

V III. A



Westlands Water District

MEMORANDUM

TO: SLDMWA BOARD OF DIRECTORS
FROM: TOM BOARDMAN, WATER RESOURCES ENGINEER
SUBJECT: DECEMBER OPERATIONS UPDATE
DATE: DECEMBER 3, 2021

Project Operations

- Persistent dry conditions have caused Jones pumping to gradually decline from its seasonal capacity rate of 4,200 cfs early in November to its current rate of 1,750 cfs. No increases are expected until the next storm system arrives which is not in the forecast through early December.
- Banks is pumping at its minimum rate of 300 cfs with no increase scheduled for at least the next 10 days. The unusually low pumping during this time of year underscores one of the reasons why DWR announced a zero allocation to its State Water Contractors this week.
- Reclamation's latest estimate of the accounting balance under the Coordinated Operations Agreement is about 200 TAF in favor of the CVP. However, the balance may be adjusted during the next few weeks as Reclamation and DWR consider pending accounting adjustments related to transfer pumping and CVP releases from New Melones to meet delta standards.
- Shasta storage is about 1.1 MAF and marginally increasing as the inflow rate is only slightly more than the 3,250 cfs minimum release rate. Reclamation's latest projection of refill by next spring is between 2.0 MAF and 3.4 MAF under dry and median conditions, respectively.
- Folsom storage has refilled to its 15-year average level of 359 TAF. Releases remain near the minimum allowable release rate at 550 cfs to help maintain the meager daily refill rate of about 1 TAF. Reclamation's latest projection of refill by next spring is between 909 TAF and 956 TAF under dry and median conditions, respectively.
- CVP demands for November were 78 TAF which was essentially the 15-year average.

2021-22 San Luis Reservoir Operations

The CVP share of San Luis Reservoir (SLR) storage refilled by 105 TAF during November. The current storage reported by Reclamation at 72 TAF includes a CVP return of 75 TAF of a 100 TAF exchange that occurred between the Projects during late summer. Actual CVP storage is 47 TAF assuming that the remaining 25 TAF exchange will moved back to the SWP share by early this month.

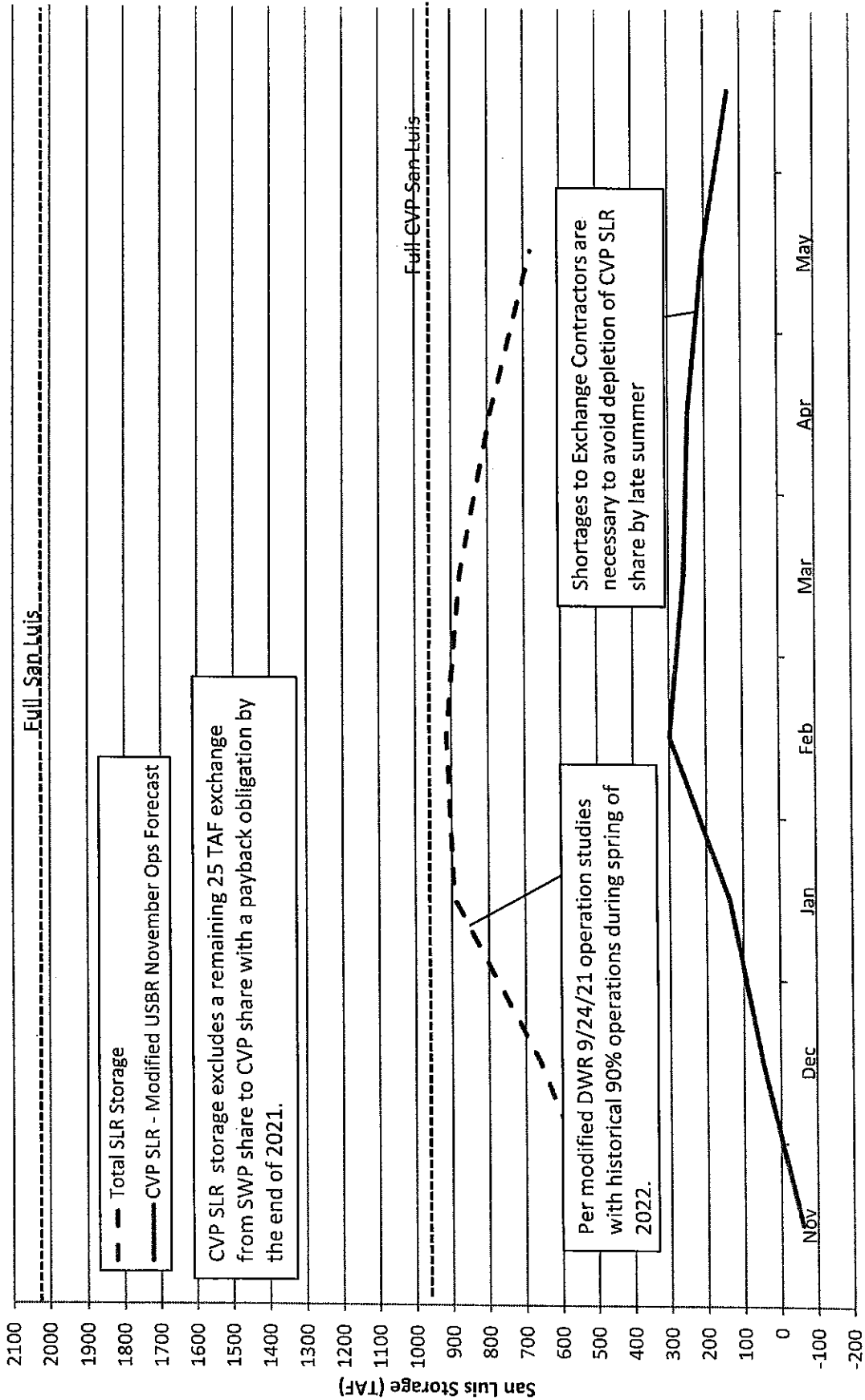
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The attached SLR projection chart under 90% exceedance conditions shows that CVP SLR will be near its share of dead pool by early summer with insufficient Project water to meet Exchange Contractor demands under a 75% allocation. The attached SLR projection chart under 50% exceedance conditions shows CVP SLR refilling to slightly more than 600 TAF by the end of March.

