

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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August 6, 2026

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

SUBJECT: GENERAL PLAN CONSISTENCY FINDING FOR THE DIABLO GRANDE FIRE STATION TRANSFER

Stanislaus County received a letter dated June 29, 2026, from the West Stanislaus County Fire Protection District's ("Fire District") requesting a General Plan consistency determination be made regarding its proposed transfer of a one-acre portion of real property identified as Assessor's Parcel Number (APN) 025-040-005 located in the Diablo Grande Specific Plan area (see Attachment A - *General Plan Consistency Request, dated June 29, 2026*).

APN 025-040-005 is a 54± acre parcel owned by the Diablo Grande Community Facilities District (CFD) No. 1, which has been designated as surplus land under the Surplus Land Act by the Western Hills Water District (WHWD), as the Governing Authority for the CFD. A one-acre footprint, at the easternmost portion of the APN is presently developed with the Fire District's Station No. 57 and is proposed to be conveyed to the Fire District (see Attachment B – *Site Maps*)

As required by State of California Government Code Section 65402(c), this project is being brought to the Planning Commission for a determination of consistency with the County's General Plan, prior to transfer of real property to a public agency.

Background

On December 7, 1999, the Stanislaus County Board of Supervisors adopted the Diablo Grande Specific Plan along with the Phase 1 Preliminary Development Plan ("Oak Flat Village") which comprises the current boundary of the Diablo Grande Specific Plan (SP-1). To provide fire services to the Diablo Grande community, Fire Station No. 57 was established in coordination with the Fire District as an interim facility until such a time that a permanent fire station was constructed. The interim fire station will be replaced with a permanent fire station upon the Fire District's determination that the interim fire station is at capacity, and that the permanent fire station is needed to mitigate the impacts of additional residential development. The most recent determination by the Fire District is that this threshold will be reached once the 619th building permit for a dwelling is issued. As of February 27, 2026, a total of 576 building permits for dwellings have been issued in Diablo Grande.

Exemption from Subdivision Map Act

The Diablo Grande Specific Plan outlines procedures for subdivisions including tentative maps and parcel maps within the SP-1 boundaries in alignment with the procedures set forth in the Subdivision Map Act, and the County's Subdivision Ordinance; however, California Government Code Section 66428(a)(2) exempts land conveyances to or from a government agency "unless a showing is made... that public policy necessitates a parcel map". Recognizing the exemption, the Stanislaus County Subdivision Ordinance Section 21.08.190 states that any conveyance of land to a government agency shall not be considered a division of land, and therefore not subject to the requirement of a parcel map.

General Plan Conformity Analysis

As stated above, State law requires real property disposition of acquisition by a public agency to be brought to the Planning Commission for a determination of General Plan Consistency, prior to acquisition or disposition.

The Stanislaus County General Plan contains several elements (including, but not limited to, Land Use and Safety Elements) which identify goals, policies, and implementation measures that are directly applicable to the proposed transfer, and any activities associated with it. Staff believes that the proposed site acquisition and disposition will help carry out the following General Plan goals, policies, and implementation measures:

Land Use Element

Goal Four: Ensure that an effective level of public service is provided in unincorporated areas.

Policy Twenty-Four: Future growth shall not exceed the capabilities/capacity of the provider of services such as sewer, water, public safety, solid waste management, road systems, schools, health care facilities, etc.

Implementation Measure 5: The current level of service of public agencies shall be determined and not allowed to deteriorate as a result of new development.

Additionally, the Land Use Element, in addressing Public Facilities, outlines the following factors that should be evaluated when determining the consistency with the General Plan:

- a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed public facility. The facility shall be located in an area that is convenient to the users of the facility.
- b. **Traffic impacts and public road access.** The proposed facility shall not cause significant traffic impacts that cannot be mitigated. In the case of public facilities for open space (wildlife areas, etc.), it is important that traffic not be allowed to impact the open space area.
- c. **Noise, dust and vibration.** The proposed facility shall not cause an unreasonable amount of noise, dust or vibration and should not be located in areas where it would be impacted by the same.
- d. **Public safety.** Proposed public facilities shall be located to provide the maximum degree of public safety.
- e. **Soil types.** Public facilities shall be located as much as possible on poorer soils unless such location is clearly not practical.
- f. **Parcel size.** Public facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in another area is necessary due to specialized requirements of the facility.
- g. **Impacts on agriculture.** Facilities shall be located to avoid impacts on adjoining agricultural uses.

Safety Element

Goal Two: Minimize the effects of hazardous conditions that might cause loss of life and property.

Policy Seven: Adequate fire and sheriff protection shall be provided.

Staff believes that the proposed property transfer is consistent with and supported by many of the General Plan's goals and policies aimed at maintaining and retaining adequate fire service for unincorporated communities.

Additionally, in adopting the Diablo Grande Specific Plan, and subsequent amendment, the County has found the development to be consistent with the County's General Plan. The proposed transfer of real property is supported by the following objective and policy of the Diablo Grande Specific Plan:

Objective: To provide those public facilities and utilities needed to serve the residents, employees and visitors to Diablo Grande.

Policy A: Public facilities and utilities will be developed and maintained at the site consistent with the Diablo Grande Public Facilities Plan.

The one acre site to be transferred to the Fire District is already developed with an existing interim fire station and it has been the intent of the Diablo Grand Specific Plan to see the interim facility be replaced with a permanent facility. The facility will help support continued operation of the Fire District's services to the Diablo Grande community.

