

June 30, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus Local Agency Formation Commission (LAFCO) will hold a public hearing on **Wednesday, July 26, 2023**, at a meeting starting at 6:00 P.M. in the Joint Chambers, Basement Level, Tenth Street Place, 1010 10th Street, Modesto, California, to consider the following:

LAFCO APPLICATION NO. 2023-01 – ZACHARIAS-BALDWIN MASTER PLAN REORGANIZATION TO THE CITY OF PATTERSON: A request to annex approximately 1,375 acres to the City of Patterson and simultaneously detach the area from the West Stanislaus Fire Protection District, West Stanislaus Irrigation District, Patterson Irrigation District and Del Puerto Water District. The project is comprised of three areas. Area “A” is 1,279 acres generally located north of the City limits and south of Zacharias Road, west of Ward Avenue, and east of Rogers Road. Area “B” consists of 30 acres located south of Del Puerto Creek, west of Rogers Road, north of Zacharias Road and east of the Delta Mendota Canal. Area “C” includes 66 acres located south of the City limits, west of Ward Avenue, contiguous to the Delta Mendota Canal. (See attached Map). The proposal includes a corresponding request for a Sphere of Influence expansion and a Municipal Service Review Update.

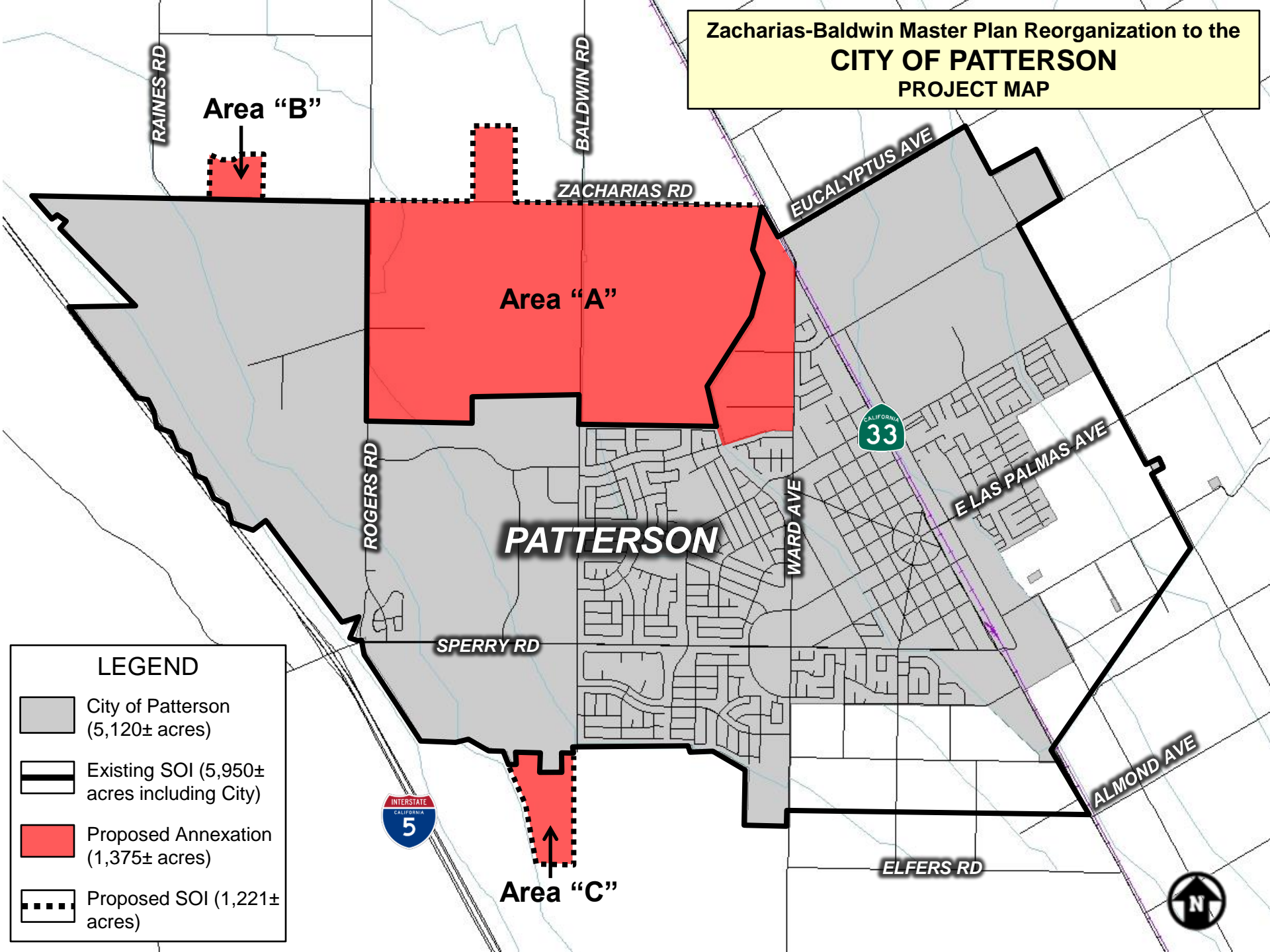
Our records indicate that you are a landowner or registered voter either within the annexation area, within 300 feet of the proposal area, or other interested party. This notice is intended to inform you of the proposal and the ability to provide your comments at or prior Stanislaus LAFCO’s public hearing.

The City of Patterson, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act, (CEQA) for the project. The City prepared an Environmental Impact Report for the Zacharias-Baldwin Master Plan, pursuant to Section 21157.1 of the CEQA Guidelines. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the City as part of its action.

Additional information related to this project is available for your review on our website (www.stanislauslafco.org under the “Current Projects & Notices” link) or at the LAFCO Office, 1010 10th St., 3rd Floor, Modesto, CA. Copies of the agenda and staff report will be available five days prior to the Hearing Date. All interested parties are invited to attend the public hearing. If you have any questions regarding this notice, please contact our office at 525-7660.

NOTE: Comments may be provided at the public hearing or delivered in advance of the hearing date by U.S. Mail or by email to: lafco@stancounty.com. If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at or prior to the public hearing. No correspondence addressed to the Commission, individual Commissioners or staff will be accepted and/or considered unless it has been signed by the author, or sufficiently identifies the person or persons responsible for its creation and submittal. Materials submitted to the Commission for consideration (i.e., photos, slides, petitions, letters, etc.) will be retained by LAFCO and cannot be returned.

**Zacharias-Baldwin Master Plan Reorganization to the
CITY OF PATTERSON
PROJECT MAP**







Area "B"

Area "A"

PATTERSON

Area "C"

LEGEND

-  City of Patterson (5,120± acres)
-  Existing SOI (5,950± acres including City)
-  Proposed Annexation (1,375± acres)
-  Proposed SOI (1,221± acres)

