plan Land Use Map designates the Project site as Salida Community Plan Business Park (SCP-IBP) and Salida Community Plan, Planned Industrial (SCP-PI). A description of each Stanislaus County land use designation is described in further detail below.

- **Salida Community Plan Business Park (SCP-IBP):** The Business Park designation is intended to accommodate development of a full range of uses, including modern, employment-intensive uses. Principal development and employment generating uses allowed within this designation include research, product development, professional office, commercial, and business services.
- **Salida Community Plan Planned Industrial (SCP-PI):** The Planned Industrial zoning designation is intended to help alleviate the existing jobs-housing imbalance in the County by promoting development of employment-generating industrial/business park uses in the area roughly bound by Ladd Road, Dale Road, Pelandale Expressway, and Sisk Road.

Figure 5a and 5b depicts the Stanislaus County and City of Modesto General Plan land use designations for the Project site and the surrounding areas.

#### EXISTING ZONING DESIGNATIONS

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##### CITY OF MODESTO

The Project site is located outside the Modesto city limits and the City of Modesto has not zoned the Project site.

##### STANISLAUS COUNTY

The Stanislaus County Zoning Ordinance (Chapter 21.66 of the County Code) designates the project site for Salida Community Plan (SCP) zoning District. The SCP District is intended to implement the General Plan's stated vision for the development of the Salida Community Plan Amendment Area. There are nine sub-zoning districts for the SCP District, of which the Project site is Salida Community Plan, Industrial/Business Park (SCP-IBP) and Salida Community Plan, Planned Industrial (SCP-PI). Figure 6a and Figure 6b depicts the Stanislaus County and City of Modesto zoning districts for the Project site and the surrounding areas.

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## SURROUNDING GENERAL PLAN DESIGNATIONS

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Within Stanislaus County, lands to the north and west of the Project site are designated Salida Community Plan Business Park (SCP-IBP) and Salida Community Plan Planned Industrial (SCP-PI); lands to the east are designated Agriculture (AG); and lands to the south are designated Salida Community Plan Business Park (SCP-IBP). As mentioned, the City of Modesto designates the lands to the north and west of the Project site as Salida Community Plan Area.

## 4 PROJECT GOALS AND OBJECTIVES

Consistent with the California Environmental Quality Act (CEQA), Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the proposed Project shall be discussed. The principal objective of the proposed Project is to implement and achieve the goals and objectives of the General Plan through the approval and subsequent implementation of the Scannell Industrial Project (the proposed Project).

The principal objective of the proposed Project is to develop a multiple phase and well-planned industrial project with the potential for warehouse, distribution, and manufacturing uses with onsite commercial retail that will attract businesses to the City of Modesto and provide for local employment opportunities.

The City has identified several additional project goals and objectives that inform the Project purpose. These additional Project goals and objectives are as follows:

- Establish land use and zoning that is consistent with and facilitates the vision for new growth and development in the Salida Community Plan (SCP). This includes emphasizing Industrial uses planned in the eastern portion of the SCP adjacent to the City of Modesto limits.
- Design an industrial facility that could attract a variety of end users, including a transload facility, short-term storage facility, light industrial, and/or manufacturing uses.
- Incorporate a commercial use within the industrial area to provide opportunities for onsite employees to have access to retail services. Locate the commercial use such that it also enhances accessibility for passerby traffic to maximize the success of the commercial businesses.
- Strengthen the local economic base through job creation; development related investment; increased income opportunities; and increased property, and sales taxes through the development of the industrial and commercial uses.
- Provide local and regional employment opportunities that take advantage of the area's high level of accessibility, and help create a jobs/housing balance.
- Install infrastructure improvements, including water, sewer, power, and stormwater systems that meet city standards, and integrate with existing utility network without diminishing services to existing residents.
- Develop a multi-phase plan that could be constructed over an estimated 10-year building horizon, and align infrastructure improvements to the infrastructure needs of each phase.
- Design the facilities with efficient transportation access and circulation within site plan, including accessible loading bays, and logistics management. Ensure that offsite transportation systems can facilitate industrial traffic via designated truck routes.

## 5 PROJECT CHARACTERISTICS AND DESCRIPTION

### PROJECT CHARACTERISTICS

The proposed Project will result in the construction of between 2,000,000 and 2,500,000 square feet of warehouse, distribution, and manufacturing space. In addition, a small 2–3-acre retail site is proposed at the corner of Dale Road and Kiernan Avenue (SR 219) to provide retail service to the project. The proposed Project includes a Tentative Map that would create eight parcels for the industrial and retail buildings. Figure 7 provides an illustration of the proposed buildings and parcel lines. Figure 8 provides an illustration of the utility plan.

The applicant proposes to construct seven industrial buildings. The warehouse buildings would be single-story, with a maximum height of 45 feet. The size of each building (in square feet) is summarized in Table 2, below. For the purpose of analysis, future uses are anticipated to be evenly split between manufacturing, warehouse, and distribution uses. The end user is not known currently, but cold storage is anticipated to occupy between 0-20% of the total space.

**TABLE 2: SUMMARY OF PROPOSED OFFICE AND WAREHOUSE BUILDINGS**

	<i>BUILDING 1</i>	<i>BUILDING 2</i>	<i>BUILDING 3</i>	<i>BUILDING 4</i>	<i>BUILDING 5</i>	<i>BUILDING 6</i>	<i>BUILDING 7</i>
Site Area (sf)	1,145,488	1,116,754	753,947	988,633	627,181	601,557	316,397
Building Area (sf) Office/Warehouse	20,000/ 531,640	20,000/ 510,160	20,000/ 322,700	20,000/ 435,230	20,000/ 240,010	20,000/ 240,010	10,000/ 93,480
Parking Provided Standard/Trailer	290/200	275/200	401/105	265/178	357/ 89	358/89	225/0

SOURCE: CITY OF MODESTO, 2024.

The projected project phasing is currently expected to be four (4) phases of development over approximately ten (10) years. Each phase would include removal of existing almond trees or ground crops (based on current farming practices). Improvements to serve each phase could include, but would not be limited to, any required off-site street improvements and extension of utilities, site grading, construction of underground utilities on-site (water, sewer and dry utilities), storm drainage and storm drainage retention, paving, landscaping, lighting, and the construction of buildings. As the project develops, the timing, size, and number of phases may change based on market conditions.

The project would operate continuously, and the site would be active 24 hours a day, seven days a week. It is estimated that the warehouse facilities would provide approximately 1,000 employment opportunities, based on the employment generation assumptions in the Salida Community Plan.

The 2–3-acre retail site does not have a proposed end use, but a variety of commercial retail uses allowed under the City's commercial land use and zoning standards could occupy the retail site. Based on the size of the parcel, it is expected that the end user would be a local serving retail as opposed to regional shopping, and examples of such uses include a gas station, and possibly a small restaurant use.

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## CITY OF MODESTO GENERAL PLAN AMENDMENT

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The proposed Project includes an amendment to the City of Modesto General Plan to designate the site Industrial (I), while maintaining the SCP as a land use overlay designation. Ultimately the General Plan land use designation on the Project site would be SCP-I. This designation would allow uses consistent with uses anticipated under the Salida Community Plan.

- **Salida Community Plan (SCP) Overlay.** An overlay designation for areas located within the Salida Community Plan area.
  - **Industrial (I).** To allow industrial uses in the Modesto Urban Area consistent with the SCP. This designation provides for the full range of industrial uses, including but not limited to manufacturing, food processing, trucking, packing, and recycling, as well as those enterprises which may want to combine office and production aspects of their business in the same complex. The guiding intensity is a Floor Area Ratio of approximately 0.50.

Figure 9 shows the proposed General Plan land use.

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## PRE-ZONING

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The Project site is in unincorporated Stanislaus County and outside the City of Modesto city limits. The Project site is not zoned under the Modesto Zoning Ordinance. The proposed Project would pre-zone the Project site to Heavy Industrial (M-2), as described below. The proposed pre-zoning will ensure that land uses on the Project site align with the long-term vision for development of Salida Community Plan area.

- **M-2 Heavy Industrial (M-2).** The M-2 Zone is intended to provide suitable sites for a wide range of industrial, manufacturing, business park and other similar uses that are further from non-industrial and potentially incompatible uses.

Figure 10 shows the proposed pre-zoning.

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## CIRCULATION IMPROVEMENTS

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Pirrone Road is a two-lane road constructed on the north boundary of the Project site, Dale Road is a two-lane road on the east boundary of the Project site, and Kiernan Avenue is a four-lane divided State Highway on the south boundary of the Project site. Kiernan Avenue is planned to be widened to six lanes in the future. The intersection of Dale Road with Kiernan Avenue is signalized.

