

XII. A.



P.O. Box 1596 Patterson, CA 95363-1596

Phone (209) 892-4470 • Fax (209) 892-4469

Stanislaus County Board of Supervisors
Elizabeth A. King, Clerk of the Board
1010 Tenth Street - Suite 6700
Modesto, CA 95354
Attn: Christine Ferraro Tallman

August 13, 2021

Re: Request for Appointment of Officials in Lieu of Elections

Dear Ms. King:

Enclosed please find a copy of the District Secretary's Notice to Clerk of the Board of Supervisors requesting appointment of officials. Also enclosed are copies of the only "Declarations of Candidacy" received for the four open positions along with copies of the "Notice of General Election" as published in the Patterson Irrigator.

The notice requests the appointment of the following candidates at a regular or special meeting of the Board of Supervisor's held prior to the last Monday before the first Friday in December:

- 1) Mr. William Koster, 35495 S. Koster Rd., Tracy, CA 95304 to a four-year term in Division 1;
- 2) Mr. Peter Lucich, 2337 Zacharias Rd., Patterson, CA 95363 to a four-year term in Division 3;
- 3) Mr. Jarod Lara, 12910 Sycamore Ave., Patterson, CA 95363 to a four-year term in Division 6.

Thank you for your time and consideration. Please contact me if you have any questions regarding the enclosed information.

Sincerely,

A handwritten signature in black ink that reads "Anthea G. Hansen".

Anthea G. Hansen, Secretary/Manager
DEL PUERTO WATER DISTRICT

encls.

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**LANDOWNER DISTRICT SECRETARY'S NOTICE TO
CLERK OF THE BOARD OF SUPERVISORS**
(Elections Code Section 10515)

To the County Clerk of Stanislaus County Board of Supervisors

DEL PUERTO WATER DISTRICT
Name of District

Pursuant to Section 10515 of the Elections Code you are hereby notified that in the above named district for the landowner district election to be held on November 5, 2019:

Complete applicable section A or B:

(A) Whereas only one person has filed a declaration of candidacy for each elective office to be filled or no one has filed a declaration of candidacy for such offices *and* no petition requesting the election be conducted has been filed with the District, therefore no election shall be held for the offices listed below. This District requests the Stanislaus County Board of Supervisors appoint the candidates as indicated per Election Code § 10515.

<u>Offices</u>	<u>Candidates (if any)</u>
Director – Division 1	William Koster
Director – Division 3	Peter Lucich
Director – Division 6	Jaord Lara

OR

(B) A sufficient petition, signed by 50 voters or by 10% of the voters of the district (or of the division if the election is by division), whichever is the smaller number, having been presented tot he District within the time prescribed by the Election Code § 10515 the following offices will appear on the ballot:

<u>Offices</u>	<u>Candidates (if any)</u>
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Dated: 8/12/2021

Anthea G. Hansen
Signature of Person Completing Form

Anthea G. Hansen, District Secretary and General Manager
Print Name and Title of Person Completing Form

P. O. Box 1596 Patterson, CA 96363
Mailing Address

(209) 892-4470
Telephone

Instruction: To be delivered in person or sent by certified mail to the County Clerk after the 83rd day before the general district election (Elections Code Sections 10505, 10515)

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**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.

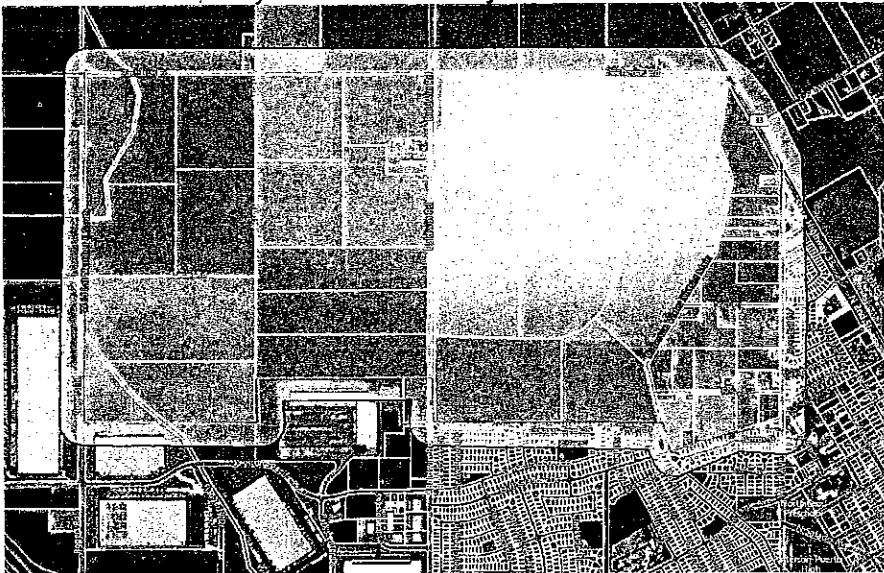
NOTICE: THIS MEETING WILL BE HELD IN ACCORDANCE WITH EXECUTIVE ORDER N-29-20, ISSUED BY CALIFORNIA GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE RALPH M. BROWN ACT (CALIFORNIA GOVERNMENT CODE SECTION 54950, ET SEQ.), AND THE FEDERAL AMERICANS WITH DISABILITIES ACT. THIS MEETING WILL NOT BE PHYSICALLY 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



