

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 – 10th Street, 3rd Floor ♦ Modesto, CA 95354

(209) 525-7660 ♦ FAX (209) 525-7643

www.stanislauslafco.org

FILING REQUIREMENTS FOR SUBMITTING APPLICATIONS

This checklist is provided as a guide for the preparation of a complete application packet to LAFCO. **You are required to consult with LAFCO staff prior to the submittal of the completed application.** If you have any questions regarding your proposal or your application packet, please contact LAFCO Staff at (209) 525-7660.

- ___ 1. Application form completed with **original signatures** and required attachments.
- ___ 2. Filing fee (deposit) payable to Stanislaus LAFCO. (See Schedule of Fees and Deposits.)
- ___ 3. Vicinity Map (8½"x11" paper)
- ___ 4. Legal description and map prepared to formatting requirements. Provide an original copy, stamped by the engineer on 8½"x11" paper. (See Legal Description and Map Requirements.) *A separate fee for the State Board of Equalization filing will be determined and collected at time of project approval.*
- ___ 5. Evidence of approval. Please check the appropriate items:
 - ___ A. If annexation is to a city, the resolution and map of rezoning is required. Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - ___ B. If annexation is to a district, resolution or copy of development approval (e.g. tentative subdivision map, use permit, conditions of approval, etc). Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - ___ C. If applicant is city or district, a Resolution of Application by the city council or district governing board.
 - ___ D. If application is by petition of registered voters or landowners, a Notice of Intent to Circulate Petition has been provided and a completed petition is attached. (See Petition for Proceedings template.)
- ___ 6. Plan for Services, prepared pursuant to Government Code Section 56653 demonstrating the agency's ability to provide services, a financing plan, and evidence of the timely availability of water supplies adequate for projected needs (Section 56668k).
- ___ 7. Plan for Agricultural Preservation: For a sphere of influence expansion or annexation to a city or special district providing one or more urban services (i.e. potable water, sewer) that includes agricultural lands, a Plan for Agricultural Preservation must be provided, consistent with Commission Policy 22.
- ___ 8. For applications with lengthy support documents, digital copies may be requested for the Commission.
- ___ 9. Two (2) sets of mailing labels for property owners and registered voters within the boundaries of the proposal and one (1) set of mailing labels for property owners and registered voters within a 300ft radius, outside the proposal area (provide a map showing this area).

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APPLICATION FOR (Check all that apply):

- Sphere of Influence Amendment
- Annexation to: City of: Patterson District: _____
- Detachment from: City of: _____ District: Multiple
- Formation of a Special District: - Type of District: _____
- Other: _____

NAME OF PROPOSAL: Baldwin Master Plan/Zacharias Master Plan Project

GENERAL DESCRIPTION OF PROPOSAL:

The City of Patterson proposes to amend its Sphere of Influence and annex the subject area, consisting of two master plans, that together involve 1,297 acres, contemplating the development of residential, mixed use, commercial, industrial, schools, parks, and open spaces.

REASONS FOR PROPOSAL:

The proposed project would implement the 2010 Patterson General Plan, particularly objectives related to job creation and development of a mix of new housing opportunities in "complete neighborhoods."

LOCATION AND ASSESSOR'S PARCEL NUMBERS (attach additional sheets if necessary):

See attachments.

APPLICANT:

Name: City of Patterson

Address: PO Box 667, 1 Plaza, Patterson, CA 95363

Phone: 209-277-8020 Fax: 209-277-8019 E-Mail: jandrews@ci.patterson.ca.us

Contact Person: Joel Andrews Title: City Planner

APPLICANT'S REPRESENTATIVE:

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

LAFCO Use Only:

Proposal Name: _____ LAFCO Application No. _____

Submittal Date: _____ Cert. of Filing Date: _____

LAFCO Filing Fee: \$ _____ Fees Paid? _____ Yes _____ No

SBOE Fee: \$ _____ Fees Paid? _____ Yes _____ No

100% Property Owners Consent? _____ Yes _____ No

Territory Uninhabited? _____ Yes _____ No

PROPERTY OWNER(S):

If multiple property owners, please provide the names, with address information, on a separate page.

Name: See attached

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

SUBJECT AGENCIES WITHIN PROPOSAL AREA THAT WILL GAIN OR LOSE TERRITORY:

If more than three subject agencies, please provide the names and information on a separate page.

Name: See attached

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

AFFECTED AGENCIES WITHIN PROPOSAL AREA: (Agencies that may have overlying boundaries or sphere of influence.) If more than two affected agencies, please provide the names and information, on a separate page.

Name: Turlock Irrigation District

Address: 333 East Canal Drive, Turlock, CA 95380

Phone: (209) 883-8300 Fax: _____ E-Mail: _____

Contact Person: Michelle Reimers Title: General Manager

Name: Del Puerto Health Care District

Address: PO Box 187, Patterson, CA 95363

Phone: (209) 892-8781 Fax: _____ E-Mail: karin.hennings@dphealth.org

Contact Person: Karin Freese Title: CEO

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: Patterson Joint Unified School District

Address: 510 Keystone Blvd. Patterson, CA 95363

Phone: (209) 892-3700 Fax: _____ E-Mail: rgauna@patterson.k12.ca.us

Contact Person: Reyes Gauna Title: Superintendent

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

INTERESTED AGENCIES: (Other agencies which provide facilities or services to proposal area.) If more than two interested agencies, please provide the name and information, on a separate page.

Name: County of Stanislaus
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

PERSONS REQUESTING TO BE NOTIFIED:
If more than two names, please provide the names and information on a separate page.

Name: See attached.
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Please respond to all items in this questionnaire and indicate N/A when a question does not apply. Any additional information that is pertinent to the application filing should be included in the application at the time of submittal.

I. LANDOWNER CONSENT

Have all property owners involved with the proposal given their written consent?

- YES (If yes, please attach the original signed petitions, letters or applications)
- NO (If no, please attach the petitions, letters or applications with the original signatures of those consenting and provide the name, address and APN of those property owners not consenting.)

II. REGISTERED VOTER INFORMATION

A. Number of Registered Voters residing within the proposal: 36

(This information can be obtained from the Stanislaus County Elections Office along with the mailing address information – See Checklist Item #9.)

III. LAND USE

A. Area of Proposal (Gross Acres): 1,297

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	General Agriculture (A-2-10 and A-2-40) <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Various - See attached <input checked="" type="checkbox"/> City <input type="checkbox"/> County
General Plan Designation	Agriculture <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Various - See attached <input checked="" type="checkbox"/> City <input type="checkbox"/> County
Use of Proposal Area	Agricultural, large lot residential	Residential, Commercial, Industrial, and Public Uses

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	Zacharias - Agriculture Baldwin - Med. Density Residential (under construction), City Corp. Yard, Water Tank	A-2 MR, PQP	GA MR, PQP	<input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> County
South	Zacharias - City of Patterson - Low Density Residential and Business Park Baldwin - County Agriculture	LR, WPIBP, WPLI/ A-2	LR, LI GA	<input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> County
East	Zacharias - City of Patterson - Low Density Residential and Commercial Baldwin - County Agriculture	LR, GC, LI/ A-2	LR, GC, LI GA	<input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> County
West	Zacharias - City of Patterson - Business Park, Agriculture Baldwin - Delta Mendota Canal/Agriculture	WPLI A-2	LI GA	<input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> County

D. Describe any public easements/oil well operations/cellular site leases, etc. that currently exist on the site:

There are no oil well operations or cellular site leases on the project site.

E. Evidence of Approval -- Are there any land use entitlements involved in the project?

Yes No

If yes, please provide a copy of the documentation for this entitlement. Please check those documents, which may apply:

- Tentative Map and Conditions
- Subdivision Map or Parcel Map
- Specific Plan
- Prezoning
- General Plan Amendment
- Rezoning
- Other - (provide explanation):

Master Plan approval for Zacharias and Baldwin Ranch

IV. TOPOGRAPHY

A. Describe the physical features of the subject parcel(s). Refer to major highways, roads, watercourses, and topographical features:

Generally level, Zacharias bounded by Rogers Road (west), Zacharias Road (north), California Northern Railroad and Ward Avenue (east) and existing residences and business (south). Baldwin bounded by Delta Mendota Canal (west), City Corp. Yard (north), and agricultural uses (east and south).

B. Drainage and average slopes: Less than 2% slope down toward NE

V. BOUNDARIES AND ASSESSMENT

A. Is the property contiguous to the existing City or District boundary?: Yes No
(Contiguous is defined by Govt. Code Section 56031)

B. Is the project co-terminus with:
The Assessor's Parcel boundaries? Yes No
The legal lot boundaries? Yes No

C. Is the proposal completely surrounded by the annexing city or district? Yes No

Explain: The project sites are surrounded by the City limits on all sides but to the north (Zacharias) and located to the south of the City of Patterson (Baldwin)

D. Maps and Legal Description – Attach the following:

1. A map (8½"x11") which shows specifically the boundaries of the proposal, all bearings and distances, and the relationship of the boundaries to those of the existing district or city boundaries. The map must be drawn to the Legal Description and Map Requirements.
2. A generalized/vicinity map (8½"x11") showing the boundaries and relative size of the proposal with respect to the surrounding area.
3. A written legal description of the boundaries of the proposal. The legal description must be written clearly pursuant to the Legal Description and Map Requirements.
4. Tax Assessor Parcel Information (Use additional sheets if necessary; information can be obtained from the County Assessor's Office):

<u>Assessor's Parcel Number</u>	<u>Tax Rate Area</u>	<u>Assessed Land Value</u>
<u>See attached</u>		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
	Total:	_____

VI. AGRICULTURE AND OPEN SPACE

A. Is the current zoning classification for the site: Agriculture? Yes No
Open Space? Yes No

B. Is the current general plan designation for the site: Agriculture? Yes No
Open Space? Yes No

C. Is the site currently used for agriculture?: Yes No

D. Number of Acres considered Prime Agricultural Land: 1246.12 acres
(as defined by the CA Dept. of Conservation as being prime, unique or of statewide importance, and defined by Government Code Section 51201(c) and 56064)

E. Number of Acres considered Agricultural Lands: 1297
(as defined by Gov. Code Section 56016)

F. Is the site under Williamson Act Contract(s)?: Yes No
If yes, please provide the following information (attach additional sheets if necessary):
Contract Number(s): See attached
Date of Williamson Act contract execution: _____
Has a non-renewal been filed for the contract? _____
Date of Williamson Act contract expiration/cancellation: _____

G. Number of Acres considered Open Space Lands: 0
(as defined by Gov. Code Section 56059)

H. Does the site have an open space easement?: Yes No

I. Is the site within or adjacent to an approved greenbelt?: Yes No
If yes, name/location: _____

VII. POPULATION AND HOUSING

A. Population: 19 households

B. Number/Type of Dwelling Units within the proposed area:
Existing: 19 single family ranchettes, located along Ivy and Rose Avenues
Proposed: 5,086 dwelling units

C. Please explain the extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the appropriate council of governments (Government Code Section 56668):
The 2015 Housing Element notes the need to rezone approximately 21.2 acres of land to High Density Residential designation. The City has rezoned 13.16 acres, leaving a gap of slightly more than eight acres. Further, the RHNA cycle for 2023 will require the city to allocate area for 3,716 housing units. The proposed project provides space for 5,086 dwelling units and will be subject to the City of Patterson's affordable housing requirements.

VIII. PUBLIC SERVICES

A. Services for the Proposal Area:

1. Is the reorganization requested for a proposed development? Yes No
2. Describe what services will be provided to subject property: (Please attach any "Intent to Serve" letters for water and/or sewer services). If sewer and/or water agency annexation is also part of the request, please expand upon the agency's ability to provide services in the Plan for Services document and attach any relevant studies/master plans.

Note: Evidence must also be included to demonstrate the timely availability of water supplies adequate for projected needs of the area (Government Code Section 56668).

(A)	(B)	(C)	(D)	(E)	(F)
Service	Current Service Provider	Level & Range of Service	To be Provided by this Proposal?	If YES to (D), Approx. Date Service Will Be Available	If YES to (D), Method to Finance
WATER	<i>WSID, PID, and DPWD</i>	<i>Irrigation</i>	<i>Yes, City of Patterson</i>	<i>Upon Annexation and Construction</i>	<i>Community Facilities District and Impact Fees</i>
SEWER	<i>Septic Systems</i>	<i>19 homes</i>	<i>Yes, City of Patterson</i>	<i>Upon Annexation and Construction</i>	<i>Community Facilities District and Impact Fees</i>
POLICE	<i>Stanislaus County Sheriff's Department</i>	<i>Contract Services</i>	<i>Yes, City of Patterson</i>	<i>Upon Annexation</i>	<i>Impact Fees</i>
FIRE	<i>West Stanislaus County Fire Protection District</i>	<i>Volunteer Firefighters</i>	<i>Yes, City of Patterson</i>	<i>Upon Annexation</i>	<i>Community Facilities District and Impact Fees</i>

B. Assessment and Indebtedness of Service Areas:

1. Does the City/District/County have current plans to establish any new assessment districts in order to pay for new or extended service(s) to the proposal area?
 Yes No
 If yes, please describe: *CFD's for Infrastructure, Maintenance and Public Safety*
2. Will the subject territory assume any existing bonded indebtedness upon annexation to the City/District?:
 Yes No
 How will indebtedness be repaid? (e.g., property taxes, assessments, service fees):

3. Will the proposal area be subject to special assessments or fees?:
 Yes No
 Explain: *The area will be subject to assessments to fund development improvements.*

C. Sewer Information:

1. Is extension of sewer service part of this application? Yes No
2. Is a developed parcel requesting annexation due to failed septic system?
 Yes No
If yes, please include a copy of any letters from the Dept. of Environmental Resources or a private septic system company.
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public sewer service? Yes No
If yes, which agency? _____
4. Has the agency that will be providing service issued an "Intent to Serve" letter?
 Yes No (If yes, please attach letter to application.)

If no: Will the agency be prepared to furnish sewer service upon annexation?
 Yes No
5. Does the agency have the necessary contractual and design capacity to provide sewer service to the proposed area? Yes No
If no, please describe the agency's plan to increase capacity: Development will provide funding for expansion of sewer treatment capacity.

6. Indicate the method of financing improvements and on-going operations (e.g., general property tax, assessment district, landowner/developer fees, etc.):
Community Facilities District, developer fees, and general property tax

7. What is the distance for connection to the agency's existing sewer system?:
The project site is adjacent to parcels served by the City's sewer system.

D. Water Information:

1. Is extension of water part of this application? Yes No
2. Is a well or other on-site water system currently used on this property? Yes No
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public water service? Yes No
If yes, which agency? WSID, PID, and DPWD
4. Please list:
Wholesale Water Agency: _____
Retail Water Agency: _____
5. Has the agency that will be providing service issued an "Intent to Serve" letter?
 Yes No (If yes, please attached letter to application)

If no: Will the agency be prepared to furnish water service upon annexation?
 Yes No

6. Does the agency have the necessary contractual and design capacity to provide water service to the proposed area? Yes No

If no, please describe the agency's plan to increase capacity: The City's water supply portfolio includes groundwater pumping, for potable and nonpotable use, recycled water, stormwater capture, and conservation.

7. Indicate the method of financing improvements and on-going operations (e.g. general property tax, assessment district, landowner/developer fees, etc.):

Community Facilities District, developer fees, and general property tax.

8. What is the distance for connection to the agency's existing water system?

The project site is adjacent to parcels served by the City's water system.

E. Police Service

1. If annexation to a City, what are the existing police service levels provided within the City limits? There are 0.91 deputies per 1,000 residents. Average response time for priority 1 calls is 3

2. What level of police services will be provided to the area upon full development?

The City is working to increase staffing levels to 1.5 officers per 1,000 residents.

Will the service levels be maintained? Yes No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: General Property Tax/General revenues.

F. Fire Protection Service

1. If annexation to a City, what are the existing fire protection service levels provided within the City limits? The average response time in 2021 was 5 minutes, 26 seconds.

2. What level of fire protection services will be provided to the area upon full development?

The goal is to have a ratio of one firefighter per 1,000 residents

Will the service levels be maintained? Yes No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: Existing and planned fire stations would provide proximate service to the plan area. Services would be financed by community facility districts and general property tax revenues.

3. What are the "Insurance Services Office (ISO)" Class ratings of the affected agencies?

City 2/2Y

District 4/4Y

IX. ENVIRONMENTAL ANALYSIS

A. Lead Agency for project: City of Patterson

B. The project:

- Is exempt pursuant to CEQA section _____ and a Notice of Exemption has been prepared by the lead agency (please attach).
- Will have no significant adverse environmental impacts and a Negative Declaration was prepared. (Please attach Notice of Determination.)
- Was found to be within the scope of a Master Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 21157.1. (Please attach Notice of Determination.)
- May have significant adverse environmental impacts and in accordance with Section 15070 of the CEQA Guidelines, a Mitigated Negative Declaration (MND) has been certified by the lead agency. (Please attach Notice of Determination.)

List impact areas in the MND that propose mitigation measures to lessen the environmental impacts to less than significant: _____

- Will have significant adverse environmental impacts and the lead agency has prepared an Environmental Impact Report (EIR). (Please attach.)

List impact areas that were found to be unmitigatable in the EIR: (Attach any Statement of Overriding Considerations, as applicable) Impacts found to be significant and unavoidable include impacts to agricultural resources, air quality, greenhouse gas emissions, and transportation.

Please note: Include with the above requested attachments the complete environmental documentation (e.g., Initial Study, NOD, NOE, EIR, etc.) and copies of receipts from any filing fees paid (including Fish & Wildlife fees).


X. SPHERE OF INFLUENCE APPLICATION

For those proposals requesting a Sphere of Influence Amendment, has a Sphere of Influence Supplemental Application has been included? Yes No

XI. CERTIFICATION

I certify, under penalty of perjury, under the laws of the State of California, that the information contained in this application is true and correct. I acknowledge and agree that the Stanislaus Local Agency Formation Commission is relying on the accuracy of the information provided and my representations in order to process this application proposal.

Print Name: Joel Andrews Title: City Planner

Signature:  Date: 10-27-2022

- City or District Applicant
- Property Owner Applicant
- Applicant's Representative/Agent (Proof of authority must be provided)

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INDEMNITY AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, hold harmless and release the Stanislaus Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on a proposal or on the environmental documents submitted to support it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, and expert witness fees that may be asserted by any person or entity, including the applicant arising out of or in connection with the application.

Date: October 27, 2022

APPLICANT OR APPLICANT'S REPRESENTATIVE:
(Proof of authority must be provided)

Signature:



Name:

Joel Andrews

Title:

City Planner

Agency:

City of Patterson

Address:

PO Box 667

Patterson, CA 95363

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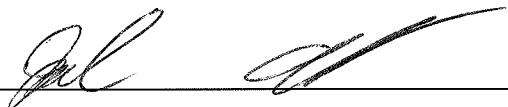
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COMPLIANCE WITH POLITICAL EXPENDITURE AND CONTRIBUTION DISCLOSURE REQUIREMENTS

Effective January 1, 2008: Pursuant to Government Code Sections 56700.1 and 57009 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and 82015 and 82025 of the Political Reform Act, applicants for LAFCO approvals and those opposing such proposals are required to report to LAFCO all political contributions and expenditures with respect to the proposal that exceed \$1,000. By your signature to this application, you are binding the applicant to abide by these disclosure requirements. You are further agreeing that should LAFCO be required to enforce these requirements against you (or if the agency is the formal applicant, the real party in interest) that you will reimburse LAFCO for all staff cost and legal fees, and litigation expenses incurred in that enforcement process.

Date: October 27, 2022

APPLICANT OR APPLICANT'S REPRESENTATIVE:
(Proof of authority must be provided)

Signature: 

Name: Joel Andrews

Title: City Planner

Agency: City of Patterson

Address: PO Box 667
Patterson, CA 95363

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FINANCIAL DISCLOSURE STATEMENT

Consistent with the requirements of the State of California Fair Political Practices Commission, each applicant or their agent must complete and submit this Statement of Disclosure form with any application that requires discretionary action by Stanislaus LAFCO (Government Code §84308 of the Political Reform Act).

Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

1. List the names of all persons having any ownership interest in the property involved or any financial interest in the application. (Use additional sheets if necessary.)

See attached.

2. If any person identified pursuant to #1 is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

3. If any person identified pursuant to #1 is a non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

4. Has any person identified pursuant to #1 had **\$250 or more worth of business** transacted with any Commissioner or Alternate or Commission staff person within the past 12 months? Yes / No

If Yes, please indicate person's name/s:

5. Has any person identified pursuant to #1, or his or her agent, contributed \$250 or more to any Commissioner or Alternate within the past 12 months? Yes / No

If Yes, please indicate person(s) or agent(s) making contribution:

Name/s of Commissioner(s)/Alternate(s) receiving contribution:

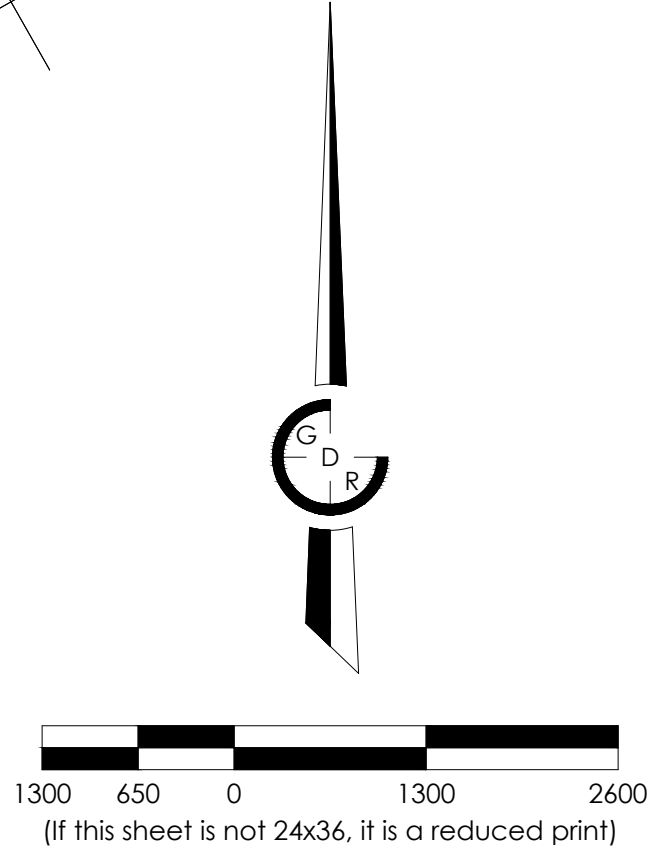
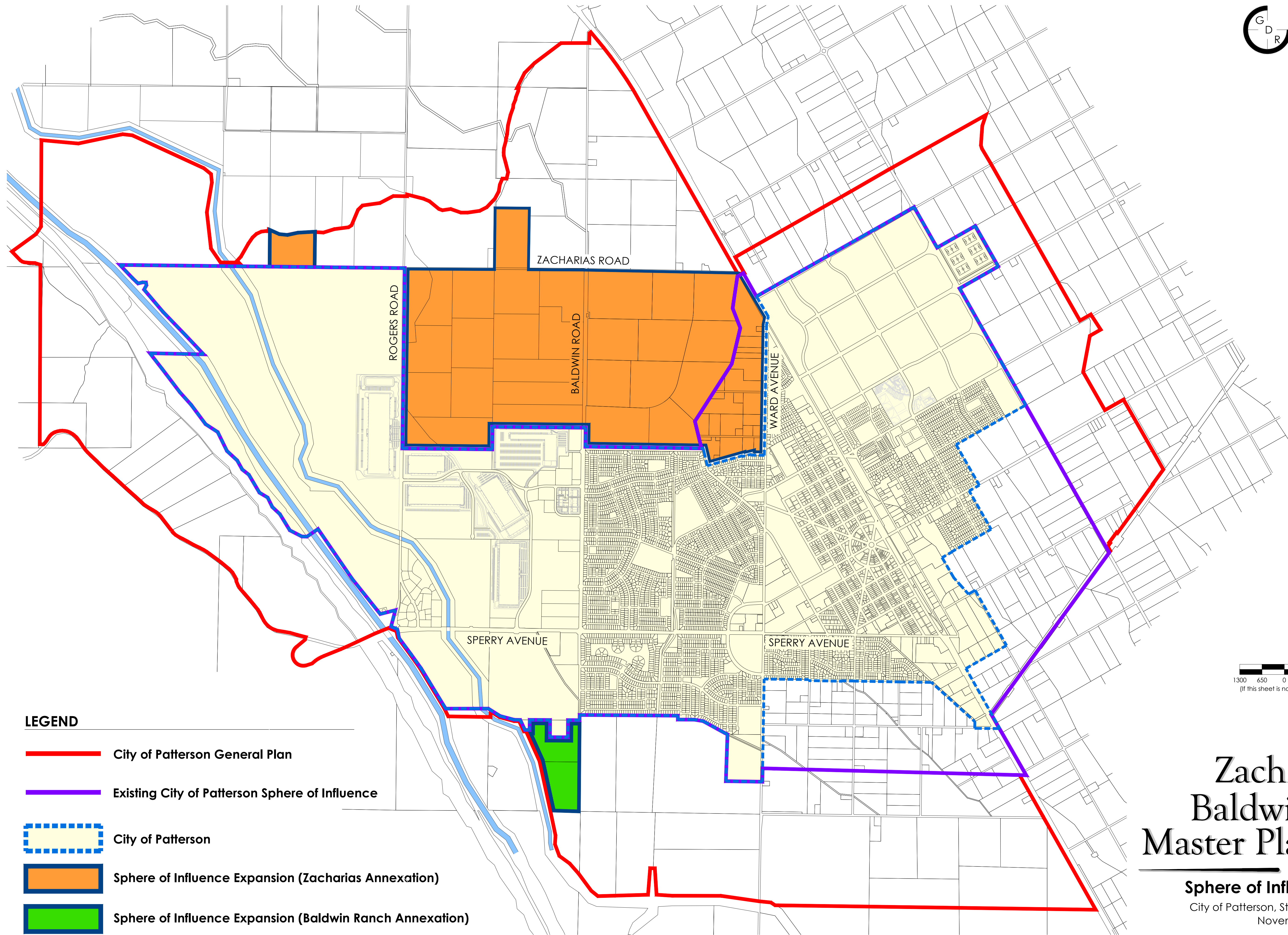
I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant Signature:  _____

Printed Name: Joel Andrews _____

Date: 10-27-2022 _____

SOI MAP



- LEGEND**
- City of Patterson General Plan
 - Existing City of Patterson Sphere of Influence
 - City of Patterson
 - Sphere of Influence Expansion (Zacharias Annexation)
 - Sphere of Influence Expansion (Baldwin Ranch Annexation)

**Zacharias &
 Baldwin Ranch
 Master Planning Area**

...
Sphere of Influence Expansion
 City of Patterson, Stanislaus County, California
 November 19, 2022

LEGAL DESCRIPTION & MAP

**Baldwin Ranch Master Plan & Zacharias Master Plan
Reorganization to the City of Patterson**

AREA "A"

A portion of Sections 13, 14, 23, 24 and 25, Township 5, South, Range 7 East, Mount Diablo Meridian, situate in the County of Stanislaus, State of California, more particularly described as follows:

Beginning at the intersection of the south line of said Section 24 with the east line of Baldwin Road, said east line being 25.00 feet east of and parallel with the west line of said Section 24, said point of beginning also lying on the north line of the Creekside Reorganization to the City of Patterson;

- 1) thence along the existing city limits line as described in the West Patterson Business Park Reorganization to the City of Patterson and the said east line of Baldwin Road, North $00^{\circ}13'00''$ East, 660.24 feet to the easterly prolongation of the north line of Parcel 3 as shown in Book 32 of Parcel Maps, Page 101, Stanislaus County Records;
- 2) thence continuing along said city limits line and along said prolongation and the north line of said Parcel 3, North $89^{\circ}53'26''$ West, 2667.40 feet to the northwest corner of said Parcel 3;
- 3) thence continuing along said city limits line, the west line of said Parcel 3 and the west line of the southeast quarter of said Section 23, South $00^{\circ}14'32''$ West, 658.55 feet to the southwest corner of said southeast quarter of Section 23;
- 4) thence continuing along said city limits line and the south line of the southwest quarter of said Section 23, North $89^{\circ}51'05''$ West, 2617.90 feet to the east line of the Arambel-KDN Business Park Reorganization to the City of Patterson and the east line of Rogers Road, said east line being 25.00 feet east of and parallel with the west line of said Section 23;
- 5) thence continuing along said east line of Rogers Road, said city limits line and its northerly prolongation, North $00^{\circ}15'44''$ East, 5280.25 feet to the north line of Zacharias Road, said north line being 25.00 feet north of and parallel with the north line of said Section 23;
- 6) thence along said north line of Zacharias Road, North $89^{\circ}52'15''$ East, 2615.75 feet to the east line of the southwest quarter of said Section 14 and the southwest corner of Parcel 2 as shown on the map recorded in Book 53 of Parcel Maps, Page 53, Stanislaus County Records;
- 7) thence along the west line of said Parcel 2, North $00^{\circ}14'12''$ East, 1756.13 feet to the northwest corner of said Parcel 2;
- 8) thence along the north line of said Parcel 2, North $89^{\circ}52'31''$ East, 972.68 feet to the northeast corner of said Parcel 2;
- 9) thence along the east line of said Parcel 2, South $00^{\circ}07'29''$ East, 1756.10 feet to the southeast corner of said Parcel 2 and the north line of said Zacharias Road;

- 10) thence along said north line of Zacharias Road, North $89^{\circ}52'31''$ East, 1656.98 feet to the east line of said Section 14;
- 11) thence continuing along the north line of Zacharias Road, South $89^{\circ}22'32''$ East, 2640.03 feet to the southeast corner of Parcel 10 as shown on the map recorded in Book 53 of Parcel Maps, Page 53, Stanislaus County Records;
- 12) thence continuing along the north line of said Zacharias Road and along the east line of said Parcel 10, North $00^{\circ}16'13''$ East, 5.00 feet;
- 13) thence continuing along the north line of said Zacharias Road and the south line of Parcel A as shown on the map recorded in Book 15 of Parcel Maps, Page 93, Stanislaus County Records, South $89^{\circ}23'29''$ East, 208.71 feet to the southeast corner of said Parcel A;
- 14) thence continuing along the north line of said Zacharias Road, South $00^{\circ}16'13''$ West, 5.00 feet;
- 15) thence continuing along the north line of said Zacharias Road, South $89^{\circ}23'29''$ East, 546.70 feet;
- 16) thence continuing along the north line of said Zacharias Road, North $00^{\circ}16'13''$ East, 5.00 feet;
- 17) thence continuing along the north line of said Zacharias Road, South $89^{\circ}23'29''$ East, 253.58 feet;
- 18) thence continuing along the north line of said Zacharias Road, South $21^{\circ}23'32''$ East, 5.39 feet;
- 19) thence continuing along the north line of said Zacharias Road and its easterly prolongation, South $89^{\circ}23'29''$ East, 909.59 feet to the northeasterly line of State Highway 33;
- 20) thence along said northeasterly line of Highway 33, South $30^{\circ}04'35''$ East, 829.93 feet to the northwesterly line of Eucalyptus Avenue and the existing city limits line per the Villages of Patterson Reorganization to the City of Patterson;
- 21) thence along said city limits line, South $60^{\circ}00'45''$ West, 50.00 feet to the southwesterly line of said Highway 33;
- 22) thence continuing along said city limits line and said southwesterly line, South $30^{\circ}04'35''$ East, 668.40 feet to the west line of Ward Avenue;
- 23) thence continuing along said city limits line and said west line, South $00^{\circ}15'50''$ West, 1483.28 feet;
- 24) thence continuing along said city limits line, North $59^{\circ}55'25''$ East, 38.24 feet to the centerline of said Ward Avenue;
- 25) thence continuing along said city limits line and said centerline, South $00^{\circ}15'50''$ West, 2602.45 feet to the easterly prolongation of the north line of the Correia Tract recorded in Book 18 of Maps, Page 3, Stanislaus County Records;
- 26) thence continuing along said city limits line, North $89^{\circ}40'00''$ West, 441.12 feet;
- 27) thence continuing along said city limits line, North $00^{\circ}20'00''$ East, 21.31 feet;

- 28) thence continuing along said city limits line, South 73°59'00" West, 256.36 feet;
- 29) thence continuing along said city limits line, North 00°20'00" East, 27.50 feet;
- 30) thence continuing along said city limits line, South 73°21'47" West, 1065.60 feet to the easterly line of the Patterson Irrigation District Main Canal Extension;
- 31) thence continuing along said city limits line and said easterly line, North 13°58'19" West, 443.92 feet to the south line of said Section 24;
- 32) thence continuing along said city limits line and said south line of Section 24, North 89°34'39" West, 3,461.95 feet to the point of beginning.

Containing 1,278.77 acres, more or less.

AREA "B"

A portion of Section 15, Township 5, South, Range 7 East, Mount Diablo Meridian, situate in the County of Stanislaus, State of California, more particularly described as follows:

Commencing at the northeast corner said Section 15, said point being the intersection of the centerline of Rogers Road with the centerline of Zacharias Road;

- 1) thence along the north line of said Section 15, North 89°52'00" West, 2654.15 feet to the southeast corner of the southwest quarter of said Section 15;
- 2) thence along the east line of said southwest quarter, North 00°19'00" East, 20.00 feet to the north line of said Zacharias Road and the existing city limits line of the City of Patterson as described in the Arambel-KDN Business Park Reorganization to the City of Patterson, and the **Point of Beginning**;
- 3) thence along said city limits line and said north line of Zacharias Road, North 89°52'00" West, 1327.04 feet to the west line of the 30.10-acre property shown on the map filed in Book 3 of Survey, Page 126, Stanislaus County Records;
- 4) thence leaving said city limits line and said north line of Zacharias Road and going along the west line of last said property North 00°22'30" East, 1051.00 feet;
- 5) thence along the north bank of Del Puerto Creek, South 66°13'00" East, 297.60 feet;
- 6) thence continuing along the north bank of said Del Puerto Creek, South 84°12'00" East, 223.50 feet;
- 7) thence continuing along the north bank of said Del Puerto Creek, North 78°03'00" East, 312.50 feet;
- 8) thence continuing along the north bank of said Del Puerto Creek, North 86°22'00" East, 526.40 feet to said east line of the southwest quarter of said Section 15;
- 9) thence along said east line, South 00°19'00" West, 1009.54 feet to the point of beginning.