Access to the Project site would be provided at two locations; main project access will be to Dale Road with a right-in/right-out access to Kiernan Avenue. Each of these access points allow for emergency vehicle access. As part of the Project, Dale Road, Pirrone Road, and Kiernan Avenue along the Project site's frontages would be improved with landscaping, as required by the City of Modesto.

The site plan includes various standard parking and trailer stalls as noted in table 2, which would be provided within the interior of the site between buildings. The trailer parking stalls would be in the center of the site, primarily adjacent to docking doors of each building; while the standard parking stalls would primarily be located along the Project site boundaries.

## UTILITIES AND PLANNED INFRASTRUCTURE IMPROVEMENTS

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The construction of infrastructure improvements will be required to accommodate development of the proposed Project. The proposed Project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities. Dry utility infrastructure (i.e. electrical, gas, telephone, cable) would also be installed to provide utility services to the Project. All infrastructure would be developed to the City of Modesto standards.

### **Water Service**

Upon annexation, the Project would be added to the City of Modesto's future service area. An existing water line and anticipated point of connection is in Dale Road just south of Kiernan Avenue. The Modesto Water Master Plan identifies a 12" waterline that would extend from Kiernan Avenue to Pirrone Road via Dale Road. The proposed Project would require the 12" waterline extension, and would be required to loop the system consistent with the City's standards.

### **Sewer Service**

The project site is located within the City of Modesto's future sewer service area (City of Modesto Wastewater Collection System Master Plan, 2017). The nearest sewer point of connection is at the 12" line located on Dale Road, south of Kiernan Avenue. That 12" line connects to a 27" sewer line at the intersection of Dale Road and Healthcare Way. This 12" sewer line will be extended north in Dale Road across Kiernan Avenue to serve the project.

### **Storm Drain**

This Project site is in an area that is not served by existing public storm drain systems and will therefore need to retain all storm water on site. The proposed site plan includes an approximately 6.75-acre storm drainage basin. The final sizing could increase or decrease based a variety of engineering design factors that control storm drainage.

## SOI AMENDMENT AND ANNEXATION

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The Project site is currently located within Stanislaus County and within the City of Modesto's General Plan Planning Area, but outside the City's Sphere of Influence (SOI). The proposed Project includes an SOI amendment to incorporate the site into the City's SOI. Concurrent with the SOI amendment, the proposed Project proposes an annexation of the 145-acre site into the City of Modesto. This process will include the preparation of a LAFCo Plan for Services to address infrastructure, utilities, and public services, as well as an amendment to the City's Municipal Service Review (MSR) to ensure that the SOI boundary is reflected in the MSR. The annexation and related approvals will ultimately require review and approval by the Stanislaus County LAFCo. Figure 11 shows the proposed annexation and SOI amendment.

## 6 USES OF THE EIR AND REQUIRED AGENCY APPROVALS

This EIR may be used for the following project approvals and permits associated with adoption and implementation of the proposed Project.

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## CITY OF MODESTO

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The City of Modesto will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Certification of the Environmental Impact Report (EIR);
- Adoption of the Findings of Fact, Statement of Overriding Considerations (if necessary), and Mitigation Monitoring and Reporting Program (MMRP);
- Approval of City of Modesto General Plan Amendment to Salida Community Plan-Industrial (SCP-I);
- Approval of City of Modesto Rezoning to Heavy Industrial (M-2);
- Approval of Recommendation to LAFCo for an Amendment to the City's SOI to include the Project site;
- Approval of Recommendation to LAFCo for Annexation of the Project site into the City of Modesto;
- Approval of an Amendment to the City of Modesto Municipal Service Review (MSR);
- Approval of Development Plan Review for building design, landscaping, and other site features;
- Issuance of grading, encroachment, and building permits as necessary for Project construction.

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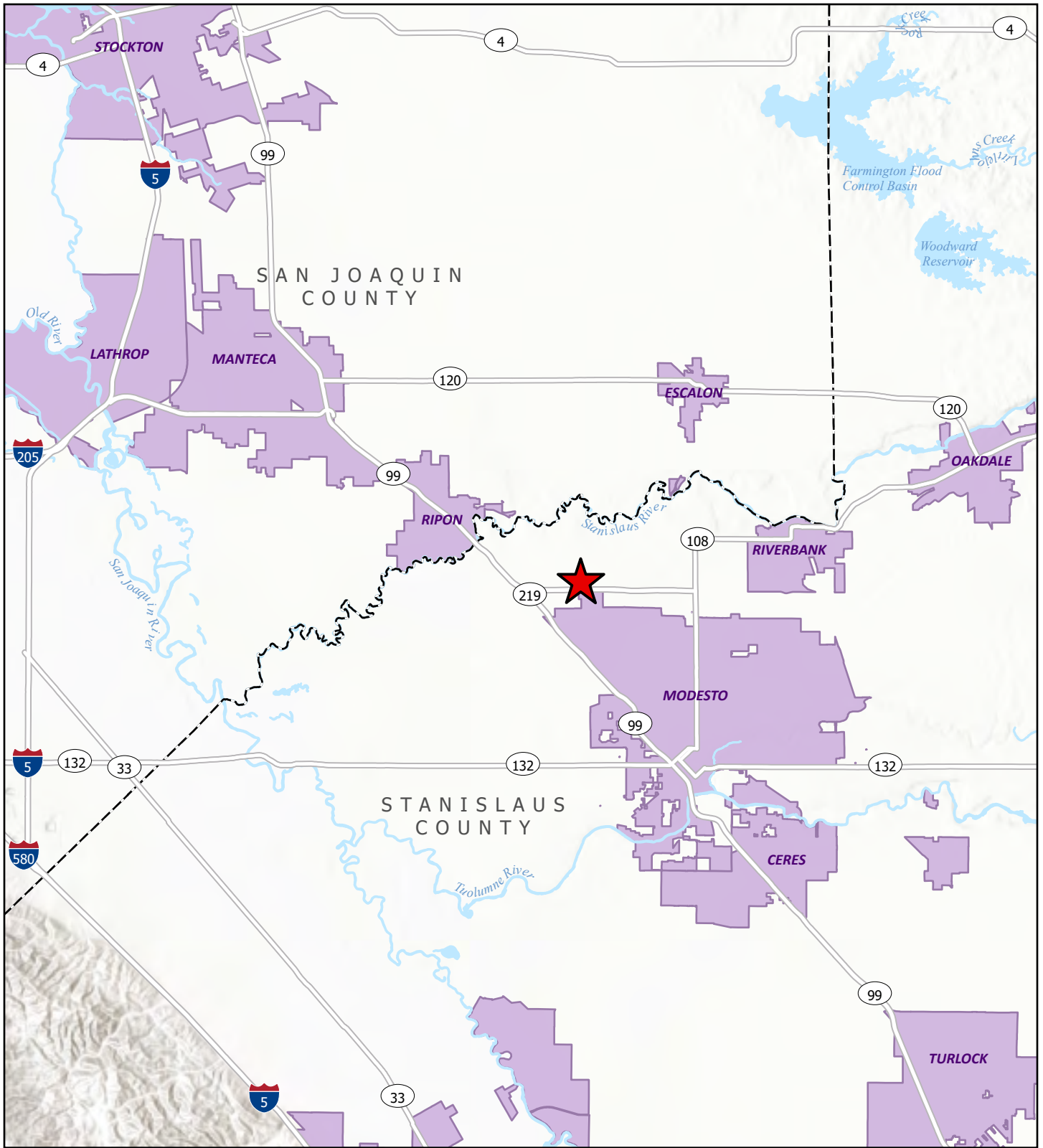
## OTHER GOVERNMENTAL AGENCY APPROVALS

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The following agencies are considered "Responsible Agencies" and will need to rely on this EIR to issue permits or approve certain aspects of the proposed Project. A "Responsible Agency" is any public agency, other than the lead agency, which has the responsibility for approving the project where more than one public agency is involved. Other governmental agencies that may require approval include, but are not limited to, the following:

- Central Valley Regional Water Quality Control Board (CVRWQCB) – Storm Water Pollution Prevention Plan (SWPPP) NOI pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction-related permits;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – As an industrial development, the Project may be subject to Indirect Source Review (ISR);
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – As an industrial development, the Project may be subject to Authority to Construct depending on the industrial user;
- Stanislaus County Local Agency Formation Commission (LAFCO)- Approval of SOI Amendment, Annexation, MSR Amendment, and Plan for Services;
- Modesto Fire Department – Plan check of the site plan and roadway improvements for adequate emergency vehicle access and fire flow capabilities; Plan check of all building plans for Early Suppression, Fast Response (ESFR) fire sprinkler system.