RECOMMENDATION

Based on the analysis provided in this report, staff recommends that the Planning Commission make the following findings:

1. Find that the proposed real property transfer is consistent with various goals, policies, and implementation measures of the Stanislaus County General Plan and, therefore, are considered to be consistent with the General Plan.

Contact Person: Kristen Anaya, Senior Planner, (209) 525-6330

Attachments:

Attachment A - General Plan Consistency Request, dated June 29, 2026
Attachment B - Site Maps

William D. Ross
David P. Schwarz
Christina M. Bellardo



Northern California:
350 Cambridge Ave. Suite 125
Palo Alto, CA 94306
(650) 843-8080
www.lawross.com

Southern California:
300 E. Hillcrest Blvd. #1162
Inglewood, CA 90308

June 29, 2026

VIA E-MAIL

planning@stancounty.com

Angela Freitas, Director
Planning & Community Development Department
Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354

Re: General Plan Consistency Evaluation; Diablo Grande Property Transfer from
Western Hills Water District to West Stanislaus County Fire Protection
District; Declaration of Surplus Land

Dear Director Freitas,

Our office serves as General Counsel for the West Stanislaus County Fire Protection District (**WSF**). The Western Hills Water District (**WHWD**), as the Governing Authority for the Diablo Grande Community Facilities District No. 1 (**CFD No. 1**), has been working with WSF to transfer the Diablo Grande Fire Station property (**Property**) from CFD No. 1 to WSF.

On June 11, 2026, WHWD approved WHWD Resolution 2026-07 (**Resolution**), declaring the Property surplus land under the Surplus Land Act. See, Exhibit A. The Resolution has been submitted to the California Department of Housing and Community Development through the Surplus Land Act portal, as Request No. SLA0002821, for exemption under Government Code section 54221(f)(1)(D).

Based on Stanislaus County (**County**) Counsel's February 18, 2026 letter (see, Exhibit B), WHWD and WSF submit the Resolution to the County's Planning & Community Development Department for its General Plan consistency evaluation.

Please let me know if you need any additional information or have any questions regarding this request.

ATTACHMENT A



A. Freitas, Planning & Community Development Director

June 29, 2026

Page 2

Very truly yours,

Christina M. Bellardo

Assistant General Counsel

Enclosures:

Exhibit A – WHWD Resolution 2026-07

Exhibit B – Teresa V. Rein's February 18, 2026 Letter

cc:

Mark Kovich, WHWD Director

Martin Kosla, WHWD Counsel

Jeffrey Frye, WSF Fire Chief

William D. Ross, WSF General Counsel

EXHIBIT A



RESOLUTION NO. 2026-07

RESOLUTION OF THE GOVERNING BOARD OF THE WESTERN HILLS WATER DISTRICT, AS THE GOVERNING AUTHORITY FOR DIABLO GRANDE COMMUNITY FACILITIES DISTRICT NO. 1, DECLARING CERTAIN PROPERTY OWNED BY THE COMMUNITY FACILITIES DISTRICT TO BE EXEMPT SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT BECAUSE IT IS NOT NECESSARY FOR THE COMMUNITY FACILITIES DISTRICT'S USE AND THE COMMUNITY FACILITIES DISTRICT DESIRES TO TRANSFER THE PROPERTY TO THE WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT, A LOCAL AGENCY, PURSUANT TO GOVERNMENT CODE SECTION 54221(F)(1)(D) AND SECTION 103(C)(5) OF THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S UPDATED SURPLUS LAND ACT GUIDELINES

WHEREAS, the Governing Board (the "**Board**") of the Western Hills Water District (the "**Water District**") is the governing authority for Diablo Grande Community Facilities District No. 1 (the "**CFD**").

WHEREAS, the CFD owns a parcel of land identified by Stanislaus County Assessor's Parcel No. 025-040-005 (the "**Parcel**") on which the West Stanislaus County Fire Protection District (the "**Fire District**") operates Station No. 57 (the "**Fire Station**") for fire protection services in the CFD community.

WHEREAS, in Resolution No. 2025-03, the Board previously approved for a portion of the Parcel on which the Fire Station is located (the "**Property**") to be subdivided via a lot line adjustment and transferred from the CFD to the Fire District. (The Property is depicted in the proposed map attached as Exhibit "A" to Resolution No. 2025-03.)

WHEREAS, pursuant to § 54221(b)(1) of the Surplus Land Act (*Government Code* §§ 54220-54234), the Board (as the governing authority for the CFD) must declare the Property to be "surplus land" or "exempt surplus land," as supported by written findings, before the Board takes action for the CFD to dispose of the Property.

WHEREAS, pursuant to § 54221(f)(1)(D) of the Surplus Land Act, and Section 103(c)(5) of the Updated Surplus Land Act Guidelines ("SLA Guidelines") issued by the California Department of Housing and Community Development, "exempt surplus land" includes surplus land that a local agency is transferring to another local, state, or federal agency, or to a third-party intermediary for future dedication for the receiving agency's use, or to a federally recognized California Indian tribe.

WHEREAS, Section 104(a) of the SLA Guidelines also provide that “agency’s use” shall include, but not be limited to, land that is being used for agency work or operations, land that a local agency plans to use for agency work or operations pursuant to a written plan adopted by the local agency’s governing board, or land that is disposed of for agency work or operations.

