

**PUBLIC NOTICE
THE CITY OF PATTERSON CITY COUNCIL
REGULAR MEETING**

NOTICE IS HEREBY GIVEN that the City of Patterson City Council will hold a Regular Meeting on **Tuesday, August 16, 2022, at 7:00 p.m.** both in-person and via video conferencing and Zoom teleconference, to consider the following:

Public Hearing: Zacharias & Baldwin Ranch South Master Plan Project

The City Council will hold a public hearing to consider approval of the Zacharias & Baldwin Ranch South Master Plan Project ("Master Plan"). Approval of the Master Plan would involve adoption of the following resolutions and ordinances: (1) Resolution to approve the Master Plan; (2) Resolution to approve a General Plan Amendment for the Master Plan; (3) Ordinance to approve rezoning of the Master Plan area; (4) Resolution to certify the Environmental Impact Report ("EIR") for the Master Plan; and (5) Resolution to authorize the filing of an application with the Stanislaus Local Agency Formation Commission, to expand the City's Sphere of Influence and annex the Master Plan area into City limits. On August 12, 2021, the Planning Commission recommended that the City Council approve the Master Plan and the other entitlements.

The Master Plan covers approximately 1,361 acres located outside the City limits in Stanislaus County. The Master Plan contemplates development of residential, mixed-use, commercial, industrial, school, parks, and open space uses. The Master Plan consists of two (2) different areas: the "Zacharias Area" and the "Baldwin Ranch South Area."

The Zacharias Area of the Master Plan is approximately 1,296 acres and is located north of City limits, generally bounded by Rogers Road to the west, Zacharias Road to the north, and Ward Avenue to the east. The buildout potential of the Zacharias Area is 5,091 residential units, 7,765,000 square feet of industrial and commercial uses, two (2) schools, 73 acres of parks and open space, a recharge basin, and a dual-use stormwater basin. The recharge basin and the dual-use stormwater basin would be located north of Zacharias Road outside of the main project site.

The Baldwin Ranch South Area of the Master Plan is approximately 65 acres and is located south of City limits, generally bounded by the Delta Mendota Canal to the west, the City's Corporation Yard to the north, and agricultural land to the east. The buildout potential of the Baldwin Ranch South Area is approximately 305 residential units and five (5) acres of parks.

ALL INTERESTED PARTIES are invited to attend the hearing and express opinions or submit evidence for or against the proposed project as described above. Members of the public may also participate via teleconference by calling **1-669-900-9128**, Meeting ID: **693 538 4239**, Password: **20995363**, or join from a PC, MAC, iPad, iPhone, or Android device by using the following link:

<https://us02web.zoom.us/j/6935384239?pwd=ZmZwMFdYajRsTjIKTnNTamZCWXFdz09>

Testimony from interested persons will be heard and considered by the City Council. Any material submitted to the City Council for consideration (photographs, petitions, letters, etc.) will be retained by the City and cannot be returned. If a challenge to the above entitlements is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing.

NOTICE IS ALSO HEREBY GIVEN that the Master Plan and EIR documents are available for public review at Patterson City Hall during normal business hours. The Master Plan and EIR documents are also available online at the City website www.ci.patterson.ca.us listed under "Master Plan Documents". The City Council agenda and supporting public documents will be available at City Hall during normal business hours, and online on the City website www.ci.patterson.ca.us listed under "City Council Agendas". City Hall is located at 1 Plaza, Patterson, California 95363. All interested parties are invited to review the supporting public documents prior to the public hearing. On request, the City Council agenda and the documents in the agenda packet can be made available to persons with a disability.

FURTHER INFORMATION about the Zacharias & Baldwin Ranch South Master Plan Project may be obtained at the City of Patterson City Hall, Planning Department or by calling (209) 895-8020 during normal business hours.

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) 895-8012 or by email at cityclerk@ci.patterson.ca.us. 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].

Joel Andrews, City Planner
Community Development Department