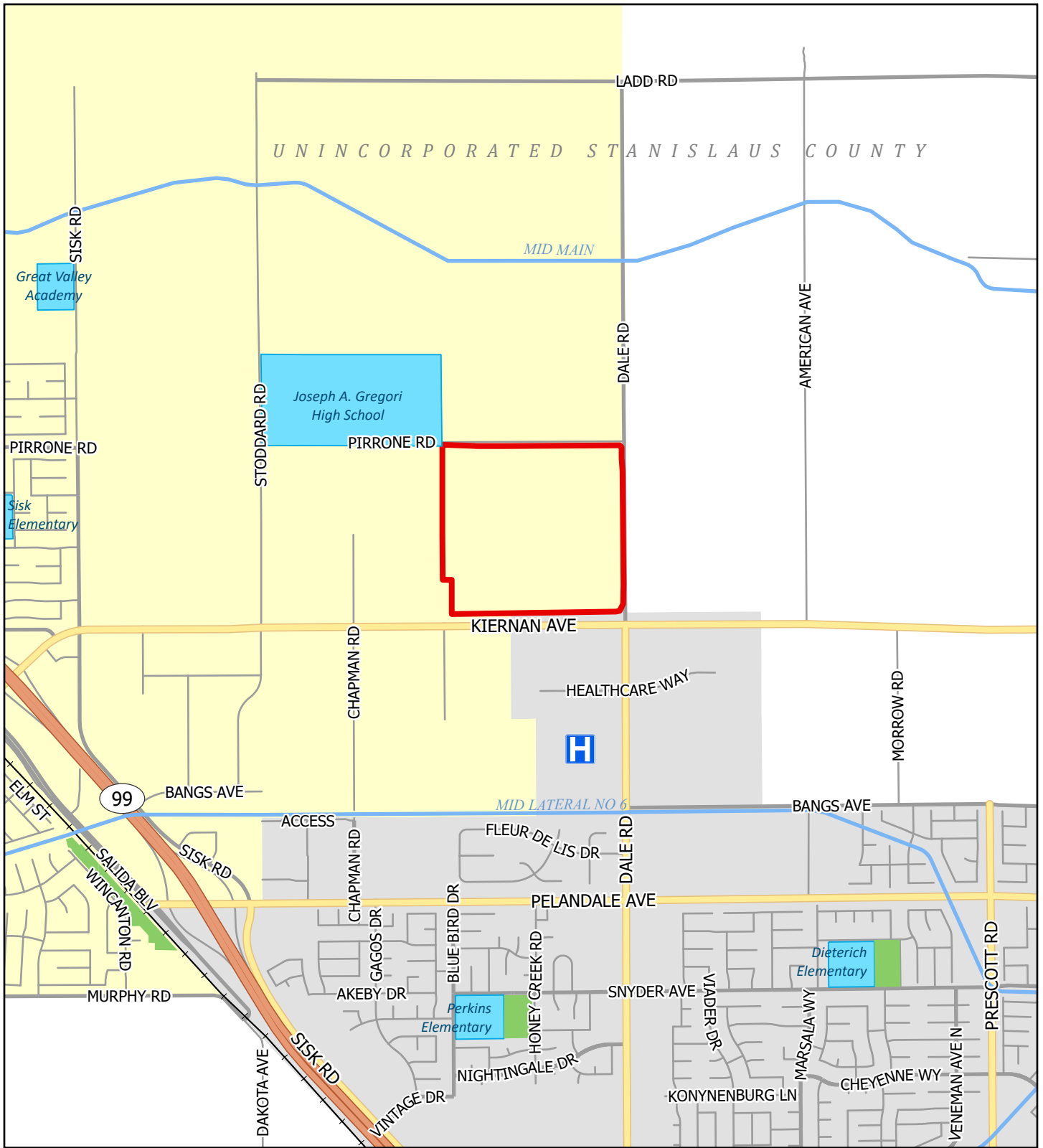
**Legend**

-  Project Location
-  Water Feature
-  County Area
-  Incorporated Area

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

Figure 1. Regional Location Map



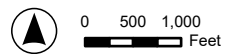


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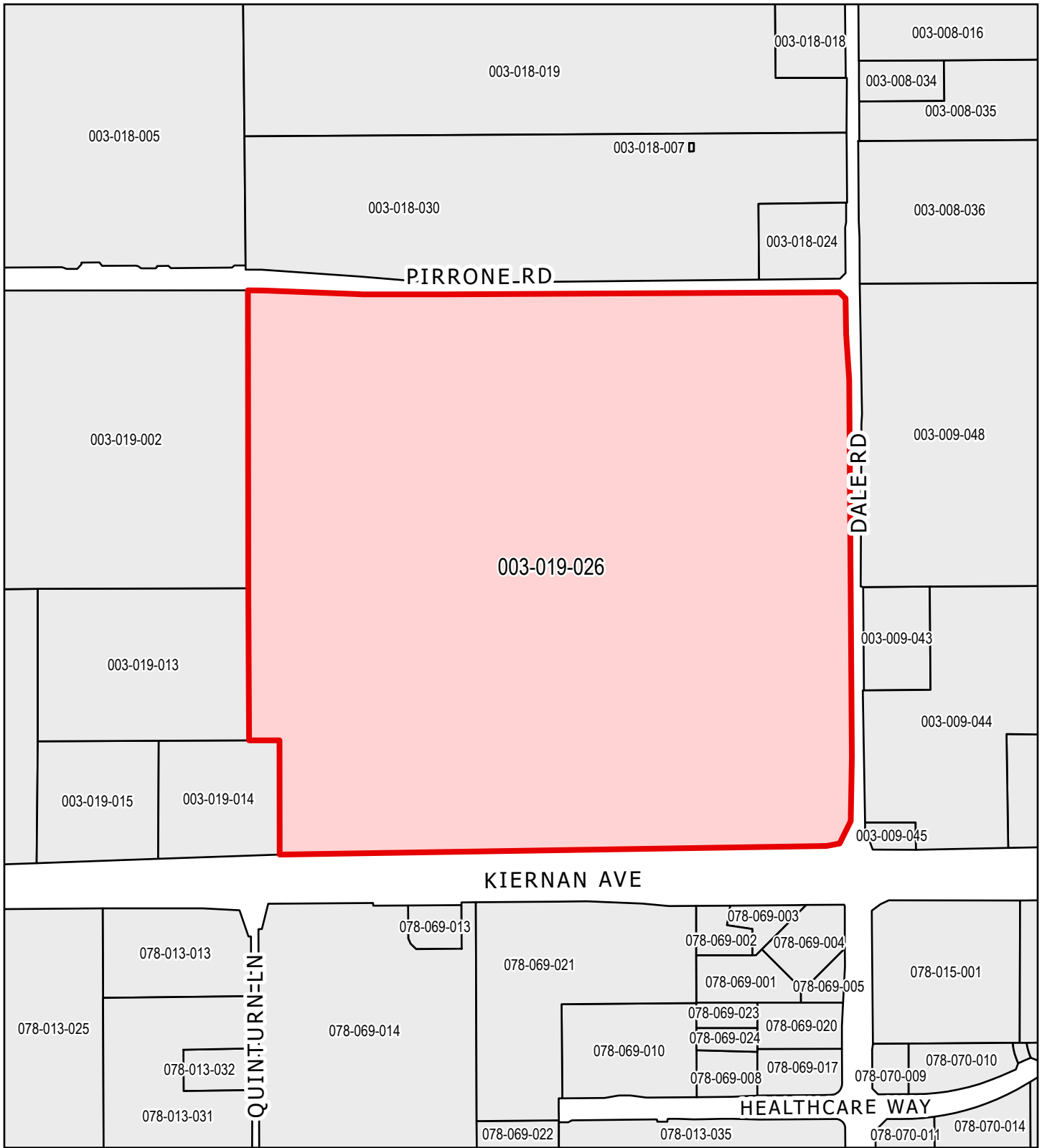
- Project Boundary
- City of Modesto
- Salida Community Plan Area
- Public School
- Park
- Canal
- Kaiser Medical Center

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

Figure 2. Project Vicinity Map



Sources: Stanislaus County GIS; California School Campus Database; CPAD2024a; OSHPD. Map Date: December 5, 2024.