WHEREAS, the Property (and the Fire Station) is currently being used by the Fire District to provide fire protection services in the CFD community.

WHEREAS, after the lot line adjustment and transfer of the Property from the CFD to the Fire District, the Property (and the Fire Station) will continue to be used by the Fire District for fire protection services.

NOW, THEREFORE, the Governing Board of the Western Hills Water District (as the governing authority for Diablo Grande Community Facilities District No. 1) does hereby resolve:

SECTION 1. Incorporation of Recitals.

The Board finds and determines that the above-referenced recitals are true and correct and material to this Resolution.

SECTION 2. Property No longer Necessary for CFD’s Use.

The Board hereby finds:

- (a) The Property is no longer necessary for the CFD’s use within the meaning of the term “agency’s use,” as defined by the Surplus Land Act and the SLA Guidelines.
- (b) None of the characteristics listed in *Government Code* § 54221(f)(2) apply to the Property, as the Property is not (i) within a coastal zone; (ii) adjacent to a historical unit of the State Parks System; (iii) listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places; or (iv) within the Lake Tahoe region as defined in *Government Code* § 66905.5.

SECTION 3. Property is Exempt Surplus Land.

The Board hereby finds and declares pursuant to *Government Code* §§ 54221(b) and 54221(f)(1)(D) that the Property is exempt surplus land because it will be transferred to the Fire District, a local agency, and because the Fire District will continue to use the Property (and the Fire Station) for its “agency’s use” for fire protection services in compliance with Section 104(a) of the SLA Guidelines.

SECTION 4. Exemption from CEQA.

The Board hereby finds that the designation of the Property as exempt surplus land is not an action subject to the *California Environmental Quality Act* ("CEQA") because this activity is excluded from the definition of a project in § 21065 of the *Public Resources Code* and § 15378(b) of the CEQA Guidelines. The Board's action is an administrative activity which will not result in direct or indirect physical changes to the environment or a reasonably foreseeable indirect physical change in the environment. In particular, the Property (and the Fire Station) will continue to be used by the Fire District for fire protection services.

SECTION 5. Authorization

The Board hereby authorizes Mark Kovich to do all things which he may deem necessary or proper to effectuate the purposes of this Resolution in a manner consistent with the Surplus Land Act, and any such actions previously taken are hereby ratified and confirmed.

Moved by Director J. Frederick, second by Director M. Kovich, that the foregoing resolution be adopted. Upon roll call the following vote was had:

Ayes: M. Davies, M. Oliver, M. Johnson, M. Kovich, J. Frederick

I, Lori Lawson, Secretary of the Board of Directors of the Western Hills Water District, do hereby certify that the foregoing is a full, true and correct copy of a resolution duly adopted at a duly noticed regular meeting of the said Board of Directors held on the 11th day of June, 2026.


Lori Lawson, WHWD Board Secretary

EXHIBIT B

MICHAEL A. REIN
TERESA VIG REIN
LLOYD R. WILLIAMS, Of Counsel

550 Water Street, Building H	3430 Tully Road
Santa Cruz, CA 95060	Suite 20, #630
Tel 831.607.8833	Modesto, CA 95350
Fax 831.607.8832	Tel 209.544.3688

Via email jfrye@weststanfire.org

February 18, 2026

Fire Chief Jeff Frye
West Stanislaus County
Fire Protection District
P.O. Box 565
Patterson, CA 95363

Transfer of Fire Station Site (Station 57); Diablo Grande Project

Dear Fire Chief Jeff Frye,

This letter is sent in response to our conversation last week relating to the attached letter from the West Stanislaus County Fire Protection District (“Fire District”) dated October 14, 2025. As I mentioned, I represent Stanislaus County on various matters. As we discussed, the transfer of a portion of the Diablo Grande property to the Fire District was a condition of the approval of Diablo Grande development project. The property was acquired through foreclosure by the Western Hills Water District (“Water District”), and on Friday, January 30, 2026, the Water District transferred the property it acquired through foreclosure to Diablo Grande CFD No. 1 (“CFD No. 1”). CFD No. 1 is now in bankruptcy.

The purpose of this letter is to clarify that the County will have no involvement in the creation of the new parcel, approximately a one-acre portion of APN 025-040-005-000, for use by the Fire District (“Fire District Parcel”). As detailed below, the creation of this parcel is governed by state law which allows the Districts to proceed without County processing or review of the land division. However, there are statutory processes that must be followed before or after the transfer is accomplished. Finally, the Fire District and CFD No. 1 can work with the Treasurer-Tax Collector to request a separate valuation of property taxes from the Fire District Parcel to the Remainder Parcel (defined below).

Creation of Parcel

It is my understanding that through an agreement with the Water District, the Fire District has assumed responsibility to create a parcel of land for the Fire District site which is approximately 1 acre in size. When land is conveyed to or from a government agency, Government Code § 66428(a)(2) provides an exemption from the Subdivision Map Act:

"A parcel map shall not be required for... Land conveyed to or from a governmental agency, public entity, public utility... unless a showing is made... that public policy necessitates a parcel map."

Stanislaus County recognizes this in County Code §20.08.190 (definition of "Subdivision"), which states that any conveyance of land to a governmental agency, public entity or public utility "shall not be considered a division of land."

