

# **Mission West Annexation Consideration Pre-Annex 25-0003**

**City Council Meeting—January 20, 2026**

**Jonnie Lan, AICP, Principal Planner**

# New Pre-Application Process (Adopted July 2021)

- 1. Applicant submits an “Annexation Pre-application.”**
- 2. Meeting(s) with City staff & LAFCO staff.**
- 3. Schedule for regularly scheduled City Council meeting.**
- 4. Prepare report for City Council with analysis of “merit criteria” & the project’s infrastructure needs.**
- 5. The City Council will indicate general support or non-support for application moving forward.**
- 6. Applicant Decides Whether or Not to Proceed.**

# Mission and 59 Annexation Overview

Annexation located in South Merced near CP 42 and Tyler and Mission Annexation

133+ Acres Annexation Area

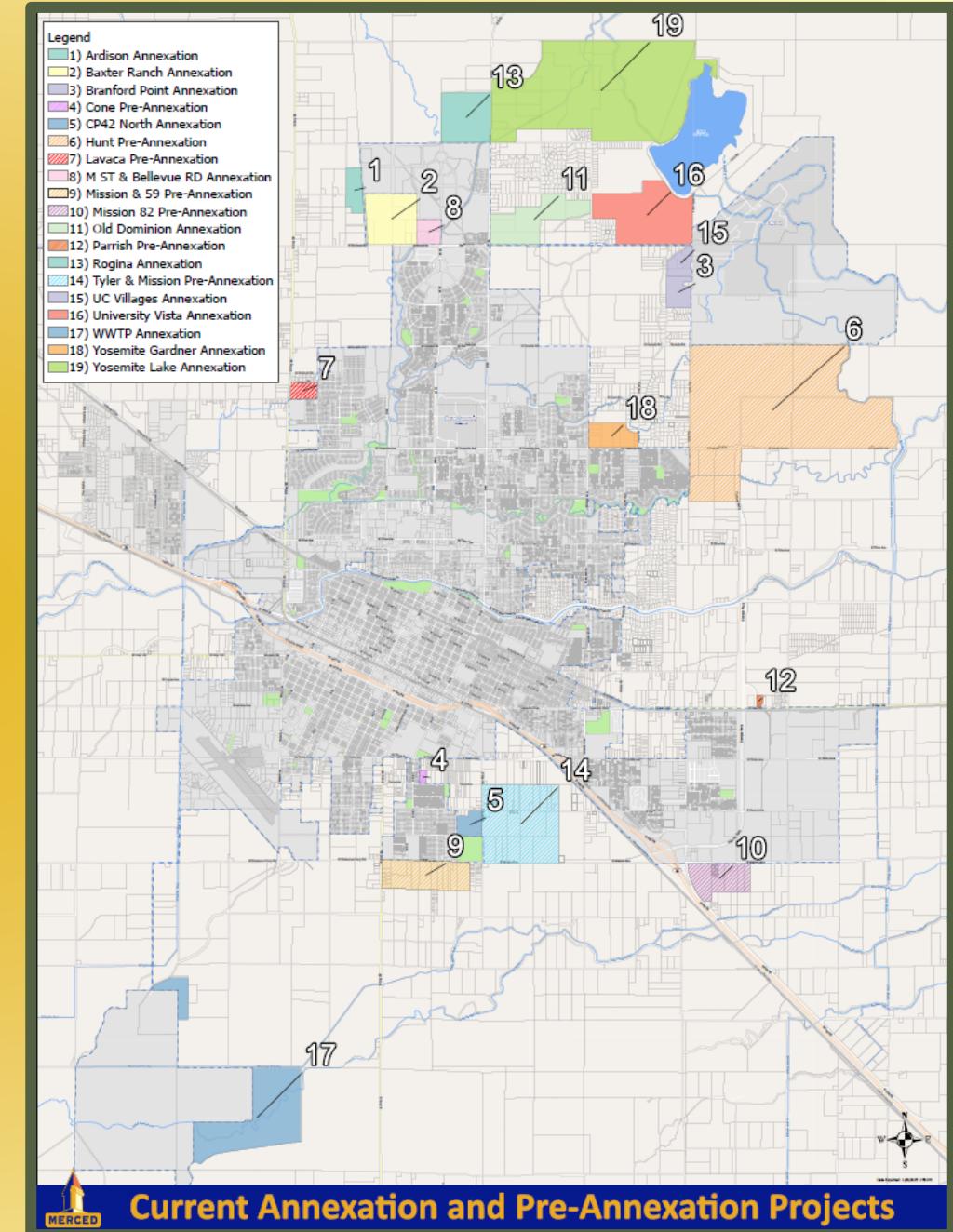
618+ Total Dwelling Units Possible in Residential