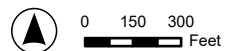


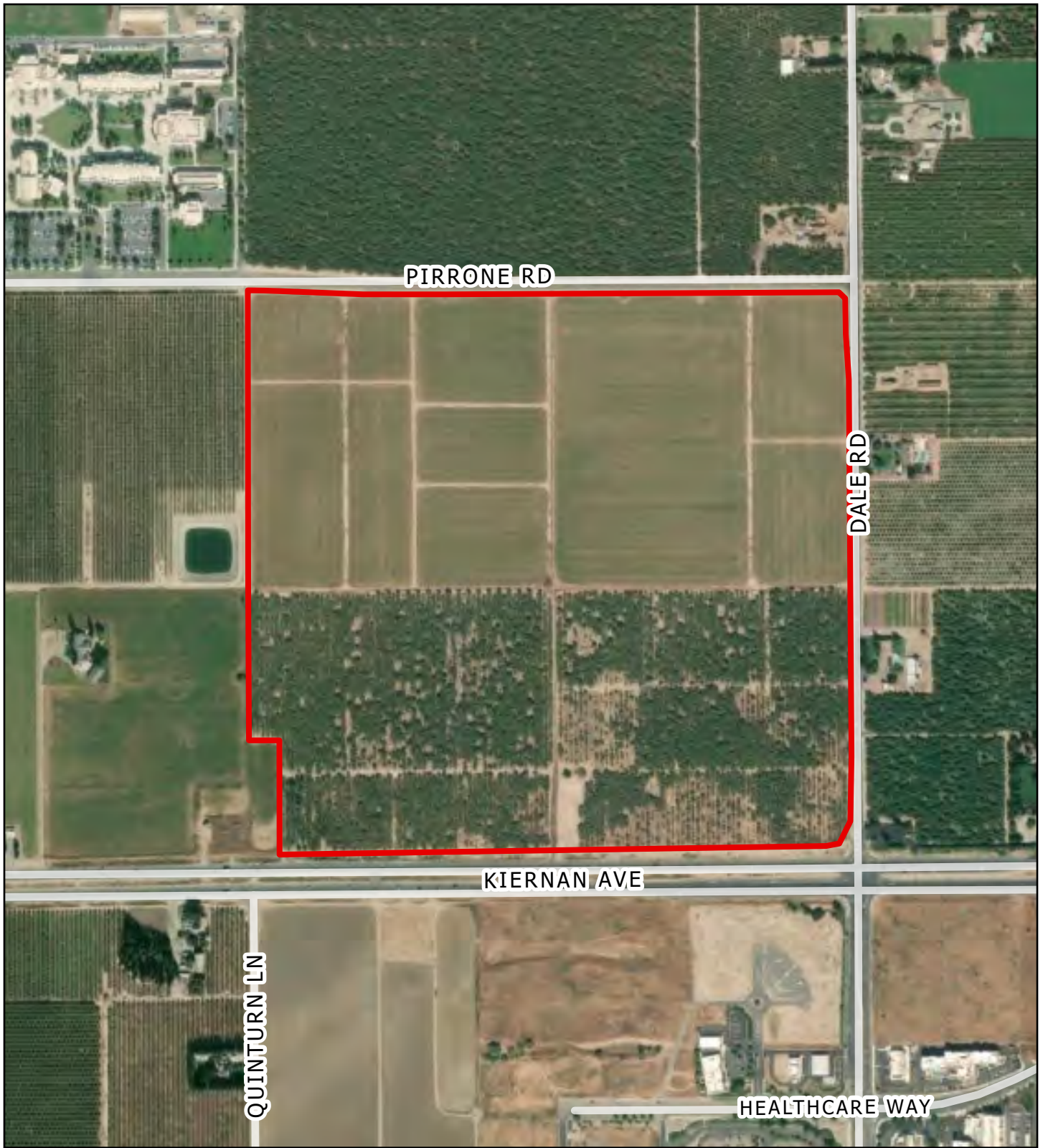
**Legend**

- Project Parcel
- Surrounding Parcel

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

Figure 3. Assessor Parcel Map



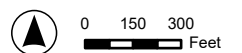


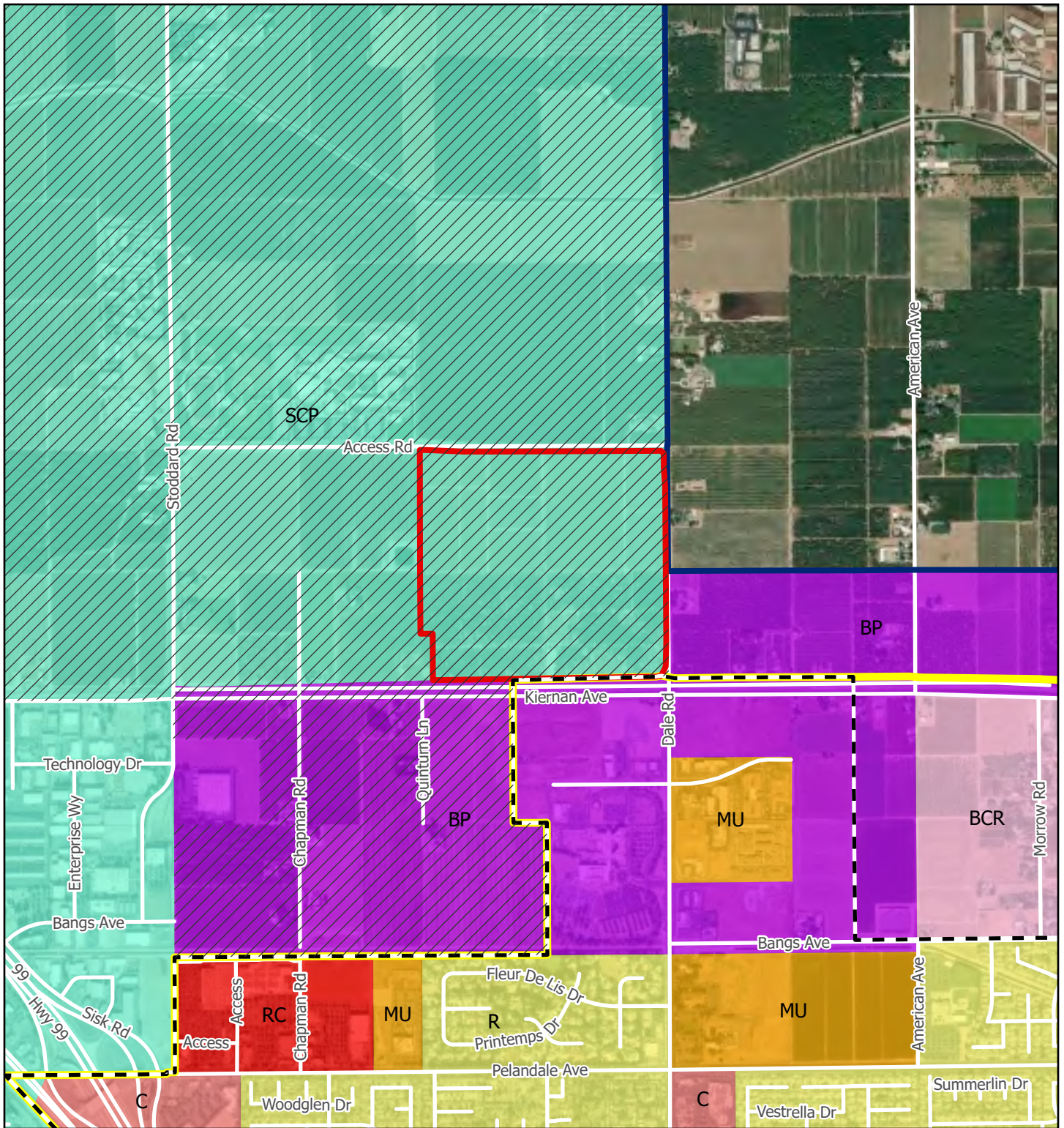
**Legend**

 Project Parcel

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

Figure 4. Aerial View of Project Site





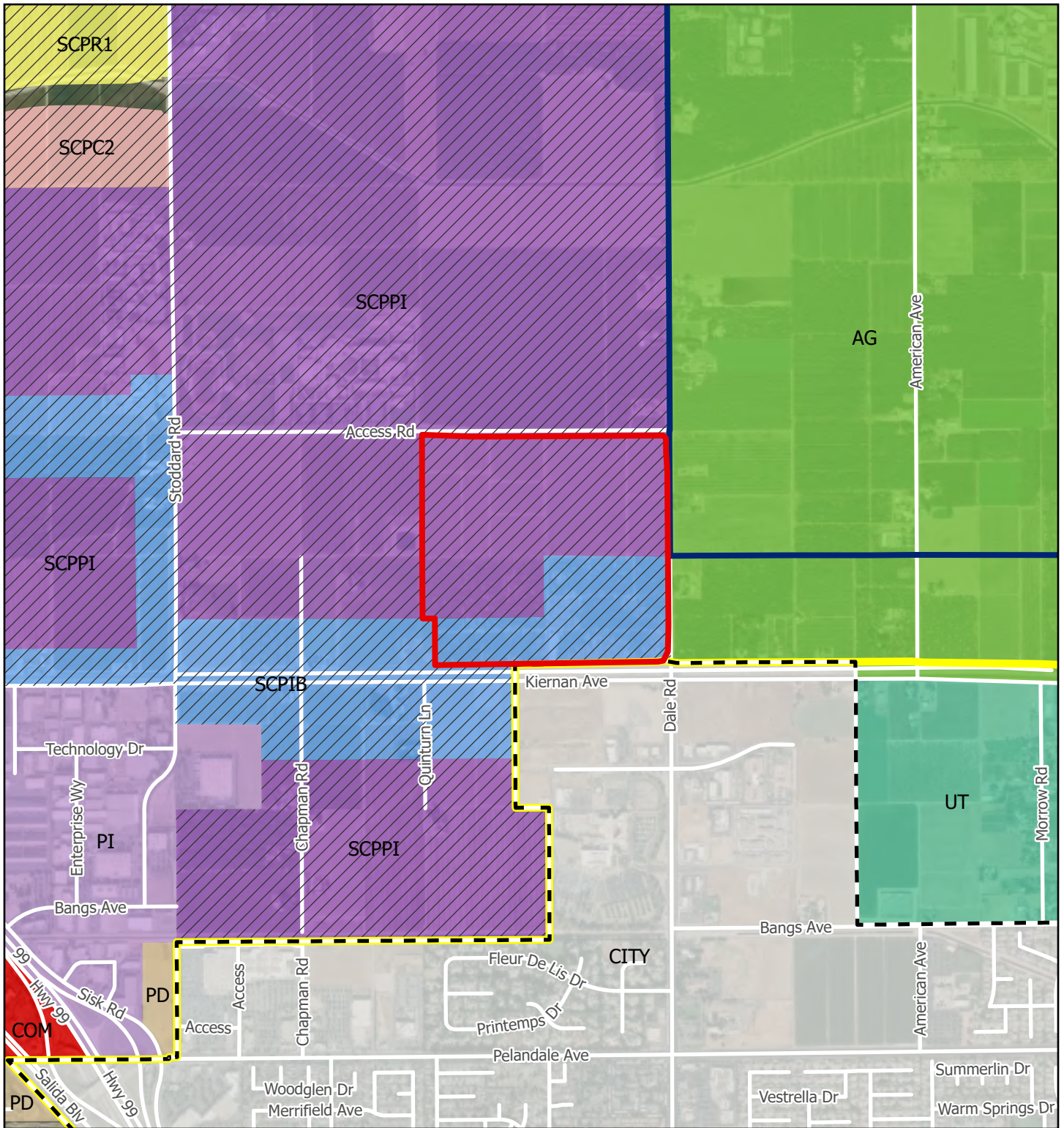
**Legend**

- Project Parcel
- City of Modesto
- Modesto Sphere of Influence
- Modesto General Plan Planning Area
- Salida Community Plan Area
- R - Residential
- MU - Mixed Use
- C - Commercial
- RC - Regional Commercial