Since it is not considered a "division of land" for Map Act purposes, the Water District or the Fire District does not need to apply for a "Waiver of Parcel Map," pay waiver fees, or go through the "tentative map" style review described in Chapter 20.16 of the County Code.

The creation of a parcel would not be through a Lot Line Adjustment. It has been my experience that the parcel would be created through the recordation of a Grant Deed with a meets and bounds description and plat map, prepared by the Fire District's surveyor.

Surplus Land Act

Based on my experience working with the County, before recording the Grant Deed, CFD No. 1's Board of Directors must declare the Property to be "Exempt Surplus Land" under California's Surplus Land Act (transfer to another public agency). The Resolution will need to be uploaded to the California Department of Housing and Community Development's portal, and HCD will review and approve the Resolution within 30 days. This is a matter between the CFD No. 1 and the HCD; the County has no role in this determination.

General Plan Consistency

Government Code Section 65402(c) requires that the proposed transfer be reported to the County's Department of Planning and Community Development to evaluate general plan consistency.

Compliance with Diablo Grande Specific Plan, Zoning Regulations and Building Ordinances

The use of the Fire District Parcel must comply with the Diablo Grande Specific Plan, Zoning Regulations and Building Ordinances (See Government Code Section 53090 et seq.) Please contact Kristen Anaya ANAYAK@stancounty.com for information on Specific Plan, Zoning Regulations and building regulations.

County Tax Separate Valuation

You informed me that the Fire District Parcel to be created is approximately one acre in size out of a parcel which is approximately 80 acres in size ("Remainder"). The Revenue and Taxation Code has a process for creating a separate valuation for the one acre parcel (See RTC Section 4151). There is also a statutory process for handling taxes on property acquired by governmental entities (RTC Section 5081 et seq). Please contact the County's Treasurer-Tax Collector, Donna Riley rileyd@stancounty.com or Daniel Rosales rosalesd@stancounty.com, for additional

information. The Auditor Property Tax Division handles the “cancellation of taxes on exempt property” upon receipt of certain documents (RTC Sections 5082, 5082.1).

Please note that it is assumed that the transfer of the Fire District Parcel by Grant Deed would go through escrow, and that the Fire District will purchase title insurance. I do not know how the CFD liens, HOA liens, water liens, etc. will be handled by the title company, and I do not know if Bankruptcy Court approval will be required. The Water District, CFD No. 1 and the Fire District will need to take all steps necessary to confirm that title is being transferred with Bankruptcy Court approval and that the Fire District Parcel will be clear of all liens and encumbrances when conveyed.

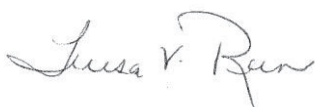
Conclusion

We hope this letter is responsive to the Fire District’s letter. The procedural steps outlined in this letter reflect the parcel creation and transfer process based on my experience with County conveyances. As you know, the Water District, CFD No. 1 and the Fire District are distinct legal entities and may be subject to different or additional statutory requirements specific to special districts. We trust that the Fire District’s legal counsel will handle all steps necessary to create the new parcel, coordinate the transfer, and comply with statutory requirements. As the County has no regulatory role in the division of this land, we do not anticipate any further involvement from the County, other than 1) evaluating the Fire District’s request to process a separate valuation of the Fire District Parcel and the Remainder Parcel and allocating past due and current taxes as required by the Revenue and Taxation Code (Treasurer Tax Collector and Auditor Property Tax Division) and 2) addressing General Plan consistency, zoning, Specific Plan compliance and building ordinance requirements (Planning and Community Development).

Please let me know if you have any questions.

Best regards,

REIN & REIN

A handwritten signature in cursive script, appearing to read "Teresa V. Rein".

By: Teresa V. Rein

Cc: Tina Rocha, Assistant Executive Officer
Tom Boze, County Counsel
Andy Johnson, Director of General Services Agency/Purchasing Agent
Donna Riley, Treasurer/Tax Collector
Daniel Rosales, Treasurer/Tax Collector
Angela Freitas, Planning
Kristin Doud, Planning
Kristen Anaya, Planning
Bill Ross, Fire District Counsel wross@lawross.com



WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT

P.O. Box 565, Patterson, CA 95363
Phone: (209) 895-8130 Fax: (209) 895-8139

October 14, 2025

VIA E-MAIL

The Honorable Buck Condit, Chair
Stanislaus County Board of Supervisors
1010 10th Street
Modesto, CA 95354

Re: Transfer of Fire Station Site; Diablo Grande Development; Request for Assistance

Dear Chairman Condit and Members of the County Board of Supervisors:

The West Stanislaus County Fire Protection District ("District") has maintained a volunteer station in the Diablo Grande Development for almost twenty (20) years and the property has been sequentially owned by several of the developers of the Diablo Grande Project.

Like all parcels in the Diablo Grande area, it was subject to the foreclosure of the Western Hills Water District.

Stated directly, Western Hills Water District owns the larger parcel which contains the Fire Station site which has been used by the District and District volunteer firefighters from which the Fire Station site needs to be transferred.

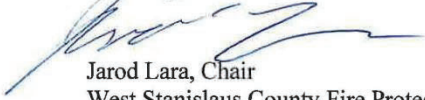
District Counsel and Counsel for the Western Hills Water District have concluded that there is an exemption to the Subdivision Map Act to transfer the station site property from the property now owned by the Western Hills Water District. Like other parcels in the Diablo Grande Area, there are both costs of forfeiture and property taxes owing on the proposed Fire Station parcel.