Containing 29.49 acres, more or less

AREA "C"

A portion of the southeast quarter of Section 35, Township 5 South, Range 7 East, Mount Diablo Meridian, situated in the County of Stanislaus, State of California, more particularly described as follows:

Beginning at the northeast corner of said southeast quarter of Section 35;

- 1) thence along the east line of said southeast quarter of Section 35, South 01°12'14" West, 2650.64 feet to the southeast corner of said Section 35;
- 2) thence along the south line of said Section 35; North 88°57'14" West, 826.19 feet to the easterly line of the Delta Mendota Canal;
- 3) thence along said easterly line of the Delta Mendota Canal, North 12°39'17" West, 871.11 feet;
- 4) thence continuing along the easterly line of said Delta Mendota Canal, North 11°53'44" West, 634.93 feet;
- 5) thence continuing along the easterly line of said Delta Mendota Canal, North 24°33'44" West, 992.41 feet to the southwest corner of Area 2 of the City Facilities Reorganization to the City of Patterson;
- 6) thence along the existing City limits line of the City of Patterson and the south line of said Area 2, South 88°47'48" East, 140.00 feet to the southeast corner of said Area 2;
- 7) thence continuing along said City limits line and the east line of said Area 2, North 01°12'12" East, 295.00 feet to the northeast corner of said Area 2 and the north line of said southeast quarter of Section 35;
- 8) thence leaving said City limits line and going along said north line of the southeast quarter of Section 35, South 88°47'48" East, 622.43 feet to the northwest corner of Area 3 of said City Facilities Reorganization to the City of Patterson;
- 9) thence along the existing City limits line and the west line of said Area 3, South 01°12'14" West, 500.00 feet to the southwest quarter of said Area 3;
- 10) thence continuing along said City limits line and the south line of said Area 3, South 88°47'48" East, 522.72 feet to the southeast corner of said Area 3;
- 11) thence continuing along said City limits line and the east line of said Area 3, North 01°12'14" East, 500.00 feet to the northeast corner of said Area 3 and said north line of the southeast quarter of Section 35;

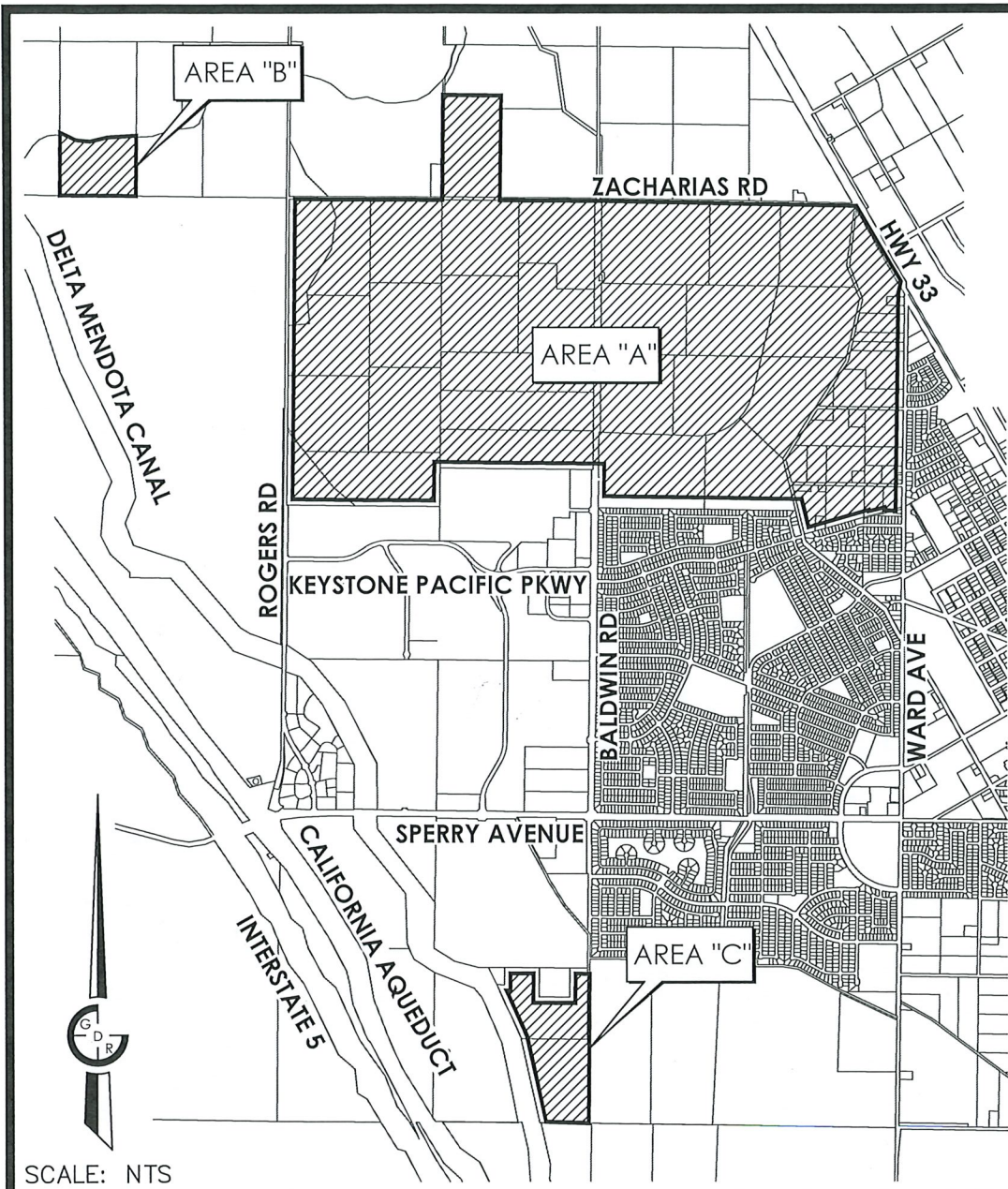
12) thence leaving said City limits line and going along said north line of the southeast quarter of Section 35, South 88°47'48" East, 325.00 feet to the point of beginning.

Containing 66.32 acres, more or less.

The real land described has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.



Sean Harp 12/13/2022
Sean Harp, L.S. 7823 Date



PROPERTY DESCRIPTION

BALDWIN RANCH MASTER PLAN (AREA "C")
 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35,
 TOWNSHIP 5 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND
 MERIDIAN, STANISLAUS COUNTY, CALIFORNIA.

ZACHARIAS MASTER PLAN (AREA "A" & "B")
 BEING A PORTION OF SECTIONS 13, 14, 15, 23, 24, AND 25,
 TOWNSHIP 5 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND
 MERIDIAN, STANISLAUS COUNTY, CALIFORNIA.

LEGEND

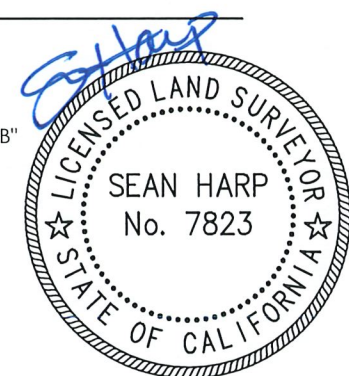
- PROPOSED ANNEXATION BOUNDARY
- EXISTING CITY LIMIT LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- COURSE

ABBREVIATIONS

- NO. NUMBER
- P.I.D. PATTERSON IRRIGATION DISTRICT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- SEC. SECTION
- S.W. SOUTHWEST
- W.S.I.D. WEST SIDE IRRIGATION DISTRICT

SHEET INDEX

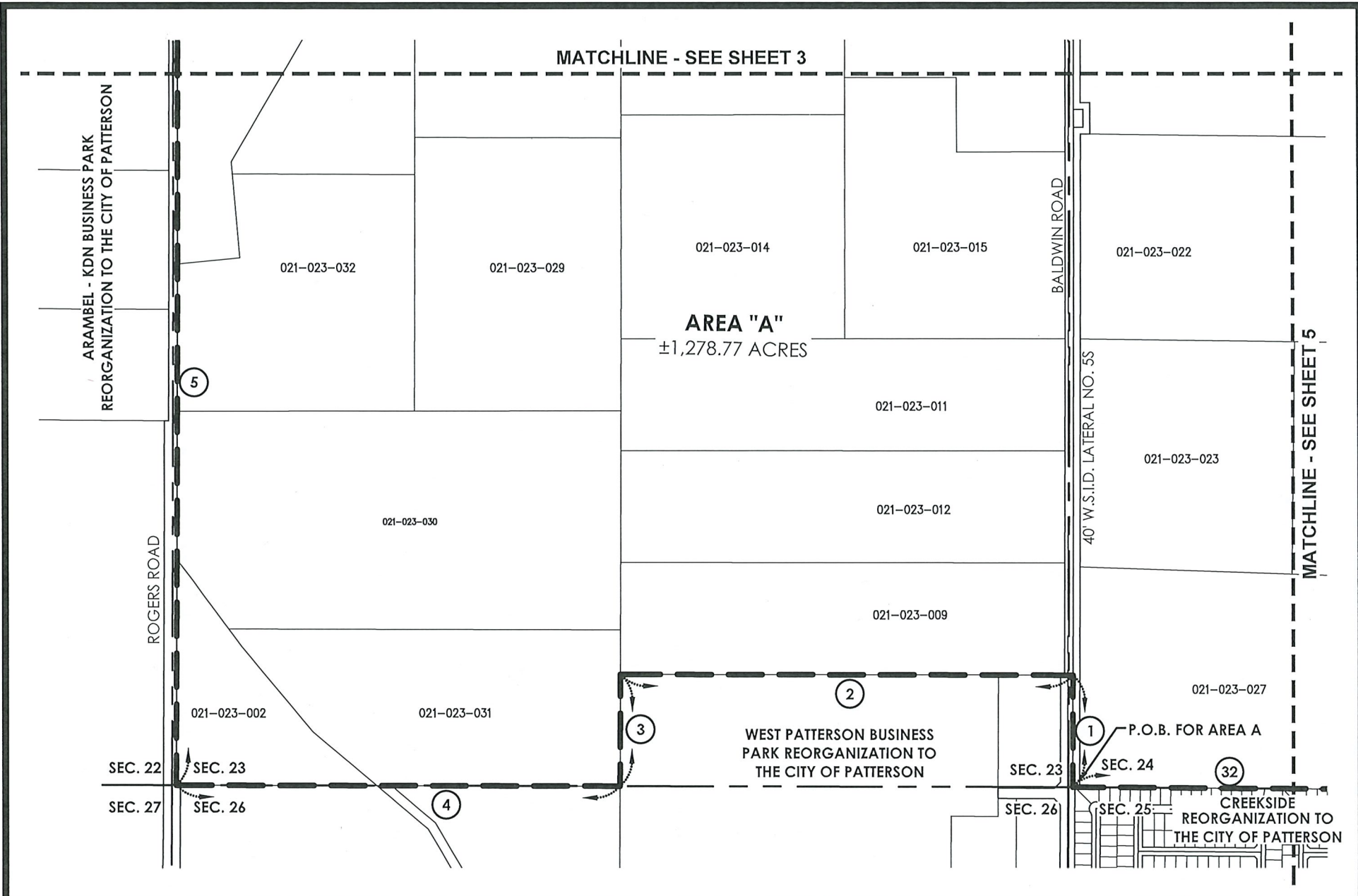
- 1. GENERAL NOTES AND KEY MAP
- 2-5. AREA "A"
- 6. AREA "B"
- 7-8. DETAILS FOR AREA "A"
- 9. COURSE TABLES FOR AREAS "A" & "B"
- 10-11. AREA "C"
- 12. COURSE TABLE FOR AREA "C"



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 www.gdrengineering.com

**BALDWIN RANCH MASTER PLAN &
 ZACHARIAS MASTER PLAN
 REORGANIZATION TO THE CITY OF PATTERSON**

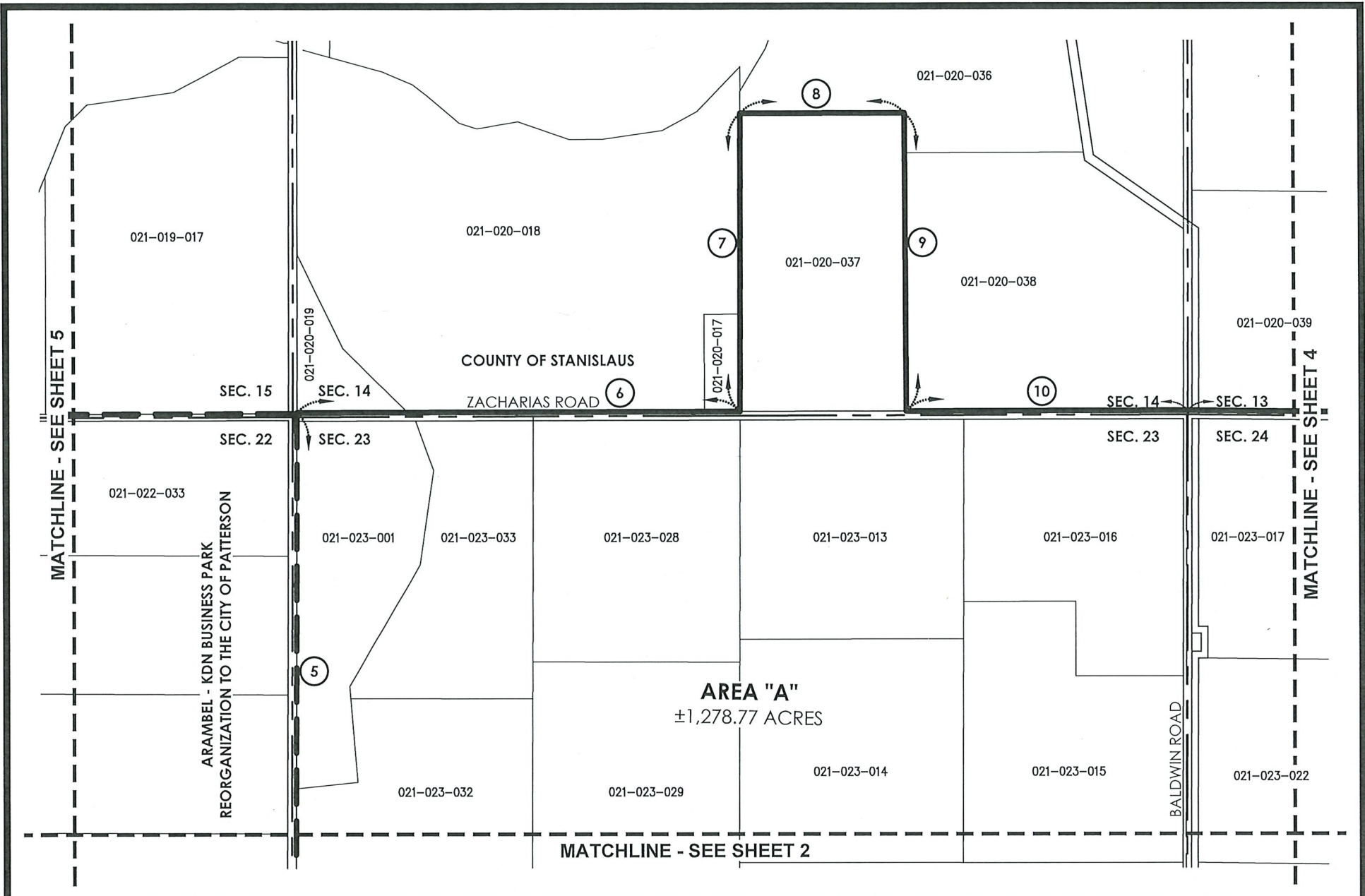
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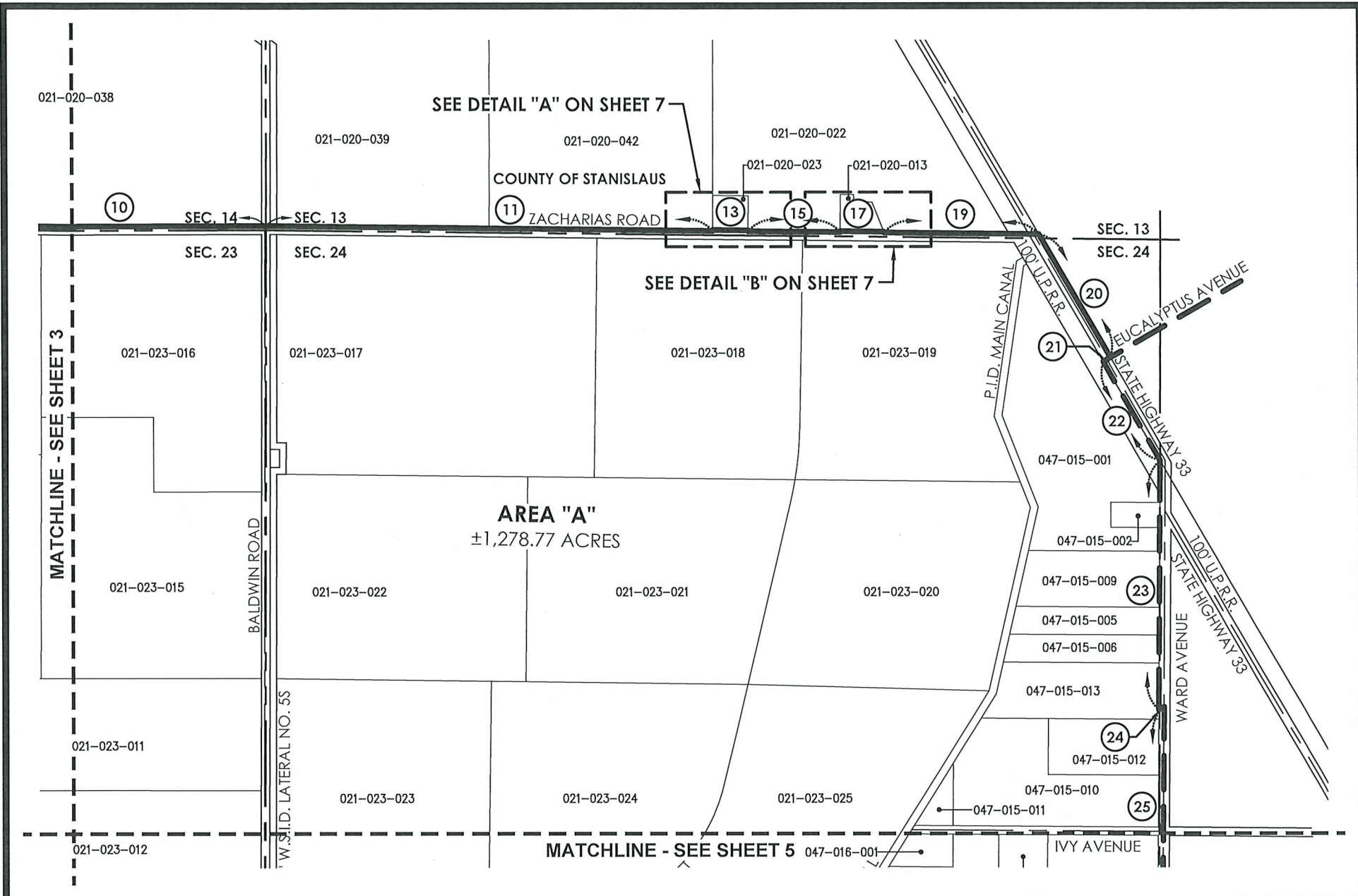
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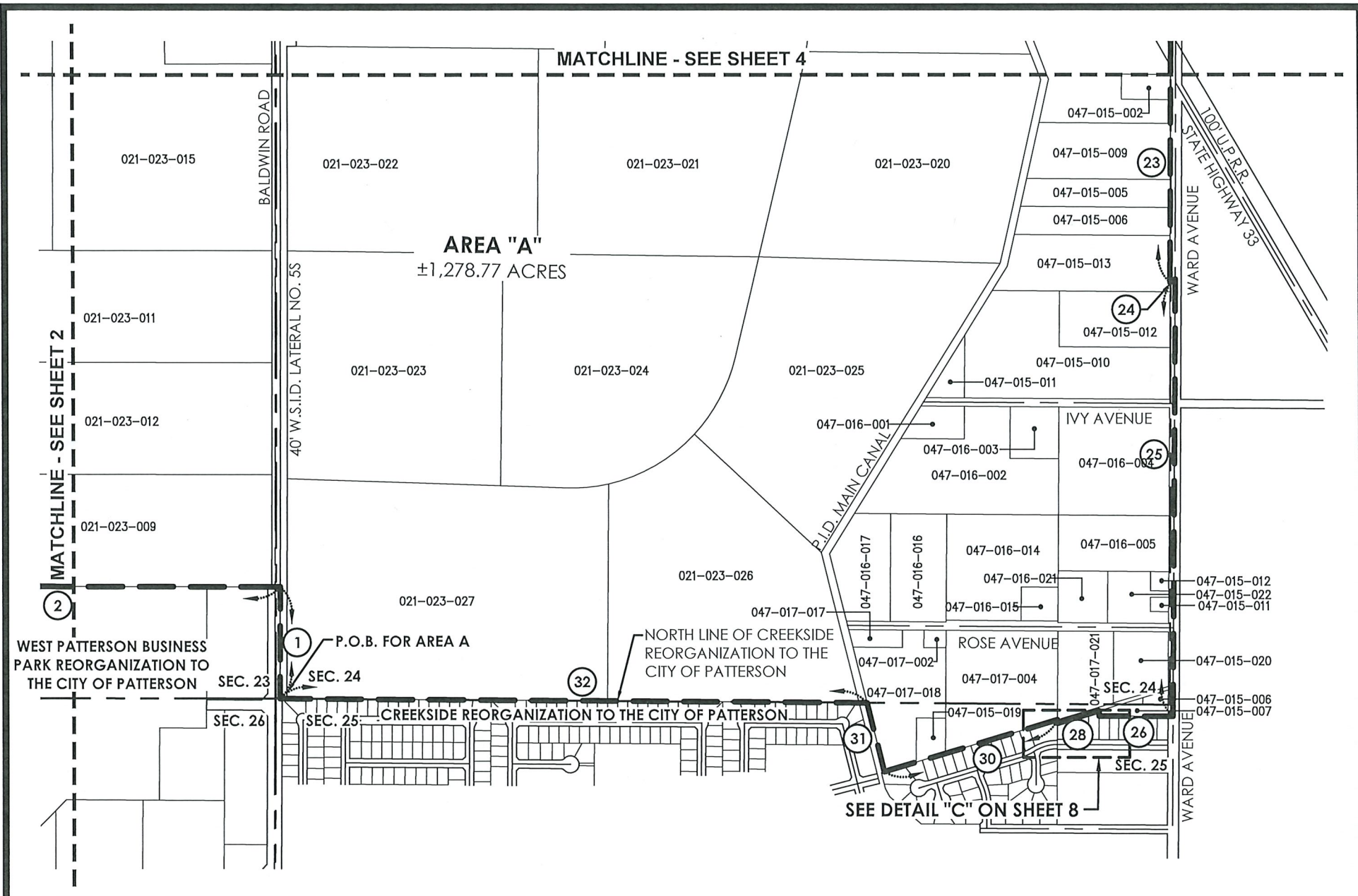
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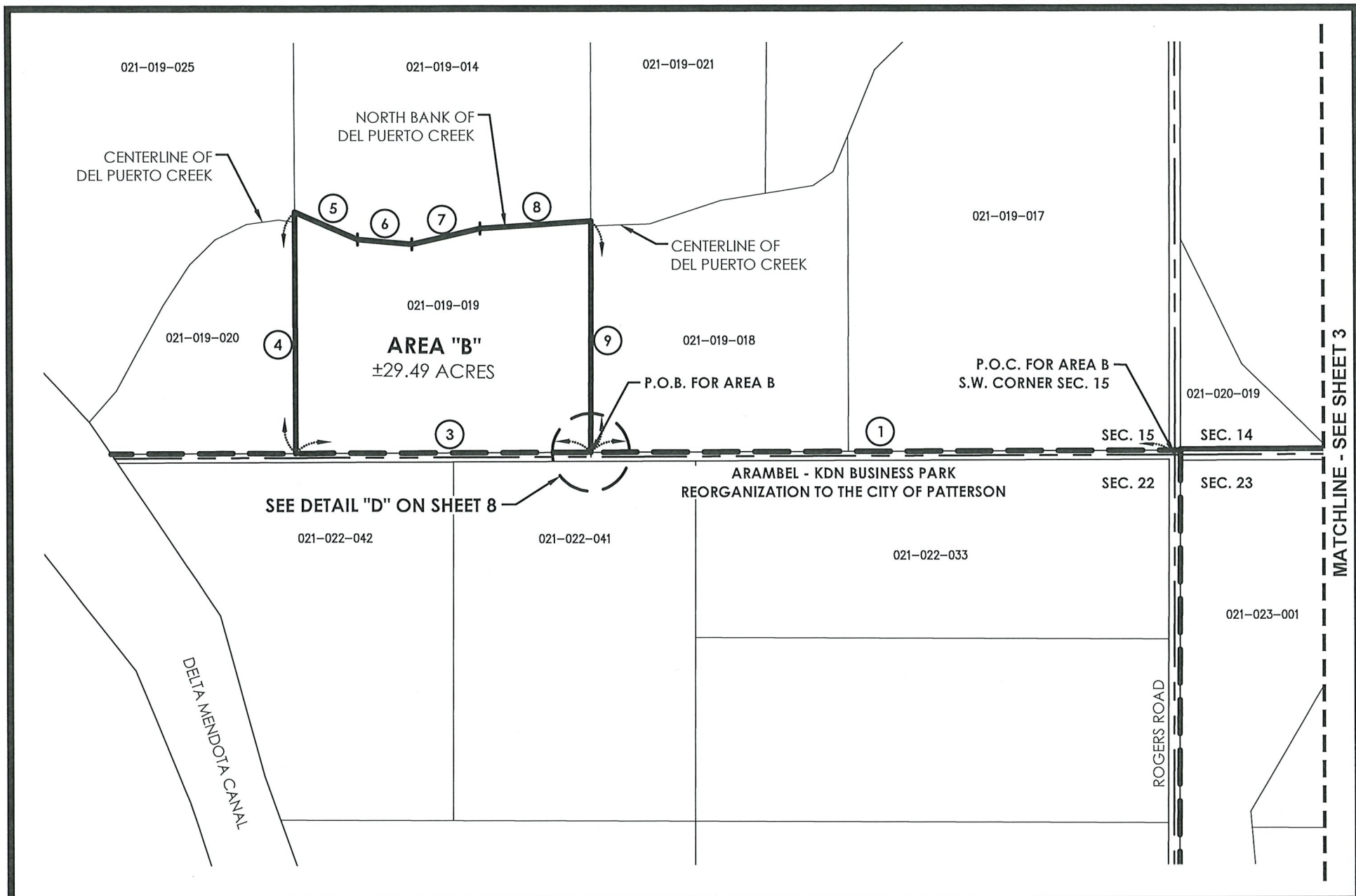
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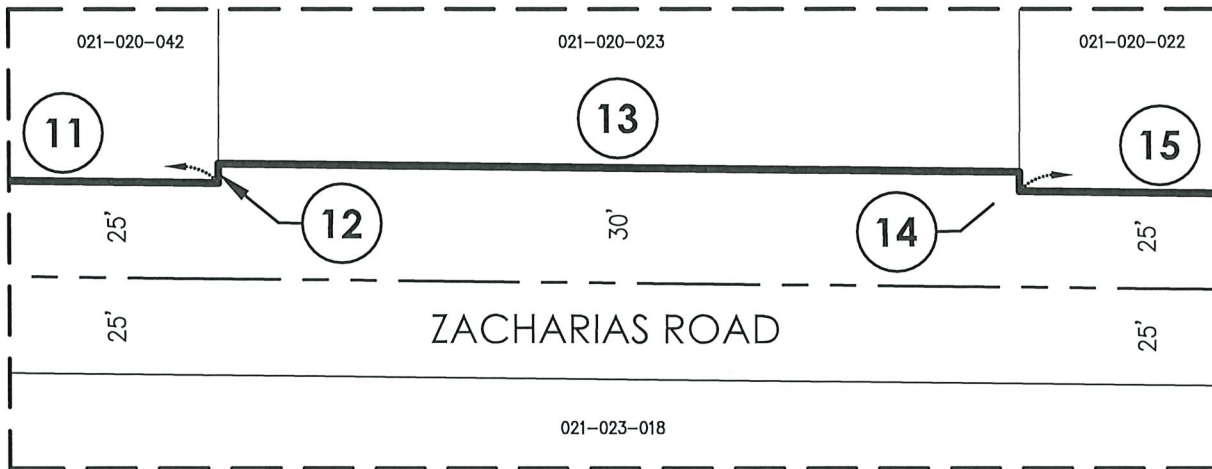
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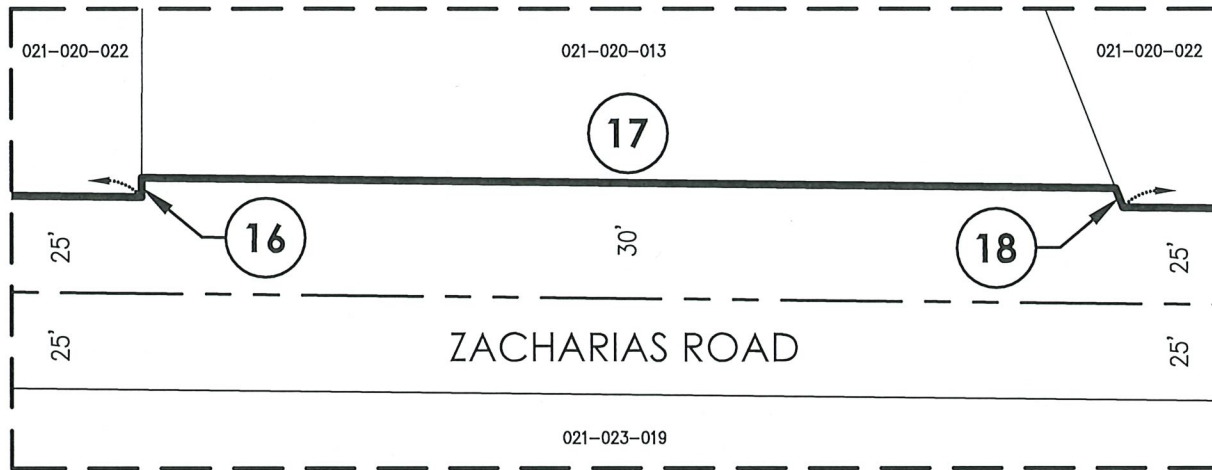
**BALDWIN RANCH MASTER PLAN &
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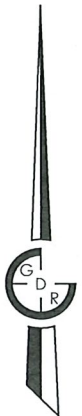
DETAIL "A"

SCALE: 1" = 50'



DETAIL "B"

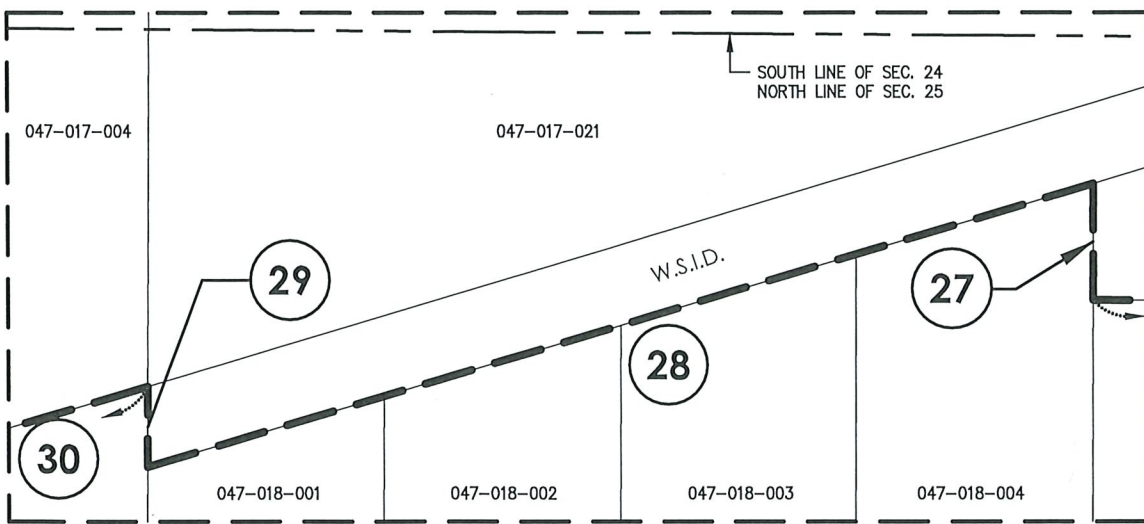
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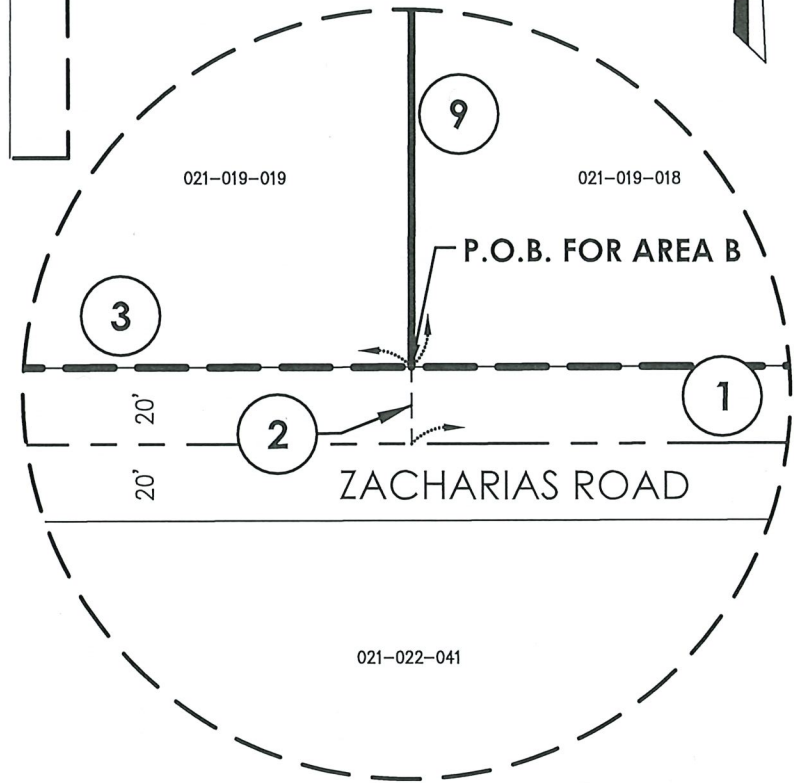
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Date: 12/12/2022	Scale: 1"=50'
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DETAIL "C"
SCALE: 1" = 50'



DETAIL "D"
SCALE: 1" = 50'



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Date: 12/12/2022

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Sheet: 8 of 12

AREA "A" - COURSE TABLE		
COURSE	DIRECTION	LENGTH
1	N00°13'00"E	660.24'
2	S89°53'26"E	2667.40'
3	S00°14'32"W	658.55'
4	N89°51'05"W	2617.90'
5	S00°15'44"W	5280.25'
6	N89°52'15"E	2615.75'
7	N00°14'12"E	1756.13'
8	N89°52'31"E	972.68'
9	S00°07'29"E	1756.10'
10	N89°52'31"E	1656.98'
11	S89°22'32"E	2640.03'
12	N00°16'13"E	5.00'
13	S89°23'29"E	208.71'
14	S00°16'13"W	5.00'
15	S89°23'29"E	546.70'
16	N00°16'13"E	5.00'

AREA "A" - COURSE TABLE		
COURSE	DIRECTION	LENGTH
17	S89°23'29"E	253.58'
18	S21°23'32"E	5.39'
19	S89°23'29"E	909.59'
20	S30°04'35"E	829.93'
21	N60°00'45"E	50.00'
22	N30°04'35"W	668.40'
23	N00°15'50"E	1483.28'
24	S59°55'25"W	38.24'
25	N00°15'50"E	2602.45'
26	S89°40'00"E	441.12'
27	S00°20'00"W	21.31'
28	N73°59'00"E	256.36'
29	S00°20'00"W	27.50'
30	N73°21'47"E	1065.60'
31	S13°58'19"E	443.92'
32	N89°34'39"W	3461.95'

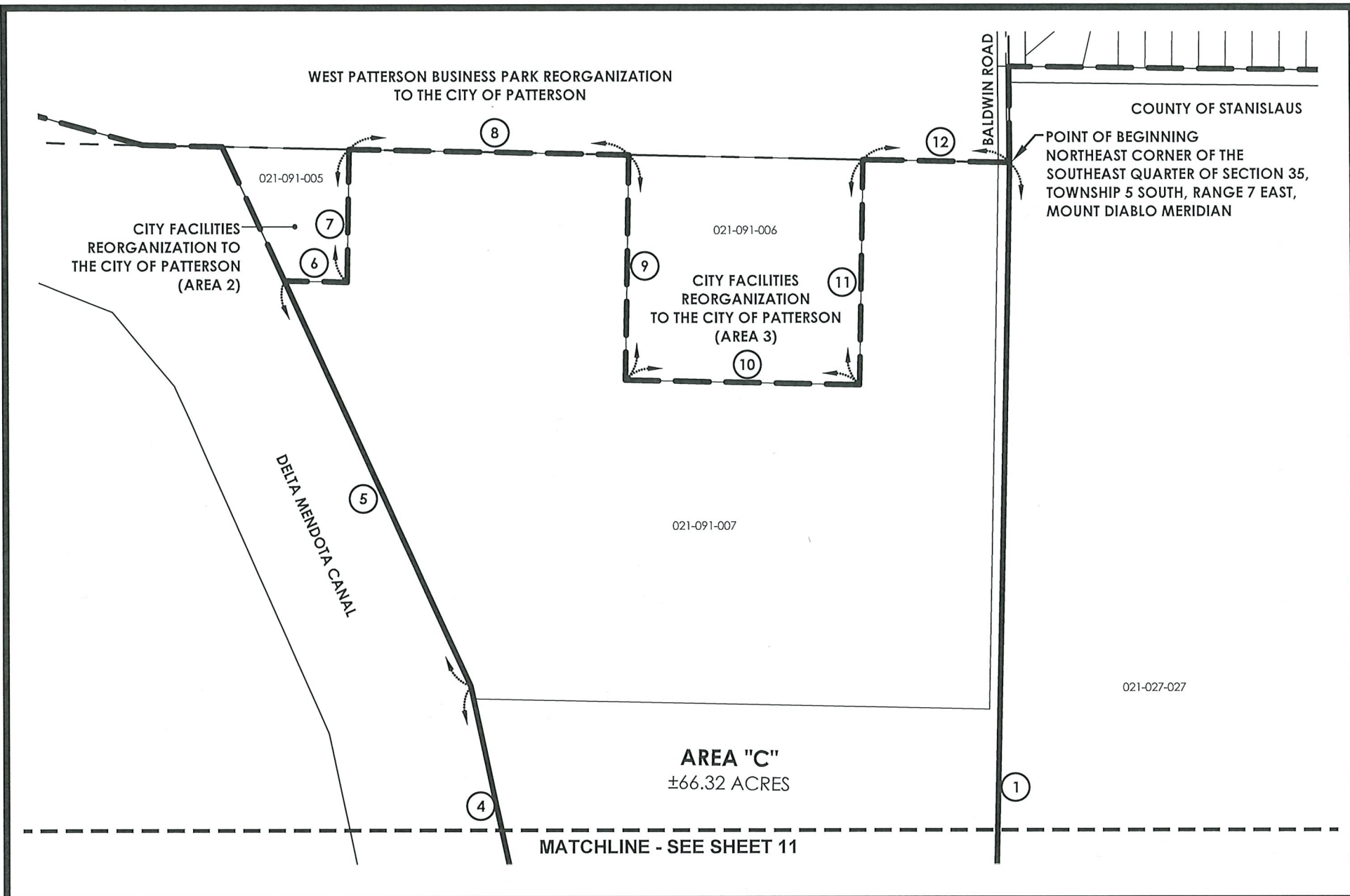
AREA "B" - COURSE TABLE		
COURSE	DIRECTION	LENGTH
1	N89°52'00"W	2654.15'
2	N00°19'00"E	20.00'
3	N89°52'00"W	1327.04'
4	N00°22'20"E	1051.00'
5	S66°13'00"E	297.60'
6	S84°12'00"E	223.50'
7	N78°03'00"E	312.50'
8	N86°22'00"E	526.40'
9	S00°19'00"W	1009.54'