103 Acres/LDR

12.9 Acres of Regional Community Commercial

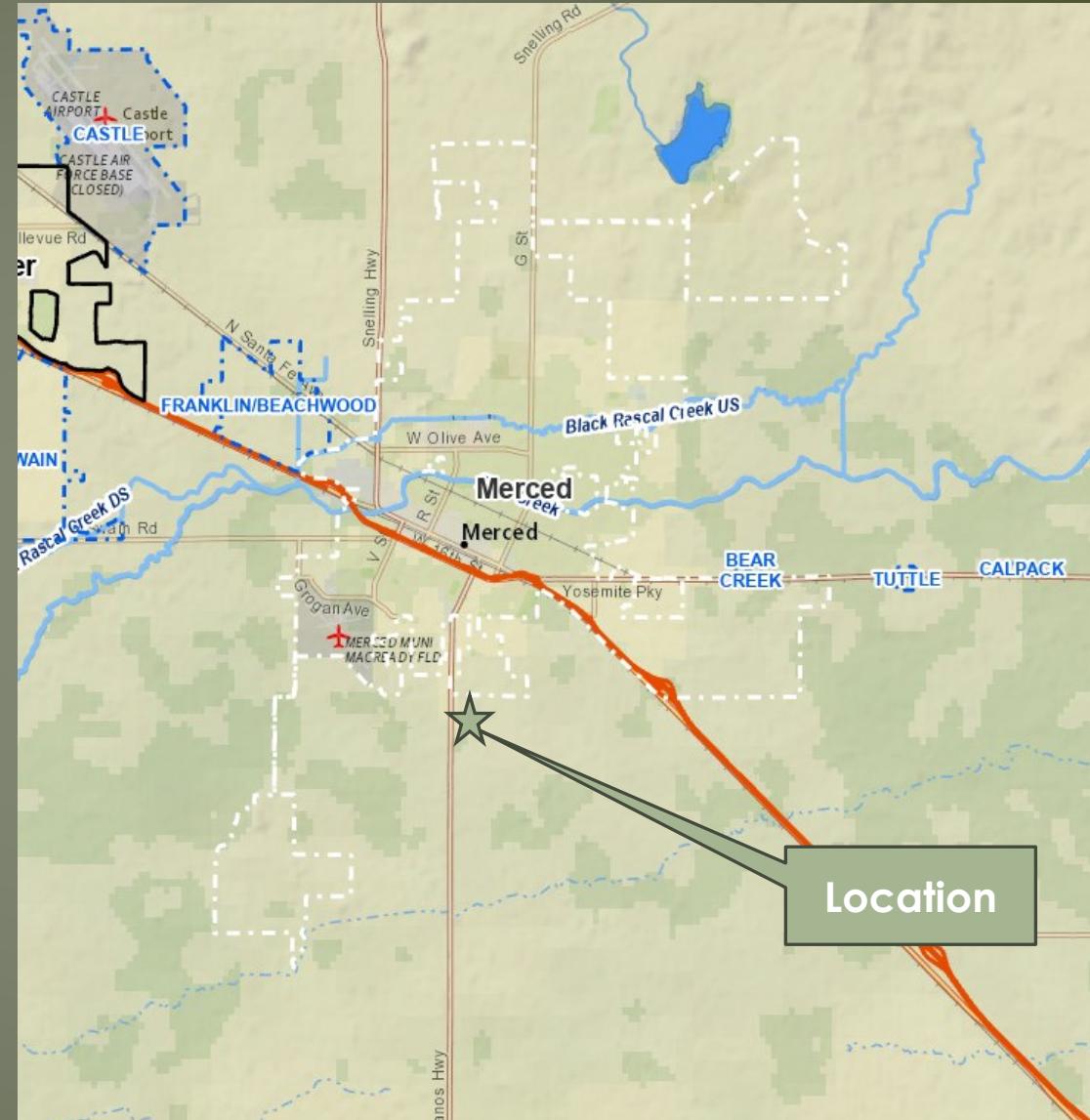
18 Acres Business Park