We have been advised by District Counsel that the procedure for having title transfer will be forestalled because of the outstanding forfeiture fees and property taxes. As a collective District Board, we are requesting your Board's assistance informing the County Administrative Office to formulate a common-sense practical solution that will achieve a transfer of the District site to the District outside of what would be an extended legal process. The obtaining of title to the longstanding Fire Station site will facilitate immediate and continued use by District Volunteer Firefighters, facilitating fire and life safety efforts not only in the immediate Diablo Grande area but also in responding to automotive and mutual aid requests in the immediately surrounding County unincorporated area, the City of Newman and the City of Patterson.

We respectfully request review and action from the County Board on this matter.

Approved September 8, 2025
Page 2

Sincerely,

A handwritten signature in blue ink, appearing to read "Jarod Lara", is written over the printed name.

Jarod Lara, Chair
West Stanislaus County Fire Protection District

cc: Chance Condit, District 5 Supervisor

Henry Bettencourt, Director
Dan Robinson, Director
Jason Jasper, Director
Juan Gerardo "Gerry" Garcia, Director
West Stanislaus County Fire Protection District

The map displays the West Stanislaus Fire Protection District. A red rectangle marks the 'Project Site' near the confluence of Salado Creek. A network of blue lines represents 'Rivers'. A green dashed line outlines the 'Sphere of Influence'. Black lines indicate 'Highways', with specific markers for routes 33 and 5. A grey shaded area in the upper left is labeled 'PATTERSON'. The map also shows the 'San Joaquin County Border' and the 'Stanislaus County Border'.

LEGEND

- Project Site
- Highway
- River
- Sphere of Influence

AREA MAP

Scale: 0 to 3 Miles / 0 to 4 Kilometers

Source: Planning Department GIS Date Exported: 7/30/2026

The map displays the West Stanislaus Fire Protection District. A red rectangle marks the 'Project Site' near the confluence of Salado Creek and a river. A blue line represents the 'River', and a green dashed line indicates the 'Sphere of Influence'. Highways are shown as black lines, with route markers for 33 and 5. County borders for Stanislaus, San Joaquin, and Santa Clara are delineated. A legend, scale bar (0-4 miles/km), and north arrow are included.

The map displays the West Stanislaus Fire Protection District. A red rectangle marks the 'Project Site' near the confluence of Salado Creek. A network of blue lines represents 'Rivers'. A green dashed line outlines the 'Sphere of Influence'. Black lines indicate 'Highways', with specific markers for routes 33 and 5. A grey shaded area in the upper left is labeled 'PATTERSON'. The map also shows the 'San Joaquin County Border' and the 'Stanislaus County Border'.

LEGEND

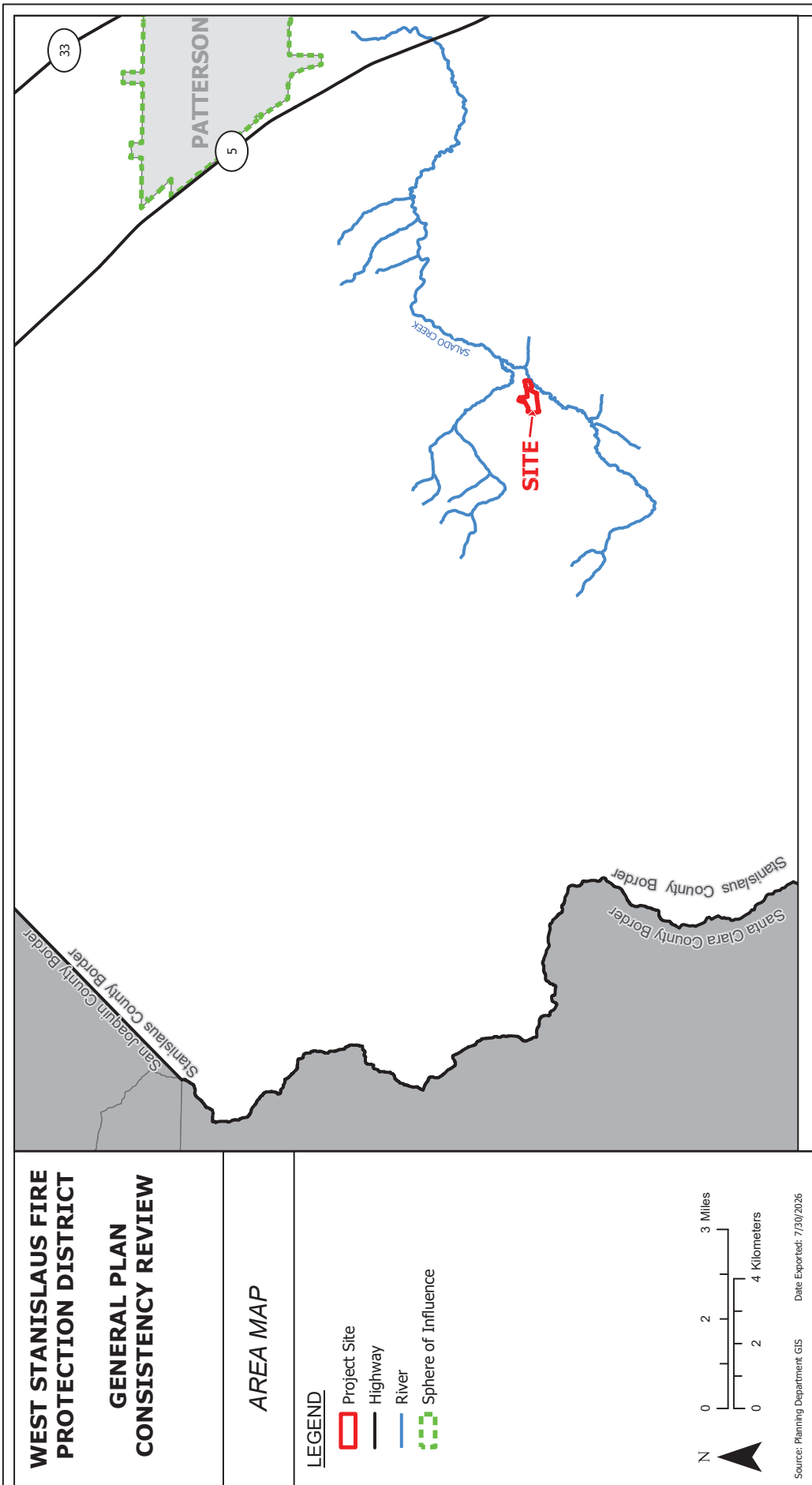
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Scale: 0 to 3 Miles / 0 to 4 Kilometers