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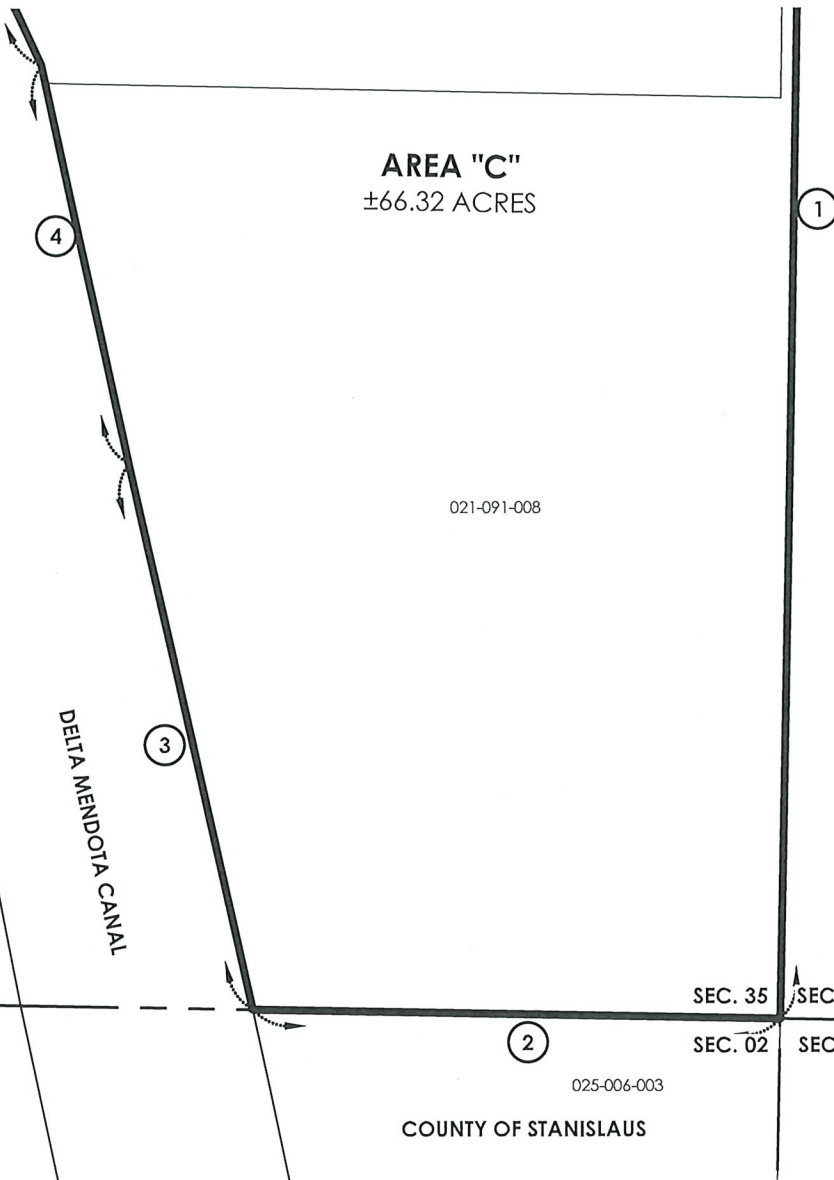
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Drawn: HS	Job No.: 18056
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021-027-027

AREA "C"
±66.32 ACRES

①

021-091-008

021-091-010

DELTA MENDOZA CANAL

③

SEC. 35 SEC. 36
SEC. 02 SEC. 01

025-006-022

②

025-006-003

025-006-059

COUNTY OF STANISLAUS



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Date: 12/12/2022	Scale: 1"=300'
Drawn: HS	Job No.: 18056
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AREA "C" - COURSE TABLE

COURSE	DIRECTION	LENGTH
1	S01°12'14"W	2650.64'
2	N88°57'14"W	826.19'
3	N12°39'17"W	871.11'
4	N11°53'44"W	634.93'
5	N24°33'44"W	992.41'
6	S88°47'48"E	140.00'
7	N01°12'12"E	295.00'
8	S88°47'48"E	622.43'
9	S01°12'14"W	500.00'
10	S88°47'48"E	522.72'
11	N01°12'14"E	500.00'
12	S88°47'48"E	325.00'



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Drawn: HS	Job No.: 18056
Checked: SH	Sheet: 12 of 12

NOTICE OF DETERMINATION



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 50-08/18/2022-154
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2018122052

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PATTERSON	LEAD AGENCY EMAIL	DATE 08/18/2022
COUNTY/STATE AGENCY OF FILING STANISLAUS	DOCUMENT NUMBER 50-2022-207	

PROJECT TITLE

BALDWIN MASTER PLAN / ZACHARIAS MASTER PLAN PROJECT

PROJECT APPLICANT NAME KEYSTONE CORPORATION	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 480-2513
PROJECT APPLICANT ADDRESS 1700 KEYSTONE PACIFIC PARKWAY C-3	CITY PATTERSON	STATE CA
		ZIP CODE 95363

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|-------------|--------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$ 3,539.25 | \$ <u>3,539.25</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$ 2,548.00 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$ 1,203.25 | \$ _____ |
|
 | | |
| <input type="checkbox"/> Exempt from fee | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | |
| <hr/> | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$ 850.00 | \$ _____ |
| <input checked="" type="checkbox"/> County documentary handling fee | \$ 57.00 | \$ <u>57.00</u> |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other CHECK #143037
 TOTAL RECEIVED \$ 3,596.25

SIGNATURE X <i>Jennine Creekmore</i>	AGENCY OF FILING PRINTED NAME AND TITLE Jennine Creekmore Deputy Clerk
---	---



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

Filing Notice of Exemption (NOE) *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:

California Department of Fish and Wildlife
 Accounting Services Branch
 P.O. Box 944209
 Sacramento, California 94244-2090

Donna Linder
Stanislaus County
County Clerk-Recorder
1021 "I" Street
Modesto, CA 95354
(209) 525-5279

Public

Receipt No.: 2022101600

Cashier: 35

Register: CHPXZV2

Date/Time: 08/18/2022 02:15 PM

Description Fee

Notice of Determination

Filing Time: 02:15 PM

Filing Fee: \$3,539.25

Filing Total: \$3,539.25

Administration Fee

Filing Time: 02:15 PM

Filing Fee: \$57.00

Filing Total: \$57.00

Total Amount Due: \$3,596.25

Total Paid

Check Tendered: \$3,596.25

#143037

Amount Due: \$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE

50-2022-207



STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET

FILED

August 18, 2022

DONNA LINDER

STANISLAUS COUNTY
CLERK-RECORDER

By: Annis Greeman
Deputy Clerk

Mail to:

Name: City of Patterson Attn: Joel A.

Address: 1 Plaza, 2nd Floor

City, State, Zip Patterson, CA 95363

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Baldwin Master Plan / Zacharias Master Plan Project

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): **Notice of Determination**

FILED IN THE OFFICE OF THE STANISLAUS	
COUNTY CLERK ON <u>8/18/22</u>	
Posted <u>8/18/22</u>	Removed <u>9/21/22</u>
Returned to agency on _____	
DEPUTY <u>[Signature]</u>	

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Date removed from posting 9/21/22

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Stanislaus
Address: 1021 T Street, Ste. 101
Modesto, CA 95354

From:

Public Agency: City of Patterson
Address: PO Box 667
Patterson, CA 95363
Contact: Joel Andrews
Phone: 209-895-8020

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2018122052

Project Title: Baldwin Master Plan / Zacharias Master Plan Project

Project Applicant: Keystone Corporation, 1700 Keystone Pacific Parkway, C-3, Patterson, CA 95363 (209) 480-2513

Project Location (include county): Baldwin Road / Zacharias Road, Patterson, Stanislaus County, CA

Project Description:

The Baldwin Ranch and Zacharias Master Plans, along with related City Council approvals for a General Plan amendment, rezoning, conditions of approval, and filing applications with LAFCO, would guide the annexation of approximately 1,300 acres into the City of Patterson and the development of 5,396 dwelling units, 7.7 million square feet of non-residential uses, three schools, 63 acres of parks, a dual-use flood control basin, a recharge basin, a roadway network, and related infrastructure systems.

This is to advise that the City of Patterson has approved the above (Lead Agency or Responsible Agency)

described project on August 16, 2022 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1 Plaza, Patterson, CA 95363

Signature (Public Agency): [Signature] Title: Community Development Director

Date: 8-18-2022 Date Received for filing at OPR:

Zacharias Master Plan

Summary

SCH Number	2018122052
Lead Agency	City of Patterson
Document Title	Zacharias Master Plan
Document Type	NOP - Notice of Preparation of a Draft EIR
Received	12/21/2018
Present Land Use	Agriculture/"AG"/"AG"
Document Description	The proposed project consists of the annexation of the project site into the City of Patterson and the development of residential, mixed use, commercial, industrial, school, parks, and open space uses guided by a Master Plan. The buildout potential of the Master Plan is 5,481 dwelling units, 505,000 square feet of mixed use, 350,000 square feet of commercial uses, 6,910,000 square foot of industrial uses, 50.24 acres of parks, 29.17 acres of open space, and a 14.74-acre school site.

Contact Information

Name	Joel Andrews
Agency Name	City of Patterson
Contact Types	Lead/Public Agency
Address	1 Plaza Patterson, CA 95363
Phone	(209) 895-8020

Location

Coordinates	37°29'0"N 121°9'0"W
Cities	Patterson
Counties	Stanislaus
Cross Streets	Baldwin Road and Zacharias Road
Zip	95363

Total Acres	1295
State Highways	33
Railways	CA Northern
Schools	Patterson Unified
Waterways	Del Puerto Creek; Salado Creek
Township	5S
Range	7E
Section	23,24
Base	MDBM

Notice of Completion

State Review Period Start	12/21/2018
State Review Period End	1/22/2019
State Reviewing Agencies	Cal Fire, California Air Resources Board (ARB), California Department of Education, California Department of Fish and Wildlife, Central Region 4 (CDFW), California Department of Parks and Recreation, California Highway Patrol, California Public Utilities Commission (CPUC), Central Valley Flood Protection Board, Delta Protection Commission, Delta Stewardship Council, Department of Housing and Community Development, Department of Toxic Substances Control, Department of Water Resources, Office of Emergency Services, California, Resources Agency, State Water Resources Control Board, Division of Drinking Water, California Native American Heritage Commission (NAHC), California Department of Transportation, District 10 (DOT), California Regional Water Quality Control Board, Central Valley Sacramento Region 5 (RWQCB), California Department of Conservation (DOC)
State Reviewing Agency Comments	California Native American Heritage Commission (NAHC), California Department of Transportation, District 10 (DOT), California Regional Water Quality Control Board, Central Valley Sacramento Region 5 (RWQCB), California Department of Conservation (DOC)
Development Types	Residential (Units 5481), Commercial (Sq. Ft. 350K), Industrial (Sq. Ft. 6.9M), Educational (14.74 acres open space), Recreational (50.24 acres parks; 29.17 acres open space), Other (Mixed Use - 505K square feet)
Local Actions	General Plan Amendment, Master Plan, Site Plan, Prezone, Use Permit, Land Division (Subdivision, etc.), Annexation
Project Issues	Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Cumulative Effects, Drainage/Absorption, Flood Plain/Flooding, Geology/Soils, Growth Inducement, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Schools/Universities, Septic System, Sewer Capacity, Solid Waste, Transportation, Vegetation, Wetland/Riparian, Wildfire

Disclaimer: The document was originally posted before CEQAnet had the capability to host attachments for the public. To obtain the original attachments for this document, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at state.clearinghouse@opr.ca.gov or via phone at (916) 445-0613.

Baldwin Master Plan / Zacharias Master Plan Project

Summary

SCH Number	2018122052
Lead Agency	City of Patterson
Document Title	Baldwin Master Plan / Zacharias Master Plan Project
Document Type	EIR - Draft EIR
Received	12/3/2020
Present Land Use	Land Use: Agricultural / Zoning: A-2 / General Plan: Agriculture
Document Description	The Baldwin Master Plan and Zacharias Master Plan would guide the annexation of 1,227 acres into the City of Patterson and the development of 5,086 dwelling units, 7.7 million square feet of nonresidential uses, two schools, 62.7 acres of parks, a flood control basin, a recharge basin, and a roadway network. The Master Plans have a 20-year buildout horizon.

Contact Information

Name	Joel Andrews
Agency Name	City of Patterson
Contact Types	Lead/Public Agency
Address	1 Plaza Circle, P.O. Box 667 Patterson, CA 95363
Phone	(209) 895-8020
Email	jandrews@ci.patterson.ca.us
Name	
Agency Name	Zacharias Ranch, Keystone, TFP Development
Contact Types	Project Applicant

Location

Coordinates	37°29'0"N 121°9'0"W
--------------------	---------------------

Cities	Patterson
Counties	Stanislaus
Cross Streets	Baldwin Road / Zacharias Road
Zip	95363
Total Acres	1,227.1
Parcel #	021-023-001, -002, and 021-023-013 to -033
State Highways	5, 33
Railways	California Northern
Schools	Patterson Unified
Waterways	Del Puerto Creek, Salado Creek, San Joaquin River
Township	5S
Range	7E
Section	23, 24
Base	MDBM

Notice of Completion

State Review Period Start	12/3/2020
State Review Period End	1/19/2021
State Reviewing Agencies	California Air Resources Board (ARB), California Department of Conservation (DOC), California Department of Education, California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW), California Department of Fish and Wildlife, North Central Region 2 (CDFW), California Department of Forestry and Fire Protection (CAL FIRE), California Department of Housing and Community Development (HCD), California Department of Parks and Recreation, California Department of Resources Recycling and Recovery, California Department of Transportation, District 10 (DOT), California Department of Water Resources (DWR), California Governor's Office of Emergency Services (OES), California Highway Patrol (CHP), California Native American Heritage Commission (NAHC), California Natural Resources Agency, California Public Utilities Commission (CPUC), California San Joaquin River Conservancy (SJRC), California State Lands Commission (SLC), Central Valley Flood Protection Board, Delta Protection Commission, Delta Stewardship Council, Department of General Services (DGS), Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Water Quality, Department of Toxic Substances Control, California Regional Water Quality Control Board, Central Valley Sacramento Region 5 (RWQCB), California Department of Fish and Wildlife, Central Region 4 (CDFW)
State Reviewing Agency Comments	Department of Toxic Substances Control, California Regional Water Quality Control Board, Central Valley Sacramento Region 5 (RWQCB), California Department of Fish and Wildlife, Central Region 4 (CDFW)
Development Types	Residential (Units 5086), Commercial (Sq. Ft. 855,000), Industrial (Sq. Ft. 7,200,000), Educational (Elementary and Middle Schools), Recreational (62.7 acres)

Local Actions

General Plan Amendment, Master Plan, Annexation

Project Issues

Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Cumulative Effects, Drainage/Absorption, Economics/Jobs, Flood Plain/Flooding, Geology/Soils, Greenhouse Gas Emissions, Growth Inducement, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Schools/Universities, Septic System, Sewer Capacity, Solid Waste, Transportation, Tribal Cultural Resources, Vegetation, Wetland/Riparian, Wildfire, Wildlife

Attachments

Environmental Document

17900003 Baldwin-Zacharias Draft EIR - APPENDICES PDF 125596 K

17900003 Baldwin-Zacharias Master Plan Draft EIR PDF 79070 K

2018122052_RWQCB Comment PDF 303 K

App E - Cultural Resources Supporting Information CONFIDENTIAL - COMBINED PDF 20516 K

SCH Summary Form PDF 114 K

NOC

Baldwin-Zacharias NOC PDF 236 K

State Comments

2018122052_CDFW Comment PDF 296 K

2018122052_DTSC Comment PDF 231 K

Disclaimer: The Governor's Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. You may also contact the OPR via email at state.clearinghouse@opr.ca.gov or via phone at [\(916\) 445-0613](tel:9164450613). For more information, please visit [OPR's Accessibility Site](#).

RESOLUTION 2022-60

APPROVAL OF MASTER PLANS, GENERAL PLAN
AMENDMENTS FOR MASTER PLAN, &
CONDITIONS OF APPROVAL FOR
DEVELOPMENT OF MASTER PLANS

RESOLUTION 2022-60

**A RESOLUTION OF THE CITY OF PATTERSON CITY COUNCIL
APPROVING (1) THE ZACHARIAS AND BALDWIN RANCH MASTER PLAN,
(2) A GENERAL PLAN AMENDMENT FOR THE MASTER PLAN, AND
(3) CONDITIONS OF APPROVAL FOR DEVELOPMENT OF THE MASTER PLAN**

WHEREAS, the City of Patterson ("City") has prepared a comprehensive land use and regulatory structure for the development of approximately 1,361 acres located outside the existing City limits, known as the Zacharias & Baldwin Ranch Master Plan ("Master Plan"), which is incorporated by reference as **Exhibit A**; and

WHEREAS, adoption of the Master Plan requires a General Plan Amendment to incorporate the boundaries, land uses, circulation, and other components of the Master Plan; and

WHEREAS, the Master Plan will redesignate the Zacharias area of the Master Plan from Low-Density Residential to Low-Density, Medium-Density, and High-Density Residential, Mixed Use, General Commercial, Light Industrial, and Parks and Open Space, as further described in the Master Plan; and

WHEREAS, the Master Plan will redesignate the Baldwin Ranch area of the Master Plan from Low-Density Residential to Medium-Density Residential and Parks, as further described in the Master Plan; and

WHEREAS, the Master Plan facilitates the buildout of the General Plan and conforms to the goals, policies, and programs of the General Plan, as further described in the findings attached hereto as **Exhibit B**; and

WHEREAS, City staff have prepared a master set of Conditions of Approval, attached hereto as **Exhibit C**, that will apply to development of the Master Plan. Future development in the Master Plan area will also be subject to additional conditions of approval in connection with subsequent development applications; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the City has prepared a Final Environmental Impact Report (SCH# 2018122052) for adoption of the Master Plan ("Final EIR"). In conjunction with this Resolution, the City Council by separate Resolution certified the Final EIR for the Master Plan; and

WHEREAS, in conjunction with this Resolution, the City Council by separate Resolution authorized City staff to file 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; and

WHEREAS, City staff have conducted a full analysis of the Master Plan to ensure compliance with the City's General Plan, Zoning Code, and other applicable laws, regulations, and standards; and

WHEREAS, on August 12, 2021, the Patterson Planning Commission conducted a duly noticed public hearing and recommended approval of the Master Plan, the General Plan Amendment, and Conditions of Approval for the buildout of the Master Plan; and

WHEREAS, based on its independent review and analysis, the staff analysis, oral and written testimony, the City Council finds, after due study, deliberation and public hearing that the following circumstances exist:

1. That the Master Plan is consistent with the goals, policies, and standards of the Patterson General Plan, including features that include complete neighborhoods, a comprehensive mobility network, connected community facilities, and comprehensive infrastructure, financing, and phasing plans, as further described in **Exhibit B** attached hereto.
2. That the Master Plan is compatible with surrounding land use designations.
3. That buildout of the Master Plan will assist the City in meeting its Regional Housing Needs Allocation, consistent with goals, policies, and programs of the City's Housing Element.
4. That the Master Plan will provide a mix of housing products and densities serving a broad range of households, incomes, and ages.
5. That the Master Plan will provide connectivity to surrounding neighborhoods, regional retail centers, and new employment opportunities.
6. That the Master Plan will contain a neighborhood center with retail, restaurants, entertainment, office, and public uses in proximity to nearby residents.
7. That the Master Plan will provide a complete and interconnected system of mobility consisting of roadways, bicycle and pedestrian paths, and transit stops.
8. That there will be parkland, schools, and other public uses within a short walk or bicycle ride of new residences.
9. That the Master Plan contains elements that foster the sustainable use of scarce or nonrenewable resources.
10. That the boundaries of each phase of the Master Plan reflect a logical order of development.
11. That with the construction of new infrastructure and use of certain public financing mechanisms (including impact fees and community facilities districts), there will be adequate public services and facilities to support and serve new residents in the Master Plan, including but not limited to, water supply, sewage disposal, storm drainage, circulation, schools, fire protection, and police protection.
12. That the Master Plan will not be detrimental to the health, safety, comfort, convenience and general welfare of the community.

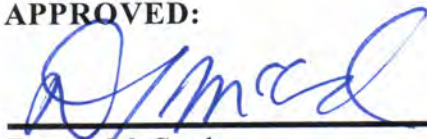
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Patterson as follows:

1. **Master Plan.** The City Council hereby approves the Master Plan, which is incorporated by reference as **Exhibit A**. New development in the Master Plan shall conform to the objectives, requirements, standards, and policies of the Master Plan and related entitlements. City staff shall have the discretion to allow non-substantial modifications to the Master Plan.
2. **General Plan Amendment.** The City Council hereby approves a General Plan Amendment for the Master Plan. The necessary amendments to the General Plan shall include, without limitation, amendments to the General Plan Map, other affected land use diagrams and figures, the City's roadway system and circulation network, and any other text edits that may be necessary to integrate the Master Plan into the General Plan. City staff is hereby authorized to make the necessary amendments to the General Plan to incorporate the boundaries, land uses, circulation, and other components of the Master Plan.
3. **Conditions of Approval.** The Conditions of Approval, attached hereto as **Exhibit C**, shall apply to the buildout of the Master Plan. City staff shall have the discretion to modify the Conditions of Approval as needed to advance and facilitate development of the Master Plan.

PASSED AND ADOPTED by the City of Patterson City Council on the 16th DAY of August 2022, by the following roll call vote:

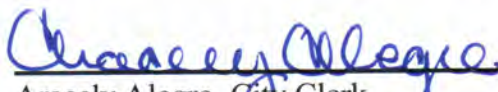
AYES: Councilmembers Farinha, Homen, Alves, Parham and Mayor McCord
NOES: None
EXCUSED: None

APPROVED:



Dennis McCord
Mayor of the City of Patterson

ATTEST:



Aracely Alegre, City Clerk
City Clerk of the City of Patterson

I hereby certify that the foregoing is a full, correct, and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a regular meeting held on the 16th day of August 2022, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATE:

City Clerk of the City of Patterson

EXHIBIT A

Zacharias & Baldwin Ranch Master Plan

The Zacharias & Baldwin Ranch Master Plan is incorporated by reference to this City Council Resolution and shall be kept at Patterson City Hall, 1 Plaza Circle, Patterson, CA, 95363.

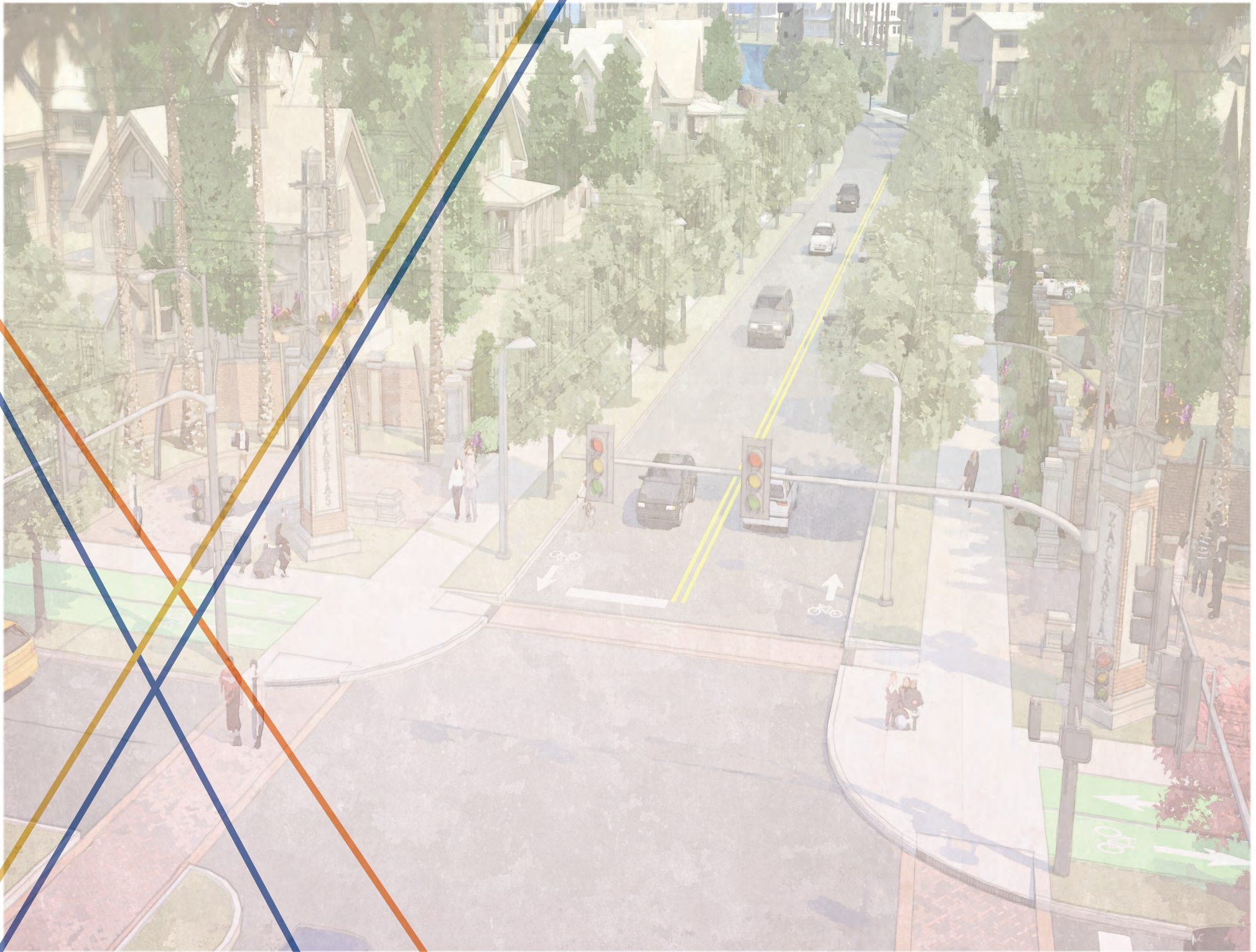
Public review copies of the Master Plan are also available at the City's web page for City Master Plan documents, *available at* <https://www.ci.patterson.ca.us/658/Master-Plan-Documents>.



ZACHARIAS & BALDWIN RANCH MASTER PLAN

August 2022





Zacharias & Baldwin Ranch MASTER PLAN

2022

City of Patterson

MIG, INC.

ACKNOWLEDGEMENTS

CITY OF PATTERSON

CITY COUNCIL

Dennis McCord, Mayor

Shivaugn Alves, Councilmember District A

Alfred Parham, Councilmember District B

Dominic Farinha, Councilmember District C

Cynthia Homen, Councilmember District D

PLANNING COMMISSION

Ron West, Chair

Eric Bendix, Vice Chair

Titus Linares

Dianna Anderson

Jose Luis Lopez

STAFF

Ken Irwin, PE

Bryan Stice

Joel Andrews

Michael H. Willett

Fernando Ulloa, PE

Barbara Brenner

City Manager

Community Development
Director

City Planner

Public Works Director

City Engineer

City Attorney

CONSULTING TEAM

MIG, INC.

Scott Davidson, AICP Principal

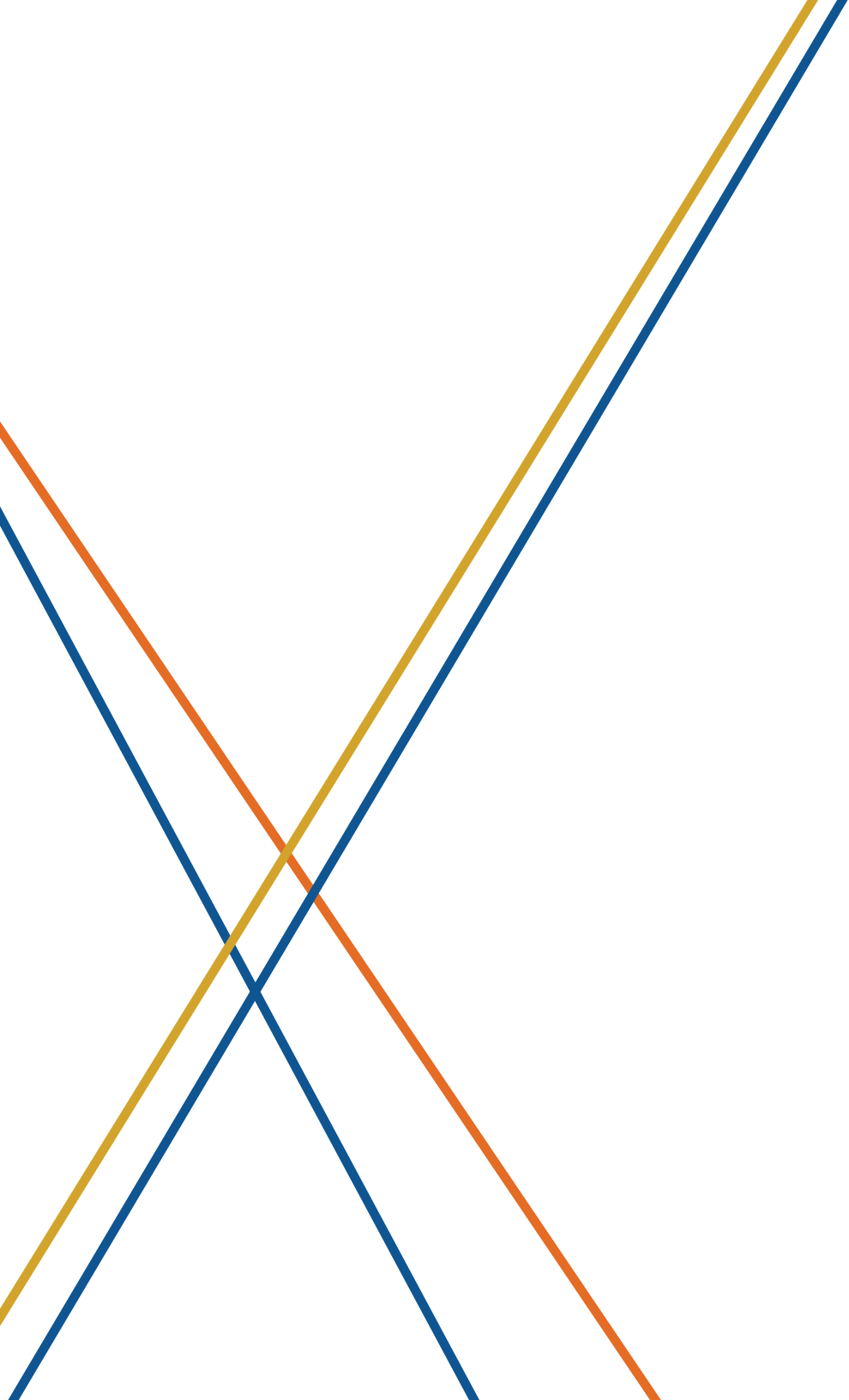
Tricia Stevens, AICP Project Manager

FIRST CARBON SOLUTION (FCS)

Grant Gruber

Jason Brandman

Mary Bean



ZACHARIAS & BALDWIN RANCH MASTER PLAN

CONTENTS

CHAPTER ONE INTRODUCTION	01
CHAPTER TWO COMMUNITY CHARACTER AND DESIGN GUIDELINES	09
CHAPTER THREE CIRCULATION	63
CHAPTER FOUR COMMUNITY FACILITIES AND SERVICES	79
CHAPTER FIVE INFRASTRUCTURE AND PUBLIC FACILITIES	89
CHAPTER SIX IMPLEMENTATION	111

An aerial architectural rendering of a city plaza. The scene features a river in the foreground with a stone wall and a walkway. A large green lawn area is the central focus, surrounded by paved walkways and outdoor seating with orange umbrellas. Buildings with various rooflines and balconies surround the plaza. People are depicted walking and sitting throughout the space. The text 'CHAPTER 1' is overlaid in large orange letters, and 'INTRODUCTION' is in smaller blue letters below it. Three diagonal lines in blue, orange, and yellow cross the left side of the image.

CHAPTER 1

INTRODUCTION

CHAPTER ONE

INTRODUCTION

1.1 Purpose

The purpose of the Zacharias and Baldwin Ranch Master Plan (hereinafter the Master Plan) is to establish a policy and regulatory document to guide development of the project area. The Master Plan implements the vision, goals, and policies of the Patterson General Plan by creating communities with complete neighborhoods, complete streets, and employment opportunities. The Master Plan provides land use regulations, development standards and implementation measures to develop a master planned community. The Master Plan also provides guidelines and standards for infrastructure, amenities and services needed to serve the development. The Master Plan ensures that the area develops in a comprehensive and coordinated manner using “smart growth” principles of mix of land uses, range of housing opportunities and choices, walkable neighborhoods, a sense of place, preservation of open space, and transportation choices.

The project objectives are to:

1. Promote positive contribution to the local and regional economy through new capital investment, creation of new employment and housing opportunities, and expansion of the tax base.
2. Develop a mix of new residential uses in proximity to a regional job center.
3. Continue to attract new businesses to the City of Patterson by providing adequate, available land and infrastructure.
4. Facilitate buildout of the City of Patterson General Plan.
5. Maintain a high quality of life in the City of Patterson through the provision of schools, parks, open spaces, and trails in residential areas.
6. Facilitate the development of the South County Corridor by reserving land for the future alignment of this transportation

corridor and limiting new connections from the Master Plan area.

7. Promote land use compatibility with the Ranchette area by appropriately siting roadway connections and affording property owners the option of maintaining their existing land use activities or developing low density residential uses.
8. Ensure that the Patterson city limits are expanded in an orderly and logical manner.
9. Avoid the premature conversion of viable agricultural land by affording property owners the ability to continue to farm their land until conditions are right for development.
10. Provide groundwater recharge facilities to protect groundwater resources consistent with City and State groundwater recharge policies.