- BCR - Business-Commercial-Residential
- BP - Business Park
- SCP - Salida Community Plan

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

Figure 5a.  
Existing General Plan Land Use Designations  
City of Modesto





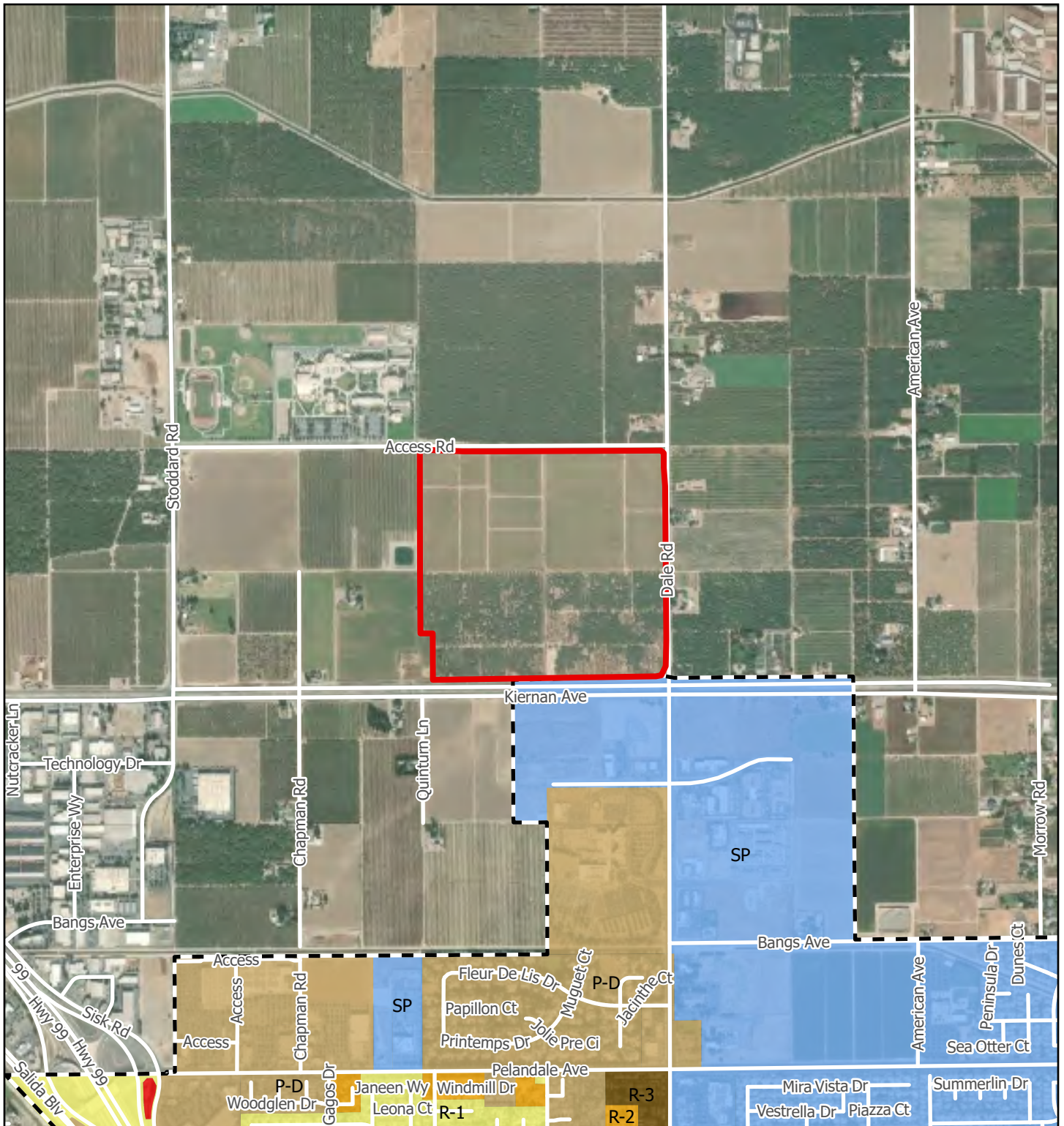
**Legend**

- Project Parcel
- City of Modesto
- Modesto Sphere of Influence
- Modesto General Plan Planning Area
- Salida Community Plan Area
- AG - Agriculture
- COM - Commercial
- PD - Planned Development
- PI - Planned Industrial
- UT - Urban Transition
- SCPR1 - Salida Community Plan R-1
- SCPC2 - Salida Community Plan C-2
- SCPIB - Salida Community Plan IPB
- SCPP1 - Salida Community Plan PI
- CITY - City of Modesto