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- The map displays the West Stanislaus Fire Protection District. A red rectangle marks the 'Project Site' near the confluence of Salado Creek and a river. A blue line represents the 'River', and a green dashed line indicates the 'Sphere of Influence'. Highways are shown as black lines, with route markers for 33 and 5. County borders for Stanislaus, San Joaquin, and Santa Clara are delineated. A legend, scale bar (0-4 miles/km), and north arrow are included.



The map displays the West Stanislaus Fire Protection District. A red rectangle marks the 'Project Site' near the confluence of Salado Creek and a larger river. A blue line represents the 'River', and a green dashed line indicates the 'Sphere of Influence'. Highways are shown as black lines with route markers for 33 and 5. The map also shows the 'San Joaquin County Border' and the 'Stanislaus County Border'. A legend, scale bar (0 to 4 miles/km), and north arrow are included.

WEST STANISLAUS FIRE PROTECTION DISTRICT

GENERAL PLAN CONSISTENCY REVIEW

GENERAL PLAN

LEGEND

- River
- Project Site
- Parcel
- General Plan
- Agriculture
- Specific Plan

AG

SP-1

SITE

SALADO CREEK

0 0.5 1 Miles

0 750 1,500 Meters

N

Source: Planning Department GIS Date Exported: 7/29/2026

WEST STANISLAUS FIRE PROTECTION DISTRICT

GENERAL PLAN CONSISTENCY REVIEW

GENERAL PLAN

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SP-1

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Source: Planning Department GIS Date Exported: 7/29/2026

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GENERAL PLAN CONSISTENCY REVIEW

GENERAL PLAN

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AG

SP-1

SITE

SALADO CREEK

0 0.5 1 Miles

0 750 1,500 Meters

N

Source: Planning Department GIS Date Exported: 7/29/2026

- WEST STANISLAUS FIRE PROTECTION DISTRICT**

GENERAL PLAN CONSISTENCY REVIEW

GENERAL PLAN

LEGEND

 - River
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AG

SP-1

SITE

SALADO CREEK

0 0.5 1 Miles

0 750 1,500 Meters

N

Source: Planning Department GIS Date Exported: 7/29/2026

WEST STANISLAUS FIRE PROTECTION DISTRICT

GENERAL PLAN CONSISTENCY REVIEW

GENERAL PLAN

LEGEND

- River
- Project Site
- Parcel
- General Plan
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AG