The entitlements necessary to approve and implement the Master Plan are:

- Certification of the EIR
- Annexation
- Master Services Review
- General Plan Amendments
- Pre-Zone Master Plan Area
- Master Plan
- Public Facilities Financing Plan
- Development Agreement

1.2 Overall Vision and Guiding Principles

The vision for the Master Plan is to create master-planned communities that provide a quality environment for work, play, and living as a harmonious and logical extension of the Patterson community. The Master Plan provides a place for people that work in Patterson to live near their jobs, with diverse housing types and places to recreate. By minimizing commute times, the Master Plan will free up residents to spend more time relaxing, shopping, and spending time with their families and friends. The Master Plan will have regional benefits to the community by providing flood and stormwater facilities that extend beyond its boundaries. The project will maintain sustainable groundwater levels. To further this vision, the following Guiding Principles will apply:

- A. Complete Streets. Create a well-connected network that supports multimodal transportation within and outside of the Plan Area. Provide a system of bicycle/pedestrian only pathways largely separated from streets to enhance walkability and reduce vehicle miles traveled. Create human-scaled, experiential streets and paths that meet multiple needs and serve multiple modes.
- B. Open space. Provide an accessible, high-quality network of multipurpose open spaces that are connected with a system of bicycle/pedestrian pathways with a goal of every house be located within 0.25 mile of open space.
- C. Land use. Promote land uses that support economic development and City growth. Help facilitate new business park development and expand on the City's existing supply of business park uses. In addition, help facilitate new residential development that allows the City to continue to grow and house employees working in Patterson and surrounding areas, as well as families wishing to live in Patterson.
- D. Flexibility. Provide flexibility in land uses and housing densities when suitable. The Preliminary Land Plan shows only primary roads. This provides landowners in the residential portion of the project flexibility in designing streets, blocks, and parcels so long as consistency with the intent of the Preliminary Land Plan remains. Additionally, the land plan provides flexibility in the following areas:
 - 1. Residential. For the portion of residential designated as Medium Density, there is flexibility to provide different densities and housing types throughout the project, site, as long as housing unit numbers do not exceed the amount shown in Table 1 for Medium Density Residential.
 - 2. Mixed use. For the Mixed-Use designation, there is flexibility to provide commercial and/or high-density residential uses, as long as active ground-floor uses are provided in key mixed use core areas.
- E. Housing types. Provide a diversity of housing types for different lifestyles, household sizes, ages, and income levels. The diversity of housing types include, but are not limited to, single family residences, townhomes, alley-loaded products, green court and motor court development, and apartments.
- F. Neighborhood hub. Establish a neighborhood hub with a mix of active uses including commercial, high density residential, schools, parks, and trails.
- G. Place. Create a distinct sense of place that builds on Patterson's built and natural heritage. This includes selection of tree species, iconic roundabouts at key intersections, and use of agricultural irrigation canals as community assets.

- H. Transition area. Create context-sensitive transition areas that preserve existing and proposed uses. This includes the following transition areas:
1. Proposed residential to proposed and existing industrial areas. Methods for providing appropriate transitions include the use of drainage basins, trails, berms, and/or fencing.
 2. Proposed residential to existing single-family residences to the south. The proposed land use east of Baldwin Road, on the southern edge of the project is proposed to accommodate single-family residences similar to the existing single-family residences south of the project site.
 3. Proposed residential to existing ranchettes to the east. The existing 40-foot-wide canal easement with the proposed parkway, along with open land uses adjacent to the parkway, provides an appropriate interface to the ranchette area as the area transitions to residential uses.
 4. Proposed development to existing agricultural uses to the north.
 5. Proposed residential and commercial development to the potential future South County Corridor to the north
 6. Options for transition areas include:
 - Buffer. Examples of buffers include open space (e.g. drainage areas, trails, parks)
 - Land use
 - Major streets
- I. Infrastructure. Integrate cost-efficient infrastructure systems. Design open space, trails, and buffers consistent with natural drainage areas to capture and direct drainage in a more cost-efficient and sustainable manner. Infrastructure will comply with the Infrastructure Master Plans developed by the City.
- J. Maintenance. Establish long-term maintenance requirements, in particular for the design of open spaces.

1.3 Project Setting

The Master Plan project areas are comprised of two areas. The Zacharias project area is 1,296.4 acres 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) and including the recharge basin and flood retention area to the north of Zacharias Road. The Baldwin Ranch project area is 66 acres 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).

Figure 1: Regional Context

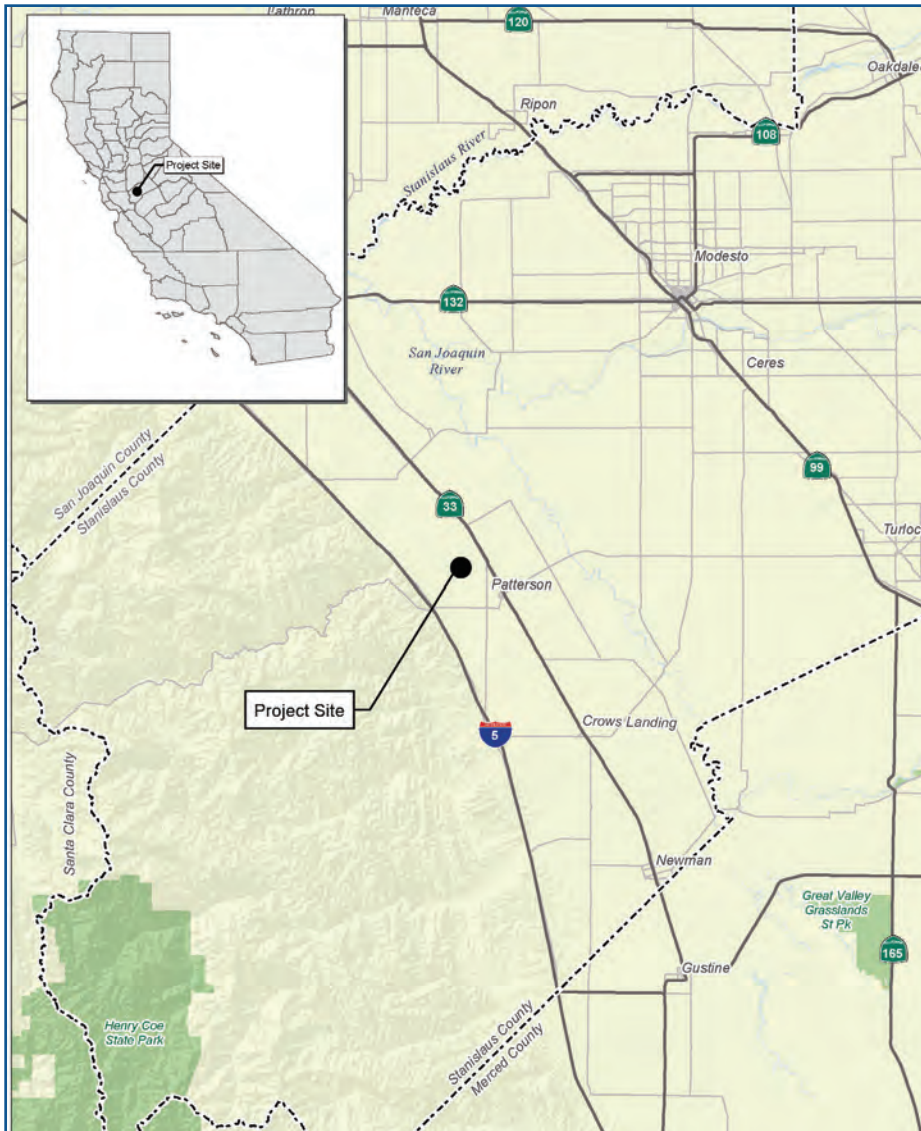


Figure 4: Aerial Map

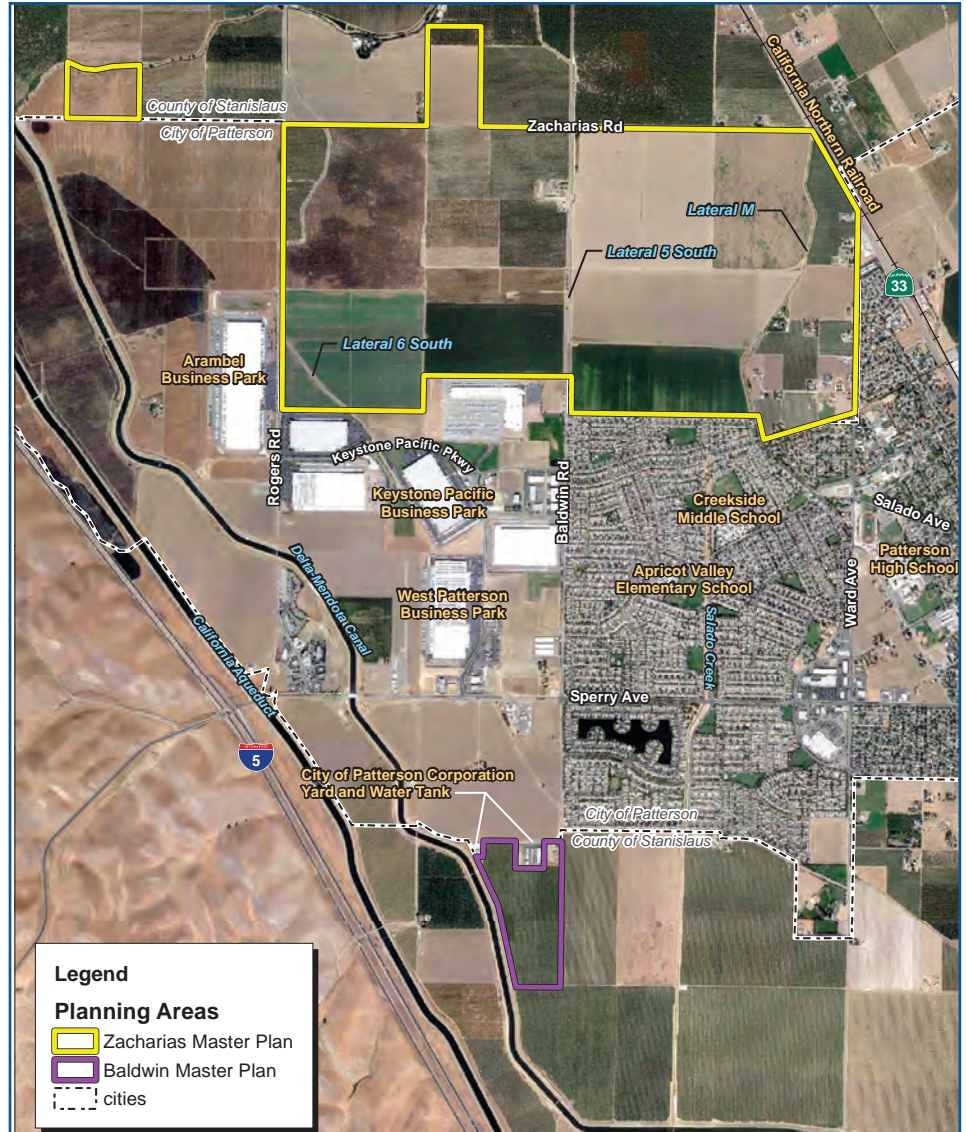


Figure 2: Baldwin Ranch Location Map and Annexation Area

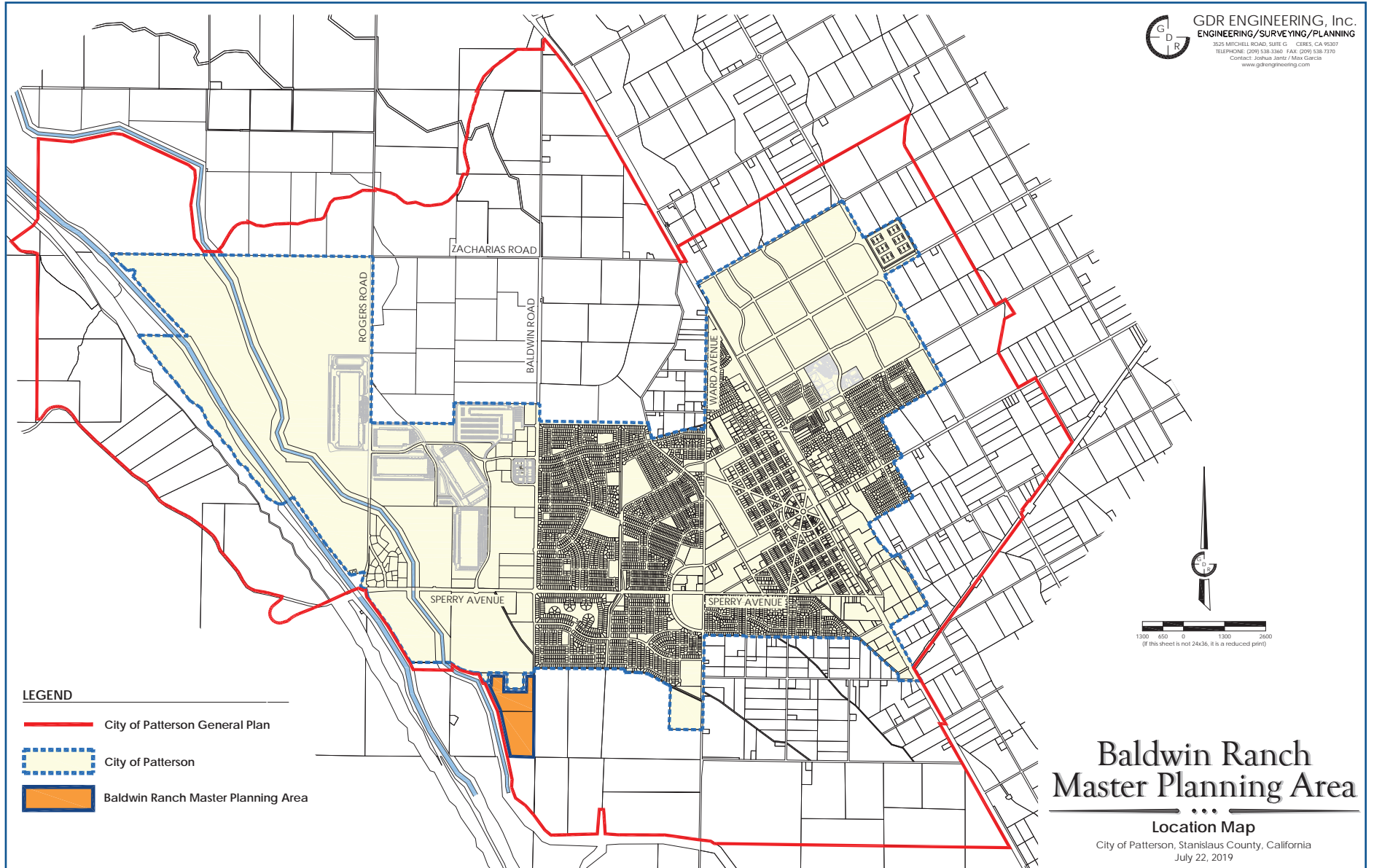
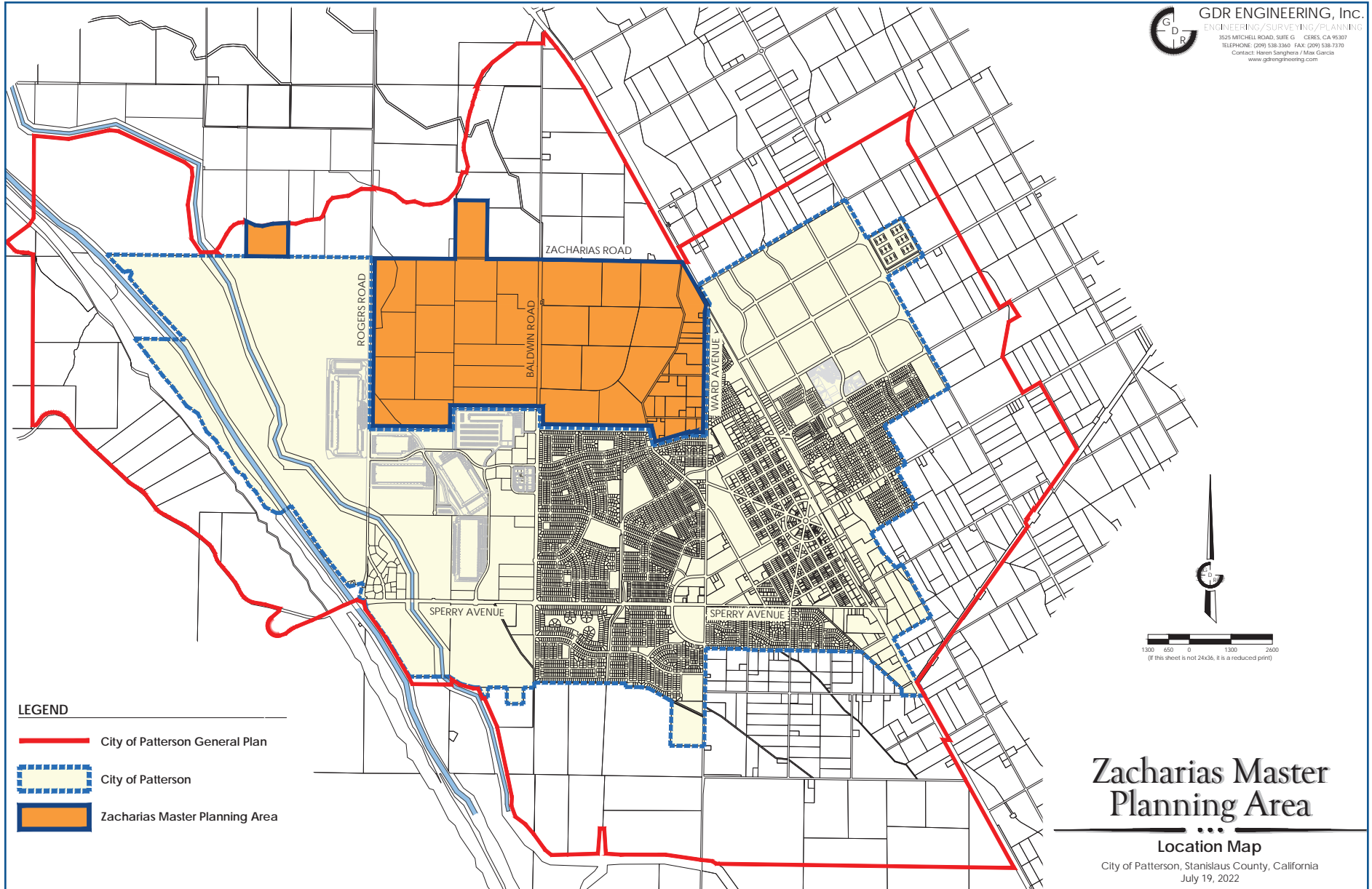


Figure 3: Zacharias Location Map and Annexation Area



1.4 Natural Environment

Both the Zacharias and Baldwin Master Plan areas are characterized by existing agricultural land including orchards and row crops. West Stanislaus Irrigation District irrigation canal Lateral Six South, meanders from south-to-north through the western portion of the Zacharias area. A Patterson Irrigation District (PID) canal runs north-south through the eastern portion.

The eastern portion of the Zacharias area is known as the “Ivy-Rose Area ranchette triangle.” Located east of the PID canal, this 143.7-acre area consists of 31 parcels ranging in size from 1 acre – 19 acres. Many of the parcels are residential only and some support agricultural uses.

1.5 Relationship to Patterson General Plan

The Patterson General Plan Land Use Element designates areas surrounding the City for additional urban development, as shown on General Plan Figure LU-1. The General Plan designations for the Plan Area implement General Plan Policy LU-1.2 which describes the Low Density Residential Designation as a “holding” category.

The General Plan provides two sets of overarching policies to guide the development of the Master Plan, using smart growth principles. First, the General Plan provides a list of issues to be addressed in the development of the Northern and Southern Expansion Areas. Second, Land Use Element Policies LU-1.1 and 1.3 outline qualities desired in residential expansion areas.

Throughout this Master Plan, details of how the project complies with the General Plan will be shown. Following is a brief summary:

Complete Neighborhoods. The Master Plan will provide a mix of housing products and densities. In the Zacharias area, densities range from low to high densities. This Master Plan provides design guidelines that call for a diversity of housing types. The Zacharias area will have a mixed-use neighborhood center with a focus on the lake frontage. This center is central to the project and will serve as an active community gathering place within walking or biking distance to most of the community.

Baldwin Ranch provides for medium density housing at the southern edge of the City. Because of its smaller size, a range of densities is not feasible. Similar to Zacharias, the area will have a mix and variety of housing types and lot sizes.

Comprehensive Mobility Network and Complete Streets. The Master Plan will have a complete and interconnected mobility system with a hierarchy of arterial, major and minor collector, and local streets that provide for ease of travel by auto, bicycles and pedestrians. The arterial and collector street sections will include Class I or Class II bicycle paths and sidewalks separated from the roadway to encourage alternative modes of travel. A system of Class I “paseos” will transverse the project, enhancing bicycle and pedestrian activity. The Circulation Plan includes traffic calming measures, including roundabouts, to enhance safety.

Connected Community Facilities. Parks and schools will be within a short walk or bicycle ride from every home. The Class I “paseos” connect to the parks and schools.

Connectivity to the Community. The project area will connect to the surrounding neighborhoods, regional retail centers and employment. The Zacharias area will include a community shopping center to provide a wide range of grocery, general merchandise and apparel services to the community. The project area also includes +317.5 acres of business park uses which were previously designated for residential and are being changed to business park to enhance the City’s job-housing balance. It is connected to the existing community via Ward Avenue, Baldwin Road, Rogers Road and a new north-south collector. The PID canal paseo will provide for bicycle and pedestrian access to the neighborhood to the south and the high school and will ultimately link to a regional trail system.

Baldwin Ranch is connected to the south end of the community via Baldwin Road. It is located in close proximity to commercial area and employment.

Issues Specific to the Northern Expansion Area. Issues specific to the Northern Expansion Area will be discussed throughout this Master Plan.

- High School Site.
- South County Corridor.
- Land Use Compatibility with Existing Industrial Businesses.
- Timing of I-5 Interchange.
- Flooding Impacts.

Implementation: Infrastructure, Financing and Phasing. Chapters 5 and 6 outline a comprehensive infrastructure, phasing and financing plan. Infrastructure will comply with the Infrastructure Master Plans developed by the City.

An aerial photograph of a city street scene. In the foreground, a wide river flows from the bottom left towards the right. The street is lined with various buildings, including a prominent one with a circular glass facade. There are trees, palm trees, and a few cars on the road. The overall scene is bright and clear.

CHAPTER 2

COMMUNITY CHARACTER & DESIGN GUIDELINES



CHAPTER TWO

COMMUNITY CHARACTER AND DESIGN GUIDELINES

2.1 Overall Community Structures / Land Use Summary

A. Zacharias Project Area

The Zacharias project area proposes a 1,296.4-acre master-planned community with the following main components:

- Residential neighborhoods with a mix of densities ranging from 3 to 25 dwelling units per acre
- A mixed-use town center with a lake feature as a focal point
- A commercial center for local and community retail needs
- A business park area to provide for employment opportunities
- The Ivy/Rose “ranchette” area with potential for future residential development
- A “complete streets” network with bicycle and pedestrian trails connecting the community
- Public schools
- An interconnected network of parks and open space for both passive and active recreation
- A recharge basin and flood retention area

A total of up to 5,086 residential units, 855,000 square feet of retail uses, and 6,910,000 square feet of business park uses are proposed. Figure 5 provides a more detailed breakdown of proposed development.

Following is the proposed Land Use Plan:

Figure 5: Zacharias Land Use Plan

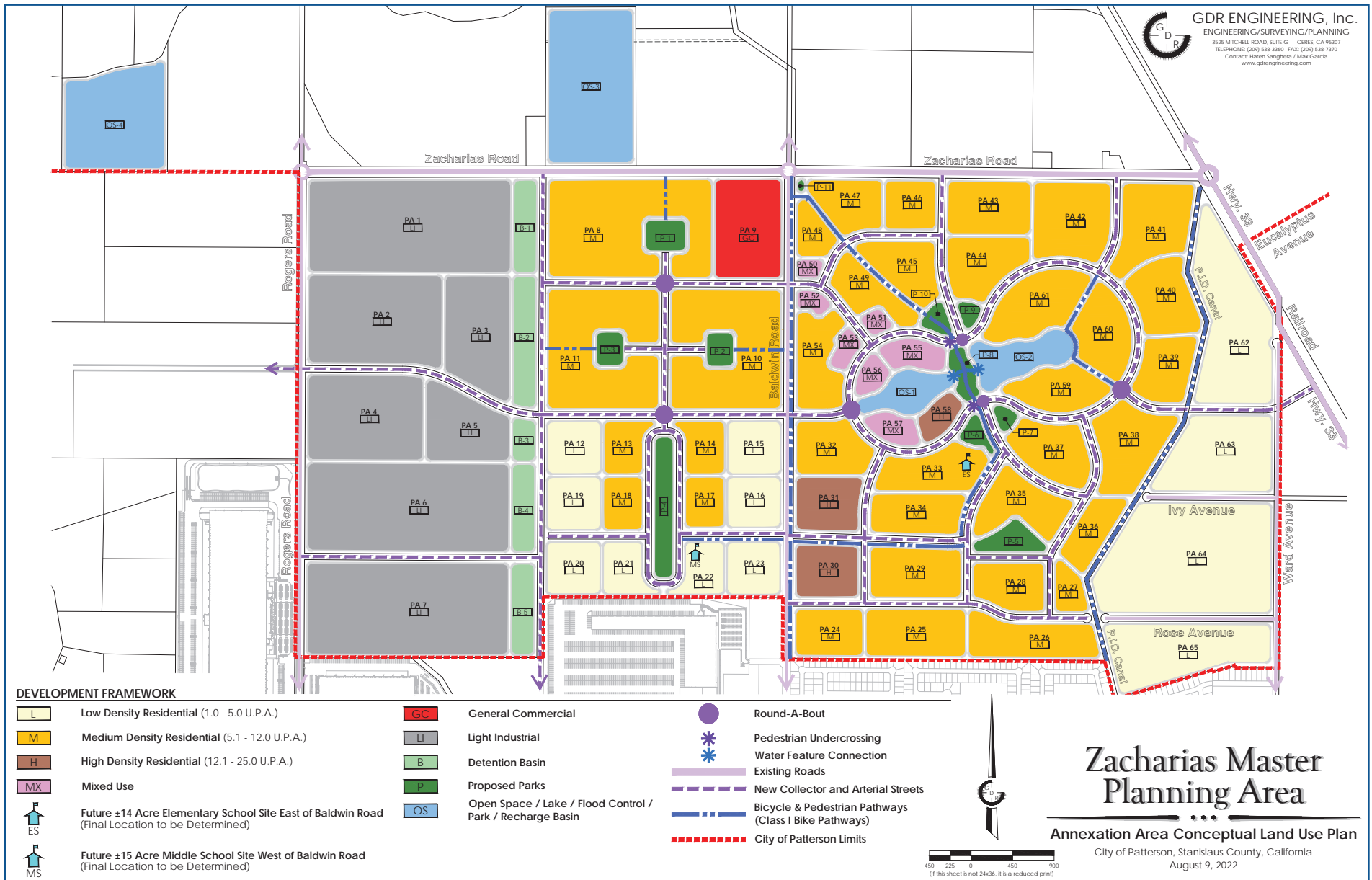


Figure 6: Zacharias Land Use Breakdown



PA	Land Use	Acreage (Gross)	Density	# of Units	Bldg. Sq. Ft.
1	Light Industrial	66.4	-	-	1,360,500
2	Light Industrial	36.7	-	-	845,500
3	Light Industrial	25.4	-	-	523,500
4	Light Industrial	31.0	-	-	720,500
5	Light Industrial	29.5	-	-	585,250
6	Light Industrial	62.6	-	-	1,420,500
7	Light Industrial	65.9	-	-	1,454,250
8	Medium Density Residential	47.9	5.4	259	-
9	General Commercial	22.2	-	-	350,000
10	Medium Density Residential	42.2	5.4	228	-
11	Medium Density Residential	39.4	5.4	213	-
P-1	Park	3.0	-	-	-
P-2	Park	3.0	-	-	-
P-3	Park	3.5	-	-	-
ZACHARIAS RANCH - TOTAL		478.7	-	700	7,260,000

PA	Land Use	Acreage (Gross)	Density	# of Units	Bldg. Sq. Ft.
12	Low Density Residential	9.0	5.1	47	-
13	Medium Density Residential	9.4	9.4	87	-
14	Medium Density Residential	9.3	9.4	87	-
15	Low Density Residential	9.6	5.1	50	-
16	Low Density Residential	10.1	5.1	53	-
17	Medium Density Residential	9.2	9.4	84	-
18	Medium Density Residential	9.2	9.4	84	-
19	Low Density Residential	9.5	5.1	49	-
20	Low Density Residential	9.1	5.1	47	-
21	Low Density Residential	7.9	5.1	41	-
22	Low Density Residential	7.9	5.1	41	-
23	Low Density Residential	9.6	5.1	50	-
P-4	Park	9.9	-	-	-
TPF DEVELOPMENT - TOTAL		119.7	-	720	-

PA	Land Use	Acreage (Gross)	Density	# of Units	Bldg. Sq. Ft.
24	Medium Density Residential	11.1	-	-	-
25	Medium Density Residential	15.4	6.0	253	-
26	Medium Density Residential	15.7	-	-	-
27	Medium Density Residential	5.1	-	-	-
28	Medium Density Residential	12.5	7.4	250	-
29	Medium Density Residential	16.1	-	-	-
30	High Density Residential	12.6	17.1	216	-
P-5	Park	8.8	-	-	-
KEYSTONE RANCH - TOTAL		97.3	-	719	-

PA	Land Use	Acreage (Gross)	Density	# of Units	Bldg. Sq. Ft.
31	High Density Residential	13.0	18.0	232	-
32	Medium Density Residential	13.0	6.5	84	-
33	Medium Density Residential	13.9	6.5	90	-
34	Medium Density Residential	13.6	6.5	88	-
35	Medium Density Residential	14.8	6.5	96	-
36	Medium Density Residential	8.8	6.5	57	-
37	Medium Density Residential	15.6	6.5	101	-
38	Medium Density Residential	16.7	6.5	108	-
39	Medium Density Residential	11.4	6.5	73	-
40	Medium Density Residential	13.1	6.5	85	-
41	Medium Density Residential	19.4	6.5	125	-
42	Medium Density Residential	19.8	6.5	128	-
43	Medium Density Residential	15.3	6.5	99	-
44	Medium Density Residential	13.2	6.5	85	-
45	Medium Density Residential	12.6	6.5	81	-
46	Medium Density Residential	10.0	6.5	64	-
47	Medium Density Residential	11.6	6.5	75	-
48	Medium Density Residential	6.3	6.5	40	-
49	Medium Density Residential	10.3	6.5	66	-
50	Mixed Use	2.7	10.5	26	50,500
51	Mixed Use	2.8	10.5	27	48,500
52	Mixed Use	3.1	10.5	31	58,500
53	Mixed Use	3.5	10.5	35	61,500
54	Medium Density Residential	14.7	6.5	95	-
55	Mixed Use	6.4	10.5	66	113,500
56	Mixed Use	4.2	10.5	43	74,000
57	Mixed Use	5.5	10.5	57	98,500
58	High Density Residential	5.0	18.0	90	-
59	Medium Density Residential	12.2	6.5	79	-
60	Medium Density Residential	13.7	6.5	88	-
61	Medium Density Residential	16.6	6.5	107	-
P-6	Park	4.5	-	-	-
P-7	Park	4.5	-	-	-
P-8	Park	10.5	-	-	-
P-9	Park	4.0	-	-	-
P-10	Park	5.0	-	-	-
P-11	Park	3.0	-	-	-
OS-1	Open Space / Lake	5.4	-	-	-
OS-2	Open Space / Lake	8.0	-	-	-
LAKESIDE HILLS DEVELOPMENT - TOTAL		387.7	-	2,521	505,000

PA	Land Use	Acreage (Gross)	Density	# of Units	Bldg. Sq. Ft.
62	Low Density Residential	34.7	3.0	104	-
63	Low Density Residential	26.4	3.0	79	-
64	Low Density Residential	55.3	3.0	166	-
65	Low Density Residential	27.3	3.0	82	-
IVY ROSE GARDENS - TOTAL		143.7	3.0	431	-

PA	Land Use	Acreage (Gross)	Density	# of Units	Bldg. Sq. Ft.
OS-3	Flood Control / Park	39.4	-	-	-
OS-4	Recharge Basin	30.1	-	-	-
STORMWATER RECHARGE & FEMA SOLUTION - TOTAL		69.5	-	-	-

Color	Development	Acreage (Gross)	Density	# of Units	Bldg. Sq. Ft.
[Blue]	Zacharias Ranch	478.7	-	700	7,260,000
[Yellow]	TPF Development	119.7	-	720	-
[Orange]	Keystone Ranch	97.3	-	719	-
[Purple]	Lakeside Hills Development	387.7	-	2,521	505,000
[Green]	Ivy Rose Gardens	143.7	3.0	431	-
[Light Blue]	Stormwater Recharge & FEMA Solution	69.5	-	-	-
PROJECT TOTAL		1,296.6	-	5,091	7,765,000

Color	Land Use	Acreage (Gross)	Density	# of Units	Bldg. Sq. Ft.
[Grey]	Light Industrial	317.5	-	-	6,910,000
[Red]	General Commercial	22.2	-	-	350,000
[White]	Low Density Residential	216.4	3.7	809	-
[Yellow]	Medium Density Residential	539.1	6.4	3,459	-
[Orange]	High Density Residential	30.6	17.6	538	-
[Purple]	Mixed Use	28.2	10.4	285	505,000
[Green]	Park / Bike & Pedestrian Pathways	59.7	-	-	-
[Light Blue]	Open Space / Lake / Flood Control / Park / Recharge Basin	82.9	-	-	-
PROJECT TOTAL		1,296.6	-	5,091	7,765,000

- Areas for B-1 through B-5 are INCLUDED in the Planning Area Acreages. Exact size to be determined with Development of each Planning Area
- Future ±14 Acre Elementary School to be located East of Baldwin Road (acreage not included in calculations above)
- Future ±15 Acre Middle School to be located West of Baldwin Road (acreage not included in calculations above)

**Zacharias Master
Planning Area**

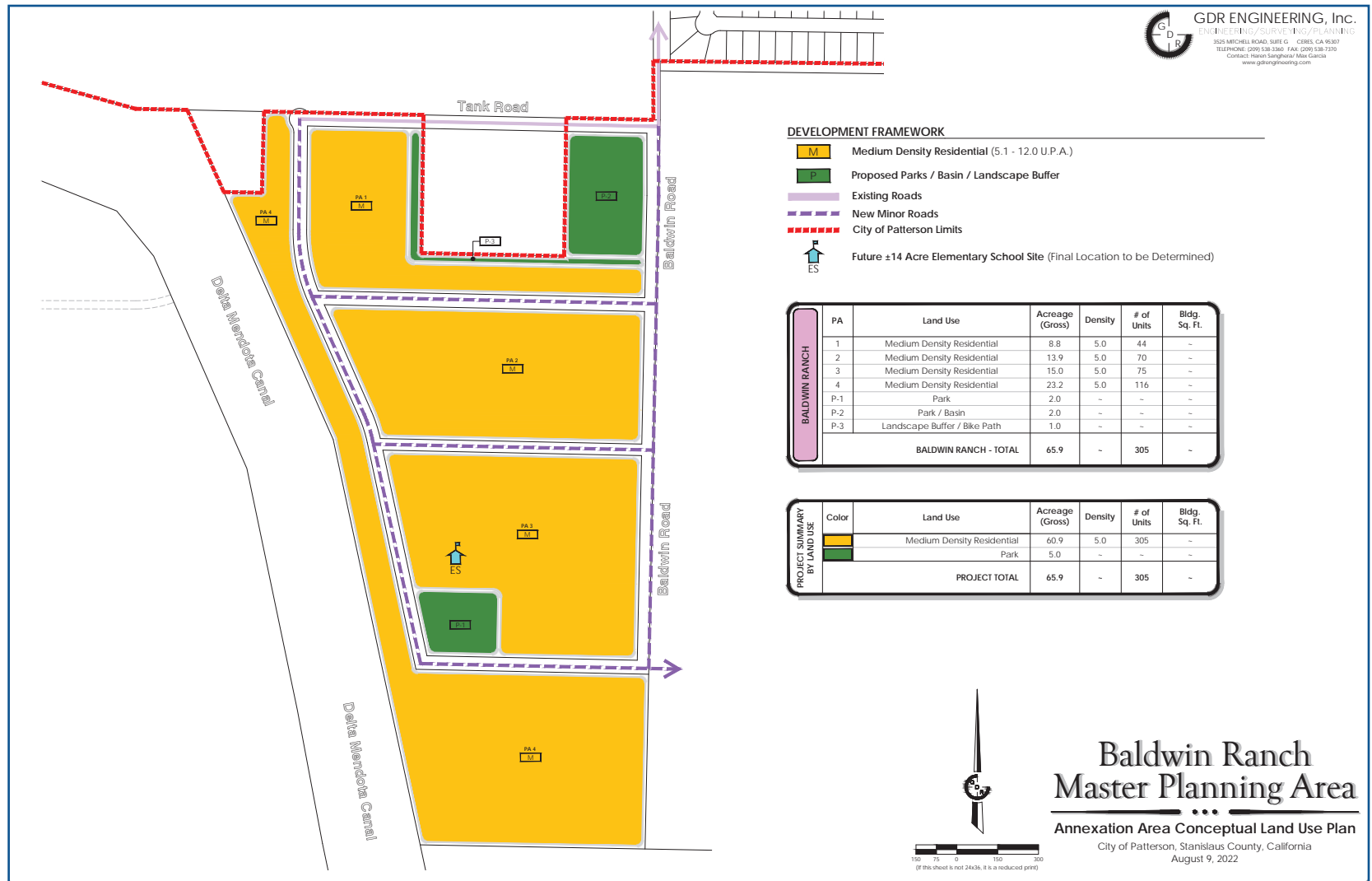
Conceptual Land Use Plan Breakdown
City of Patterson, Stanislaus County, California
August 1, 2022

B. Baldwin Ranch Project Area

The Baldwin Ranch project area proposes a 66-acre residential community in the southern part of Patterson with 305 single family dwelling units and five acres of park. Low-medium density residential uses are planned at densities averaging five dwelling units per acre. The Land Use Plan shows the area with a Medium Density Residential category in order to allow smaller lot sizes or alternative housing types (alley-loaded, cluster) than what typically occurs in low-density residential areas. The total unit count would not exceed 305 dwelling units.