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

Figure 5b.  
Existing General Plan Land Use Designations  
Stanislaus County





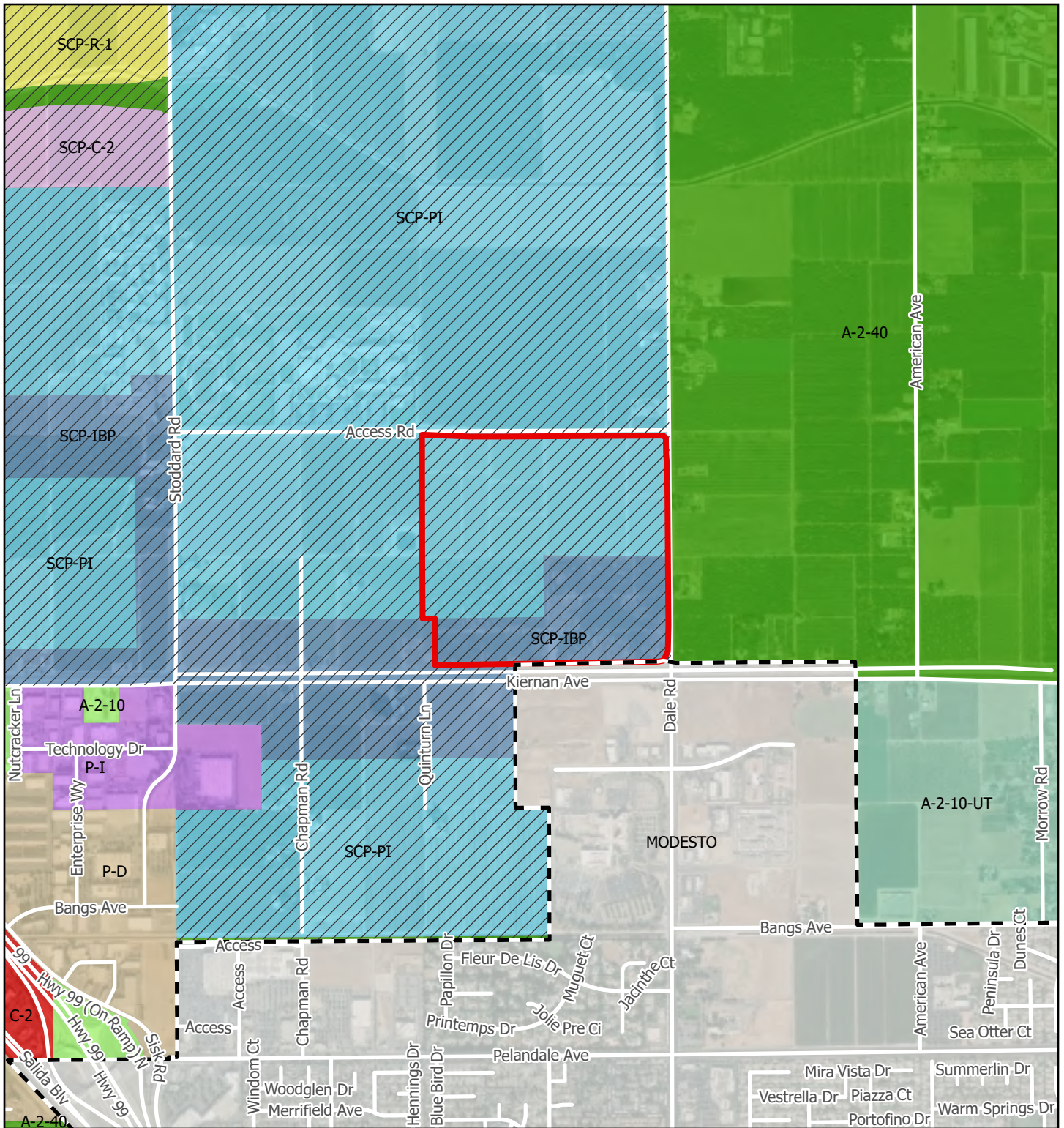
**Legend**

- Project Parcel
- City of Modesto
- R-1
- R-2
- R-3
- C-3
- P-D
- SP

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

Figure 6a.  
Existing Zoning Districts - City of Modesto





**Legend**

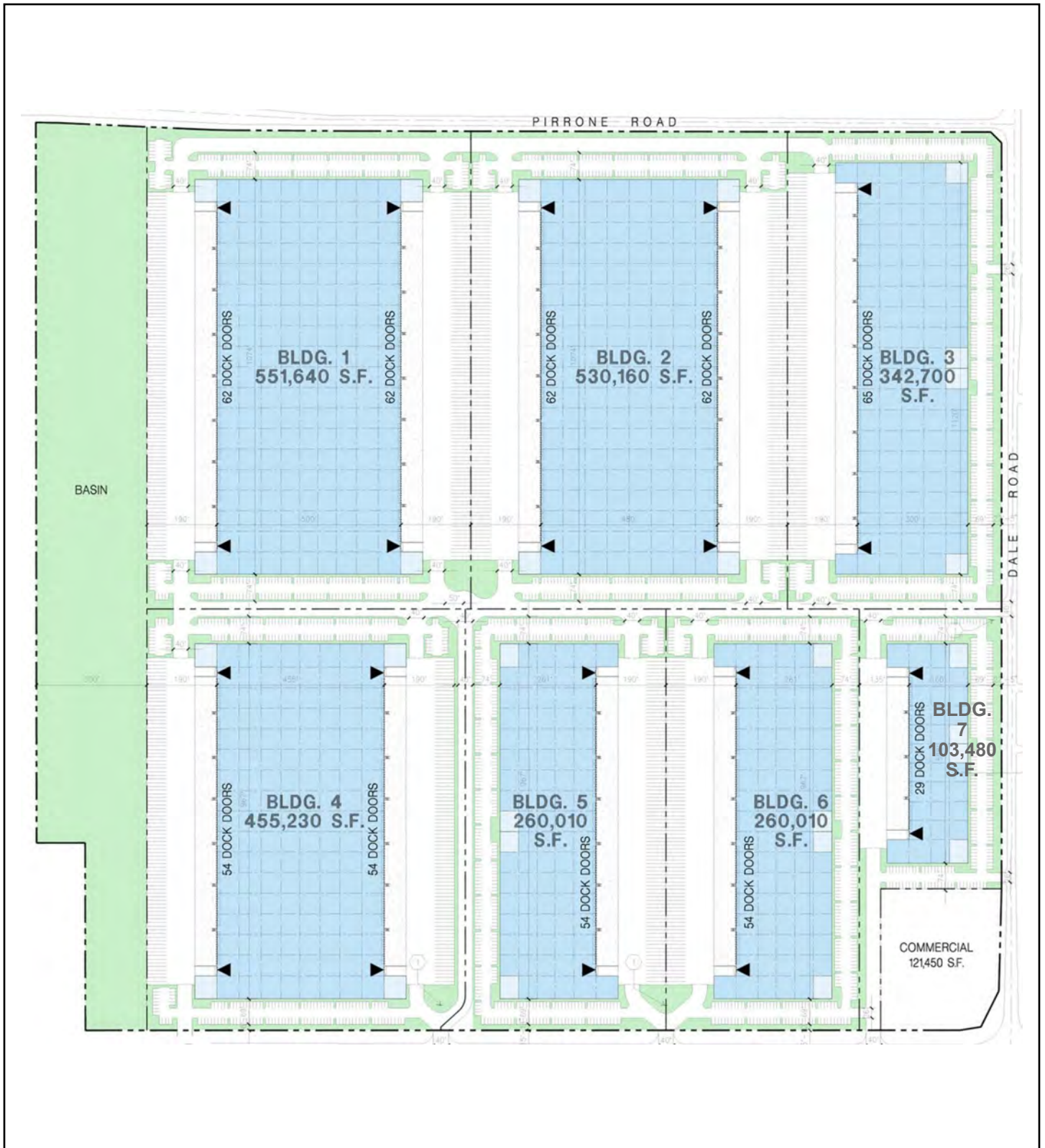
- Project Parcel
- City of Modesto
- Salida Community Plan Area
- A-2-10 - General AG 10 Acre
- A-2-10-UT - General AG 10 Acre UT
- A-2-40 - General AG 40 Acre
- C-2 - General Commercial
- P-I - Planned Industrial
- P-D - Planned Development
- SCP-R-1 - Salida Community Plan SF
- SCP-C-2 - Salida Community Plan C-2
- SCP-IBP - Salida Community Plan IBP
- SCP-PI - Salida Community Plan PI
- City of Modesto