SP-1

SITE

SALADO CREEK

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0 750 1,500 Meters

N

Source: Planning Department GIS Date Exported: 7/29/2026

WEST STANISLAUS FIRE PROTECTION DISTRICT

GENERAL PLAN CONSISTENCY REVIEW

GENERAL PLAN

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SP-1

SITE

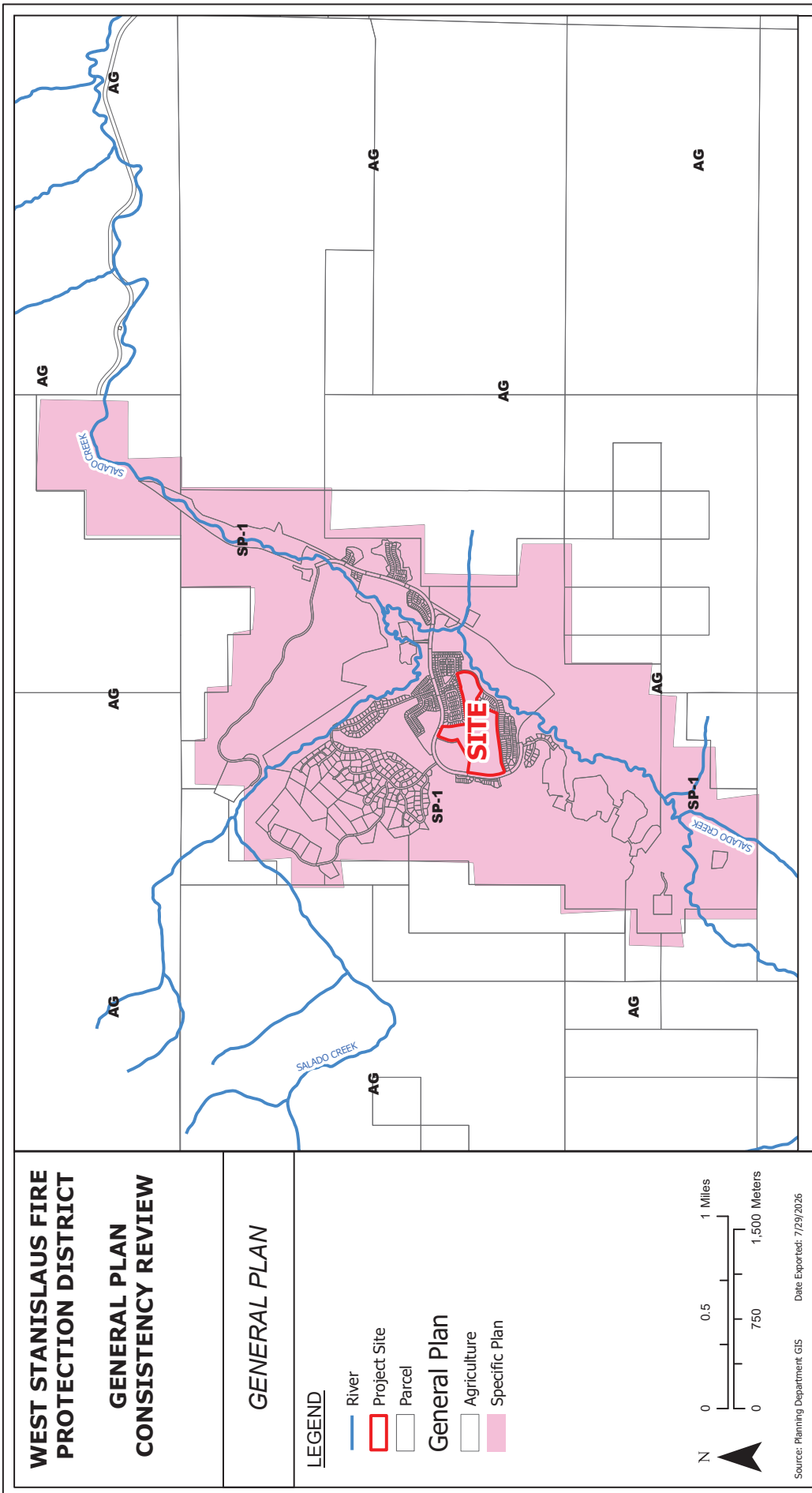
SALADO CREEK

0 0.5 1 Miles

0 750 1,500 Meters

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Source: Planning Department GIS Date Exported: 7/29/2026



WEST STANISLAUS FIRE PROTECTION DISTRICT

GENERAL PLAN CONSISTENCY REVIEW

GENERAL PLAN

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SP-1

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Source: Planning Department GIS Date Exported: 7/29/2026