Following is the proposed Land Use Plan and the breakdown of land use types:

Figure 7: Baldwin Land Use Plan



Baldwin Ranch Master Planning Area

Annexation Area Conceptual Land Use Plan

City of Patterson, Stanislaus County, California
August 9, 2022

C. Relationship to Zoning Ordinance and Community Design Guidelines

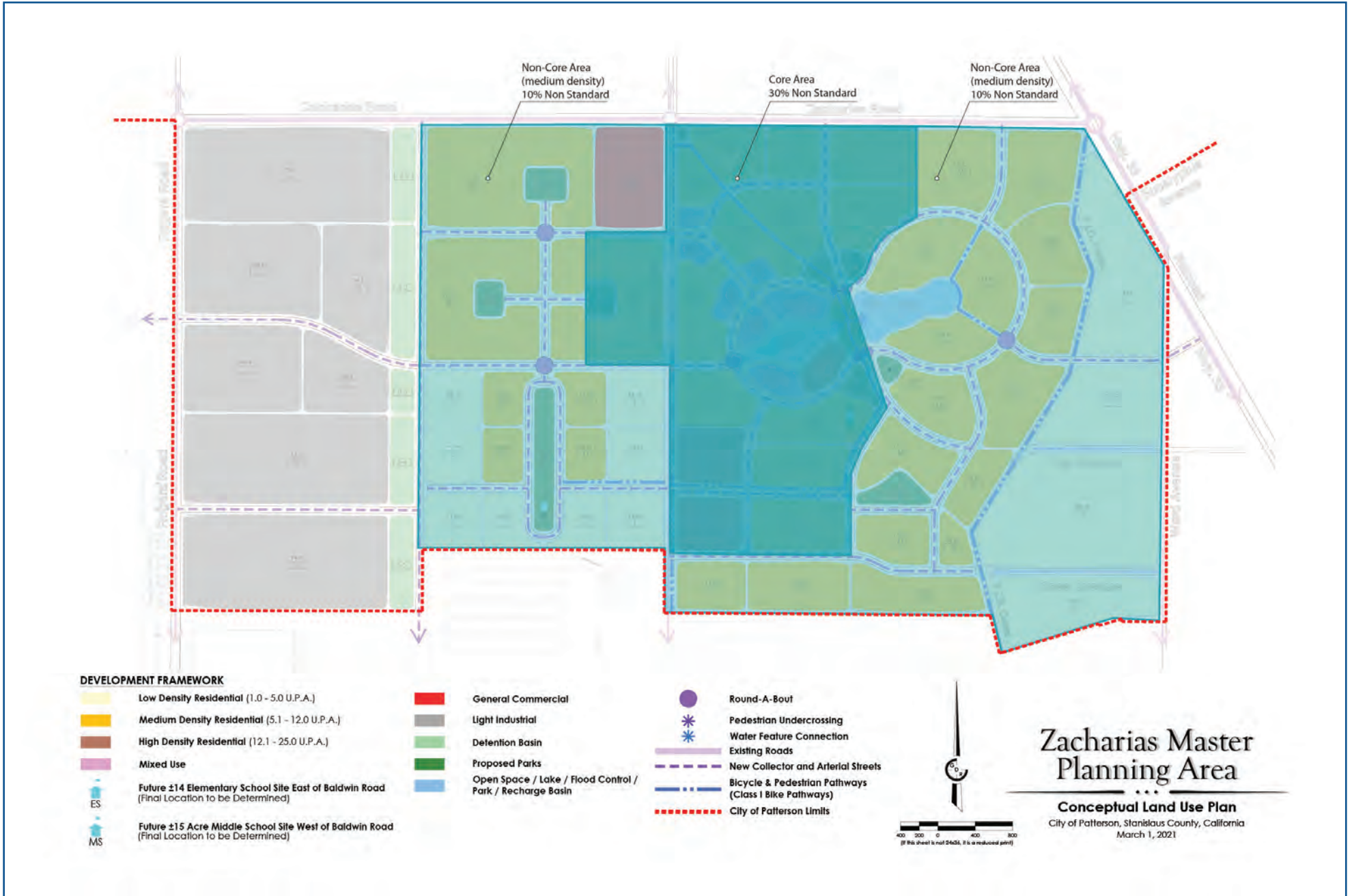
The Master Plan will partially rely on the basic standards contained within the Patterson Zoning Code and Community Design Guidelines. These standards are supplemented by development standards and design guidelines contained within this document. If there is a conflict, the standards and guidelines in this document prevail. Specific development projects will require design review pursuant to City established procedures.

2.2 Residential Land Uses

A. Overall Design Objectives

1. **Neighborhood Diversity:** The Master Plan provides diverse housing types to accommodate different lifestyles, household sizes, ages, and income levels, particularly in the Medium Density areas. This diversity is most important in the Core Area where there is closer proximity to retail, services, and recreation activity. In the Core Area, at least 30 percent of the housing units shall be comprised of housing types that are different than standard single family detached, such as alley-loaded, green court or auto cluster, or planned duplex or accessory dwelling units, as described in Section 2.2.B.2. In the non-Core Medium Density areas, at least 10 percent of the housing units shall be non-standard. This objective should be monitored over the life of the project.

Figure 8: Housing Diversity in Core and Non-Core Areas



Overall Design Objective for Residential Land Uses Cont.

2. **Plans and Styles:** In order to achieve a varied and interesting streetscape, each low-density and medium density subdivision should include a minimum of three (3) housing plans and three (3) architectural styles. As part of design review of individual subdivisions, greater diversity of architectural styles is encouraged in larger subdivisions (over 50 homes).
3. **Overall Design Guidelines for Residential Neighborhoods:**
 - a. **Pedestrian scale.** Create a sense of community with residential building designs oriented to the pedestrian by incorporating porches, entries, stoops, and windows that face the street and sidewalk. Outdoor seating areas oriented toward the street are encouraged.
 - b. **Garages.** Discourage garages as a primary feature. Generally, garages should not protrude beyond the leading edge of the home. Alternative garage loading configurations are encouraged (i.e., rear lot garages, side loading garages, detached garages, alley loaded garages).
 - c. **Streetscape.** Separate sidewalks from curb with planting strips on designated streets. Where there is a separated sidewalk, street trees shall be planted between streets and sidewalks at 30 feet on center. When there is not a separated sidewalk, each lot shall include a minimum of one street trees. Corner lots that are 70 feet or less in depth shall have one tree and lots greater than 70 feet in depth shall have two trees. Tree plantings shall consider joint trench placement requirements.
 - d. **Landscaping and fencing.** Create attractive front yards with landscaping and plants. Fencing should be in the same style, color palette, and materials as the primary structure where possible.
 - e. **Four-sided articulation.** Articulation of end unit elevations is encouraged to achieve four-sided articulation. Exterior wall materials, trim and architectural details are to be applied equally to all sides of the home visible to public view.
 - f. **Architectural variation and massing.** The size, scale, proportion, color, placement and detailing of architectural features such as porches, balconies, chimneys, doors/ windows, dormers, and fencing should be carefully considered to compliment the overall massing and scale of the home. Building heights and setbacks should be varied to break visual monotony.
 - g. **Utilities.** Utility and mechanical equipment should be screened from view. Roof mounted air conditioners, coolers, or antennas are prohibited.
4. **Residential Neighborhoods:**
 - a. **Residential Neighborhoods Facing Open Space.** Neighborhoods facing open spaces, including parks and greenways, shall orient structures towards common open spaces in order to provide “eyes on the space”. Homes backing on to open spaces should be avoided wherever possible. In some cases, a street may separate the structures from the open space, in which case the street-facing structures are encouraged to be an alley-loaded or green court cluster in order to avoid having garages front the street. In some cases, homes may back onto an open space if the overall result is achieved. Homes backing onto open space shall have open wrought iron fencing or other attractive open fencing.

Orient homes facing open space with intervening street



- b. **Residential Neighborhoods Facing the Lake:** Residential neighborhoods around the lake feature shall have a variety of treatments. In the central part of the lake feature, a park/greenway feature will border the lake providing public access. At the east end of the lake, a bike/ped trail system will border the lake as shown on the Bicycle and Pedestrian Plan. In other locations, homes may back onto the lake. Where homes back onto the lake, open views shall be maintained by the use of wrought iron or other attractive open fencing.



Homes with open fencing facing lake



Park facing lake with public access

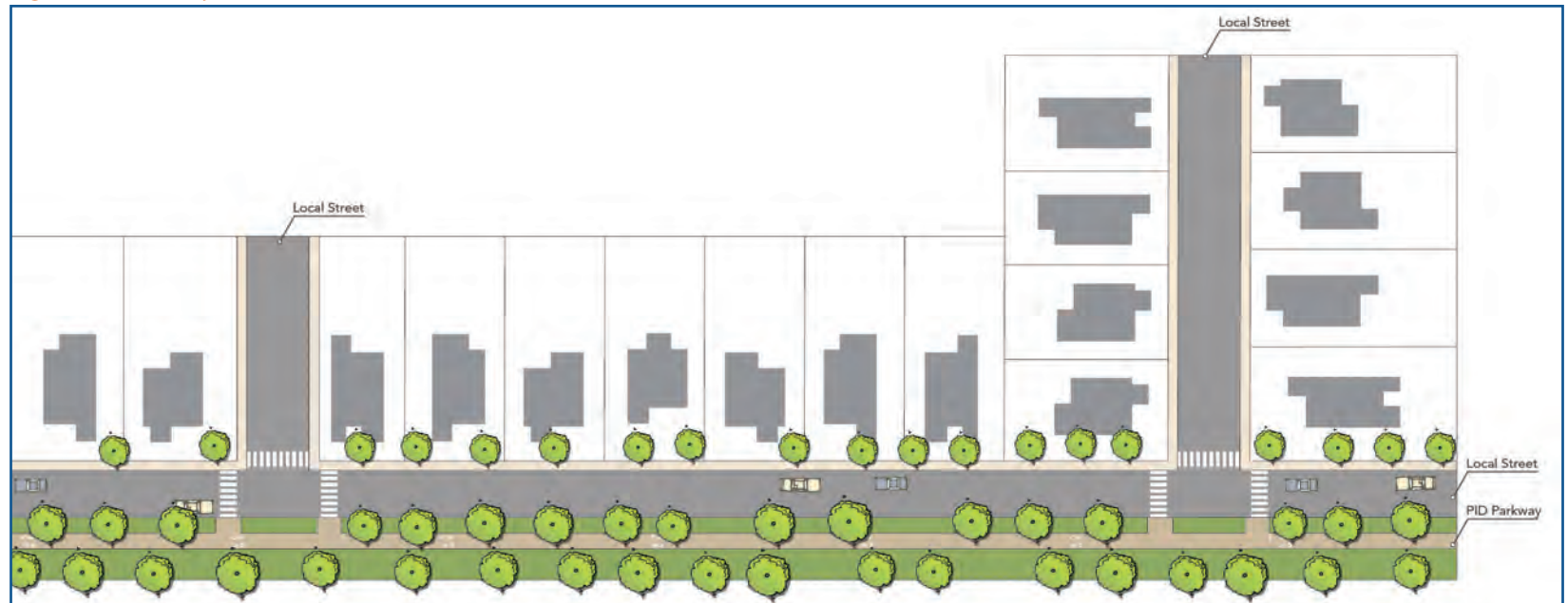
- c. **Residential Neighborhoods Facing the PID Canal Paseo.**
Development facing the PID Canal Paseo shall be oriented to face the Paseo by providing a local street paralleling the parkway to the extent practical. (See Section 3.10.A for more detail on design of the Paseo)



Above and Below: Local streets abutting Paseo



Figure 9: Street Adjacent to Paseo



Other design options may be considered to allow for flexibility and variety. While the parallel street is the preferred design, such options may be considered if the parallel street is not practical. Situations where a parallel street is not practical include limited frontage on the paseo and constrained property configurations, and when it's necessary to break up a "racetrack" effect.

Following is an example with cul-de-sacs abutting the paseo. When cul-de-sacs are used, maximize the amount of cul-de-sac frontage on the paseo and side-on lots shall have an abutting masonry wall.



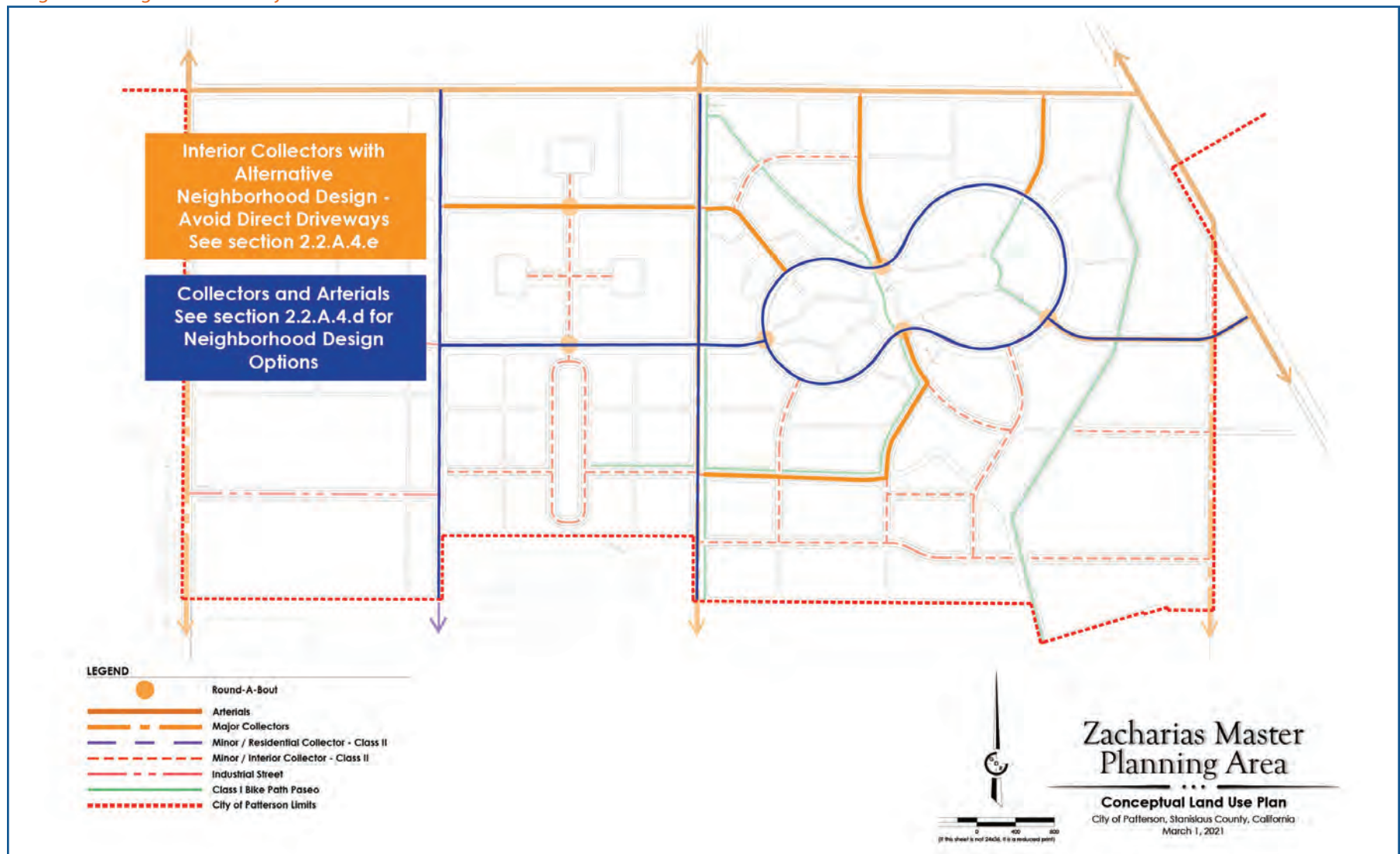
Cul-de-sac opening onto paseo

Figure 10: Cul-de-sac Option



- d. **Adjacent to Collector Streets and Arterials.** To avoid a “canyon” effect, neighborhoods adjacent to arterial and collector streets shall comply with the following design solutions while ensuring noise attenuation standards are met. These solutions apply primarily to the Residential Collector street classification but may also apply to Arterials and Major Collector such as Zacharias Road and Baldwin Road. As part of the subdivision review process, the Planning Commission may approve other design solutions.

Figure 11: Neighborhoods Adjacent to Collector and Arterial Streets



- i. **Side-on homes with short block lengths.** The interval of connecting streets would be approximately 300 feet, with a maximum of 500 feet. The homes that side-on to these streets would have a greater setback (20 feet +), if possible, than on normal corner lots. Fencing between the rear of abutting home shall be masonry construction or similar durable building materials.

Homes siding onto collector with soundwalls between homes



Figure 12: Side-on Homes

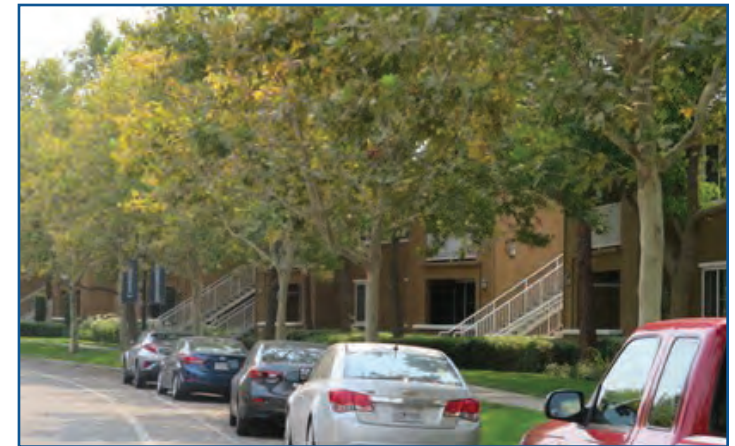


ii. **Parks and Open Space.** Wherever possible, parks and open space should abut the arterial or residential collector street. Parking can be provided adjacent to the park on interior collector or local streets, but no parking would be allowed along the east-west connector.



Neighborhood park abutting collector street

iii. **Multi-family and Mixed Use.** Wherever possible, multi-family or mixed-use developments should abut the residential collector. Consider allowing on-street parking adjacent to the multi-family or mixed-use development on a case-by-case basis.



Above and Left:
Apartments and townhomes
abutting collector street

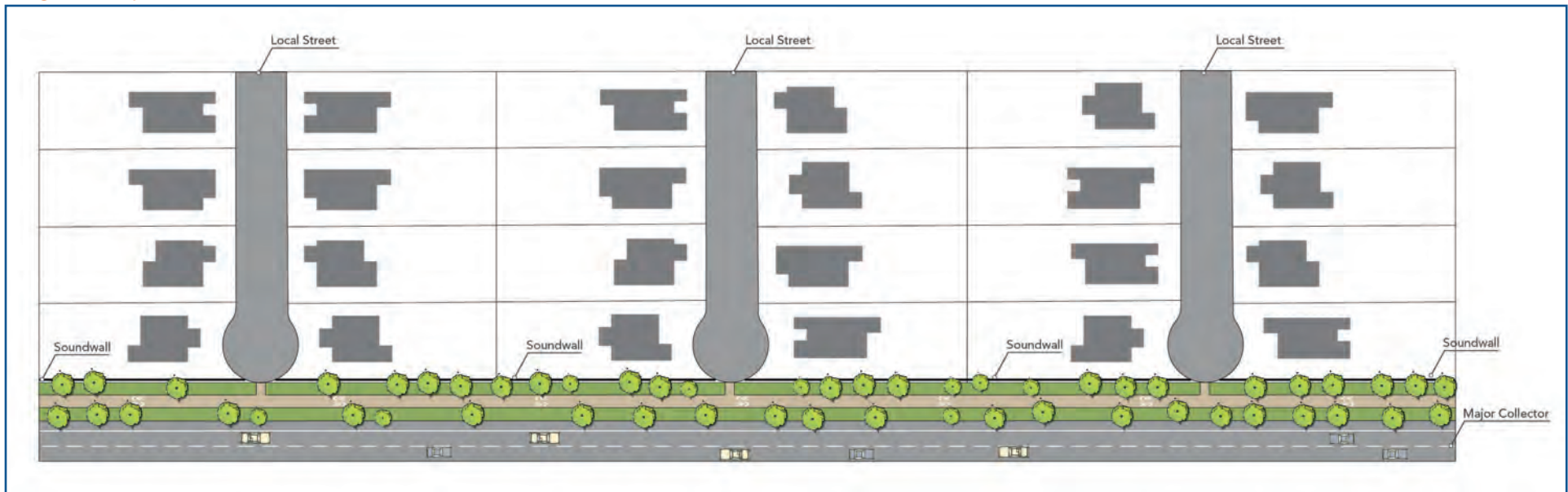
iv. **Open Cul-de-sacs.** Soundwalls should be broken up by creating breaks for pedestrian and bicycle access from cul-de-sacs.



Right and Below:
Cul-de-sac openings onto collector streets
with attractive entry and landscaping



Figure 13: Open Cul-de-sacs



v. **Soundwall Design and Landscaping.** A “canyon” effect can be mitigated by robust landscaping and attractive soundwalls. See Section 2.7.D for wall and landscaping design. All soundwalls shall be of masonry construction.

vi. **Enlarged Setbacks.** Enlarged setbacks for homes facing a collector can provide an open feel while still maintaining safety and noise protection for the homes. For this option, there would be no driveways directly on to the collector. This option could include courtyards or open fencing in the front yards. Homes shall have a minimum of a 30-foot setback if this option is selected.



Homes with courtyards and enlarged setback facing collector street



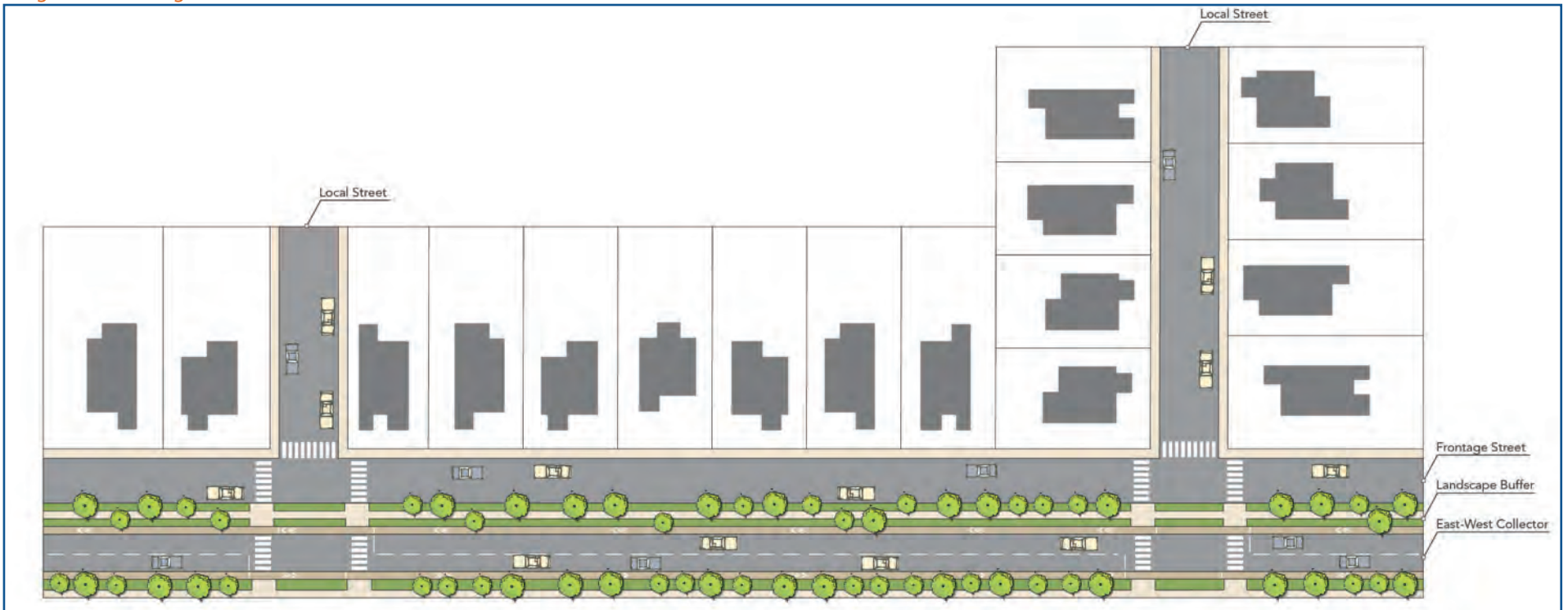
Homes facing a paseo abutting a collector street

- vii. **Frontage Street.** A frontage street with homes facing the frontage street can provide a more open feel.



Above and Right: Homes facing a frontage street with intervening landscaping adjacent to an arterial street

Figure 14: Frontage Street



- e. **Adjacent to Interior Collector Streets.** In some cases, traffic volumes on Interior Collector Streets may exceed what is comfortable for neighborhoods with homes that have direct driveways onto the street. Alternative neighborhood designs should be considered for streets that are projected to have over 1,200 average daily trips. Alternative designs that do not have driveways onto the Interior Collector include alley-loaded homes, green court clusters, auto court clusters, and medium density townhomes as described in Section 2.2.B.2.



Townhomes abutting collector street



Alley-loaded homes abutting a collector street

5. Edge Conditions Adjacent to Business Park Land Uses.

Zacharias Project Area. Homes in the vicinity of the business park uses on the west side of the Zacharias Master Plan will be buffered on the west by a drainage open space area. This drainage open space area is part of the business park properties to the west with the purpose of providing sufficient area to meet the stormwater runoff needs of the business park area. It will be private property and is not intended to be part of the public open space system. The width of this area will be determined by stormwater detention requirements and the green designation on the Master Plan is shown for illustrative purposes. The stormwater detention area will be maintained by the business park, with attractive landscaping and open fencing along the street frontage. The street frontage will consist of a seven-foot landscaped area separating a five-foot sidewalk from the street, and a five-foot landscaped area behind the sidewalk. The open fencing shall consist of either wood rails or wrought-iron fencing. Final details of the landscaping and fencing will be determined when development plans are submitted for the business park.

A 68-foot-wide north-south Residential Collector will also serve as a buffer to the homes on the east side. Homes will back on to the north-south Residential Collector with a soundwall providing further sound attenuation. Homes on the south adjacent to existing business park uses will be buffered by a masonry wall. Alternative options may be considered if they provide adequate sound attenuation.

Baldwin Ranch Project Area.

- To the north across Tank Road, the Baldwin North project may be developed with residential or business park uses. If business park land uses are planned on the north side of Tank Road, provide a buffer from the business park uses by backing homes onto Tank Road with a soundwall and a minimum 15-foot landscaped planter.
- The City Corporation Yard is located on the south side of Tank Road and is surrounded on two sides by residential uses. A robust buffer is needed to protect residential uses from any nuisances resulting from corporation yard operations, and to preserve the long-term viability of the corporation yard as a significant public investment. This buffer shall consist of the following elements:
 - » Construction of a masonry wall around the west and south sides of the corporation yard.
 - » A 10-15-foot landscaped buffer area adjacent to the wall, with a berm of sufficient height to provide screening, and heavy landscaping consisting of a double row of evergreen trees. This landscaped area would be maintained by the City and the project would need to join the established Landscape CFD.
 - » A street paralleling the landscaped buffer on the south and west sides.
 - » A park/detention basin on the east side of the corporation yard.

B. Low Density Residential

The Low Density Residential (LDR) districts comprise 216 acres and up to 809 dwelling units, or 16 percent of the total dwelling units. The LDR area includes the Ivy/Rose “ranchette” which is 143.7 acres and may potentially include +431 homes.

The LDR areas will be comprised of “traditional” single-family homes and will accommodate both production and custom housing. Densities will range from 3-5 dwelling units per acre. LDR densities in the southwest portion of the Master Plan will typically be around five dwelling units per acre with typical lot sizes of 50 x 100. LDR densities in the Ivy/Rose area are assumed at three dwelling units per acre with larger lot sizes.

1. **Permitted Uses and Development Standards.** The permitted uses and development standards of Low Density Residential (LR) Zoning District of the Patterson Zoning Ordinance will apply to this area.

C. Medium Density Residential

The Medium Density Residential (MDR) districts comprise 536.9 acres and +3,454 dwelling units, or 68 percent of the total dwelling units. The MDR area will have a variety of housing types, ranging in density from 5-12 dwelling units per acre. Development in the MDR area will primarily be production housing. Housing types include attached and detached housing, and may include traditional subdivisions as well as alternative layouts such as green court, auto courts, townhomes, alley-loaded, and planned duplexes and accessory dwelling units.

1. **Permitted Uses and Development Standards.** The permitted uses and development standards for Medium Density Residential (MR) Zoning District are as follows:



Above and Below: Low density homes with various garage treatments



Table 1: Permitted Land Uses and Development Standards

USES		
Permitted and Conditional Uses	Refer to City of Patterson Zoning Regulations, Chapter 18.28 MR, Medium Density Residential District	
DENSITY		
Minimum	5.1 du/acre	May be eligible for a bonus as described in Chapter 18.88
Maximum	12 du/acre	
SETBACKS		
Front yard		Alternative setbacks may be approved by the Planning Commission for other housing types. Setbacks shall accommodate utility needs as determined by the Public Works Director.
Living area	15 ft second story	
	12 ft first story	
	5 ft court, townhome or similar products	
Porch/Balcony	10 ft	
	5 ft court, townhome or similar product	
Garage	20 ft	
	5 ft for court, townhome, or similar product garages	
Side – interior lot	4 ft (detached)	
	0 ft (duplexes and townhomes)	
Side – street side/ corner lot	10 ft	
	20 ft garages	
	May be reduced to 5 ft if side yard does not abut the front yard of an adjacent lot.	
Rear Yard -	10 ft	
Rear Yard – setback to alley ROW	3ft	
Distance Between Buildings	8 ft	
OTHER DESIGN REGULATIONS		
Landscaping	See Chapter 18.78	
Lighting	See Chapter 18.80	
Fences, Walls and Screening	See Chapter 18.70	

OTHER DESIGN REGULATIONS CONT'D			
Parking	See Chapter 19.76	For housing product types with no driveway available for guest parking, 1 guest parking spaces per 3 units.	
Signs	See Chapter 18.82		
Projections and Encroachments	See Sections 18.60.030 and 18.60.040		
LOT CONFIGURATION			
Lot Area			
Minimum	2,750 sf conventional	Smaller lot sizes with different lot dimensions may be approved by the Planning Commission for other housing products.	
	1,200 sf court		
Corner Minimum	4,900 sf		
Lot Dimensions (minimum)			
Width/frontage- interior lot	37 ft conventional		
	29 ft court		
Width/frontage corner lot	55 ft conventional		
Average width – cul-de-sac	40 ft conventional		
Depth	70 ft conventional		
	45 ft court		
Block Length	300 -400 feet		
BUILDING MASSING			
Height (maximum)			
Primary structure/ unit	35 ft		
Accessory structure	25 ft		
Lot Coverage (maximum impervious surface)			
Maximum	80 percent		
Maximum (front yard)	60 percent		
Building Floor Area- primary dwelling	1,000 sf minimum		
Porch/Courtyard	30 percent of all dwelling units	Alternatives may be considered through the design review process if a similar effect is achieved.	
	6 ft x 10 ft minimum dimensions		

2. **Development Guidelines for Specific Housing Types:**
The following exhibit provides guidance for non-standard housing types in order to provide variety and housing opportunities for a wide range of households and incomes. These are sample housing types; other non-standard housing types such as zipper, pull-aparts and full width townhomes may be considered.

SINGLE FAMILY Detached - Small Lot

Characterized by by detached homes on small lots that provide a more affordable alternative.

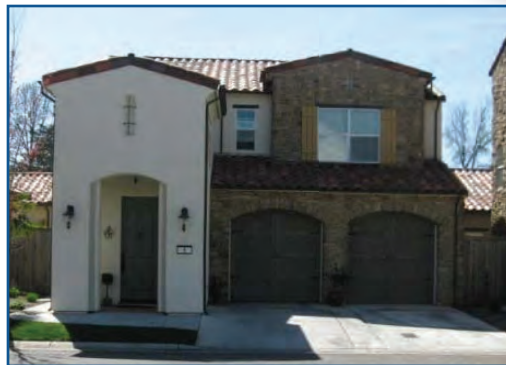
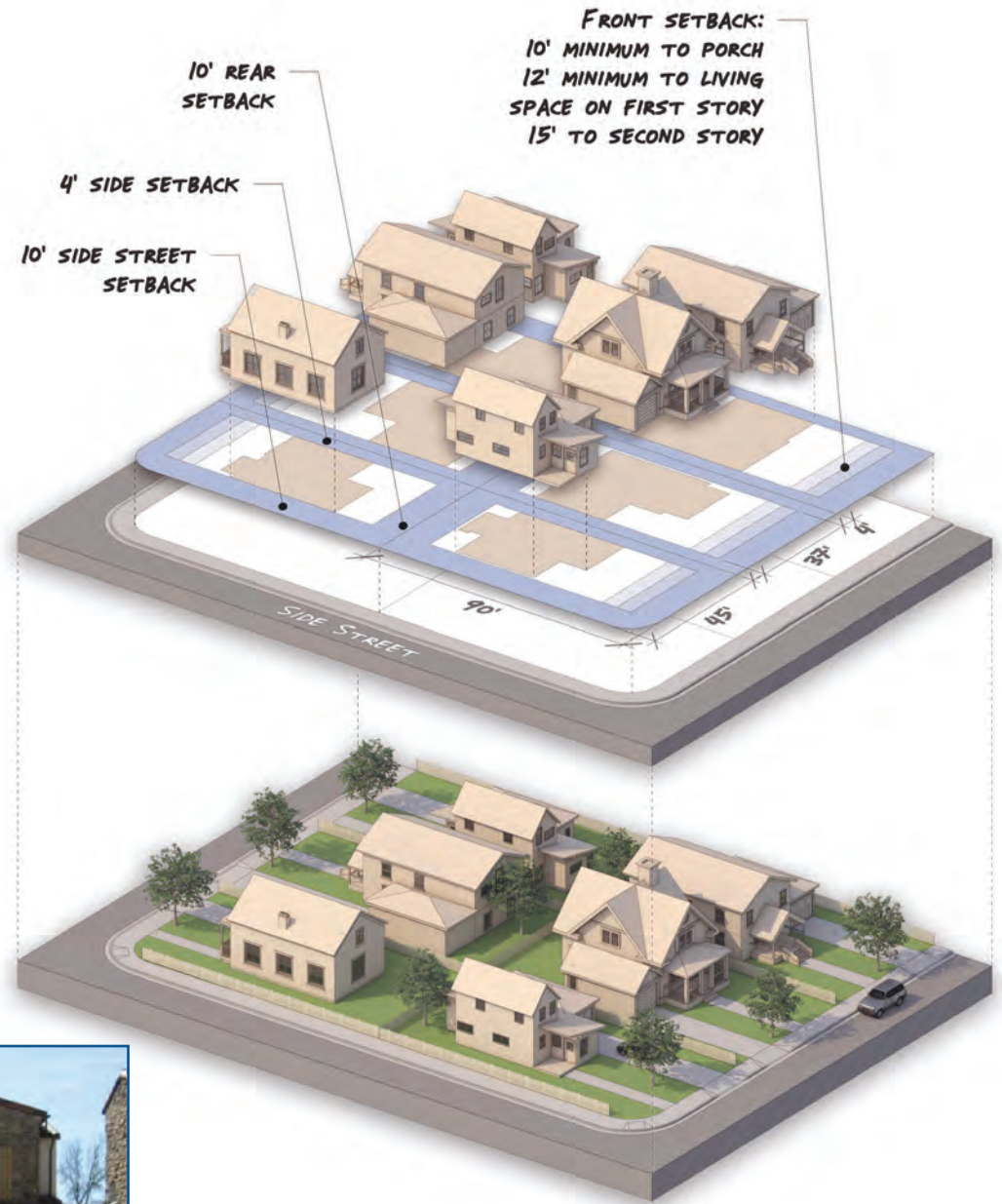
Density: 6 – 8 du/ac

Typical Lot Size: 2,750 - 4,500 sq ft

Typical Lot Dimensions: 45 x 90 ft

Design Objectives

- Encourage interesting facades by incorporating porches, entries, stoops, and windows.
- Garages should be recessed or located in the rear of the lot.
- Separated sidewalks with tree-lined planter strips are highly encouraged.