Although conditions are well below average, if hydrology were to improve to what Reclamation projects as average, estimated Shasta storage and resulting CVP exports by next spring could be sufficient to support allocations of 55-65% to Urban contractors and 5-15% to Ag Service contractors. The upper end of the allocation projections will depend on how strongly Reclamation chooses to factor in the effects of an estimated 200 TAF of rescheduled water stored in its San Luis.

2021-22 San Luis Storage Projection

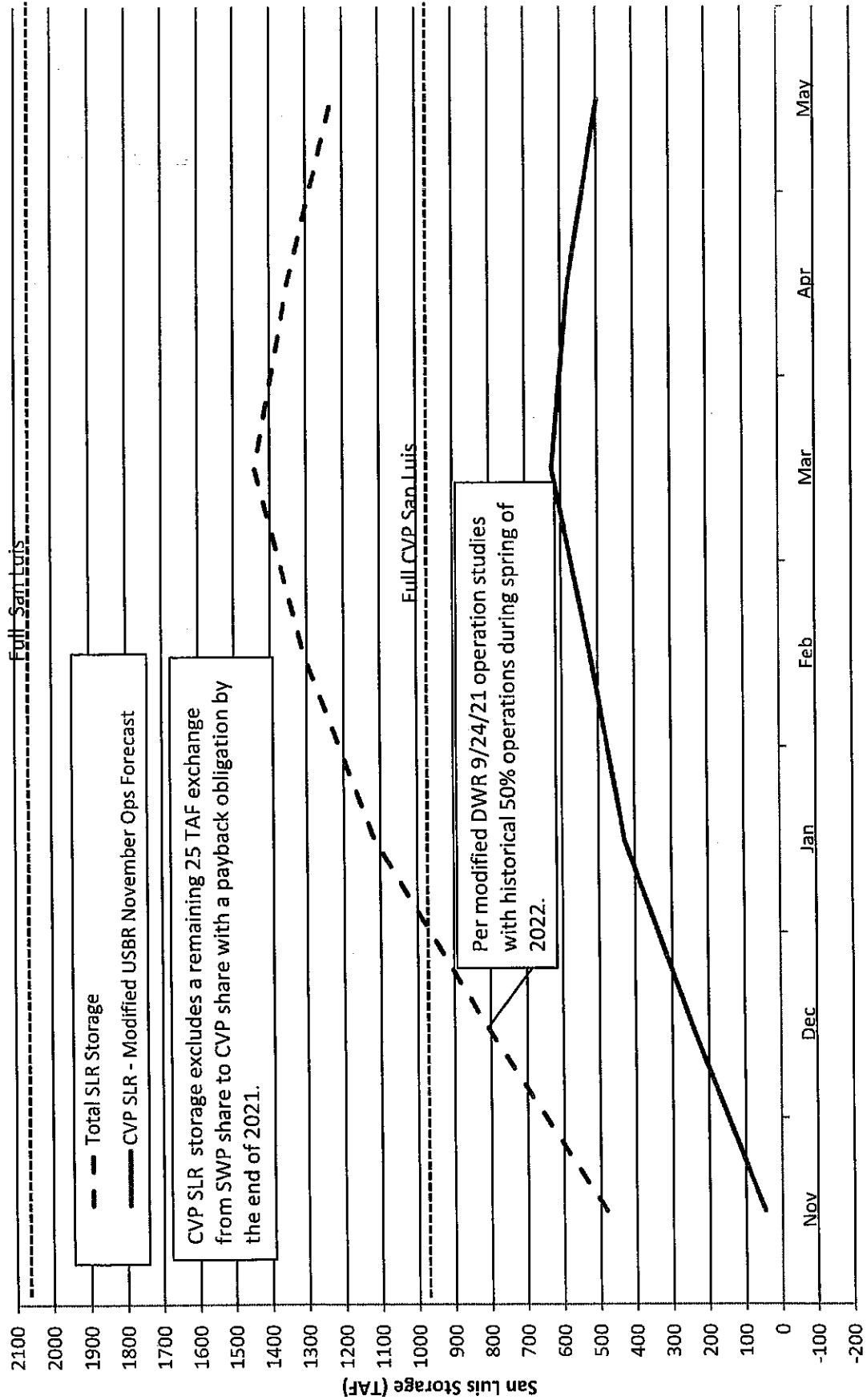
90% Exceedance Hydrology



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2021-22 San Luis Storage Projection

50% Exceedance Hydrology



End of Month

DEL PUERTO WATER DISTRICT 2021-22 SUPPLY/USE/COMPLETED TRANSACTIONS SUMMARY
as of November 30, 2021

Nov

Supply Type	2021-22
2020-21 Rescheduled Contract Supply	14,021
2020-21 Rescheduled YCWA Supply	583
2020-21 Rescheduled Warren Act Supply	49
2020-21 Rescheduled NVRWWP Supply	1,288
Lees: Monthly 1% Storage Loss Est.	(288)
Sub-Total: Rescheduled Supplies	15,653
2021 CVP Allocation (0%)	0
2021 Ground Water Pump-Ins	1,879
2021 NVRWWP	19,039
2021 CCID Exchange	3,787
Sub-Total: Current Year Customer Supplies	24,705
2021 YCWA (Net of SLWD/WWD 2022 Pre-delivery)	2,129
2021 GWD Transfer	300
2021 Volta Wells Transfer	179
2021 CCWD Transfer	2,000
2021 PID Transfer	1,747
2021 Mapes Transfer	4,374
2021 SEWD Transfer	6,051
Subtotal: Outside Purchases	16,780
Total Gross Projected Supply Available	57,138

Oct 2021 Quantity	Completed to Date
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338	1366
802	17679
0	3787

19	1571
32	268
57	173
0	2000
747	1747
870	2068
810	6051

2020-21 IN DISTRICT USE		2021-22 IN DISTRICT USE	2021-22 OCRRP USE	2021-22 TRANSFERS OUT	2021-22 MONTHLY USE
2,704	MAR	1,930			1,930
4,123	APR	4,307			4,307