# Current Pre-Annexation and Annexation Projects:

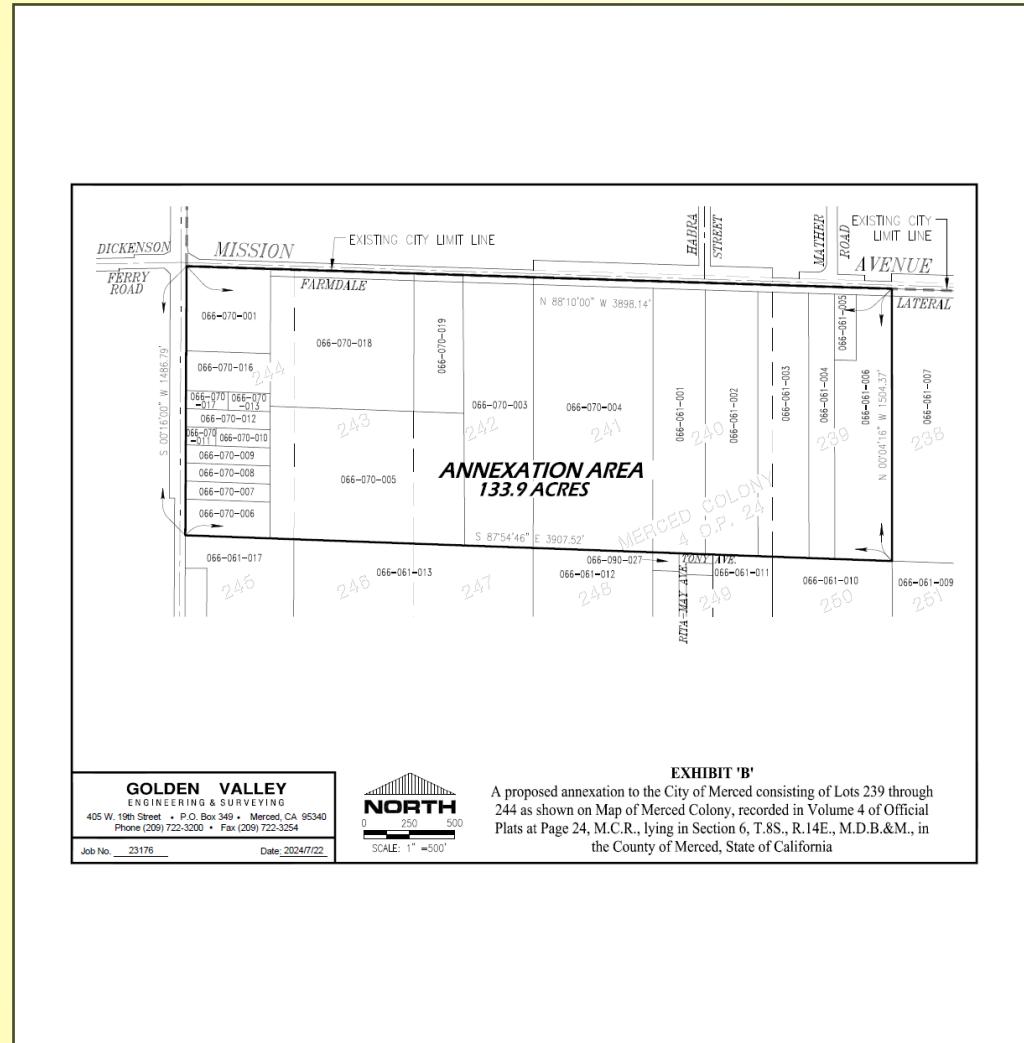