Various styles of small lot homes

SINGLE FAMILY Detached - Alley Loaded

Characterized by street-facing front entrances and garage access in rear.

Density: 7 – 10 du/ac

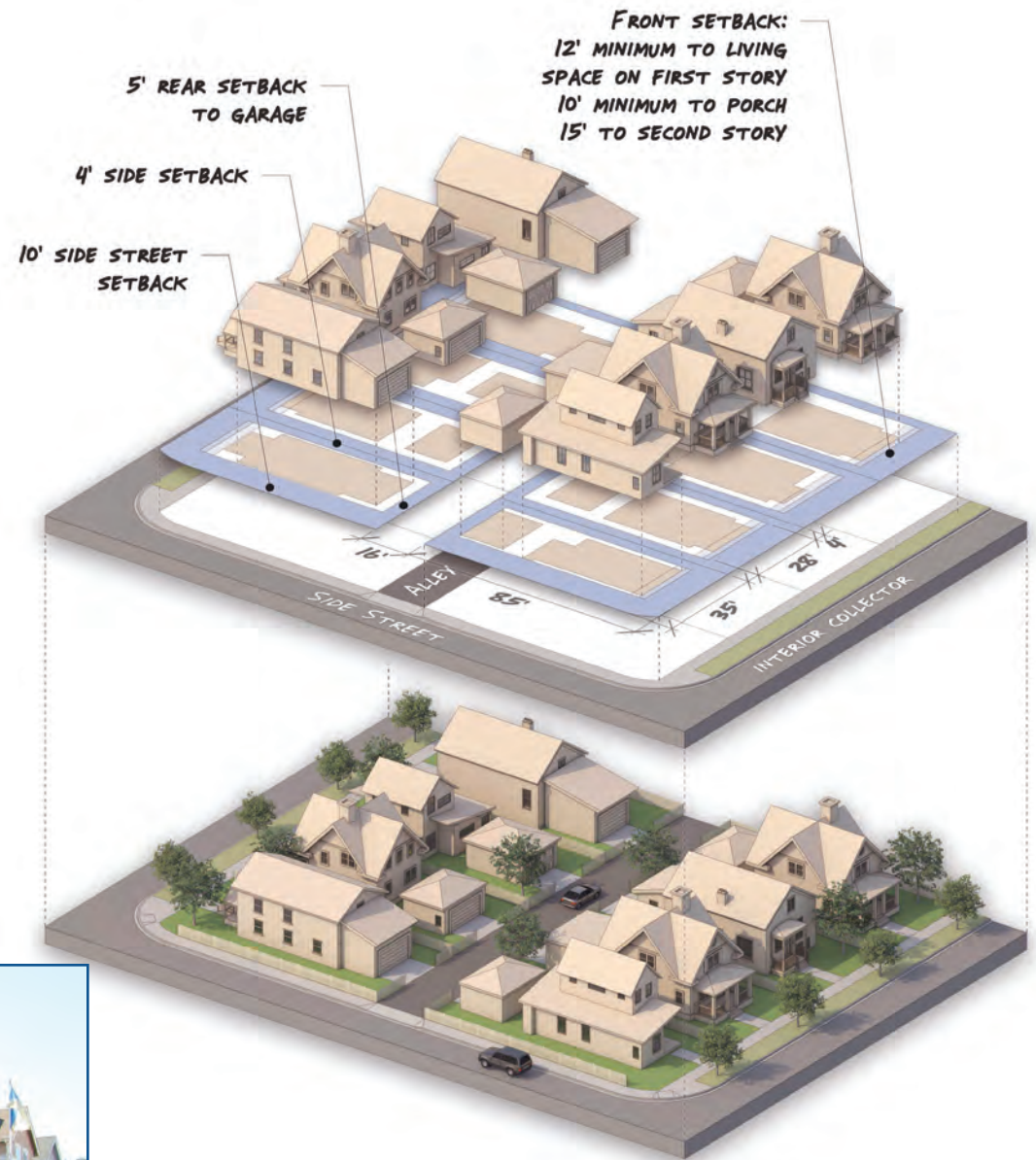
Typical Lot Size: 2,750 - 3,100 sq ft

Typical Lot Dimensions: 37 x 85 ft

Design Objectives

- Provides an attractive streetscape without garages dominating the street.
- Garages accessed from the alley can be attached or detached from the primary dwelling.
- Alley width is a minimum of 16 feet and meet Fire Department standards.
- Alleys shall be attractively landscaped with lighting to avoid dead spaces.

Alleys should be landscaped and lighted



Attractive streetscape with alley-loaded homes

SINGLE FAMILY

Detached or Attached - Green Court Cluster

Characterized by detached or attached units on small lots that face a shared space.

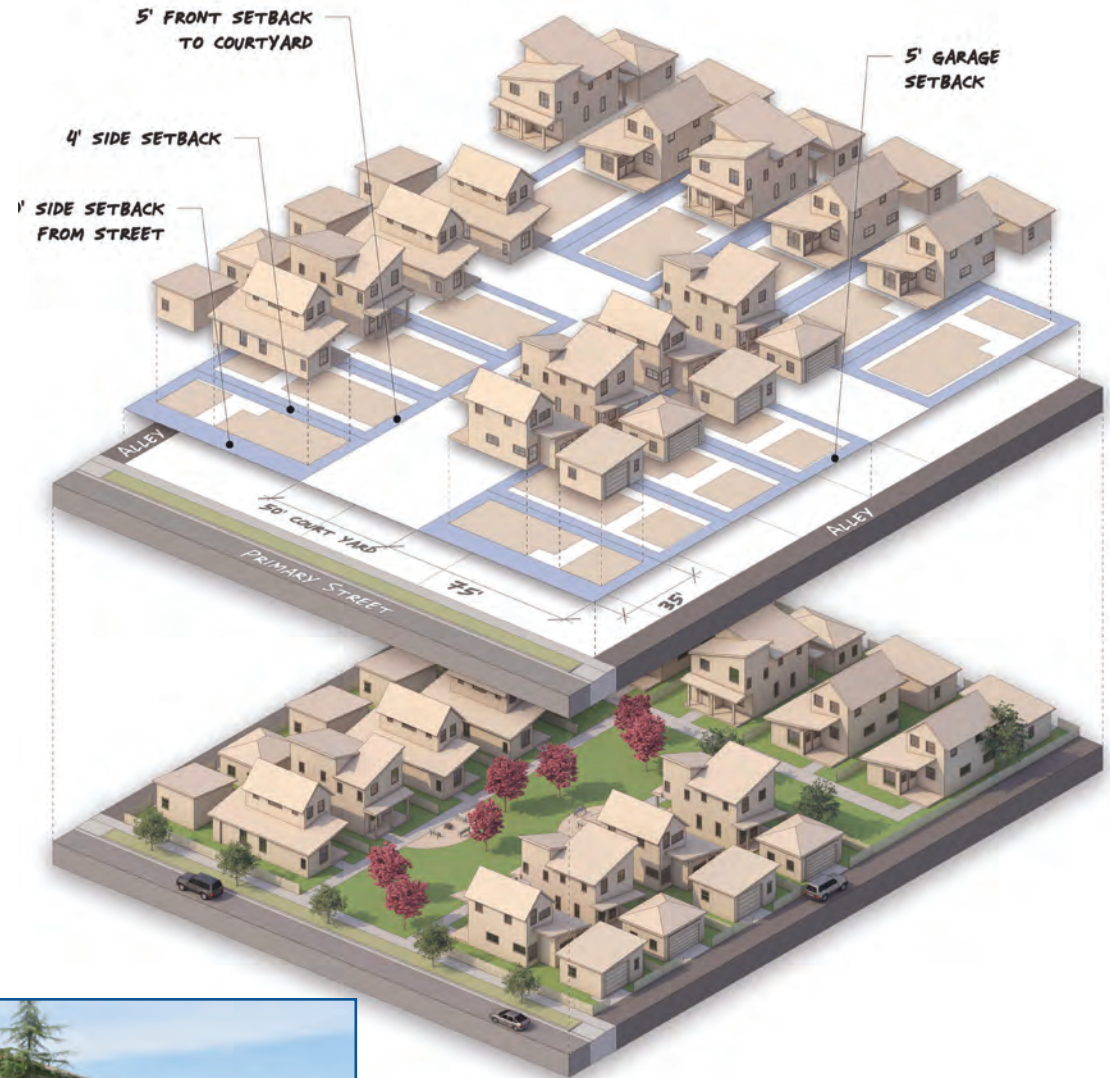
Density: 7 – 10 du/ac

Typical Lot Size: 2,750 - 3,100 sq ft

Typical Lot Dimensions: 37 x 85 ft

Design Objectives

- Homes arranged to share a courtyard with pedestrian access to the buildings from the courtyard and fronting street.
- Courtyard is an outdoor room that can be seen from the public realm.
- Parking is located at the rear.
- Often referred to as bungalow courts.



Homes facing green courts with active and passive open space

SINGLE FAMILY Detached or Attached - Auto Court Cluster

Characterized by attached or detached homes with entrances and garages clustered around an auto court.

Density: 7 – 10 du/ac

Typical Lot Size: 2,750 - 3,000 sq ft

Typical Lot Dimensions: 40 x 75 ft

Design Objectives

- Encourage interesting facades by incorporating porches, entries, stoops, and windows.
- The courtyard is intended to be a semi-public space that is an extension of the public realm.
- Dwellings take access from the street or courtyard.
- Courtyard access lots not fronting a street would typically not have a defined front yard. Open spaces are provided in the side and rear yards.
- Courtyard access drive shall have a minimum width of 20 feet.



Auto court clusters with attractive landscaping and lighting

DUPLEXES, HALFPLEXES, AND ACCESSORY DWELLING UNITS

Characterized by neighborhoods where duplexes/halfplexes are planned on corner lots and/or accessory dwelling units are planned and built concurrently with the primary dwelling.

Density: 5 - 7 du/ac

Typical Lot Size: 4,000 sf for each halfplex lot or 6 – 8,000 sf for duplex ft

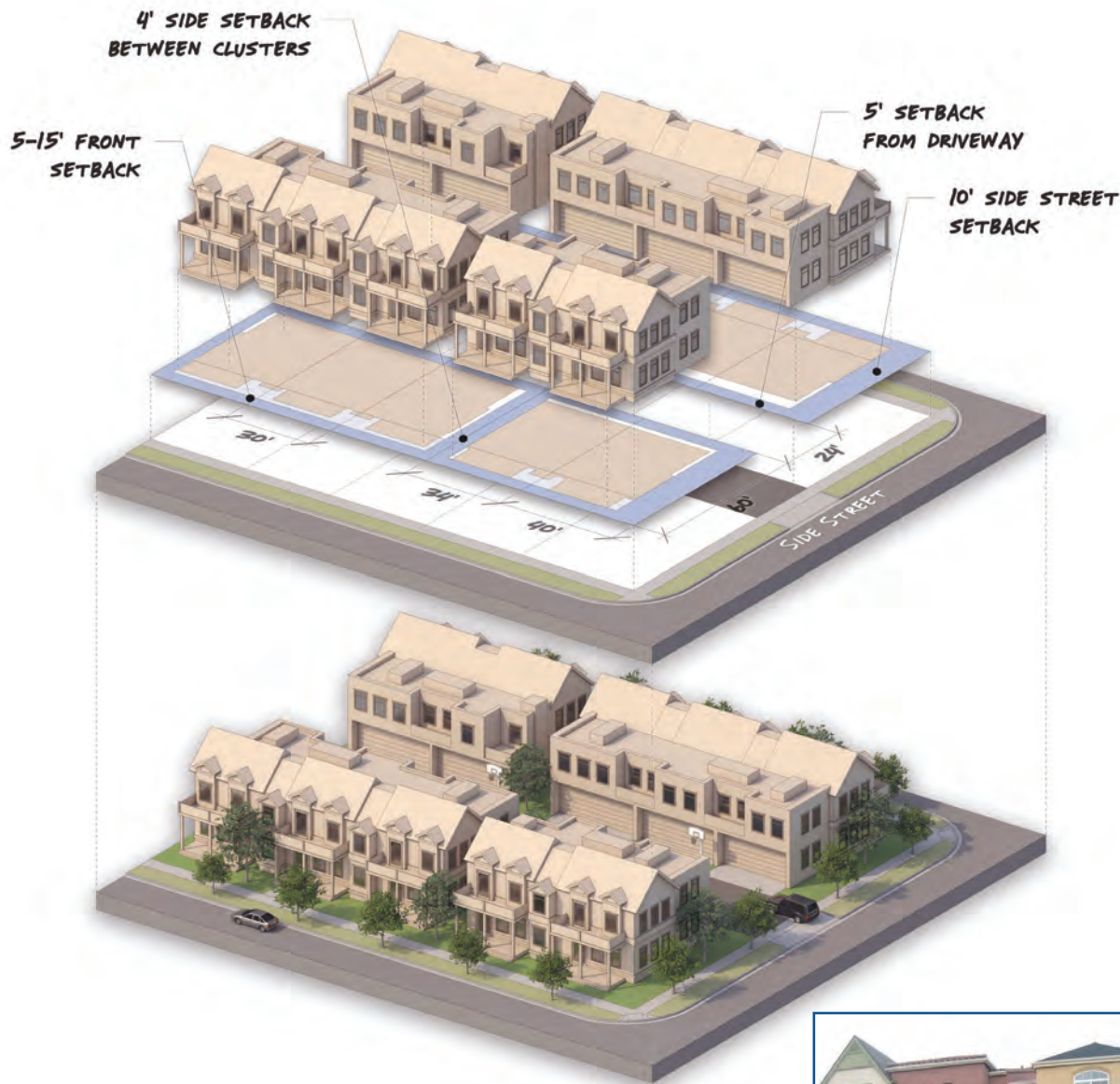
Design Objectives

- Duplexes/halfplexes on corner lots can provide a more affordable housing alternative in a standard single-family neighborhood.
- Entrances and garages are oriented to different streets.
- Architectural design would blend in with neighborhood.
- Pre-planned accessory dwelling units, also known as carriage homes, provide housing for the elderly, young people, extended family members, and lower income persons.
- ADUs are permitted by right and do not increase the overall density of the neighborhood.



Far Left: Duplex/Halfplex on Corner

Left: Accessory Dwelling/Carriage Home



MEDIUM DENSITY TOWNHOMES

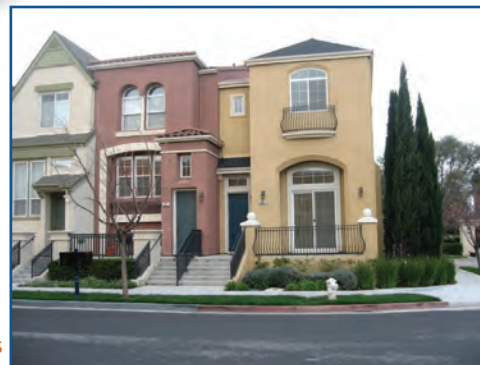
Characterized by side by side attached units.

Density: 10 – 12 du/ac

Design Objectives

- Buildings can range from 2-8 units. Typically two stories.
- Buildings are located along the street with garages at the rear.
- Each townhome building is separated from adjacent buildings by side yards that give the appearance of large homes next to one another.
- Front elevation may be symmetrical or asymmetrical as long as the delineation of each individual unit is evident.
- Porches and stoops create visual interest and breaks up the larger structural mass.
- Elevated entries enhance view from the street and creates an unobtrusive distinction between residence and pedestrians, encouraging “eyes on the street”.

Townhomes with articulated facades and rooflines



C. High Density Residential

The High Density Residential (HDR) districts comprise 30.5 acres and 538 dwelling units, or 10.6 percent of the total dwelling units. The HDR area will have a variety of housing types, ranging in density from 12.1 – 25.0 dwelling units per acre. Housing types include apartments, townhomes, flats and condominiums, and may be rental or ownership units. The HDR areas provides opportunities for senior housing and affordable housing to help balance the diversity of housing types in the Master Plan.

1. Overall Design Objectives:

- Pedestrian scale and streetscape. Street front image and pedestrian access should be the focus of the multi-family buildings adjacent to primary streets. Multi-family units shall be designed and detailed to relate to neighboring single-family detached and attached homes, and commercial uses.
- Parking and driveways. Each project will encourage interior oriented parking solutions and use the following design techniques to enhance the architecture of the street scene:
 - » Where parking areas are visible from public streets, these areas are encouraged to be screened from view with landscape or architectural solutions.
 - » Distribute resident parking on-site to provide close proximity to individual units.
 - » Group unassigned or guest parking in evenly distributed locations.
- Architectural variation and massing. Private porches, balconies and stoops create visual interest and breaks up the larger structural mass. Consistent architectural detailing must be provided on all sides of structures, which face onto streets and open spaces. Individual buildings shall be positioned to create maximum opportunities for privacy, views and a variety of inter-connecting outdoor space.
- Common areas and landscaping. Site amenities shall

include generous landscaping, common areas for use by its residents and potential community recreation areas that can encourage healthy lifestyles and community living.

- Entries and Fenestration. Building entries shall face the street and be easily identifiable. Buildings that are setback from the street shall have attractively landscaped plazas leading to the main building entry, and seating areas are encouraged in the front setback. Businesses at important intersections shall locate their entrances at the building corner.

2. Permitted Uses and Development Standards. The permitted uses and development standards for High Density Residential (HR) Zoning District are shown on Table 2.

3. Development Guidelines for Specific Housing Types:

The following exhibits provide guidance for non-standard housing types in order to provide variety and housing opportunities for a wide range of households and incomes.

Table 2: Permitted Land Uses and Development Standards

USES		
Permitted and Conditional Uses	Refer to City of Patterson Zoning Regulations, Chapter 18.38 HR, High Density Residential	
DENSITY		
Minimum	12.1 du/acre	May be eligible for a bonus as described in Chapter 18.88
Maximum	25 du/acre	
SETBACKS		
Front yard		Alternative setbacks may be approved by the Planning Commission for other creative housing types.
Living area	10 ft	
Porch/Balcony	5 ft	
Side – interior lot	10 ft first story	
	5 ft per story thereafter	
Side – street side/corner lot	20 ft	
Rear Yard -	10 ft	
Distance Between Buildings	10 ft minimum living area; 5 ft garage	
OTHER DESIGN REGULATIONS		
Landscaping	See Chapter 18.32	
Lighting	See Chapter 18.80	
Fences, Walls and Screening	See Chapter 18.70	
Parking	See Chapter 19.76	
Signs	See Chapter 18.82	
Projections and Encroachments	See Sections 18.60.030 and 18.60.040	

LOT CONFIGURATION		
Lot Area- minimum		Smaller lot sizes with different lot dimensions may be approved by the Planning Commission for other housing products
General	10,000 sf	
Townhome ownership units	1,000 sf	
Width/frontage – minimum		
General	70 ft	
Townhome ownership units	20 ft	
Depth		
General	100 ft	
Townhome ownership units	50 ft	
BUILDING MASSING		
Height (maximum)	55 ft; 4 stories	
Lot Coverage (maximum impervious surface)		
Maximum	80 percent	
Maximum (front yard)	75percent	
Building Floor Area	800 sf minimum lower floor area	
Porch/Courtyard	6 ft x 10 ft minimum dimension	

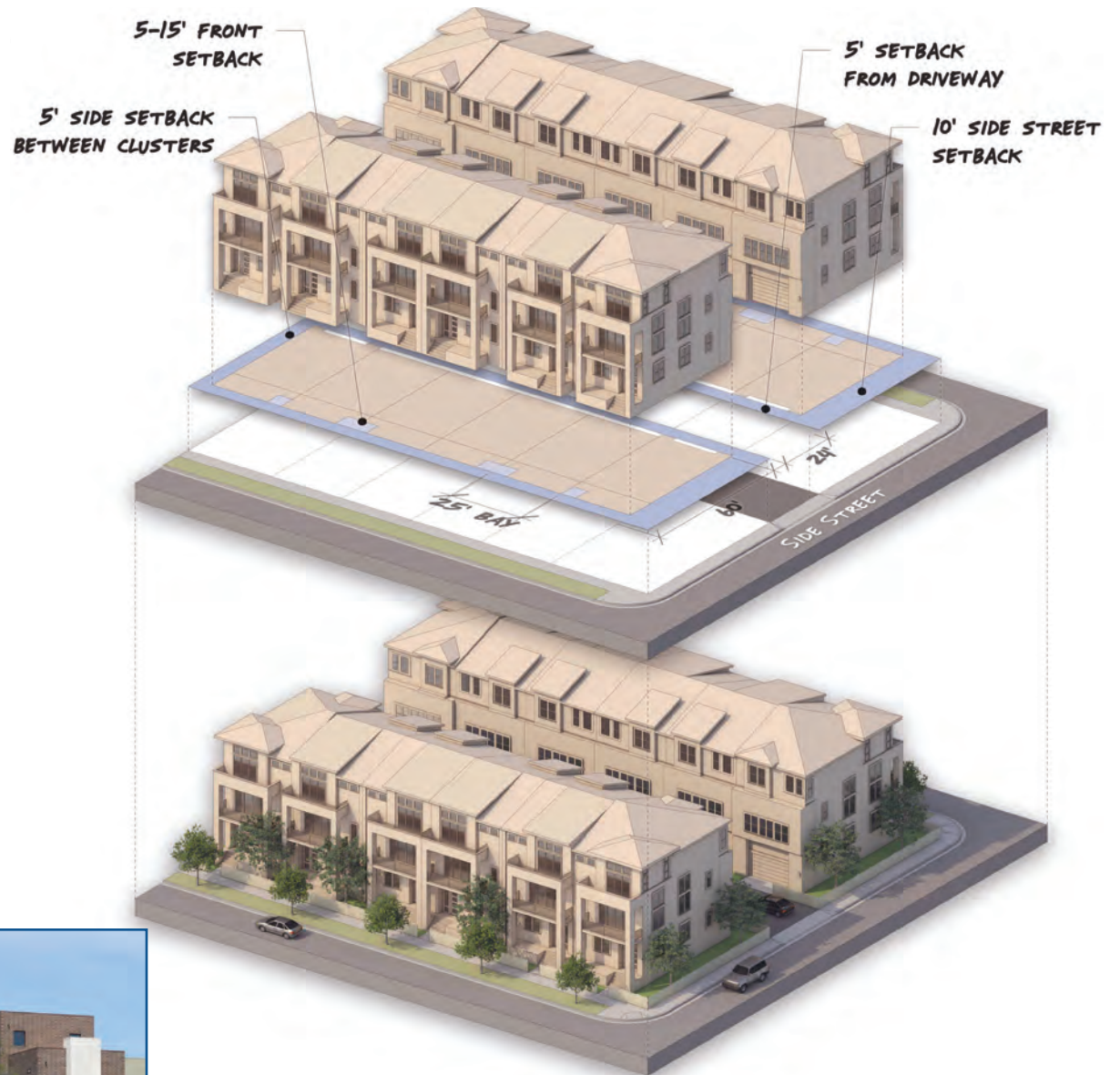
HIGH DENSITY TOWNHOMES, FLATS, CONDOMINIUMS

Characterized by attached units either as townhomes or stacked units.

Density: 13 – 17 du/ac

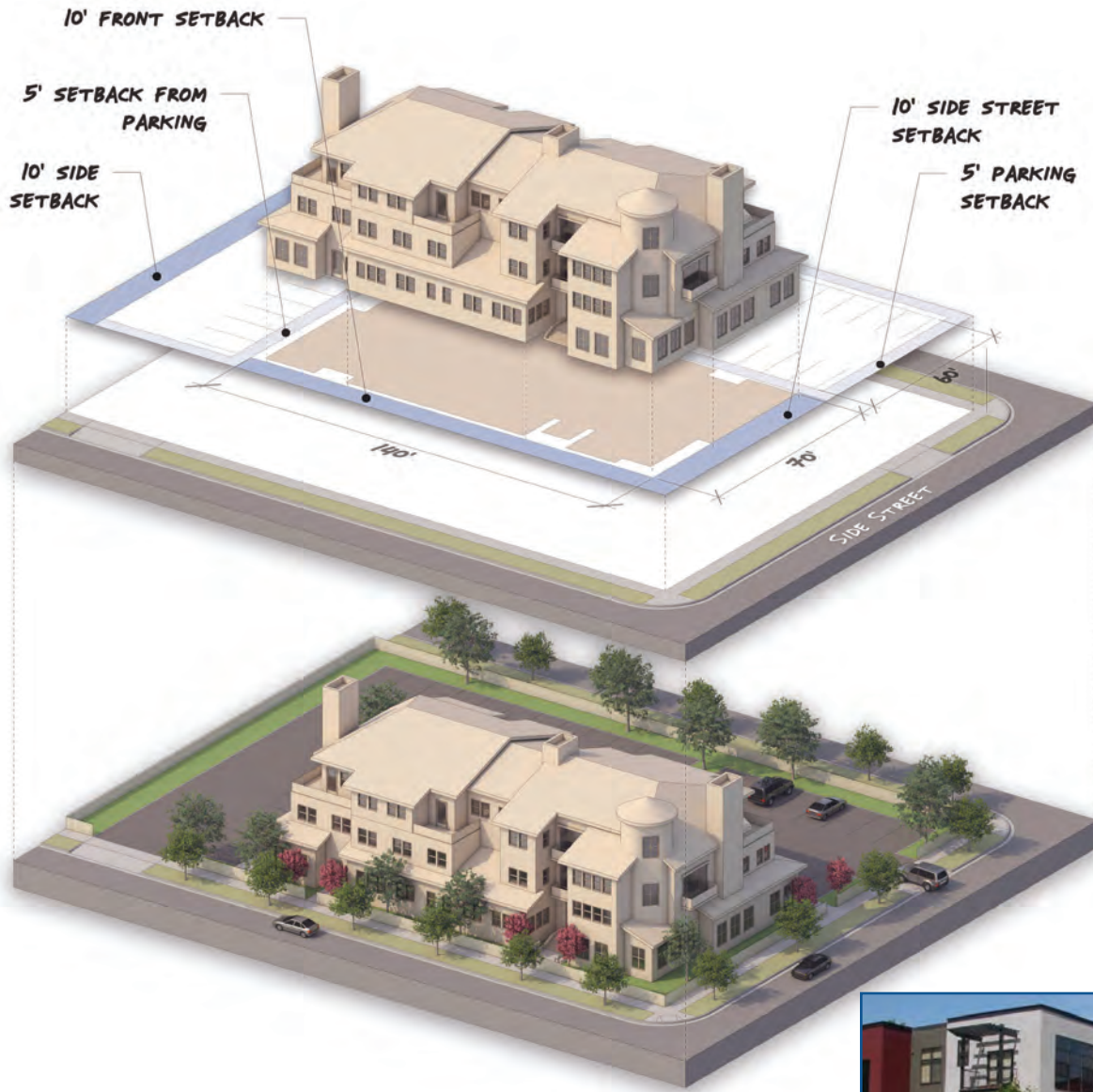
Design Objectives

- Buildings can range from 4-12 units.
- Buildings are located along the street with garages at the rear.
- Height is two-three stories.
- Consistent architectural detailing must be provided on all sides of structures, which face onto streets and open space corridors.
- Elevated entries enhance view from the street and creates an unobtrusive distinction between residence and pedestrians, encouraging “eyes on the street”.
- Flats are stacked condominium units that provide single story units especially for the elderly.



Far Left: Townhomes facing courtyard

Left: Multi-story condominium flats



APARTMENTS

Characterized by attached units in an apartment setting.

Density: 17 – 20+ du/ac

Design Objectives

- Buildings can range from 4-12 units.
- Height is two-four stories.
- Sited along corridors, in large site developments, near mixed-use areas and neighborhood centers.
- Affordable units are encouraged.

Apartments with varied rooflines and building articulation



2.3 Inclusionary and Affordable Housing

A. Introduction

The City of Patterson seeks to keep pace with new development to meet local housing needs. The City desires to attract new development that provides housing solutions for residents across the entire income spectrum. The Master Plan addresses affordability in several different ways. The City's Housing Element is the driving force for addressing housing affordability. The current Housing Element was adopted in 2015.

B. Affordable by Design

The Plan provides for a diverse spectrum of housing opportunities in terms of product type and lifestyle choices. This spectrum addresses the concept of "affordable by design" where smaller homes on smaller lots, townhomes, and apartments provide choices that are typically less expensive to own or rent than standard-sized homes on larger lots. Section 2.2.C.2 of this Master Plan provides descriptions of the spectrum of housing types, and Section 2.2A.1. requires that certain percentages of alternative housing types be constructed depending on the location within the Master Plan. These housing types provide choices in particular for persons and households within the moderate-income range, which is 80 – 120 percent of AMI (Area Median Income) and is often considered workforce housing. The 2021 AMI in Patterson is \$70,700. Workforce housing addresses households in the moderate-income range are often employed as schoolteachers, police officers, retail clerks, manufacturing and warehouse workers, office workers and similar occupations, and may not qualify for housing subsidies.

C. Tax Credit Financed Affordable Housing

Financing affordable units come in many forms and is very complex. Tax credit financing is a common source of funding for affordable apartment communities built by affordable housing developers. Such apartment communities are highly encouraged as a part of the mix in the Master Plan in addition to affordable units provided as an implementation of the Inclusionary Housing Ordinance. Tax credit financing is very competitive, and it is not

known whether this funding mechanism will be available within the Zacharias Master Plan, but nothing in the Plan precludes the use of tax credit financing. Such units must be built in a high-quality manner with amenities and services at least equivalent to market-rate housing. Financing mechanisms account for long-term maintenance to ensure the units remain an asset to the community.

State Housing Bonds and Federal Grants are also available to fill financing gaps

D. Affordable Housing Through Inclusionary Housing

To address the needs of Extremely Low, Very Low-, Low-, and Moderate-Income households, the Housing Element and Inclusionary Housing Ordinance provide a menu of strategies and requirements to assist in ensuring deserving households have opportunities for housing they can afford. The overall goal is to ensure households are not paying more than 30 percent of their income on housing. The categories for affordability include:

- Extremely Low: Less than 30 percent of AMI
- Very Low: 30-50 percent of AMI
- Low: 50-80 percent of AMI
- Moderate: 80-120 percent of AMI

The concept of Inclusionary Housing seeks to integrate deed-restricted affordable housing units into all new housing developments including the Zacharias Master Plan. Inclusionary housing requirements focus on on-site affordable including:

- Construction of for-sale homes that are available to and deed-restricted for low- and moderate-income households.
- Construction of market-rate apartment complexes with a percentage of units available to and deed-restricted for low and very low-income households.



All inclusionary units shall be comparable with the market-rate units in terms of the size, base design, appearance, materials, and finished quality, and shall be proportional in number, size, and location. Affordable units shall be comparable in number of bedrooms, exterior appearance, and overall quality of construction to first-class quality affordable housing found elsewhere in the city.

The integration of affordable units into the community as part of the implementation of the Inclusionary Housing Ordinance can be accomplished in a variety of other ways, including but not limited to:

- Dedication of land by the housing developer equivalent to the inclusionary housing obligation. Land dedications would then be used by an affordable housing developer under the direction of the City.
- Subsidies toward construction of apartment communities within a new neighborhood that are 100 percent available to and deed-restricted for low and very low-income households.
- Payment of in lieu fees to provide funds for construction of affordable deed-restricted units elsewhere in the community.

Another mechanism to help achieve affordability is use of the density bonus and incentives/concessions provisions of State Law and City Ordinance. Developers are entitled to a density bonus and concessions to development standards for provision of deed-restricted affordable housing. The developer may request that the city provide incentives such as fee waivers or deferrals, modification of development standards, and streamlining and priority processing.

The Zacharias Master Plan is subject to the City's Inclusionary Housing Ordinance adopted in 2006 and found in Chapter 18.86 of the Zoning Ordinance. This ordinance requires development to provide housing for persons of moderate, low, and very low income to implement the Housing Element of the General Plan. At least fifteen percent of all dwelling units in the Master Plan

Area shall be developed, offered to, and sold or rented to very low-, low-, and moderate-income households, at an affordable housing cost.

Of the affordable for-sale units, 60 percent shall be affordable to moderate-income households. These moderate-income units help address workforce housing where households qualify for the deed-restricted units. The remaining forty percent of the required affordable units shall be available at affordable sales prices to low-income households.

Of the affordable rental units, 40 percent shall be affordable rents to very low-income households. The remaining sixty percent of the required affordable units shall be available at affordable rents to low-income households.

In lieu of including the affordable housing units on-site, a developer may request alternative equivalent action (e.g. construction of affordable units on another site, dedication of land, the acquisition or rehabilitation of existing substandard dwelling units and the enforcement of required rental/sales price restrictions, and/or an in-lieu fee). The developer may request that the city provide inclusionary incentives such as fee waivers or deferrals, modification of development standards, and streamlining and priority processing. Each developer is required to submit a strategy to demonstrate compliance with the Inclusionary Housing Ordinance.

The project will be subject to the Inclusionary Ordinance in effect at the time of individual subdivision map approval. If the requirements contained within this Master Plan are modified based on an update to the Inclusionary Housing Ordinance, the new requirements shall apply.

Tables 3 and 4 provide the required number of deed-restricted affordable units for the Master Plan.

Table 3: Zacharias Inclusionary Housing Requirements

	Total Units	Total Affordable Units	Moderate Income Units	Low Income Units	Very Low-Income Units
Single- family	4,263	639	383 -60%	256 -40%	
Multi-family	823	124		75 -60%	50 -40%
Total	5,086	763	383	331	50

Table 4: Baldwin Ranch Inclusionary Housing Requirements

	Total Units	Total Affordable Units	Moderate Income Units	Low Income Units	Very Low-Income Units
Single- family	305	46	28 -60%	18 -40%	

2.4 Mixed Use

The Mixed Use (MU) Districts comprise 27.5 acres with 285 dwelling units and 505,000 square feet of retail and services. The dwelling units in the mixed-use area represent 5.6 percent of the total dwelling units in the Zacharias Master Plan.

The MU districts provide an exciting focal point for the community. Businesses with upper floor dwellings would line a neighborhood street and create a “town center”. The lake would also be a focal point of the MU districts and creates opportunities for vibrant gathering places and a distinct sense of place. The MU district is intended to serve daily needs of residents living in surrounding neighborhoods.

The Mixed Use (MU) districts also provide an opportunity for live/work options. A dedicated workspace would be included on the ground floor of multi-family units. Work activities would include “low impact” employment such as professional offices and studios for architects, photographers, and real estate agents.

A. Design Objectives

- **Public plazas and open spaces.** The lake shall be a focal area with public plazas and private open spaces to create a distinctive gathering place for the community. Outdoor seating and places to recreate shall be provided along the lake frontage.
- **Architectural massing.** Use of massing, fenestration, articulation, materials, and landscape buffers can provide a human scale environment in a walkable corridor. Recessed facades can be used to break up large masses. Creative use of form, height and massing, supportive by distinctive windows, entryways and facade treatments shall be used to create a symbolic landmark of the community character.
- **Streetscape and pedestrian amenities.** The design of commercial buildings shall promote and enhance a pedestrian-oriented atmosphere and should be adaptable to accommodate a variety of changing uses. Outdoor

seating can be used to encourage active sidewalk activity. Standards for such use should take into account pedestrian traffic. Street trees can be used as point of visual interest in addition to providing shade and cover. Awnings and overhang can provide shade and cover for patrons during changes in weather.