7,286	MAY	5,716		500	6,216
8,931	JUN	6,976			6,976
9,443	JUL	7,551			7,551
6,967	AUG	4,654			4,654
4,545	SEP	2,984			2,984
3,743	OCT	1,625			1,625
2,183	NOV	188			188
681	DEC				
234	JAN				
1,088	FEB				
51,928		35,931	0	500	
TOTAL USED & TRANSFERRED OUT					36,431
TOTAL SCHEDULED					1,950
TOTAL ESTIMATED FOR RESCHEDULING INTO 2022-23					18,757
TOTAL GROSS PROJECTED SUPPLY AVAILABLE					57,138

NOTE: The District has 3,425 AF in storage at AEWS and 2,000 AF in storage at LTRID.

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V.M.C.

12.08.21
Based on 0% Allocation

Customers	14547
Late Cust.	500
WWD	500
SLWD	2000
Solar Trans	260
NVRRWP Short	342
	18,149

THIS SCENARIO ASSUMES ALL TRANSACTIONS PERFECTED

10,000 Gross
9,500 Net

YEAR 2021-22	150 District C/O	395 Pacheco Return	303 SLCC	326 FCWD	179 Prior Yr NVRRWP	1157 NVRRWP Turnback	2000 CCWD	119 HOMER	1747 PID	9500 Mapes Trxfr	3881 YCWA	300 GWD L2 Exch	167 Volta Well Exch	6051 SEWD	26275
SLDMWA	\$29.00	\$29.00	\$29.00	\$29.00	\$13.00	\$13.00	\$29.00	\$29.00	\$29.00	\$13.00	\$29.00	\$29.00	\$29.00	\$29.00	
BOR Rate	\$40.00	\$40.00								\$68.00	\$40.00				
Other										\$150.00					
To Seller		-\$575.00	\$950.00	\$725.00	\$200.00	\$175.00	\$200.00	\$1,250.00	\$360.00	\$425.00	\$620.00	\$400.00	\$400.00	\$444.00	
Est Cost	\$69.00	-\$506.00	\$979.00	\$754.00	\$213.00	\$188.00	\$229.00	\$1,279.00	\$389.00	\$675.53	\$689.00	\$429.00	\$429.00	\$473.00	
	<u>150</u>	<u>395</u>	<u>303</u>	<u>326</u>	<u>179</u>	<u>1,157</u>	<u>2,000</u>	<u>119</u>	<u>1,747</u>	<u>9,500</u>	<u>3,881</u>	<u>300</u>	<u>167</u>	<u>6,051</u>	26,275
	\$10,350.00	-\$199,870.00	\$296,637.00	\$245,804.00	\$38,127.00	\$217,516.00	\$458,000.00	\$152,201.00	\$679,583.00	\$6,417,500.00	\$2,674,009.00	\$128,700.00	\$71,643.00	\$2,862,123.00	\$13,382,232.97
															\$509.31

