

**PUBLIC NOTICE
THE CITY OF PATTERSON PLANNING COMMISSION
REGULAR MEETING**

NOTICE IS HEREBY GIVEN that the City of Patterson Planning Commission will hold a regular meeting on **Thursday, August 12, 2021, at 7:00 p.m.** This public hearing will be held virtually via Zoom pursuant to the City's shelter in place policy.

Public Hearing: Zacharias and Baldwin Ranch Master Plan

A public hearing to consider the Zacharias and Baldwin Ranch Master Plan. The Master Plan project consists of Annexation, General Plan Amendments, Pre-Zoning, Master Plan, Development Agreement, and a Final EIR for two project areas for a total of 1,227.1 acres. The Zacharias Master Plan consists of 1,158.4-acres and includes up to 5,086 residential units, 855,000 square feet of retail uses, and 6,910,000 square feet of business park uses. The Baldwin Ranch consists of 68.7 acres and includes up to 305 single family dwelling units and five acres of park.

The Zacharias project area is located on the north end of the City of Patterson bounded by Rogers Road (west), Zacharias Road (north), the California Northern Railroad tracks and Ward Avenue (east), and existing residential and business park uses (south). The Baldwin Ranch project area is located at the south end of Baldwin Road and is contiguous to the Delta-Mendota Canal (west), the City of Patterson Corporation Yard (north), and agricultural uses (east and south).

NOTICE IS ALSO HEREBY GIVEN that the staff report, the Zacharias and Baldwin Ranch Master Plan, and the Final EIR are available for public review at the City of Patterson City Hall during normal business hours, or online on the City website at www.ci.patterson.ca.us listed under Agenda Center "Planning Commission". City Hall is located at 1 Plaza, Patterson, California 95363. All interested parties are invited to review the documents prior to the August 12, 2021, public hearing.

ALL INTERESTED PARTIES are invited to attend the August 12, 2021, public hearing. The Planning Commission will be asked to consider the requested entitlements and make a recommendation to the City Council. Testimony from interested persons will be heard and considered by the City of Patterson Planning Commission. On request, the agenda and the documents in the hearing agenda packet can be made available to persons with a disability.

FURTHER INFORMATION on the Zacharias and Baldwin Ranch Master Plan may be obtained at the City of Patterson City Hall, Planning Department or by calling (209) 895-8020. Meeting facilities are accessible to persons with disabilities. Information on the project can also be obtained from Tricia Stevens, MIG consulting planner, at tstevens@migcom.com or (916) 698-4592.

NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH EXECUTIVE ORDER N-29-20, ISSUED BY CALIFORNIA GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT. THIS MEETING WILL NOT BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT <https://us02web.zoom.us/j/84997169617?pwd=RWZzVzA1L1ZvNXRlb29YNzF2eFFwQT09> AND VIA **ZOOM TELECONFERENCE BY CALLING 669-900-9128**

MEETING ID: 849 9716 9617 PASSWORD: 172239 AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT.

ALL MEMBERS OF THE PUBLIC WILL BE GIVEN THE SAME TIME ALLOTMENT FOR COMMENTS AS NORMALLY ALLOWED FOR MEETINGS SUBJECT TO THE PROVISIONS OF EXECUTIVE ORDER N-29-20.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (209) 895-8014. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]. The Planning Commission agenda and supporting public documents will be available online on the City web site www.ci.patterson.ca.us listed under Agenda Center "Planning Commission". At the above noted time and place, testimony from interested persons will be heard by the Planning Commission and duly considered prior to making a recommendation. Any material submitted to the Planning Commission for consideration (photographs, petitions, letters, etc.) will be retained by the City and cannot be returned. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the Public Hearing.

Joel Andrews, City Planner for City of Patterson