- **Ground Floor Retail.** To activate the street, ground floor of mixed-use building should focus on shops and restaurants in the core portion of the mixed-use area facing the lake feature. In mixed use areas outside of the core area, standalone residential uses may occur as long as the design includes an attractive streetscape and pedestrian amenities. As a whole, a minimum of 25 percent of the ground floor should be shops and restaurants.
- **Residential and commercial interface.** Residential entries should be separated from commercial space entries. Clearly defined pedestrian walkways shall be provided leading from adjacent high-density land use areas and open space corridor, and shall be an integral component of the overall site design.
- **Parking.** Off-street parking shall be internalized (behind buildings) to the extent practical, compartmentalized, and be shielded from residential and open space corridors. If parking behind the building is not practical, parking on the side of the building may be considered.
- **Utilities.** To minimize their visual impact but are necessary for daily operations of commercial or retail space, group and screen mechanical equipment using architecturally compatible elements.

B. Permitted Uses and Development Standards

1. **Permitted uses:** The following chart outlines the permitted uses in the Mixed Use (MU) District. They are similar to the Downtown Core (DC) Zoning District with some exceptions.

Table 5: Permitted Uses in the Mixed-Use Districts

LAND USE	MU DISTRICT	SPECIAL USE REGULATIONS
Residential Uses		
Live/work units	P	
Multiple-family units	P	
Recreation, Education, and Public Assembly Uses		
Child-care center	P	Chapter 18.63
Civic use	P	No outdoor storage
Community center	P	
Community garden and/or farmer's market	P	
Information centers	P	
Mortuaries	CUP	
Parks, plazas, and playgrounds	P	
Places of assembly (large, 10,000 sf or more)	CUP	
Place of assembly (small, less than 10,000 sf)	CUP	
Public art	P	Chapter 18.73
Public facility	P	
Retail, Service, and Office Uses		
Accessory massage establishment	P	
Alcoholic beverage sales	CUP	ABC requirements
Art, antique, collectibles	P	
Artisan shops	P	
Banks and financial services	P	
Bars and cocktail lounges, accessory	CUP	ABC requirements
Bars, cocktail lounges	CUP	ABC requirements
Bed and breakfast inns	CUP	
Building supply (small)	CUP	
Business support services	P	
Hotels/motels	CUP	
Independent stand-alone massage establishment	P	
Indoor amusement/entertainment facility	P	
Indoor recreation and fitness	P	
Medical and dental laboratories	CUP	
Medical and dental offices	P	

LAND USE	MU DISTRICT	SPECIAL USE REGULATIONS
Medical clinics	CUP	Includes laboratories
Nightclubs	CUP	
Nurseries, for sale only	CUP	
Office, accessory	P	
Outdoor markets, sales establishments	CUP	
Personal services	P	
Private clubs	CUP	
Professional offices	P	
Restaurants, no drive-thru service	P	
Retail, accessory	P	
Retail, general	P	
Secondhand stores	AR	
Service, accessory	CUP	
Tattoo parlors	CUP	
Temporary uses	see note	Chapter 18.90
Theaters, not including drive-in	CUP	
Tobacco shops	CUP	
Veterinary clinics, small animal only	CUP	
Automobile and Vehicle Uses		
Auto part sales	CUP	
Auto rental agencies	CUP	
Parking garages and lots	CUP	

Table 6: Development Standards for the Mixed-Use Districts

STANDARD	MU	ADDITIONAL STANDARDS
Density (units per gross acre)		
Minimum	12	
Maximum	25	In addition to any commercial square footage; May be eligible for density bonus.
Lot Coverage		
Minimum floor area ratio	0	
Maximum floor area ratio	3	
Maximum impervious surface	100%	
Setbacks		
Front yard (minimum)	no min.	
Front yard (maximum)	10'	
Side yard (minimum)	no min.	
Rear yard (minimum)	no min.	
Setback from Single Family – rear or side yard	10 ft	6 ft landscape buffer required
Lot Area and Dimensions		
Lot area	No min.	
Width	no min.	
Depth	no min.	
Height		
Building/Structure	4 stories (65')	
Residential Uses		
Ground Floor	Maximum 75% residential	See Guideline
Residential units	May be located in upper levels or in a separate building	
Live/Work units	See regulations in Chapter 18.68	

Other Elements	
Landscaping	See regulations in Chapter 18.78
Lighting	See regulations in Chapter 18.80
Fences, Walls, and Screening	See regulations in Chapter 18.70
Parking and Loading*	See regulations in Chapter 18.76 *
Signs	See regulations in Chapter 18.82
Projections and Encroachments	See regulations in Chapter 18.60
<p>*Parking in a mixed-use development may be reduced up to 30 percent with administrative review by the planning director. Factors to consider in approving a parking reduction include the following. All these elements must be present to approve an administrative reduction.</p> <ul style="list-style-type: none"> On-street parking spaces may be counted toward off-street parking requirements if conveniently accessible. The project includes a mixed-use development with residential and retail and /or office uses, including evidence that there are uses with differing operating hours. Provision of pedestrian plazas, seating areas, shelters, and walkways. Provision of car-share and clean air vehicle spaces. 	

C. Development Guidelines for Specific Development Examples

The following exhibits provide guidance for various development prototypes in mixed use areas:



Examples of mixed-use lake front treatments with gathering places, promenades, and attractive landscaping

Rendering of Zacharias mixed-use plaza with lake, promenades, outdoor seating, and gathering places



Lake-Oriented Mixed-Use Plaza

Characterized by vibrant mixed uses with open plazas and with the lake as focal point.

Design Objectives

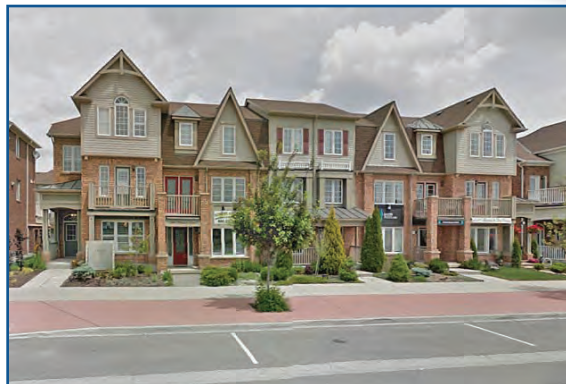
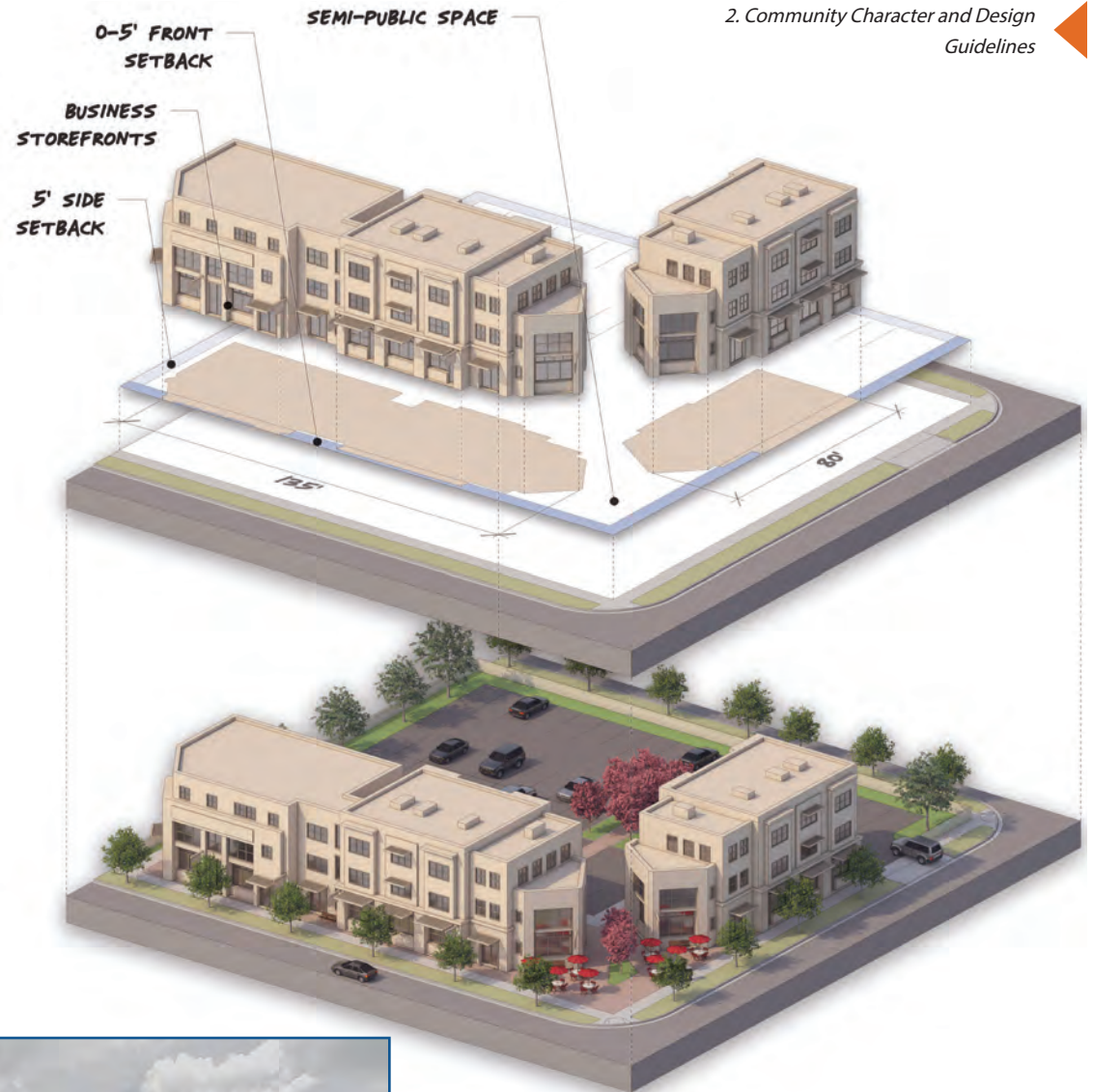
- Gathering places fronting on lake.
- Includes restaurants with outdoor seating.
- Height is two-four stories.
- Street furniture and children's play apparatus are highly encouraged.
- Includes walking paths along the waterfront.
- Diagonal and parallel parking provides convenient parking.

Live / Work in the Mixed-Use Area

Characterized by mixed use buildings designed for non-residential work areas combined with living quarters.

Design Objectives

- Specialized workspaces that can accommodate more intensive work activities than would be appropriate for an exclusive residential building.
- The workspace is adaptable for a wide range of low-impact uses from an art, music or dance studio to a small office or craft manufacturing space, as well as living areas.
- Live/work units will be located adjacent to the street with resident parking behind the units.
- On-street parking will be available for customers in front of the units.



Live Work homes with ground floor office or retail space

2.5 Commercial Land Uses

The General Commercial (GC) District comprises 22.2 acres and 350,000 square feet of retail and services. The GC District is located at the southeast corner of Zacharias Road and Baldwin Avenue. This district will accommodate a wide range of commercial services, from grocery stores, pharmacies, drive-through and sit-down restaurants, offices, and auto-oriented uses such as service stations and minor auto repair. The district will be characterized by large format buildings with multiple tenants and smaller buildings along frontage joined by pedestrian pathways.

A. Permitted Uses and Development Standards. Permitted uses and development standards in accordance with Chapter 18.42.

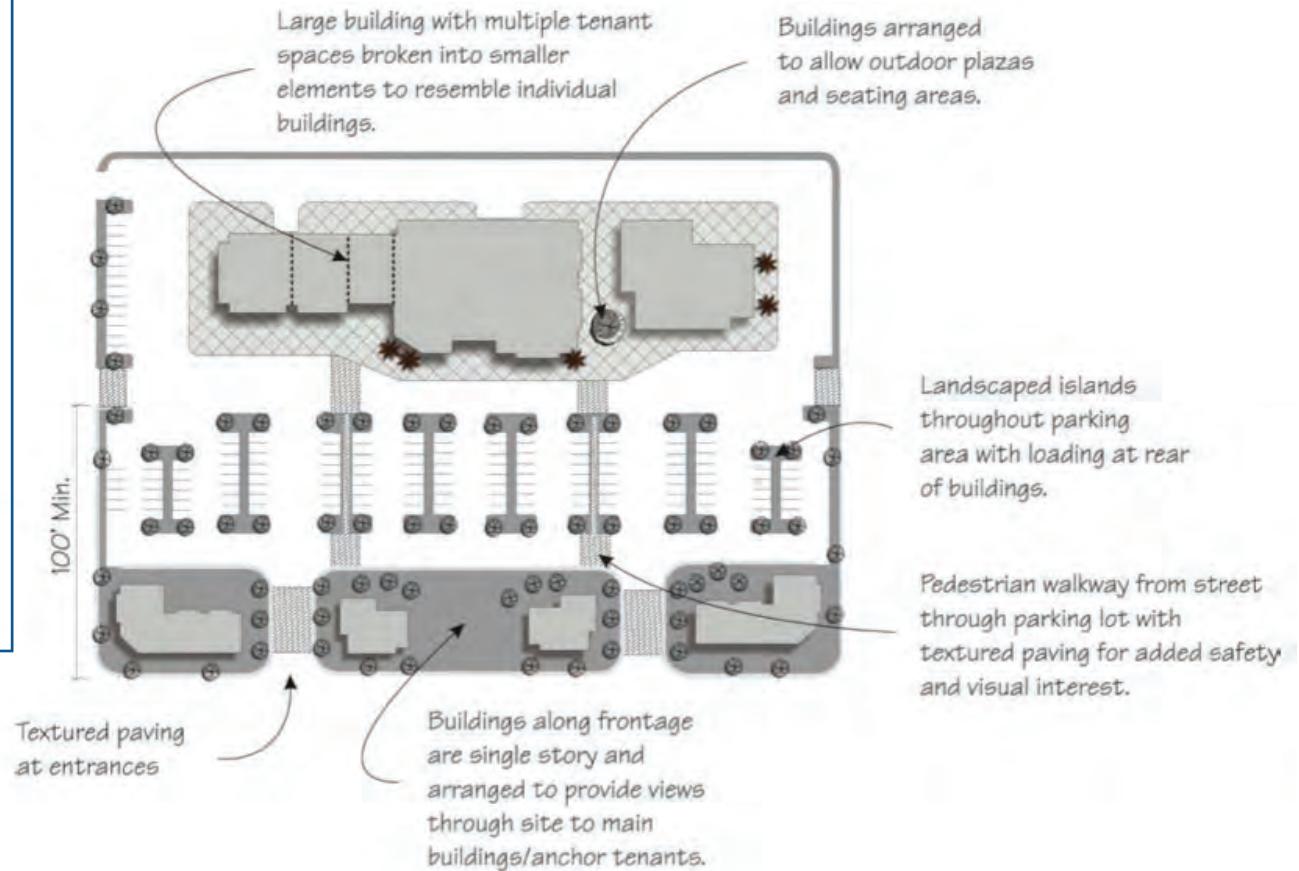
B. Design Guidelines. All new construction in this zoning district shall conform to Chapter 3 of the Patterson Community Design Guidelines. Special consideration shall be given to:

Commercial Shopping Center

Characterized by a vibrant community shopping center providing a full range of goods and services.

Design Objectives

- Strong focal points and corner treatments such as a clock tower or archways.
- Pedestrian and site amenities to encourage a walkable environment.
- Orientation toward the street with an attractive streetscape.
- Articulate building forms and elevations to avoid large, flat wall planes.



Attractive community shopping centers with articulated building forms



2.6 Light Industrial Land Uses

The Light Industrial (LI) Districts comprise 317.5 acres and 6.9 million square feet of business park buildings and is located in the western portion of the Plan Area. Light industrial uses will primarily consist of business parks including warehousing and light manufacturing.

- A. **Permitted Uses and Development Standards.** Permitted uses and development standards in accordance with Chapter 18.46.
- B. **Design Guidelines.** All new construction in this zoning district shall conform to Chapter 3 of the Patterson Community Design Guidelines.
- C. **Solar.** All business park buildings shall provide green energy features consistent with the California Green Code (Title 24). Use of solar panels is highly encouraged.

2.7 Ivy and Rose Avenues Ranchette Area

A. Overview

The 144-acre Ivy-Rose ranchette Area is a unique area in the Zacharias Master Plan. It is comprised on 31 properties ranging in size from .2 to 19 acres, with most parcels in the 2 – 10-acre range. Existing land uses consist primarily of ranchettes with small scale hobby farm or agricultural pursuits. This area is bounded on the west by the PID canal, on the north by Highway 33, on the east by Ward Avenue, and on the south by existing City limits.

The area is designated Low Density Residential in the Master Plan, although it is anticipated that development of residential uses may occur at later stages of the Zacharias Master Plan. LDR densities in this area will typically be three dwelling units per acre.

B. Non-Conforming Uses

Upon annexation, agricultural uses will become non-conforming. The following principles will apply:

1. Crop production and horticulture is considered a permitted use and can continue indefinitely until the property is developed.
2. Keeping of horses, cattle, and other livestock may continue unless the use ceases for a six (6) month period, per Zoning Code Chapter 18.94.
3. Up to six (6) chickens are a permitted use in the LDR designation.

Existing Williamson Act contracts would terminate upon annexation.

C. Circulation

The existing Ivy Avenue and Rose Avenue will remain local streets and will terminate at the west end with a dead-end street adjacent to the PID Canal. When this area develops, appropriate connections to the PID Canal Paseo will be determined. A new arterial street will extend through this area from Highway 33 westerly as part of the Master Plan east-west connector. The terminus of this arterial at Highway 33 will replace the intersection of Ward Avenue and Highway 33, which will have a cul-de-sac terminus.

D. Utilities

This area has existing wells and septic system and many landowners in the ranchette area may want to maintain their rural lifestyle for some time. The following policies apply to maintenance of existing facilities and requirements for connections:

1. **Water:** Existing private wells may remain but may not be expanded, per City Code Section 13.20.020, or as amended. Connection to new public water mains is not mandatory until the property is developed, or unless existing wells fail. Upon annexation, a landowner may connect to City water at any time. Property owners will be responsible for connection and impact fees in effect at the time of connection.
2. **Sewer and septic systems:** Five (5) years after public sewer is provided to within 200 feet of a property, connection to the

public sewer may be required within 90 days of the receipt of an official notice to connect from by the City. A public sewer line will be constructed in Rose Avenue in the early stages of the Zacharias Master Plan. Construction of this sewer line will include sewer stub-outs to adjacent properties just outside the right-of-way, at a location identified by the property owner and at the expense of the master developer. Property owners will be responsible for connection and impact fees in effect at the time of connection.

3. PID Irrigation Water: Per PID policy, landowners may maintain access to PID irrigation water until the property developers if PID procedures for opposing detachment are followed.

E. PID Canal and Parkway

Per Chapter 3 of this Master Plan, the PID Canal will be undergrounded with a paseo constructed over the 40-foot easement. A rural type fence (see Chapter 3) will be constructed on the east side of the paseo in conjunction with the undergrounding of the canal and construction of the paseo, at the expense of the Master Plan developers. This fence is intended to provide open views and avoid access to agricultural lands in the Ivy-Rose area. It is recognized the existing fencing provides access protection to the ranchette properties. The Master Plan does not require the removal of existing fencing and the new fencing may ultimately parallel existing fencing. Exceptions to open fencing may be approved by the City in locations where existing homes abut the paseo.

Whether the undergrounded canal and construction of the paseo is built all at once or phased has not been determined. If the undergrounding and paseo is phased, there may be periods of time when the new fencing is not constructed along the full length of the paseo. In the interim, protection of agricultural properties will rely on existing fencing and the City will work with property owners to ensure their needs are met.

On the west side of the parkway, a parallel street to the parkway or other acceptable configuration will provide an open feel land use interface.

As the paseo is constructed, the City will coordinate with property owners on access to the parkway if desired. The Zacharias Master Plan developers will be responsible for relocating existing PID connections.

F. Infrastructure Timing and Financing.

The planned infrastructure for the Master Plan will have sufficient capacity to serve the Ivy-Rose areas should the area develop. The following principles will apply to infrastructure timing and financing:

1. The financial obligations of the Community Facilities District (CFD) will not be imposed on undeveloped property or on existing developed properties.
2. Sale of properties do not trigger CFD fees.
3. Development of properties will require landowners to pay CFD fees, triggered by issuance of a building permit.
4. Connection to public water or sewer would not automatically trigger payment of CFD fees.
5. Gas and telephone lines will be installed with development occurs with the location of lines determined when joint trench designs are approved.
6. Since a new public sewer line in Rose Avenue will be constructed in the early stages of the Master Plan, Rose Avenue will not be widened with installation but will be repaved and then maintained by the City. The sewer line will go under the canal. The sewer line will have capacity for future development south of Ivy Avenue.

2.8 Other Community Elements

A. Community Landscaping Concept

The overall community landscaping concept will help to create a welcoming and comfortable outdoor space for residents and visitors. Common landscape elements throughout the project establish continuity between the varying land uses and help establish a sense of place. They also enhance the pedestrian experience and create an environment that is conducive to outdoor activity. The landscaping concept provides an overall theme to the community and is comprised of the following landscaped areas:

- Entryways to the community along Baldwin Road.
- Landscaping and tree planting along collector streets to form robust tree canopy.
- Landscaping in roundabouts.
- Landscaping along the lakefront in public areas.
- Parks.

The components of the community landscaping concept shall be developed in more detail prior to the submittal of development plans. The landscaping concept shall follow these design objectives:

Design Objectives:

- **Theme:** Use a consistent set of landscaped materials to help portray an overall cohesive look and theme for the Plan Area
- **Tree canopy:** Use large canopy trees to maximize coverage of hard surfaces. Themed areas shall be developed to include two – three tree species. Use of canary palms in gateways and roundabouts is highly encouraged. Street trees in neighborhood units shall be uniform to provide identity.
- **Use of drought-tolerant landscaping.** The landscaping concept shall maximize the use of drought tolerant landscaping to meet or exceed the requirements of Section 18.78 of the Zoning Code.
- **Accent shrubs and groundcover.**
- **Use of decorative hardscape and pathways.**

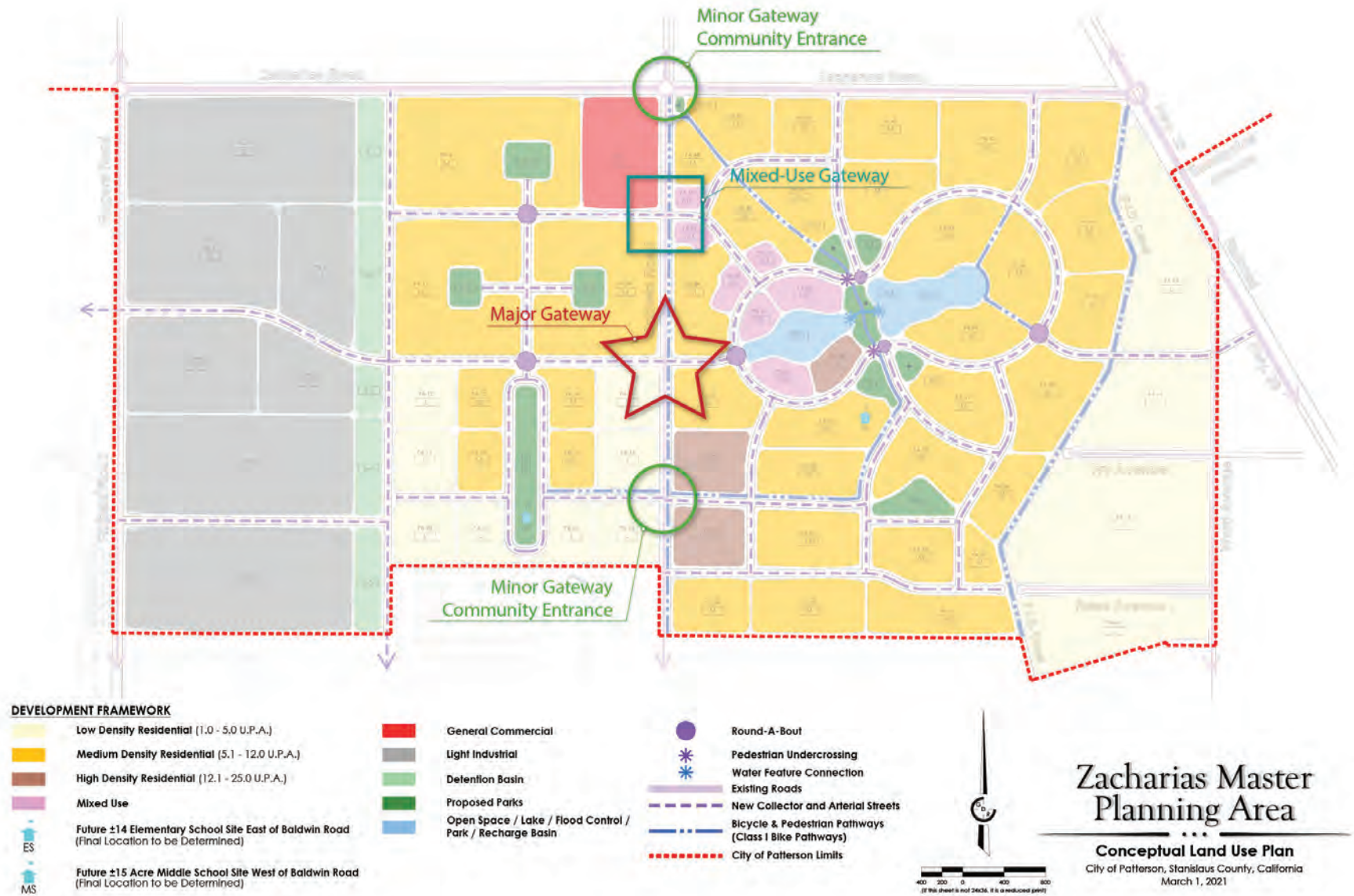
B. Entryways

Entryway monuments ensure the community has a clear identity and help emphasize and accentuate key views into the community. The Entryway Plan establishes community identity through the use of distinct entry signage, attractive landscaping, enhanced paving and vertical iconic elements. These entryway features help establish a connection to the rest of the Patterson community. Entryways will consist of Major Entryways and Minor Entryways.

One of the major features of both entryways will be the continued use of the Canary Island Date Palm or similar species, such as the California Fan Palm, as the primary theme tree species linking existing and proposed Patterson together. Use of architectural features reminiscent of Patterson history is highly encouraged.

1. Entryway Locations:

Figure 15: Zacharias Gateway Entries



2. Overall Design Objectives for Entryways:

Project monuments at project entries shall be used. These monuments should be community scale features oriented towards moving vehicles and pedestrians. Project entryway features should be designed to include a combination of the following requirements:

- Use a consistent set of materials to help portray an overall cohesive look and theme for the Plan Area.
- Include a lighted monument sign.
- Landscape monument zones attractively including a combination of the following: date palms or similar species approved street trees; evergreen accent trees; flowering accent trees; shrubs/ground cover; and annual cover.
- Include enhanced paving at the intersections.
- Incorporate at least one of the following thematic elements to signal entry into the community at project entrances, which should be consistent throughout the project: a vertical iconic element, such as an arch, trellis, or other architectural element; a water feature, such as a fountain; or a public art piece.
- Signage may be wall-mounted or free standing, but free-standing signage must be mounted on a solid, ornamental base. Signage may be externally illuminated.

Major Entryway

Characterized by iconic monuments, landscaping, and pavement treatments, and signage at Baldwin Road and East-West Connector.

Design Objectives

- Includes date palms framing the entryway.
- A pedestrian portal using architectural elements reminiscent of Patterson creates a strong identity.
- Connects to bicycle and pedestrian pathways.
- Includes an element of public art and/or a fountain feature.



Example of prominent fountain feature at a major entryway



Rendering of major gateway looking east on east-west connector from Baldwin Road

Mixed-Use Gateway

Characterized by a pedestrian friendly mixed use area with retail stores and restaurants, artwork, landscaping, pavement treatments, and signage at the intersection of Baldwin Road and the entry to the mixed-use area.

Design Objectives

- Frames the entry into the mixed use area as an attractive pedestrian oriented area with ground floor retail and restaurants.
- Includes special paving and sidewalk treatments, wider sidewalks, zero setbacks, artwork, monuments and/or signage to announce entry to the mixed use street leading to the lake.
- Includes date palms framing the entryway along with decorative trees and shrubs.
- Connects to bicycle and pedestrian pathways.



Close-up rendering of Mixed Use Gateway looking east from Baldwin Road into mixed-use area.



Broader view of gateway into mixed use area Guidelines looking southeasterly from Baldwin Road

Minor Entryways

Characterized by smaller scale monuments, landscaping, pavement treatments, and signage at:

- Zacharias Road and Baldwin Road – Community Entrance
- South Community Entrance on Baldwin Road

Design Objectives

- Includes date palms framing the entryway along with decorative trees and shrubs.
- Attractive monuments and /or signage to announce minor entries to subdivisions.
- Connects to bicycle and pedestrian pathways.



Photo examples of attractive minor entryways with monumentation



C. Sustainability

In order to implement General Plan goals related to sustainability and policies to reduce the emission of greenhouse gases and to promote energy efficiency, the Master Plan:

- Promotes compact, mixed-use and pedestrian/bicycle friendly development.
- Promotes direct connections to activity centers.
- Provides a “complete” community with housing, recreation, retail services and employment that encourages people to live close to where they work.
- Ensure that all construction will conform with Green Building Standards to maximize energy efficiency.
- Solar facilities are required for all industrial buildings, with a target of 30 –50 percent roof coverage for solar panels.

Project specific green features should be considered at the time of subdivision review.

D. Walls and Fences

1. Walls and fences shall complement the architecture and landscaping themes of the community.

2. Design Objectives:

- **Minimize walls and fences.** Minimize use of walls and fences as much as possible.
- **Between residential and nonresidential.** Where walls and fences are constructed between residential and nonresidential uses, these walls and fences shall strive to incorporate where practical and feasible accessibility options to allow mutually beneficial access for pedestrians, bicyclists, and motor vehicles. Height of such walls shall be a maximum of eight feet, consistent with the City of Patterson Zoning Ordinance.

- **Soundwalls adjacent to streets.** Where homes back onto an arterial or collector street, a sound wall shall be constructed. This wall will be consistent throughout the community and will be screened with vines or shrubbery to avoid long, blank walls. Contrasting pilasters at least every 30 feet shall be used to break up massing and walls shall have cap and corner details. Soundwalls are typically six feet in height. If a greater height up to eight feet is needed, berming shall be used so that no more than six feet of wall is visible.
- **Berms.** Berms shall generally have a slope of 5:1 with a maximum of 4:1. Berms shall be designed to ensure ease of maintenance.

The following photos show excellent soundwall materials and design. Additional landscaping and vines shall be provided.

- **Consistency with Community Design Guidelines.** All fencing shall also comply with the adopted City of Patterson Community Design Guidelines.

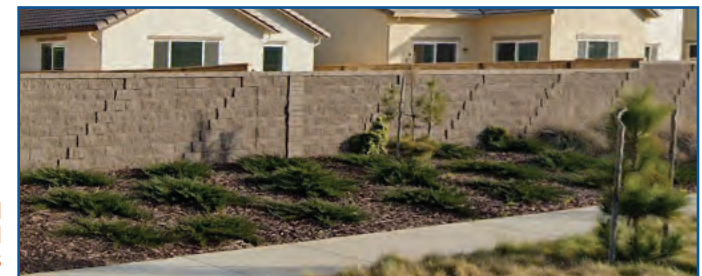


Photo examples of soundwall with attractive materials and pilasters



Alternative down casting lighting fixture along major street



Attractive lighting in mixed use area



Double-headed decorative lighting along collector street



City "acorn" lighting fixture

E. Lighting and Utility Placement

Lighting and utility placement is an integral part of site planning and building design. Proper lighting design will have a positive effect on the appearance of buildings and promote safe and enjoyable nighttime pedestrian environments. Lighting can enhance and enrich the character of the entire project. The careful location of utilities is important so as to not detract from the quality and character of development.

Design Objectives:

1. Themed community lighting.

- a. Residential Collector, Interior Collector, and Local Streets shall utilize the decorative "acorn" lighting standard found in the City Improvement Standards. This standard is known as Hadco Urban Refractive post top with LumiLock LED.
- b. Major Collector and Arterial Streets shall utilize a similar decorative lighting standard that would consist of a "double acorn" or downward facing fixture in order to provide required lumens for safety purposes.
- c. Community lighting on private property should also use accent lighting, up-lighting under trees, and low-level walkway lighting.

2. **Nonresidential Lighting.** Lighting in commercial, mixed-use, multi-family and industrial projects shall conform with the adopted City of Patterson Community Design Guidelines. In addition, consideration should be given to:
 - Lighting should be attractive and consistent with building style materials, finishes and colors.
 - Ground level, overhead and building mounted light should be incorporated throughout the project area.
 - Up-lighting (under trees), diffused lighting and low-level walkway lights should be used within landscaped areas.
3. **Utility Boxes and Mechanical Equipment.** Utility boxes should all be screened and placed out of view from the public. Mechanical equipment shall conform with the adopted City of Patterson Community Design Guidelines.

F. Signage

All signage shall conform to the City's Community Design Guidelines and Chapter 18.82 of the Zoning Code.



Attractive private property uplighting

An aerial architectural rendering of a city plaza. The scene is viewed from an elevated perspective. In the foreground, a river flows along a stone-lined bank. A paved walkway runs along the river, with several people walking. To the right of the walkway is a large, open green lawn area. In the center of the lawn, there are several colorful, abstract sculptures or structures in shades of blue, yellow, and green. To the left of the lawn, there is a paved area with several tables and chairs, some with orange umbrellas, suggesting an outdoor cafe or seating area. In the background, there are several multi-story buildings with various architectural styles, including some with balconies and others with large windows. The sky is a clear, light blue. The overall atmosphere is bright and sunny. Overlaid on the left side of the image are three diagonal lines in blue, orange, and yellow. The text 'CHAPTER 3' is written in large, bold, orange letters in the center of the image, and 'Circulation' is written in smaller, blue letters below it.

CHAPTER 3

Circulation

CHAPTER THREE

CIRCULATION

3.1 Regional Circulation

The purpose of the Circulation Plan for the Master Plan is to establish the general layout and design standards for road, bicycle and pedestrian facilities in the Plan Area and to implement the City of “Complete Streets” network with an integrated roadway and trail system including walking and bicycling pathways, which extend the City’s existing circulation routes throughout the Plan Area.

The concept of a Complete Street is about developing a route for all transportation modes. Complete Streets are streets for everyone. They are designed for access, mobility, and safety for all users, regardless of travel mode. Complete Streets are not about hindering the automobile, but enabling transit, pedestrians, and bicyclists to travel with automobiles. Complete streets vary widely in design and appearance. However, all complete streets are comfortable and safe for any user that travels along one.

3.2 Relationship to the General Plan and Master Transportation Plan

Circulation Element. The Circulation Element of the Patterson General Plan provide policy guidance to create and maintain a roadway network that will ensure the safe and efficient movement of people and goods throughout the city, and to promote pedestrian, bicycle and rail travel as alternatives to automobile use. The Circulation Element provides a hierarchy of Arterial, Collector and Local Streets, and provides policies relating to Levels of Service, funding of transportation improvements, and safe pedestrian and bike pathways. The Master Plan conforms to the Patterson General Plan Circulation element due to the fact that the Plan will:

- Provide for “Complete Streets” that integrate the public and private realms and accommodates all transportation modes.
- Provide for a hierarchy of arterial, collector and local streets.
- Provide right-of-way for the South County Corridor.
- Maintain a minimum Level of Service “D” based on the Traffic Impact Study.
- Ensure adequate funding of transportation improvements through implementation of a Community Facilities District and other financing mechanisms.
- Provides traffic calming techniques.
- Creates a safe and robust pedestrian and bike pathways throughout the entire Master Plan area.
- Approval of the Zacharias Master Plan will include an amendment to the Circulation Element to add the additional network of streets.

Master Transportation Plan. To comply with the Master Transportation Plan (MTP), the Master Plan will install regional, local, pedestrian, and bicycle transportation improvements. The Implementation Chapter of the Master Plan clarifies the timing and funding of the necessary transportation improvements. The MTP also provides a bicycle master plan, with recommendations on funding. The bicycle plan for Zacharias is consistent with that plan and in fact provides for a more robust network of bicycle and pedestrian facilities.