YEAR 2021-22	150 District C/O	395 Pacheco Return	303 SLCC	326 FCWD	2000 CCWD	119 HOMER	1747 PID	9500 Mapes Trxfr	3881 YCWA	300 GWD L2 Exch	167 Volta Well Exch	6051 SEWD	24939
SLDMWA	\$29.00	\$29.00	\$29.00	\$29.00									
BOR Rate	\$40.00	\$40.00											
Other													
To Seller		-\$575.00	\$950.00	\$725.00	\$200.00	\$1,250.00	\$360.00	\$425.00	\$620.00	\$400.00	\$400.00	\$444.00	
Est Cost	\$69.00	-\$506.00	\$979.00	\$754.00	\$229.00	\$1,279.00	\$389.00	\$675.53	\$689.00	\$429.00	\$429.00	\$473.00	
	<u>150</u>	<u>395</u>	<u>303</u>	<u>326</u>	<u>2,000</u>	<u>119</u>	<u>1,747</u>	<u>9,500</u>	<u>3,881</u>	<u>300</u>	<u>167</u>	<u>6,051</u>	24,939
	\$10,350.00	-\$199,870.00	\$296,637.00	\$245,804.00	\$458,000.00	\$152,201.00	\$679,583.00	\$6,417,500.00	\$2,674,009.00	\$128,700.00	\$71,643.00	\$2,862,123.00	\$13,126,589.97
													\$526.35

THIS SCENARIO ASSUMES ALL TRANSACTIONS PERFECTED WITH MAPES TRANSFER AT 50%

5,000 Gross
4,750 Net

YEAR 2021-22	150 District C/O	395 Pacheco Return	303 SLCC	326 FCWD	179 Prior Yr NVRRWP	1157 NVRRWP Turnback	2000 CCWD	119 HOMER	1747 PID	4750 Mapes Trxfr	3881 YCWA	300 GWD L2 Exch	167 Volta Well Exch	6051 SEWD	21525
SLDMWA	\$29.00	\$29.00	\$29.00	\$29.00	\$13.00	\$13.00	\$29.00	\$29.00	\$29.00	\$13.00	\$29.00	\$29.00	\$29.00	\$29.00	
BOR Rate	\$40.00	\$40.00								\$68.00	\$40.00				
Other										\$150.00					
To Seller		-\$575.00	\$950.00	\$725.00	\$200.00	\$155.00	\$200.00	\$1,250.00	\$360.00	\$626.00	\$620.00	\$400.00	\$400.00	\$444.00	
Est Cost	\$69.00	-\$506.00	\$979.00	\$754.00	\$213.00	\$168.00	\$229.00	\$1,279.00	\$389.00	\$887.11	\$689.00	\$429.00	\$429.00	\$473.00	
	<u>150</u>	<u>395</u>	<u>303</u>	<u>326</u>	<u>179</u>	<u>1,157</u>	<u>2,000</u>	<u>119</u>	<u>1,747</u>	<u>4,750</u>	<u>3,881</u>	<u>300</u>	<u>167</u>	<u>6,051</u>	21,525
	\$10,350.00	-\$199,870.00	\$296,637.00	\$245,804.00	\$38,127.00	\$194,376.00	\$458,000.00	\$152,201.00	\$679,583.00	\$4,213,750.00	\$2,674,009.00	\$128,700.00	\$71,643.00	\$2,862,123.00	\$11,155,342.97
															\$518.25

YEAR 2021-22	150 District C/O	395 Pacheco Return	303 SLCC	326 FCWD	2000 CCWD	119 HOMER	1747 PID	4750 Mapes Trxfr	3881 YCWA	300 GWD L2 Exch	167 Volta Well Exch	6051 SEWD	20189
SLDMWA	\$29.00	\$29.00	\$29.00	\$29.00									
BOR Rate	\$40.00	\$40.00											
Other													
To Seller		-\$575.00	\$950.00	\$725.00	\$200.00	\$1,250.00	\$360.00	\$626.00	\$620.00	\$400.00	\$400.00	\$444.00	
Est Cost	\$69.00	-\$506.00	\$979.00	\$754.00	\$229.00	\$1,279.00	\$389.00	\$887.11	\$689.00	\$429.00	\$429.00	\$473.00	
	<u>150</u>	<u>395</u>	<u>303</u>	<u>326</u>	<u>2,000</u>	<u>119</u>	<u>1,747</u>	<u>4,750</u>	<u>3,881</u>	<u>300</u>	<u>167</u>	<u>6,051</u>	20,189
	\$10,350.00	-\$199,870.00	\$296,637.00	\$245,804.00	\$458,000.00	\$152,201.00	\$679,583.00	\$4,213,750.00	\$2,674,009.00	\$128,700.00	\$71,643.00	\$2,862,123.00	\$10,922,839.97
													\$541.03