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

Figure 6b. Existing Zoning Districts  
Stanislaus County





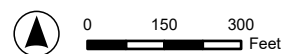


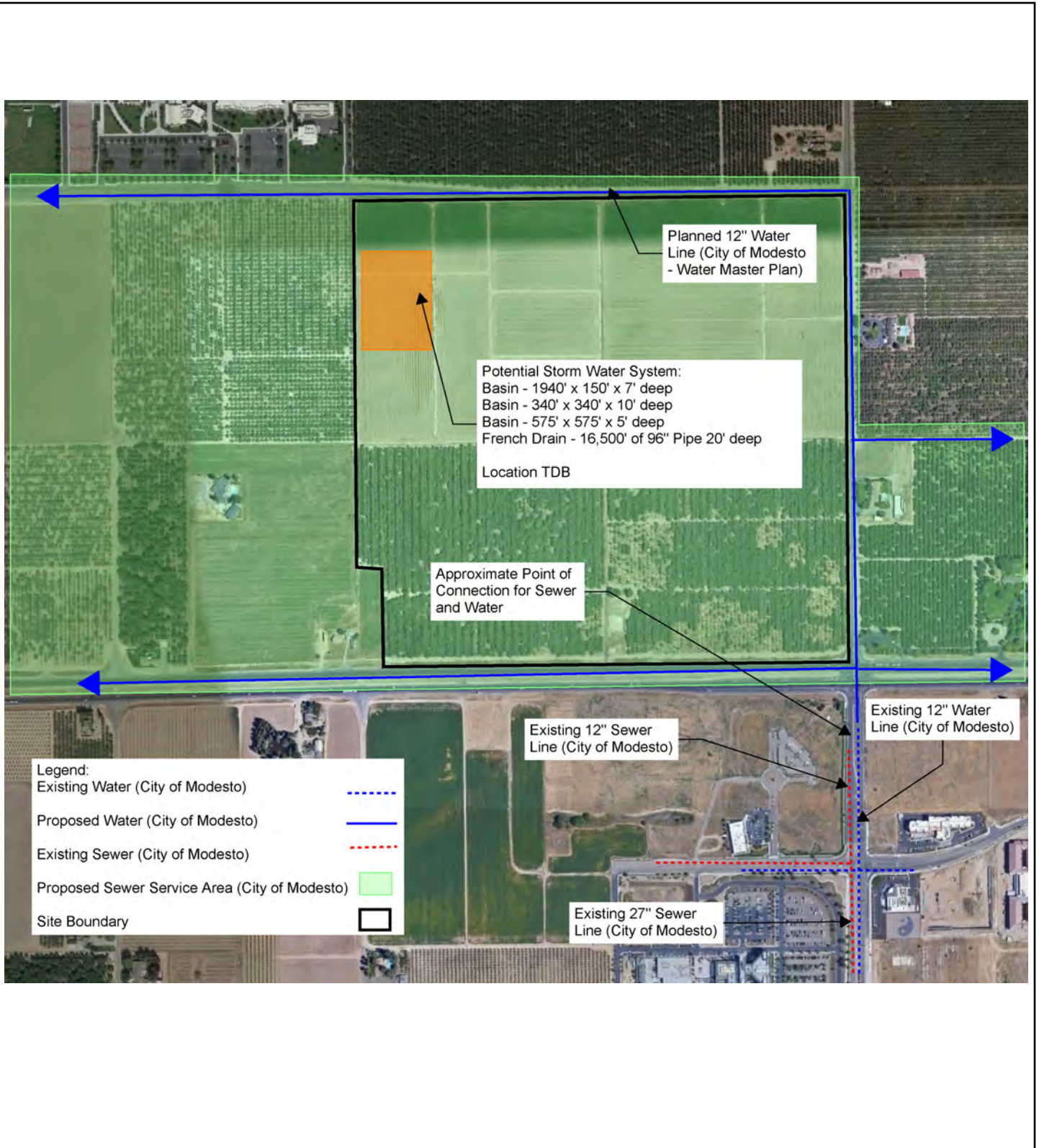
**Legend**

- Potential Office
- Warehouse
- Drive Thru Door

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

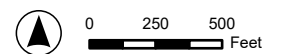
**Figure 7. Proposed Tentative Map**

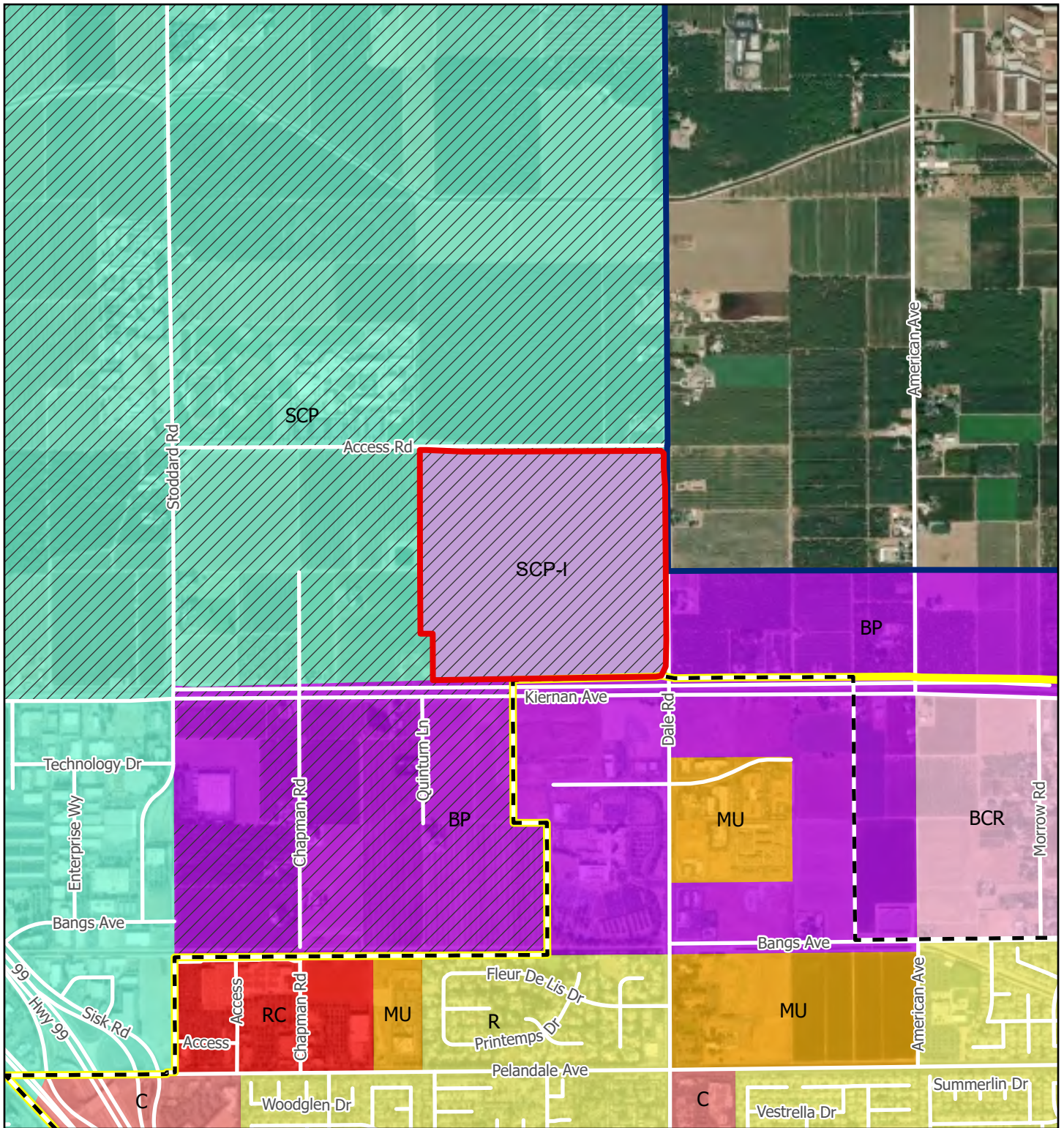




**SCANNELL DEVELOPMENT PROJECT  
 STANISLAUS COUNTY, CALIFORNIA**

**Figure 8. Utility Plan**





**Legend**

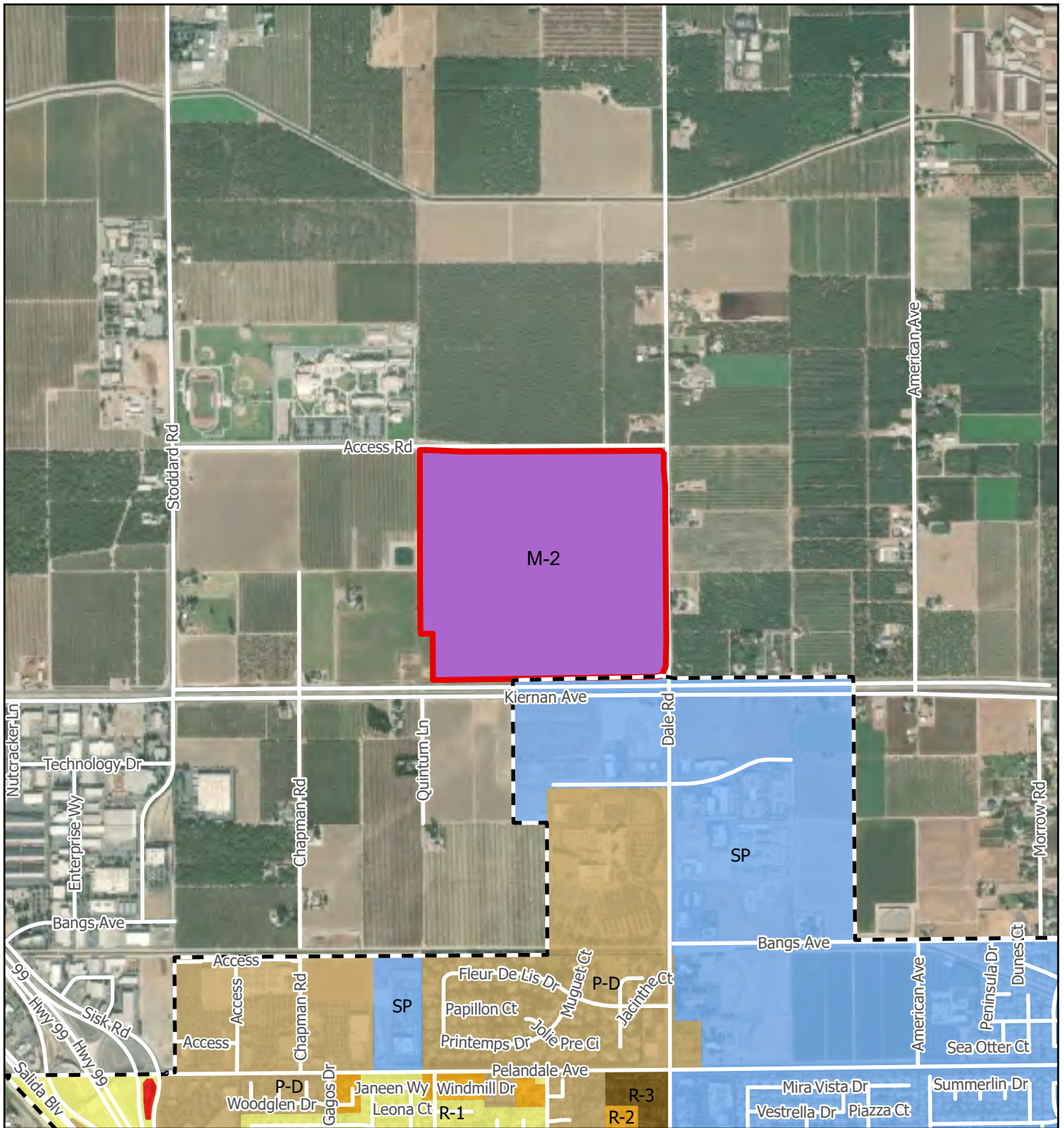
- Project Parcel
- City of Modesto
- Modesto Sphere of Influence
- Modesto General Plan Planning Area
- Salida Community Plan Area
- MU - Mixed Use
- C - Commercial
- RC - Regional Commercial
- BCR - Business-Commercial-Residential
- BP - Business Park
- SCP - Salida Community Plan
- SCP-I - Salida Community Plan I