# LOCATION

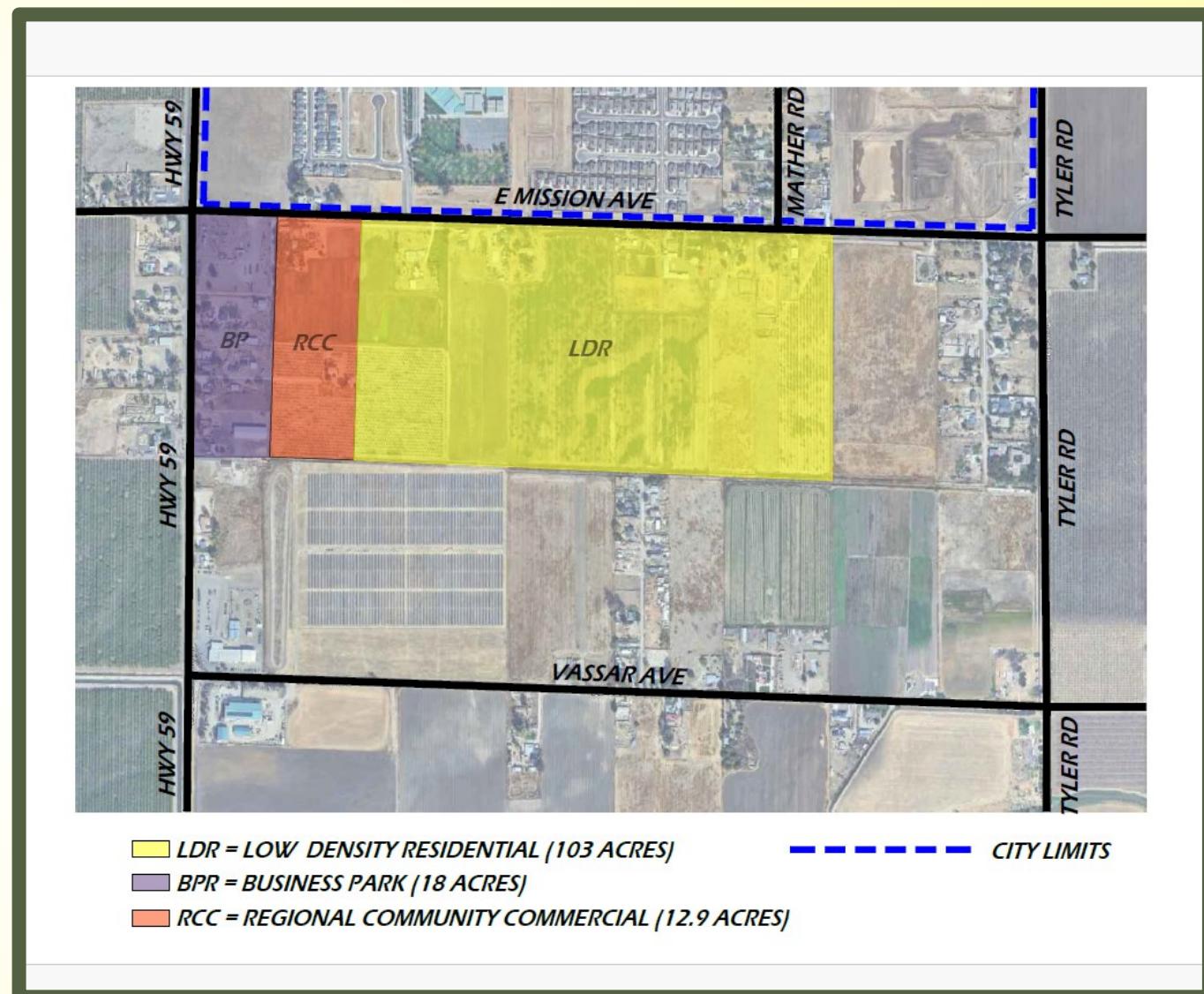
- Located Southeast Corner of Mission Avenue and California State Highway 59