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2022-23 Pre-Purchase Customer List

VIII. D.

Name	2021 Acreage	AF Requested	Date Entered
5G Ag Management Inc.	20	30	11/19/21
Adobe Orchards, Inc	223	100	11/17/21
Amaravati Farms, LLC	416	400	11/16/21
American Farmers, LLC	122		
Apna Farms	45	20	11/09/21
Ashley Lane, L.P.	286		
Augie's Trucking Service	160	1	11/19/21
Baba Atwal Farms Inc.	425		
Backhill Farms L.P.	316	200	11/19/21
Balam Farms	101	50	11/18/21
Basra & Dhillon Farms, Inc.	77	200	11/17/21
Bays, Daniel & Rebecca	50	-	11/19/21
Bays Farming	665	-	11/19/21
Bays, Ken & Michelle	106	-	11/19/21
Bays Ranch, Inc.	732	200	11/19/21
Beltran Farms, Inc.	389		
Bobby Yamamoto Farms, Inc.	322		
Borges, Frank J.	618		
Borges & Machado	71		
Brooks, Mark	54		
Brown, Jeff	95		
California Soils, Inc.	38	8	11/19/21
California Transplants	101	100	11/09/21
Calvin Inc.	314	300	11/16/21
Cerutti Bros., Inc.	298	-	11/23/21
Corral Hollow Cattle Co., LLC	425	200	11/19/21
Craven Farming Co., Inc.	236		
CSC Westley, LLC / 5 Star Vineyard, LLC TIC	292	100	11/19/21
Del Mar Farms	149		
DePauw Farms	220		
DSS Company Corp.	199		
Dutch Nuts, Inc.	149	100	11/19/21
Ed Thoming and Sons, Inc.	89		
Esprio, Maria	20		
Garlic City Properties, LLC	43	-	11/22/21
Gemperle Orchards	92		
Golden Eagle Farms, LLC	20		
Gomes, John	23		
Gonzalez, Alfonso	57		
Gonzalez Farms	35		
Granite Construction Co., Inc.	175		
Hamlow Farms	301		
Hooper Ranch Property, LLC	275	100	11/16/21
Howard Ranch - Westley, L.P.	83		
IDC Farms, Inc.	70	-	11/17/21
Ingram Creek Ranch	359		
Inguanzo, Jose H. & Inguanzo, Adolfo TIC	13	7	11/19/21
Insquierdo, Julian	75		
Iyer Farms	481	200	11/18/21
J&J California Farms	70	25	11/18/21
Jag Family Farms, LP	92	42	11/09/21
JEM Ranches, LLC	3,284		
JKB Development, Inc.	447	-	11/19/21
John W. Hansen Farms	30	20	11/17/21
K and T Ranch	1,134	-	11/19/21
KDR Farms	314	400	11/17/21
Koster, A&B Farming, LP	738	-	11/22/21
L & L Investments, LLC	226	150	11/19/21
L2 Farms, LLC	71	50	11/18/21
Lara Brothers Farms, GP	32	50	11/18/21
Lara, Michael	439	50	11/18/21
LAT Farming Trust	153	200	11/17/21
Lax Iyer Farms	72	50	11/18/21
Lonetree Creek Vineyards, LLC	206	-	11/19/21
Longhorn Enterprises	19	30	11/19/21
LSAO Partnership	25	-	11/16/21

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2022-23 Pre-Purchase Customer List