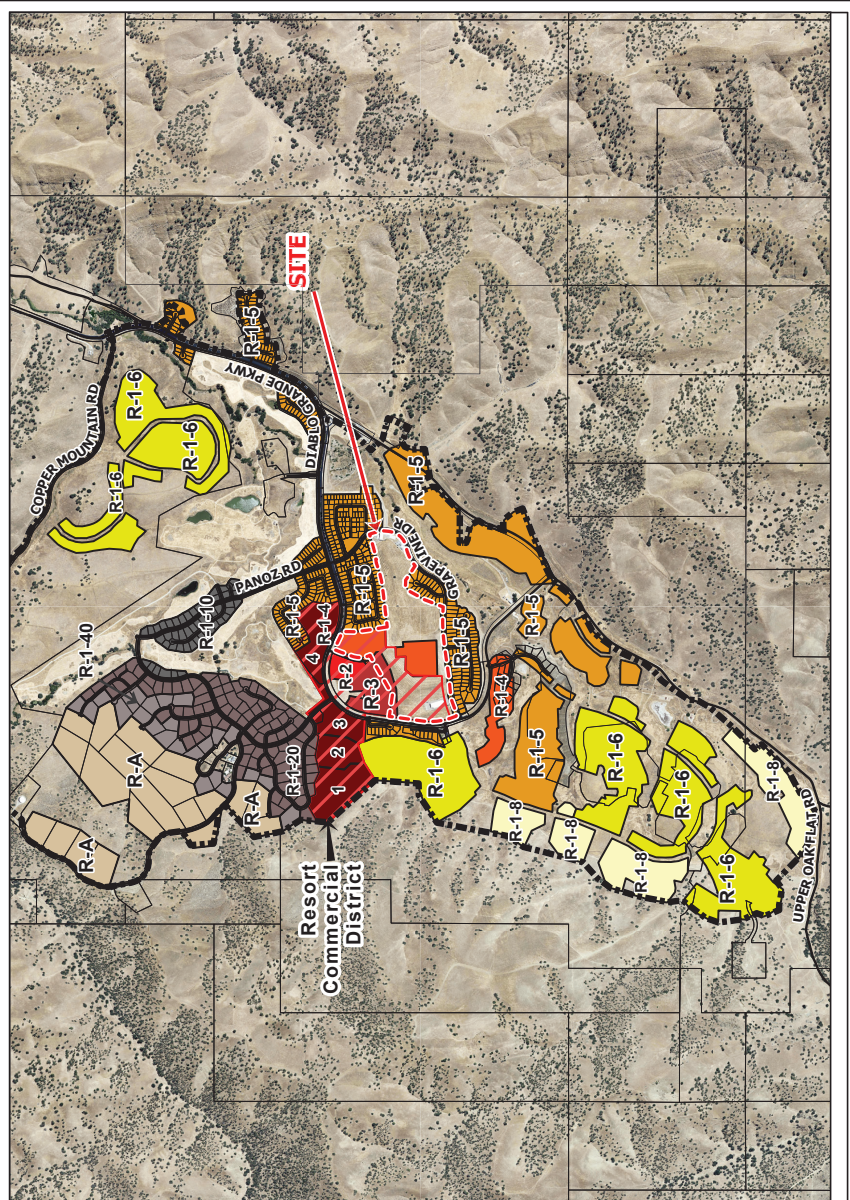
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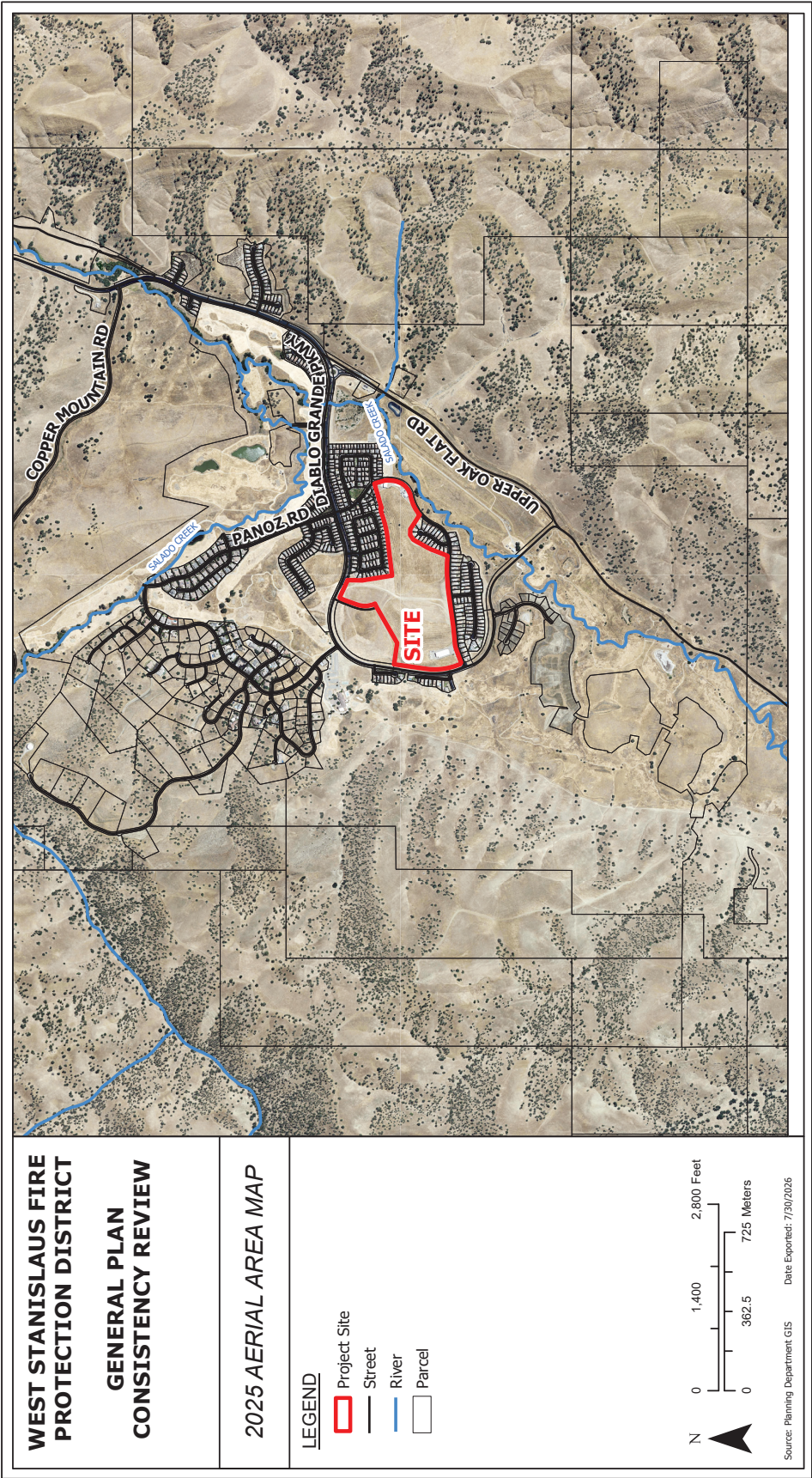
Source: Planning Department GIS
Date Exported: 7/29/2026

SPECIFIC PLAN ZONING

Diablo Grande

-
- 0 1,500 3,000 Feet
- 0 375 750 Meters
- Source: Planning Department GIS Date Exported: 7/30/2026





**WEST STANISLAUS FIRE
PROTECTION DISTRICT
GENERAL PLAN
CONSISTENCY REVIEW**

2025 AERIAL SITE MAP

LEGEND

- Street
- River
- Project Site
- Parcel



Source: Planning Department GIS Date Exported: 7/29/2026