# Proposed Annexation Area (133.9 Acres Total)



# General Plan Land Use Designations



**Create jobs, housing and  
resources for South Merced**

**Provide additional support  
to CP 42 – Hwy 59 Corridor**

**Easy access from freeway,  
bring tax revenue**

**Community Benefits**

# Conceptual Land Use Plan Acreages

**Low Density  
Residential – 103 Acres**

**Regional Community  
Commercial – 12.9  
Acres**

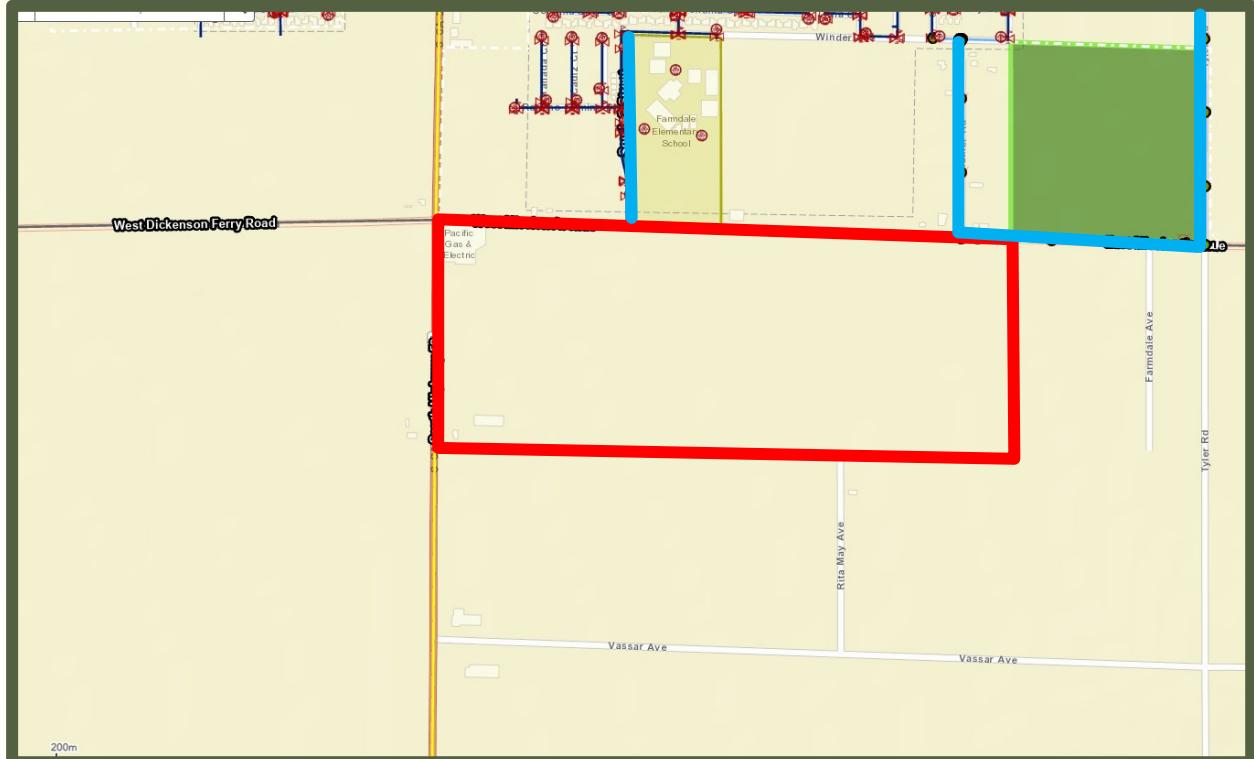