Name	2021 Acreage	AF Requested	Date Entered
LSH Partnership	62	-	11/16/21
Lucich & Santos Farms	570	-	11/16/21
Marling, Zachary et al	67		
McWilliams, Les	10		
Meena Farms, Ptp	133	100	11/18/21
Miller, Craig	43		
Miri Piri, Inc.	172		
Mission NSS II, LLC	154		
Naimi's Ranch, Inc.	66		
Navarra, C&A Ranch, Inc.	147	-	11/16/21
NISRA Farms, LLC	40		
Perez Farms	3,766	1,000	11/19/21
Pimentel Farms	290	160	11/19/21
R.C. Capital Investments, LLC	130		
R&R Farms	45	-	11/09/21
RDC Farms GP	312	-	11/17/21
Recology Blossom Valley Organics - North	76		
Rodriguez, Raul	22		
Rose Ranch, Inc.	35		
Royal Crown Nut Co., Inc.	1,329		
Rubino, JP LLC	132	-	11/22/21
Sabatino, Murphy Jr.	160	115	11/16/21
Salazar Ranches	160		
Sandhu Bros. Farm	1,065		
Sandhu Bros. Orchard	591		
Sandhu, Maninder	1,118		
Sardar Ranch	178		
SATYAM Farms	179	100	11/18/21
SB Ranches	705		
Schuler & Bays JV	381	-	11/19/21
Sekhon, Gurwinder et al	21		
Shea Farms	319		
Singh, Rajinder et ux.	80		
Stewart & Jasper Farming Co.	2,297	1,000	11/17/21
Sunflower Ranch Co.	17		
T.C.A. Properties, Inc.	263	-	11/19/21
T & M Farms	1,829	400	11/18/21
Tatia & Singh	47		
Tatia, Jasbir	203		
Thorning Farms, Inc.	262		
Traina Foods, Inc.	38	-	11/16/21
TriNut Farm Mgmt., Inc.	714		
Van Elderen Bros.	604	400	11/19/21
Ventura Farms, inc.	147		
Vernalis Partners, LTD	195		
Villa Del Lago Merchants Assn.	24	-	11/22/21
WMD Farming	2,088	300	11/17/21
WTS McCabe, LLC	279		
Totals	38,842	6,958	

Late Requests	ACRES	AF Requested	Date Requested
Rock N Almonds	166	325	11/20/21
Shiraz Ranch	1,116	1,000	11/29/21
La Fortaleza	40	80	11/29/21
Fantozzi, Paul	72	30	12/03/21
Singh Farm Inc.	211	100	12/08/21
Dhillon Farms & Services, LLC	72	20	12/08/21
Singh, Baljinder & Ritu	234	100	12/09/21
Total	1,911	1,655	

VIII E.



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

APPLICATION REFERRAL: Early Consultation

Pre-Application

Public Hearing

GoldenState Logistics Hub

Project Planner: Brian Millar (209) 468-0291 FAX: (209) 468-3163 Email: bmillar@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2100188 (TA)**

PA-2100189 (GP)

PA-2100190 (SP)

PA-2100191 (ZR)

PROPERTY OWNER: Multiple Owners - see attached list of owners by parcel number.

APPLICANT: Dhan Sukh, Inc.
31611 South Chrisman Road
Tracy, CA 95304

PROJECT DESCRIPTION: This project is a Pre-Application comprised of the following components, which may be subject to change and may include additional components as the formal application package is completed by the applicant and submitted to the County, anticipated in early 2022:

1. General Plan Text Amendment No. PA-2100188,
2. General Plan Map Amendment No. PA-2100189,
3. Specific Plan No. PA-2100190, and
4. Zone Reclassification No. PA-2100191.

These application components and the underlying project are further described below.

General Plan Text Amendment No. PA-2100188:

Anticipated text amendments include, but may not be limited to:

1. Amend LU-2-15, Agricultural Conversions, adding additional criteria when evaluating proposed General Plan Amendments to change a land use designation from Agriculture to non-agricultural;
2. Amend IS-7, Infrastructure Improvement Limitations, adding flexibility regarding services for new urban development outside of communities, for employment-generating uses; and
3. Amend C-2.3, Urban Community Growth, adding flexibility regarding the location of new employment-generating uses.

General Plan Map Amendment No. PA-2100189:

Amend the land use designations of approximately 1,573 acres currently consisting of 1,493 acres of General Agriculture (A/G) and 80 acres of Open Space/Resource Conservation (OS/RC) to provide for a mix of approximately 1,451 acres of General Industrial (I/G), 49 acres of OS/RC, 66 acres of Public (P/F), and 7 acres of General Commercial (C/G) designations. (See attached map of proposed General Plan Land Use Map changes.)

Specific Plan No. PA-2100190:

The proposed Specific Plan will create a comprehensive master plan for the underlying development of the project site, including phasing. The Specific Plan will provide for Industrial, Public Service and Commercial land uses, as described above, and will include detailed land use patterns and development standards, architectural design and site planning provisions like open space and circulation amenities for pedestrians and cyclists, while also identifying infrastructure improvements that will be necessary to support the project (including water, wastewater, storm water drainage and transportation/circulation plans), along with implementation, financing and phasing plans.

Zone Reclassification No. PA-2100191:

Amend the Zoning designation of approximately 1,573 acres of land currently zoned General Agriculture (A/G) to provide for a mix of approximately 1,499 acres of General Industrial (I-G), 67 acres of Public (P-F), and 7 acres of General Commercial (C-G) zoning designations. (See attached map of proposed Zoning map changes.)