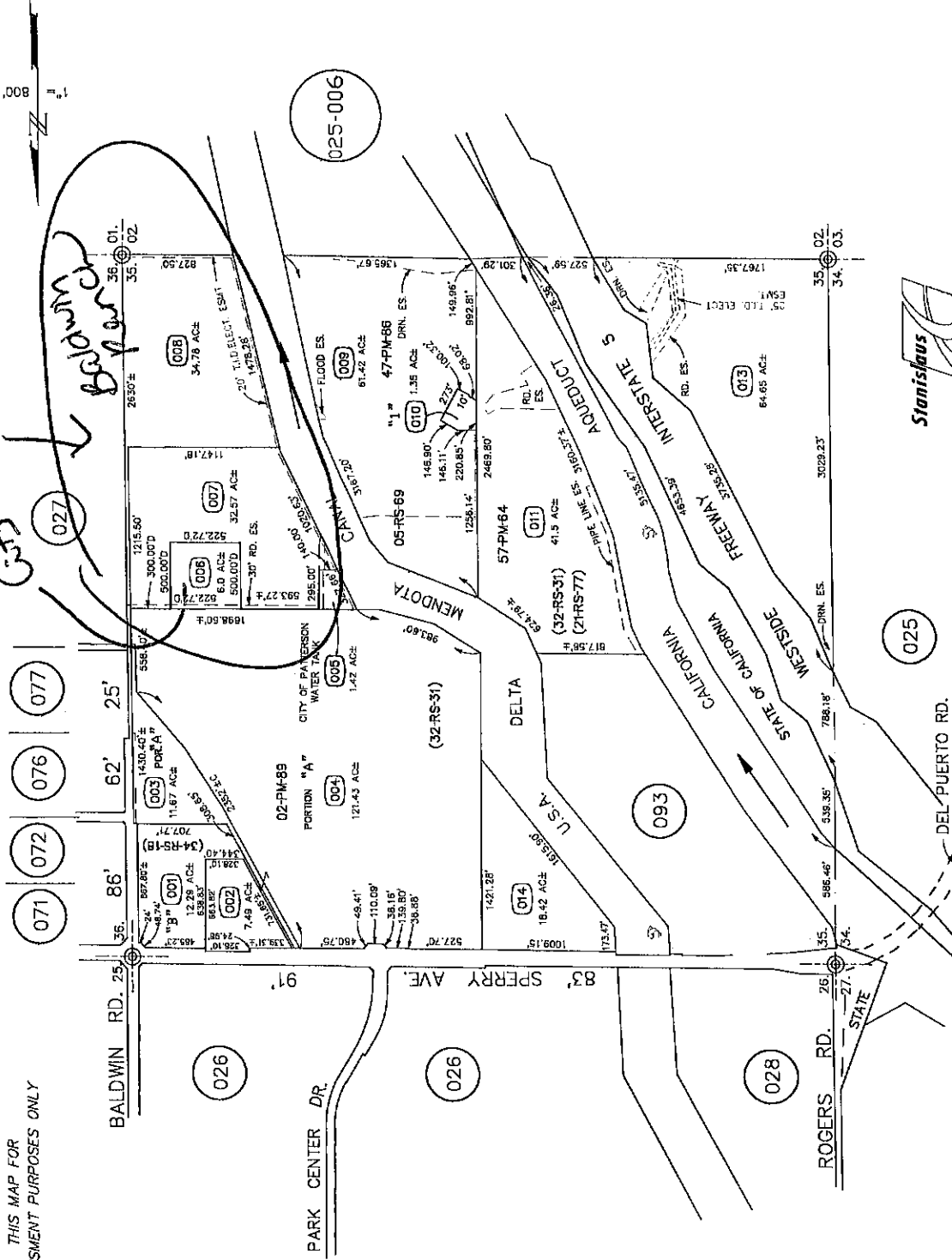
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SECTION 35 T.5S. R.7E. M.D.B.& M.

005 046 086 000
005 047 086 004
005 048 005 058

021 - 091

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



Stanislaus
County
Assessor

FROM: 021-026
DRAWN: 3-3-08 MF
REVISED: 8-20-08 DH, 03-01-10 MB, 5-5-10 MF, 2-20-18 MF, 11-5-18 MF,
1-7-19 MF, 2-4-20 MF

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021 - 091

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October 29, 2020

Jaime McNeil
San Luis & Delta-Mendota Water Authority
Engineering & Planning Department
15990 Kelso Road
Byron, CA 94514

Mr. Joel Andrews
City Planner
City of Patterson
Community Development Department
1 Plaza
Patterson, CA 95363

Dear Mr. Joel Andrews:

This letter is in response to the Proposed Baldwin Ranch General Plan Amendment/Rezone and Tentative Subdivision. The San Luis & Delta-Mendota Water Authority (SLDMWA) operates and maintains the Delta-Mendota Canal (DMC) under a contract agreement with the United States Bureau of Reclamation (USBR). While the USBR owns the canal, it is our responsibility to ensure that all infrastructure and construction will not have a negative impact on our duties to operate and maintain the canal. Because the General Plan Amendment will change the development around the Delta-Mendota Canal, we have some comments that we would like to be considered. We are aware that this project is still in the preliminary phase, and would like the opportunity to comment on current and future studies as well as all construction plans/phases. Below is a list of issues that may be of concern to us that we would like considered throughout the design process:

- Full compliance with NEPA is required for any improvements occurring within the Delta Mendota Canal Right of Way.
- All utility crossings of the DMC right-of-way shall be reviewed and approved by the SLDMWA and the USBR.
- All use of the DMC right-of-way must be consistent with the USBR policies.
- Existing drain inlets to be plugged to the satisfaction of the SLDMWA & the USBR.

15990 KELSO ROAD

BYRON, CA

94514

209 832-6200

209 833-1034 FAX

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- All storm drainage to be conveyed over or under the DMC.
- Right of way boundaries shall be designed to protect the DMC from trespassers and vandalism.
- At all roadway intersections, gates shall be designed and installed to prevent unauthorized access to DMC roadways.
- The design of all roadway crossings shall not cause a jog in the canal O&M road. The canal O&M road shall meet with the public crossing at a right angle both upstream and downstream of the crossing and be in-line with each other.
- Existing turnouts within the development boundaries shall be either abandoned or plugged to the satisfaction of the SLDMWA & the USBR.

In addition, please include the USBR Lands Division in Fresno on all future notices. Notices should be addressed to the following:

Bureau of Reclamation; Lands Division
Attn: Michael Inthavong
1243 N Street
Fresno, CA 93721-1813

Any questions for the San Luis & Delta-Mendota Water Authority can be sent to the Planning & Engineering Department at 15990 Kelso Rd, Byron, CA 94514. I can be reached for questions at (209) 832-6221 or through email at jaime.mcneil@sldmwa.org.

Sincerely,



Jaime McNeil

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P.O. Box 1596 Patterson, CA 95363-1596

Phone (209) 892-4470 • Fax (209) 892-4469

August 12, 2021

VIA E-MAIL

Mr. Joel Andrews, Planner
City of Patterson – Planning Department
1 Plaza Circle
Patterson, CA 95363

Re: Zacharias & Baldwin Ranch Master Plan

Dear Mr. Andrews:

Although not mentioned within the above-referenced plan prepared for the City by MIG, Inc., nor the DEIR produced by First Carbon Solutions for the project, the Del Puerto Water District (District) currently provides agricultural water service to the entirety of the 68.7 acres comprising the Baldwin Ranch portion of the project, which is located within its boundaries. (only West Stanislaus ID and Patterson ID are mentioned within either report). As such, we appreciate the opportunity to provide information which may be useful for your planning process.

The District delivers water supplies to eligible lands within its boundaries through canalside turnouts located on the Delta-Mendota Canal that are licensed for this purpose. These turnouts are designed to serve areas of the District that do not necessarily coincide with defined parcels and often involve several landowners and several separate or shared delivery systems that are privately owned, operated and maintained. The District does not own, operate or maintain any distribution systems for delivery of available water supplies beyond its canalside points of delivery.

Landowners involved in parcel splits or subdivisions are advised that easements and/or shared delivery system agreements required to provide access across intervening property(ies) to the existing point of delivery must be in place at the time of the proposed action in order to ensure continuing access to District-allocated water supplies. Conversely, if the existing point of delivery does not serve multiple property owners, the Landowner/Developer of the property to be detached from the District shall be responsible for the costs of properly decommissioning the turnout so as to protect the integrity of the adjacent Federal facilities, as well as potentially including a stone wall barrier along the USBR right-of-way to prevent trespassing and vandalism, and to further protect the public from the dangers of such a large waterway alongside a residential development.

Furthermore, the District does not provide water service for municipal or industrial purposes. Lands converted to such uses must be capable of being served from other

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sources. District guidelines state that lands scheduled for urban development will be detached from the District at landowner expense and the water previously allocated to serve such property will be retained by the District to serve its remaining agricultural customers. Lands detached may be eligible for continued service under negotiated terms and conditions, subject to the discretion of the District's Board of Directors.

Additionally, the District encourages the Planning Commission and the City to consider the region's Groundwater Sustainability Plan, and our mutual responsibility to use current and accurate data with respect to water supply availability and the requirements placed on the Region as a whole to achieve sustainability under the Sustainable Groundwater Management Act law(s).

Please contact me at the address or phone number offered above if you have any questions in these regards.

Sincerely,



Anthea G. Hansen, General Manager
DEL PUERTO WATER DISTRICT

CC: Eagle Valley Investments, Landowner, APN 021-091-007
Westside Property Management, et al, Landowner, APN 021-091-008
T&M Farms, Tenant, APN's 021-091-007 & 008
Sara Lytle-Pinhey, Executive Director, LAFCO

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