**Business Park  
18 Acres**

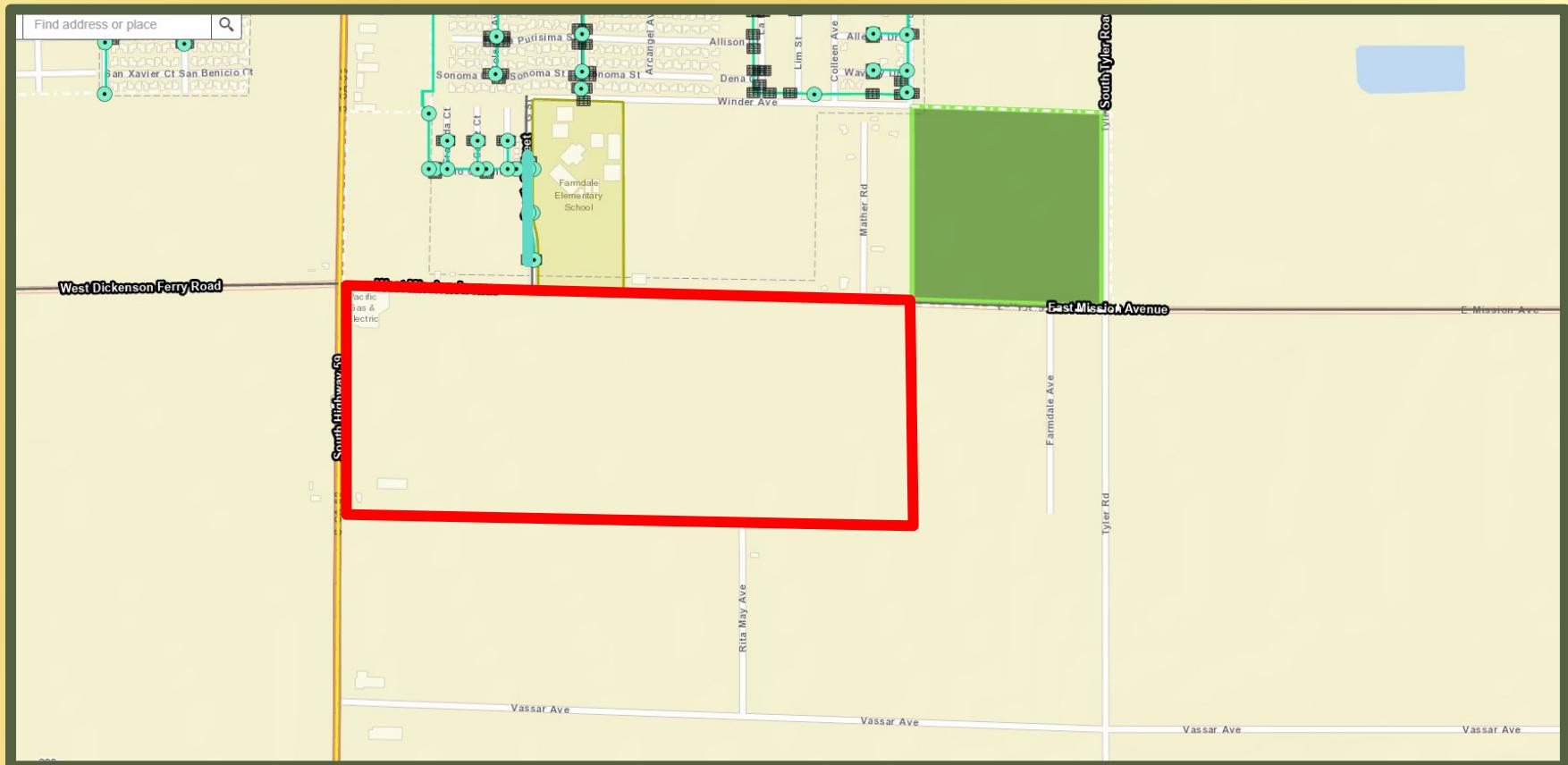
# Utilities

## At time of annexation:

- ▶ Utilities will be evaluated through environmental review.
- ▶ Utilities could be connected from the north.
- ▶ Development may be required to provide locations for wells to be added to the City's Water System.

# Water





# Storm Drain

# Sewer





**City Council Action:**

**General Support or Non-Support for Mission West Annexation Moving Forward?**