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Underlying Project:

The underlying project proposes to establish the Golden State Logistics Hub and ancillary uses ("Project") on an approximately 1,573-acre project site in southwest San Joaquin County. Specific uses would consist of the following:

1. *Logistics Hub:* The Logistics Hub portion of the Project is proposed as a Class "A" industrial park serving the needs of national, regional, and local tenants, and will be designed to accommodate modern industrial tenants. The applicant anticipates that the Logistics Hub will attract a variety of tenants, including E-Commerce, traditional wholesale and retail distribution, light industrial, bulk goods storage, third-party logistics companies (3PLs), and last-mile facilities.

As currently designed, the applicant anticipates the Logistics Hub will service inbound goods from the Ports of Oakland and Stockton, as well as from Central Valley Intermodal facilities, for distribution throughout the western region and the United States.

Development of the Logistics Hub is proposed to occur in multiple phases over several years and the applicant anticipates developing a variety of building sizes ranging from 100,000 square-feet to just over 1,800,000 square-feet. Those over 1,000,000 square-feet will be targeted as super-regional distribution facilities. All building types within the Logistics Hub are proposed to feature high-finish architecture, as well as ancillary auto and truck trailer parking.

As a preliminary application, the applicant is still evaluating total build out for the site, but has generally assumed overall floor area ratios on net developable land to be in the 42% to 45% range.

2. *Private University Campus:* 67 acres would be developed for the proposed University of Silicon Andhra (UofSA), with approximately 54 acres to be utilized for both active and passive open space areas, and approximately 13 acres to be developed with academic and administrative buildings and related support facilities. The Project proposal currently contemplates the inclusion of 3 on-site student dormitories, along with 12 single-family residences to be used for faculty housing. The UofSA would have the potential for up to 5,000 students and 300 faculty and staff, and would focus on vocational training, language arts, engineering, business, pharmacy, medical, and other four-year and trade-school degree programs.
3. *Commercial Development:* 7 acres would be developed with commercial uses. Although specific commercial tenants have not been identified at this time, the applicant anticipates that the Project's commercially designated land will likely include service, retail and restaurant uses that would be complementary to and supportive of the Project area's future employees and university students.
4. *Veterans of Foreign War (VFW) Post:* 3 acres would be developed for a facility to provide veteran services and community outreach. The exact location within the Project area is to be determined.

If a formal application package is submitted, the applicant anticipates that formal applications may also include a Major Subdivision, and site-specific Use Permits and Site Plan/Design Review proposals. Additionally, the applicant anticipates filing for a Development Agreement with the County to address how the Project may be vested over time, and to address community benefit issues.

PROJECT LOCATION: The Project site is located in unincorporated southwest San Joaquin County, approximately ¼-mile east of Interstate 580 and 1.5 miles west of Interstate 5, and south of the City of Tracy. The Project site is generally located along the south side of Durham Ferry Road, extending west across the Delta Mendota Canal and to the California Aqueduct; east towards Bird Road; south towards the Delta Mendota Canal; and then further south towards the California Aqueduct. (Please see attached list of APN's/addresses.) (Supervisorial District: 5)



ENVIRONMENTAL DETERMINATION: Once a formal entitlement application package is submitted to San Joaquin County, an Environmental Impact Report (EIR) will be prepared to assess the potential for the Project's creation of significant environmental impacts. The EIR will be the subject to public and agency review and comment.

APPLICATION REVIEW: Recommendations and/or comments on the Projects must be submitted to the Community Development Department no later than January 7, 2022. Recommendations and/or comments received after that date may not be considered in staff's analysis, which will be provided to the Project applicant for their consideration in preparing and filing formal applications for the General Plan Text and Map Amendments, Specific Plan and Zone Reclassification.

NOTE TO REVIEW AGENCIES: In order to be notified of subsequent referral and public hearing notices, please respond to the Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)

AGENCY REFERRALS MAILED ON: November 19, 2021

TO:

- | | | |
|--|---|-------------------------------------|
| SJC Supervisor: All Districts | Tracy Rural Fire District | CA Dept. of Water Resources |
| SJC Agricultural Commissioner | Air Pollution Control District | CA State Lands Commission |
| SJC Assessor | Alameda County | CA State Reclamation Board |
| SJC Building Division / Plan Check | Amador County | Buena Vista Rancheria |
| SJC Code Enforcement | Calaveras County | California Tribal TANF Partnership |
| SJC County Counsel | Contra Costa County | California Valley Miwok Tribe |
| SJC Employment & Economic Dev. Dept. | Local Agency Formation Commission | North Valley Yokuts Tribe |
| SJC Environmental Health | Sacramento County | United Auburn Indian Community |
| SJC Fire Prevention Bureau | San Joaquin Council of Governments | AT&T, PG&E |
| SJC Mosquito Abatement | Stanislaus County | Comcast Cable |
| SJC Parks and Recreation | Federal Emergency Management Agency | Banta Carbona Irrigation District |
| SJC Public Works | US Army Corps | Byron-Bethany Irrigation District |
| SJC Sheriff Communications Director | US Bureau of Reclamation | Delta Mendota Water Authority |
| SJC Surveyor | US Fish & Wildlife | New Del Puerto Water District |
| City of Lathrop | US Post Office | Nyjo Water District |
| City of Lodi | CA Native American Heritage Commission | East Bay Municipal Utility District |
| City of Manteca | CA Regional Water Quality Control Board | Airport Land Use Commission |
| City of Modesto | CA Dept. of Health Services | Tracy Municipal Airport |
| City of Patterson | CA Fish & Wildlife Region: 3 | Builders Exchange |
| City of Ripon | Caltrans – District 10 | Building Industry Association |
| City of Stockton | CA Division of Aeronautics | Chevron |
| City of Tracy | CA Dept. of Conservation | Farm Bureau |
| Jefferson School District | CA Dept. of Forestry | Haley Flying Service |
| New Jerusalem School District | CA Highway Patrol | Precissi Flying Service |
| Tracy Unified School District | CA Dept. of Motor Vehicles | Sierra Club |
| Mountain House Community Service Dist. | CA Dept. of Recycle and Recovery | Western Area Power Authority |

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PUBLIC NOTICE
THE CITY OF PATTERSON CITY COUNCIL
REGULAR MEETING

NOTICE IS HEREBY GIVEN that the City of Patterson (“City”) City Council will hold a Regular Meeting on **Tuesday, December 21, 2021, at 7:00 p.m.**, both in-person and via Video Conferencing and Zoom Teleconference. to consider the following:

Public Hearing: Development Agreement #20-01 - Baldwin Ranch North

The City Council will hold a regular meeting to consider adoption of a Development Agreement with the applicant for the proposed Baldwin Ranch North project. Baldwin Ranch North is a proposed residential subdivision with also some commercial parcels on approximately 131.4 acres of land in the western portion of the City. The site is roughly bounded by the Delta Mendota Canal to the West, Sperry Avenue to the North, Baldwin Road to the East, and “Tank Road” to the South. The site is currently zoned for light industrial uses. Approval of the project by the City Council would rezone the site to allow for approximately 449 single-family homes and 32.9 acres of commercial development. The project site is generally flat, includes a cluster of residential and agricultural structures, and has previously been used for row crop agriculture. A Development Agreement is a contract between the City and the applicant of a proposed development project. The contract provides certain terms regarding City fees and infrastructure, while the applicant receives vested rights to develop the project in accordance with the land uses proposed by the applicant. The City Council previously considered this Development Agreement along with other entitlement approvals for the project on November 17, 2020. The City Council will reconsider the proposed Development Agreement, as certain terms have been modified since November 17, 2020. An Addendum to the West Patterson Projects Environmental Impact Report (“EIR”) (SCH No. 2001022031) was prepared for the Baldwin Ranch North project, which determined that the project would not require major revisions of the EIR.

NOTICE: To minimize the spread of the COVID-19 virus, this hybrid meeting will be held in accordance with certain requirements of the Ralph M. Brown Act, Patterson City Council Resolution No. 2021-58, and the Federal Americans with Disabilities Act. If you would like to attend the Council meeting in person, you will be required to wear a face covering and maintain appropriate social distancing, including maintaining a 6-foot distance between yourself and other individuals.

Please Note: Seating is limited and set on a first come, first serve basis. Seat reservations will be accepted as soon as a City Council meeting Agenda/Package is posted. To reserve your seat, please contact the City Clerk at (209) 895-8014 or by email cityclerk@ci.patterson.ca.us by the deadline of 5:00 p.m. a day in advance before a scheduled City Council Meeting. When you reserve a seat for an in-person City Council meeting, be advised, that before entering the City Council Chambers, you will be required to sign a Covid-19 Liability Waiver and attest that you are not experiencing any COVID 19 symptoms.

ALL MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING VIA VIDEO CONFERENCING AT

<https://us02web.zoom.us/j/6935384239?pwd=ZmZwMFdYajRsTjIKTnNTamZCWXFxdz09> AND VIA **ZOOM TELECONFERENCE BY CALLING 1-669-900-9128 MEETING ID: 693 538 4239, PASSWORD: 20995363** AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. THE MEETING WILL BE TELEVISED OR AVAILABLE FOR PUBLIC VIEWING AT COMCAST CABLE CHANNEL 7.

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 City Council and supporting public documents are available for viewing at City Hall, 1 Plaza, 2nd Floor, Patterson, California, during normal business hours. The City Council agenda and supporting public documents are also available online on the City web site www.ci.patterson.ca.us listed under Agenda Center "City Council Agenda"

At the above noted time, testimony from interested persons will be heard by the City Council and duly considered prior to making a recommendation. 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 application is made in court, persons may be limited to raising only those issues they or someone else raised at the Public Hearing.

Denise Melo, Planning Technician II, Community Development Department