- R - Residential

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

**Figure 9.  
Proposed General Plan Land Use  
Designations**



Sources: City of Modesto General Plan. Map Date: December 13, 2024.



**Legend**

- Project Parcel
- City of Modesto

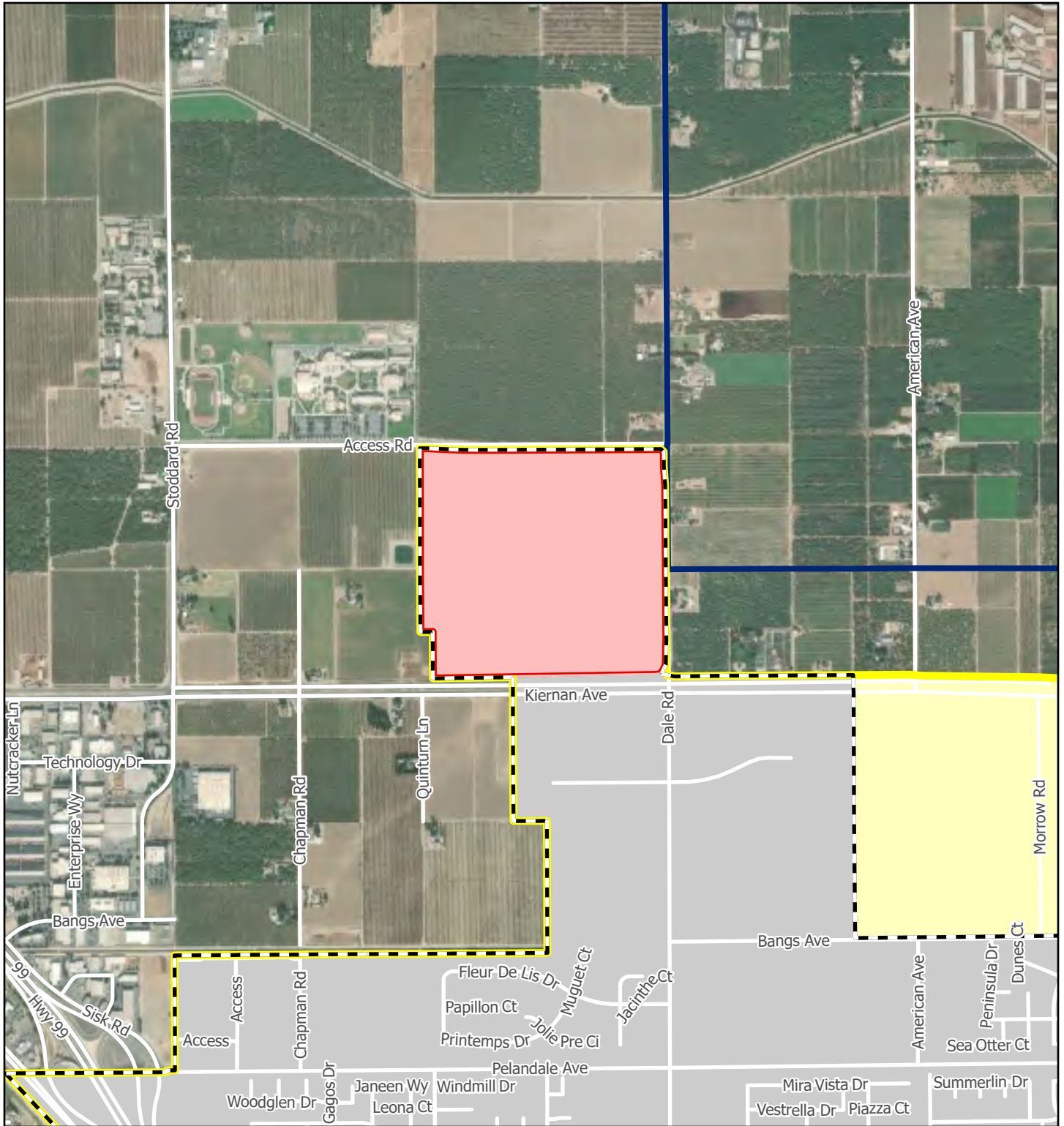
**City of Modesto Zoning**

- R-1 -Low Density Residential
- R-2 - Medium Density Residential
- R-3 - Medium-High Density Residential
- C-3 - Highway Commercial
- P-D - Planned Development
- SP -Specific Plan
- M-2 - Heavy Industrial

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

Figure 10. Proposed Zoning Districts





**Legend**

- Project Parcel
- Existing City of Modesto
- Existing Modesto Sphere of Influence
- Annexation Area
- City of Modesto Boundary with Annexation
- Sphere of Influence with Annexation

**SCANNELL DEVELOPMENT PROJECT  
STANISLAUS COUNTY, CALIFORNIA**

Figure 11. Annexation Area