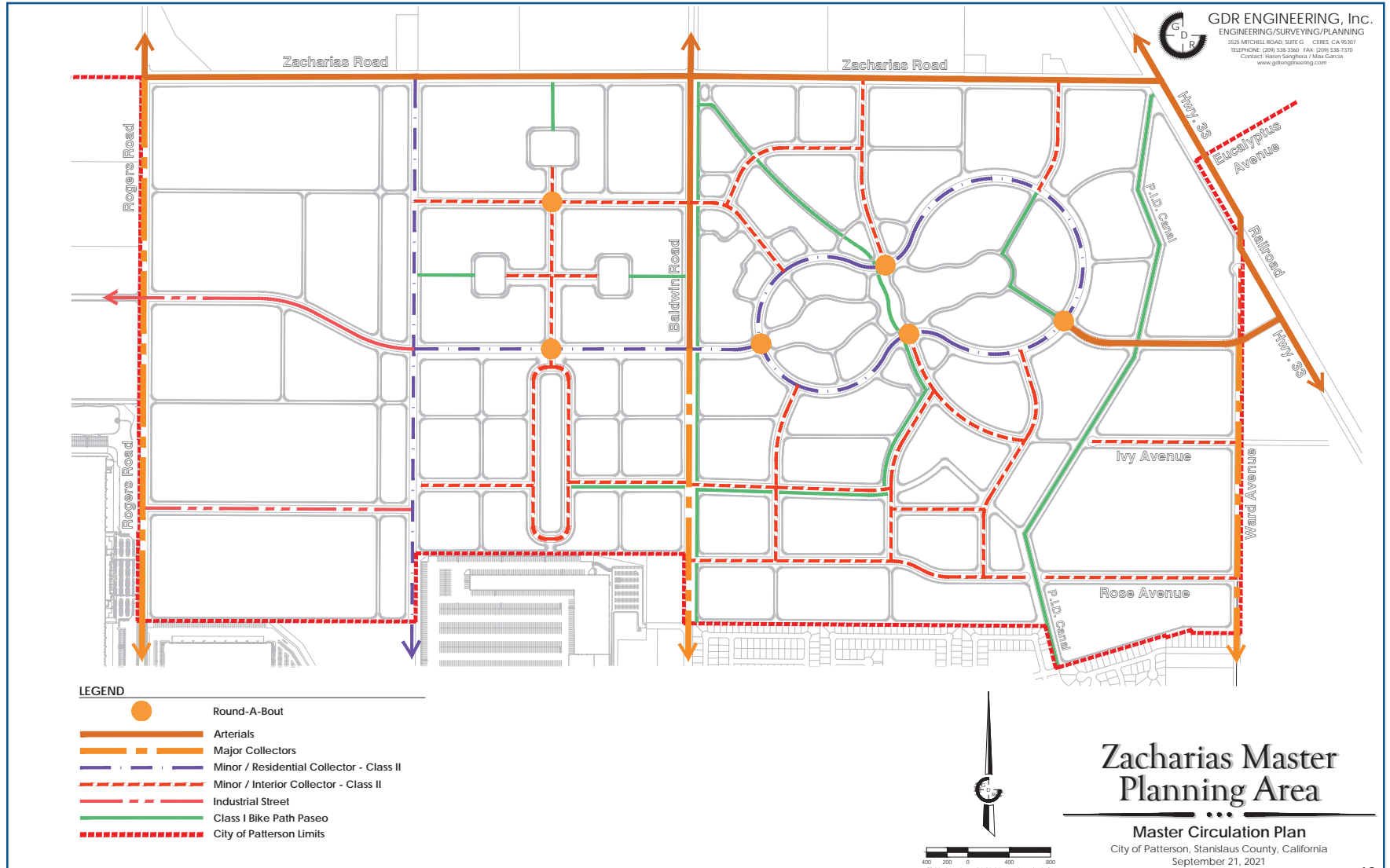
3.3 Circulation Plan - General

The Circulation Plan provides direct and convenient access to all residential, commercial/office area, and recreational land uses through a safe and efficient network that includes arterial, major and minor collectors, local streets and bicycle and pedestrian routes (refer to Figure 28).

A. Zacharias Project Area. The primary regional roadways that serve the Master Plan Area include Zacharias Road to the north and west, Highway 33 to the east, and Baldwin Road, Rogers Road, and Ward Avenue to the south. Zacharias Road will eventually connect to Interstate 5 where a new interchange targeted is planned. Zacharias Road is also being considered to function as the South County Corridor. Right-of-way for the South County bypass will be dedicated as part of this project.

B. Baldwin Ranch Project Area. Baldwin Road, an existing Major Collector provides the primary access to Baldwin Ranch. The project will have a series of local streets and Tank Road, an existing local street, also provides access.

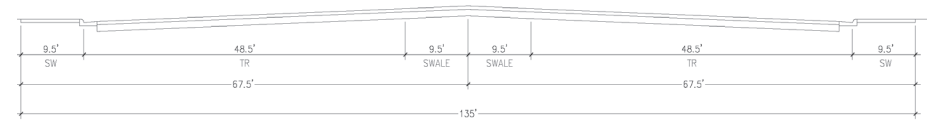
Figure 16: Zacharias Circulation Plan



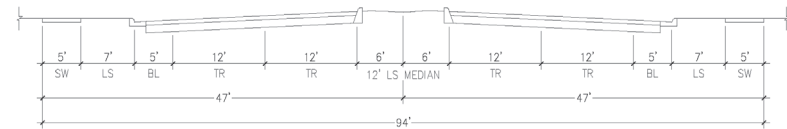
3.4 Major Arterials

Major arterials provide the backbone street network to get vehicles in and out of the community. Arterials are four-lane roadways accommodating over 18,000 average daily trips. Arterials have a landscaped median and either Class I or II bike paths. In the Zacharias area, Zacharias Road and Highway 33 are the main arterials serving the project. Baldwin Road north of the east-west connector and the eastern section of the east-west connector will also serve as arterials because of projected traffic volumes. The portion of the east-west connector between Highway 33 and Ward Avenue would not have a landscaped median due to constrained right-of-way. In addition, Baldwin Road will have a separate Class III paseo in the West Stanislaus Irrigation District (WSID) easement.

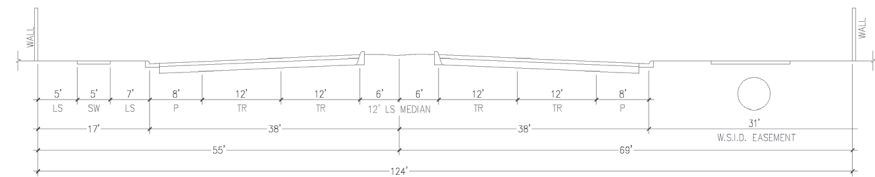
Figure 17: Arterial Cross Sections



135' Right-of-Way (6-Lane Urban Expressway)
Zacharias Road
Not to Scale



94' Right-of-Way
Arterial
(Add 5' of Landscaping behind walk where wall is required)
Not to Scale



124' Right-of-Way
Baldwin Road - North of East/West Collector
(Zacharias Master Planning Area)
Not to Scale

3.5 Major Collectors

Major Collectors are characterized by two travel lanes, Class II bike paths, separated sidewalks and landscaped medians and accommodate 10-18,000 average trips per day. Rogers Road and the Baldwin Road south of the east-west collector serve as Major Collectors. Baldwin Road would also include a 30-foot bicycle and pedestrian pathway in the West Stanislaus Irrigation District (WSID) easement.

Figure 18: Baldwin Road Cross Section South of East West Collector

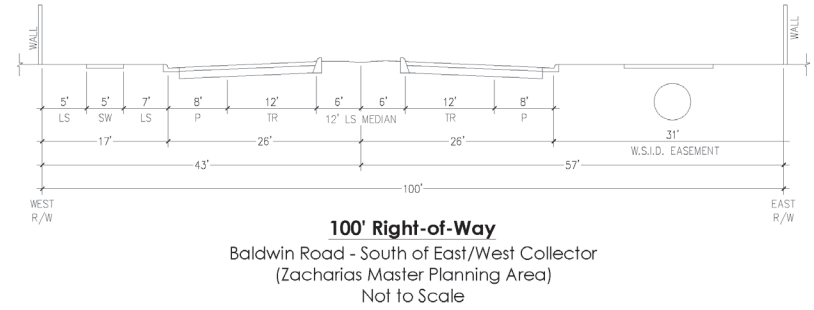
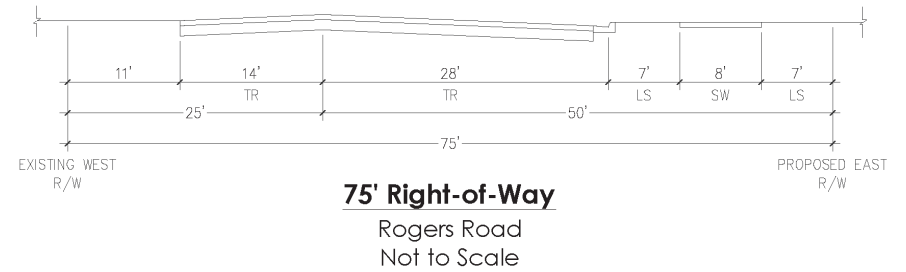


Figure 19: Rogers Road Cross Section

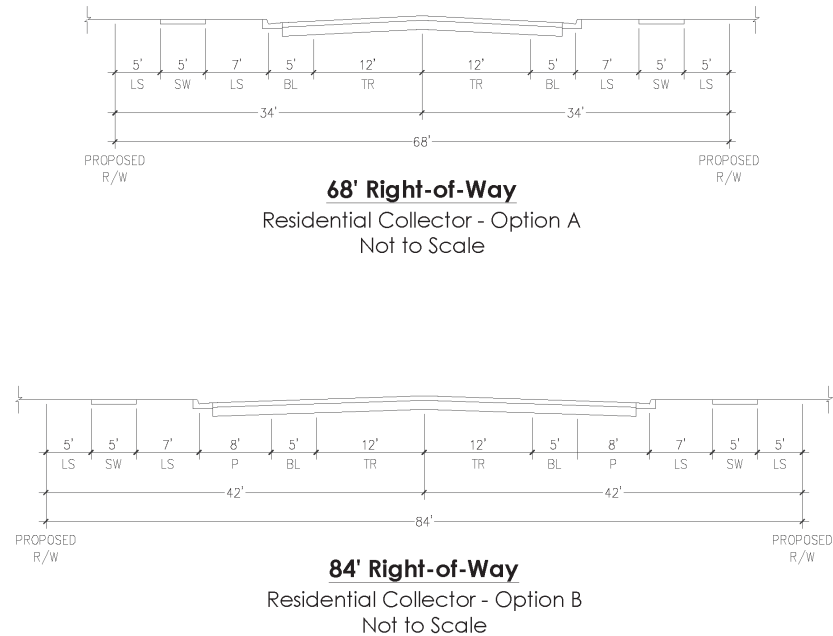


3.6 Minor Residential Collectors

Residential Collectors form the “spine” for the Zacharias project area and are characterized by two travel lanes, Class II bike paths and a separated sidewalk. They would accommodate 2,500 – 9,000 average trips per day. Homes would back onto the Residential Collectors, or parks, multi-family or mixed use may abut the street. See Section 2.2.A.4.d for design guidelines for development fronting Residential Collectors. The east-west connector is the primary Residential Collectors and provides a continuous roadway transversing the project area.

Two options for the residential collectors are provided. Option A has a Class II bike lane and no parking. Option B includes room for a parking lane, to be used where the Residential Collector abuts multi-family or mixed-use developments. The use of soundwalls is highly discouraged wherever possible although there may be locations along the Residential Collectors where single family homes backing onto the street with a soundwall is the only feasible alternative. Multi-family residential, parks, schools, frontage streets, side-on lots shall be used to create an open feel to the streets, as outlined in Section 2.2.A.4.d.

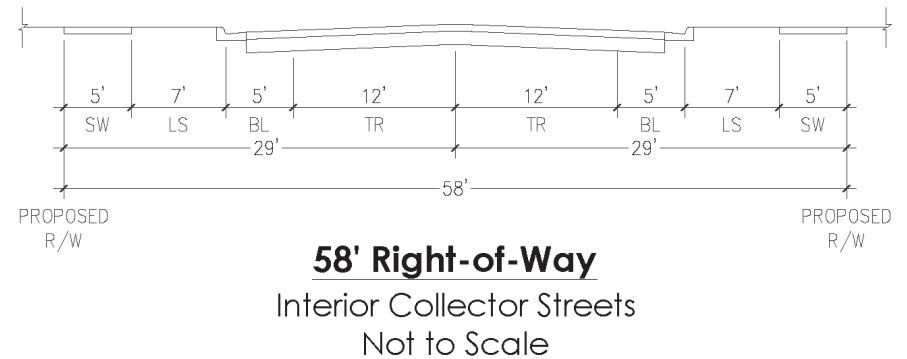
Figure 20: Residential Collector Cross Section



3.7 Minor Interior Collectors

Interior collectors provide connections to the Residential Collector and are characterized by two travel lanes, a Class II bike lane, and separated sidewalks. They would accommodate 1,000- 2,500 average trips per day. Homes would largely front on to the Interior Collector and a sound wall is not needed. Depending on traffic volumes, driveways directly onto the street would be avoided. See Section 2.2.A.4.e for design guidelines for residential development adjacent to Interior Collectors.

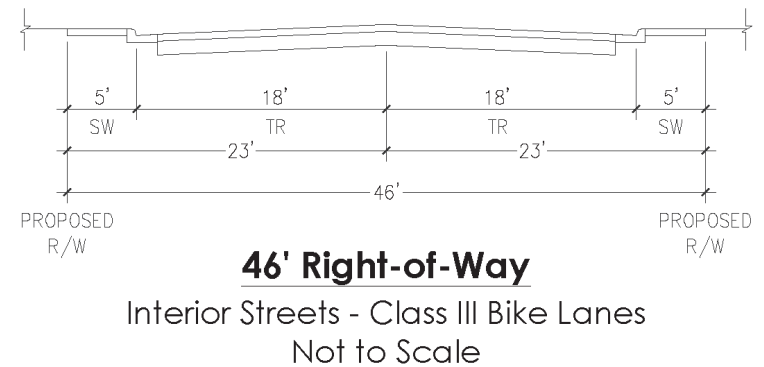
Figure 21: Interior Collector Cross Section



3.8 Local Streets

Local streets provide primary access to homes and would typically accommodate less than 1,000 average trips per day. Local streets will be determined at the time of subdivision submittal. Some local streets will include a Class III "Share the Road" designation to increase safety for cyclists to access the Class I and Class II bicycle network. Class III designations would be determined at the time of subdivision submittals.

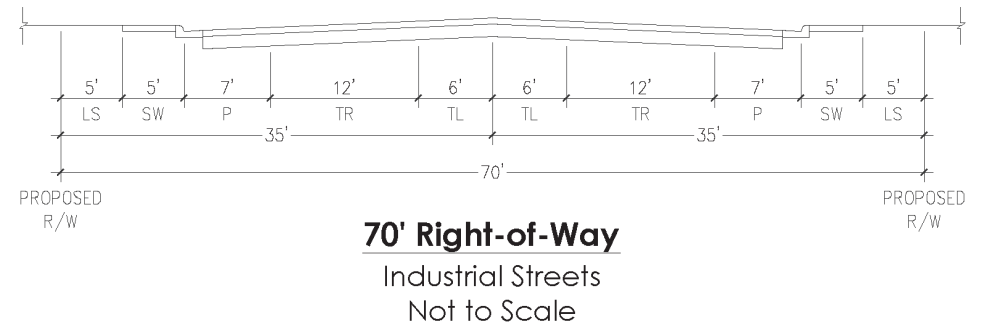
Figure 22: Interior Street Cross Section



3.9 Industrial Streets

Industrial streets provide private access to industrial uses in the western portion of the Zacharias Master Plan. The primary purpose of the industrial streets is to accommodate heavy truck traffic and employee trips.

Figure 23: Industrial Street Cross Section



3.10 Bicycle and Pedestrian Network

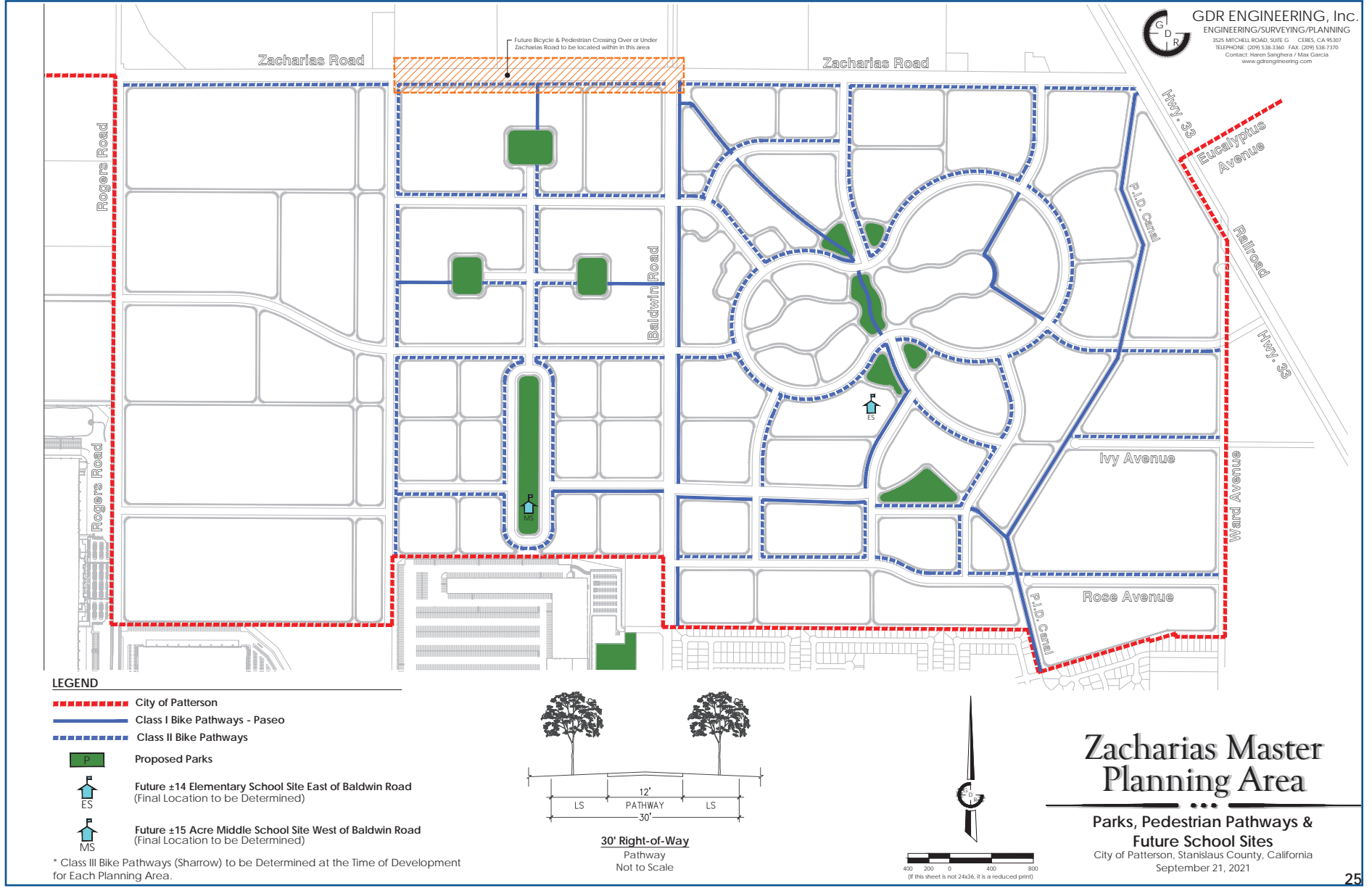
To implement the concept of complete streets, the bicycle and pedestrian network provides an alternative mode of transportation, links all components of the project area, and provides recreational opportunities to residents and visitors alike. The network especially connects schools, parks, the mixed-use core area, and the community shopping center. The interconnected trail system supports the vision of Zacharias Master Plan as a sustainable community. The proposed network in the Zacharias Master Plan area will provide increased opportunities for pedestrian activity and ultimately reduce the dependence on the automobile.

The network is part of a regional network of bicycle facilities and will be consistent with and implement the Transportation Master Plan.

Figure 24: Regional Bicycle Facilities



Figure 25: Bicycle and Pedestrian Plan



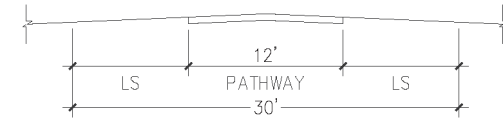
A. Class I Bicycle Paths and Paseos

Class I Pathways are the most safe and convenient way for pedestrians and bicyclists to get around the Plan Area. Class I Pathways are separated from roadways and provide a strong recreational element as well as routes to schools and parks. A 30-foot wide Class I pathway encircles the core portion of the community, extending north-south along Baldwin Road and connecting to the elementary school and neighborhood parks. The 30-foot pathway would include a bicycle path, jogging trail, landscaping and a tree canopy. In particular, the PID Canal Paseo (40 feet) and the WSID Canal Paseo adjacent to Baldwin Road provide major recreational amenities to the community at large and would connect to community facilities to the south.

Design considerations. The following considerations should be given to the design of these paseos:

- **Open fencing such as wrought iron.** The PID Canal Paseo should consider a rural feel open wood fence that also prevents access to agricultural properties to the east while those properties remain in agricultural uses. Exception to the open fencing may be approved by the City in locations where existing homes about the paseo.
- **Homes facing paseo.** See design guidelines in Section 2.2.A.4.c. for new subdivisions.
- **Maintenance access.** For the PID and WSID paseos, a gravel accessway should be provided.
- **Landscaping.** Abundant trees and plantings to provide an enjoyable experience. Where there is pipe underneath, tree planting should be non-invasive according to Irrigation District guidelines.

Figure 26: Paseo Cross Section



30' Right-of-Way
Pathway
Not to Scale



Open wood fencing suitable for paseo interface with Ivy Rose area

- **Amenities.** Paseo to include bike and walking trails along with benches, trash receptables and lighting.
- **Detention facilities.** Consider combining stormwater detention facilities with paseos.
- **Gates.** In particular for the PID Canal Paseo, gates may be needed for access to ranchettes since several ranchette properties use irrigation water.

A. Class II Bicycle Lanes and Separated Sidewalks

Class II Bicycle Lanes are lanes that are part of the roadway, but separate bicyclists from the travel lane with striping. They can be painted green with special markings, and a painted two-foot striped buffer can separate them from vehicle travel. The Class II lanes coincide with certain minor collector streets and provide connection in between the Class I pathways to complete the network. Separated sidewalks with a landscaped planter are provided on the same streets designated for Class II bike lanes to ensure pedestrian safety and a pleasurable walking environment.

B. Class III Bicycle Designation

Class III bike lanes are shared with vehicles and are most often marked with signage. They can also be “sharrows” (share the road) with bicycle stencil pavement markings. The signage or markings alert drivers that the street is designated for bicycles. These designations will be on local streets and will be determined at the time of subdivision review.

C. Class IV Bicycle Lanes

Class IV bike lanes are physically separated from the vehicle lane by a curb or bollards. While not specifically designated on the Bicycle Plan, they offer a safer alternative to Class II bike lanes. Class IV bike lanes can be considered for the East-West Connector.

D. Grade Separated Bicycle and Pedestrian Crossing Over Zacharias Road

To provide for bicycle and pedestrian access to the high school and potential community park on the north side of Zacharias Road, a grade separated crossing will be provided over or under Zacharias Road in proximity to these facilities. Sufficient right-of-way shall be provided in the Zacharias Land Use Plan to accommodate this crossing.



Attractive landscaping and lighting in paseo

3.11 Traffic calming measures

The Circulation Plan strives to create safe, convenient, and attractive choices of mobility – for pedestrians, bicyclists, and motor vehicles, both within the project and beyond. Reducing vehicle speed is the single biggest factor in designing safe streets. Slowing drivers increases visibility to pedestrians and bicyclists and reduces injuries from collisions.

A. Roundabouts

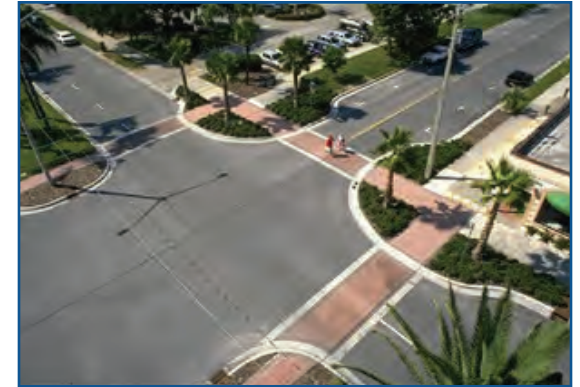
A series of roundabouts will be located at key intersections throughout the Plan area. Roundabouts include design features that promote safe and efficient traffic, pedestrian and bicycle flow by directing traffic in one direction around a central island.

B. Bulb-outs and curb extensions

To further slow traffic, bulb-outs and curb extensions are recommended for key locations where there is higher pedestrian activity. Bulb-outs and curb extensions are required around schools and are recommended around the mixed-use area parks. Final location of bulb-outs and curb extensions will be determined at the time of subdivision review.

C. Crosswalks and School Zones

A series of mid-block crosswalks, particularly near schools and parks, is recommended. Near schools, such crosswalks should have pedestrian stop lights to stop traffic to allow pedestrians to cross safely. Final locations of crosswalks will be determined at the time of subdivision review.



Roundabout with landscaping and decorative materials



Bulb-outs with landscaping and decorative paving



School Crosswalk with safety features

3.12 Transit Facilities

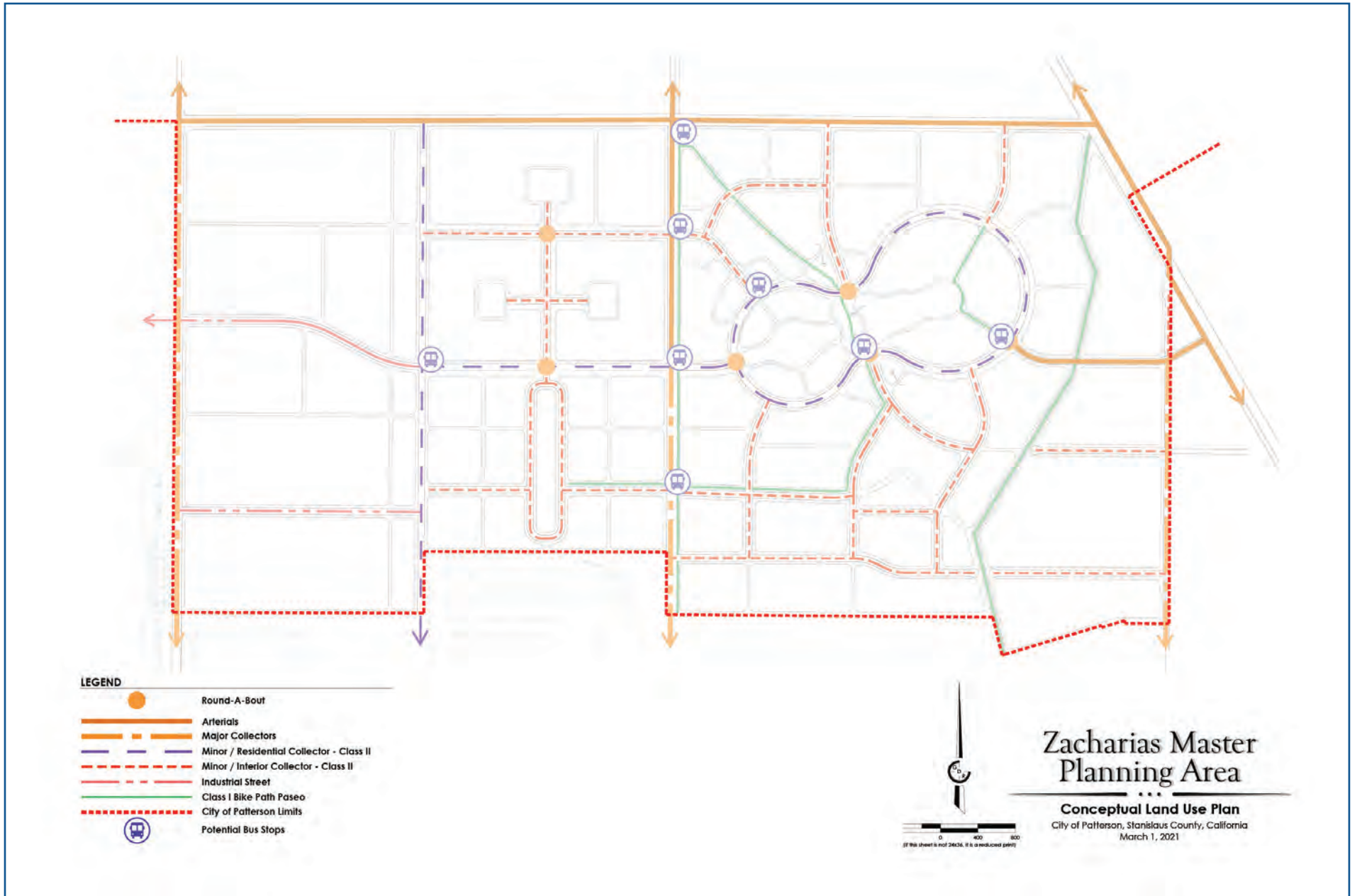
The opportunity for future public transit will help achieve the vision of the Master Plan as a sustainable community and will contribute to the reduction of greenhouse gases and vehicle miles traveled. As of 2020, Stanislaus Regional Transit (StaRT) provides fixed route bus service linking Patterson to Modesto, Turlock, and Crow's Landing/Newman/Gustine. The Patterson Transit Center is located at the Veteran's Memorial Park. StaRT also offers a commuter bus to the Dublin BART station. A Dial-A-Ride service provides curb-to-curb service within Patterson with advance reservations.

Although none of the current fixed routes directly serve the Master Plan area, opportunities exist to plan for future transit routes that would serve both the Zacharias and Baldwin Park project areas. Current Route 45W serves a portion of Baldwin Road, Sperry Avenue, and Keystone Parkway, and expansion of that route may be possible once buildout of the Plan area occurs. Planning for future transit routes involves two elements:

A. Bus Stops

Designating potential bus stops at key locations can set the stage for future transit service. Bus stops should generally be located in high activity areas with commercial, employment and higher density residential. The following exhibit provides potential locations in the Zacharias project area. The goal is to have a bus stop within $\frac{1}{4}$ mile of each home. Final locations shall be determined in consultation with the Stanislaus Regional Transit Agency.

Figure 26: Potential Bus Stops



3.13 Transportation Demand Management

Transportation Demand Management (TDM) strategies encourage future property owners, developers, and employers to use creative and effective ways to reduce motor vehicle trips and their associated impacts. TDM strategies should ensure that new developments are designed to make non-single occupant vehicle (SOV) travel easier for new residents, tenants, employees, and visitors by using sustainable travel modes such as carpooling, vanpooling, carsharing, transit, walking, biking, and teleworking. TDM encourages developers, businesses, property owners, homeowners' associations, public agencies and institutions to provide information, incentives, advocacy, and specific services for enhanced transportation options.

TDM for the proposed project has the following goals:

- Reduce the frequency and distance of auto trips
- Shift trips towards the use of environmentally friendly and non-motorized modes of transportation
- Partner with project developers and communities to reduce SOV trips
- Increase the accessibility and convenience of alternatives to driving-alone
- Increase awareness of all transportation choices and costs
- Encourage use of innovative programs and new technologies to reduce driving alone

TDM strategies for the Master Plan include strategies for residential, commercial, and industrial projects.

A. Residential. TDM strategies for residential properties focus on reducing demand through location of land uses, and through a robust bicycle and pedestrian network. Reductions in travel demand in the Zacharias project area is achieved by the following land use elements:

1. **Location of new residential in close proximity to employment centers.** Residents will be able to cycle or walk to jobs or have a short drive.
2. **Mixed Use Center.** The Mixed-Use area provides an opportunity for residents to live and shop in close proximity.
3. **Diversity of housing types.** With an emphasis on a diversity of housing types, homes will be available to employees at most income levels, allowing them to live close to work.
4. **Robust bicycle and pedestrian network.** The project area has a robust network of bicycle and pedestrian paths that will enable residents to easily walk or bike to stores, services and employment centers.

B. Employment Centers. Development projects that employ more than 50 people will prepare a project-specific Transportation Demand Management (TDM) Plan that includes measures from the following menu applicable to each project:

1. Transit, bicycle, and pedestrian facilities
2. Alternative work schedules
3. Guaranteed ride home
4. Carpool or vanpool program
5. Commute assistance and ride-matching
6. Shuttle program / shuttle consortium / fund transit service
7. Transit passes or subsidies
8. Car share on-site
9. Self-Driving shuttle
10. Transportation Management Associations
11. Telework

An aerial architectural rendering of a community plaza. The plaza features a central green field with a net, surrounded by outdoor seating areas with orange umbrellas and tables. There are several buildings with modern architecture, including one with a prominent wooden balcony. The plaza is bordered by a stone wall and a river. The scene is populated with small figures of people, suggesting a vibrant community space. The text 'CHAPTER 4' is overlaid in large orange letters, and 'Community Facilities and Services' is overlaid in smaller blue letters below it. Three diagonal lines in blue, orange, and yellow cross the left side of the image.

CHAPTER 4

Community Facilities and Services

CHAPTER FOUR

COMMUNITY FACILITIES AND SERVICES

4.1 Parks and Open Space

The Master Plan includes a comprehensive network of parks and open space to meet the recreational needs of the community and to connect the Master Plan to the remainder of the community.

A. Relationship to the General Plan and Parks Master Plan.

The Parks, Recreation and Cultural Resources Element of the General Plan provides guidance to the Master Plan on the amount and type of parks and open space. Specifically:

- **Parks standard.** The City shall establish a minimum standard of five acres of developed parkland (combined pocket, neighborhood, and community) per 1,000 residents. (PR-1.2)
- **Requirements for development.** New development shall be required to assist in meeting the City's standard of five acres per 1,000 residents. To this end, the City shall require all new development to dedicate land, dedicate improvements, pay in-lieu fees, or a combination of these determined acceptable by the City, to the maximum extent authorized by law. (PR-1.3)
- **Joint-use.** The City shall pursue and maintain agreements for joint-use of school facilities as a high priority for the development of new park and recreational facilities, especially for after-school activities. (PR-1.7)
- **Neighborhood parks.** Neighborhood parks shall be integrated into, and become focal points of, new residential neighborhoods. Pedestrian accessibility to these parks shall be emphasized. (PR-1.7)

The Parks Master Plan also provides guidance to this Master Plan. The Parks Master Plan recommends:

- Of the 5 acres per 1,000 residents, 2.5 acres should be designated for community parks and 2.5 acres for neighborhood parks.
- Every Patterson resident should be within a ¼ to ½-mile barrier-free walk of a neighborhood park.
- A community park should be located within 1 to 2 miles of every resident.

The Parks Master Plan also provides guidelines for design of individual parks. These guidelines will support the development of parks that draw users from a range of age groups and interests together in spaces that provide an array of possible experiences and that express the "place" in unique and interesting ways. Each park should be context-specific, taking into consideration the site's natural, cultural and demographic conditions, in addition to program priorities.

B. Neighborhood Parks.

Neighborhood parks provide easily accessible open space for local residents. Neighborhood parks typically offer a range of active and passive activities and are reachable by walking or biking without crossing major streets.

The Zacharias Project Area provides a total of 59.7 acres of neighborhood parks west of the PID Canal ranging in size from 3.0 – 10 acres. The smaller "pocket" parks will focus on playgrounds, picnic areas, and sports fields. The larger parks will be able to accommodate multiple sports fields as well as walking paths and larger group picnic areas. The Plan provides a series of small parks and linear parkway to create an interesting focal point adjacent to the lake feature.

When the Ivy-Rose ranchette area develops, 6.5 acres of neighborhood parks will be included in this area. These parks are not currently shown in the Master Plan and may consist of one or two parks depending on the timing and location of development.

The total neighborhood park acreage for the Zacharias Project Area will be 66.2 acres, slightly above the required 65.6 acres. Thus, the project meets the required 5 acres of park land per 1,000 population. In addition, the project will contribute towards community parks in the City as determined by the Development Agreement.

The neighborhood parks will be centrally located throughout the Plan area with a goal of locating them within ¼ mile of every resident. The ¼ mile radius includes distance from the PID Canal Parkway, as shown in Figure 27.

The Baldwin Ranch Project Area provides a two-acre neighborhood park central to the neighborhood. In addition, a two-acre detention basin that may also be available for park purposes is provided at the southwest corner of Tank Road and Baldwin Road. The requirement for 5 acres per 1,000 population amounts to 4.7 acres. The remainder of the required acreage to meet 5.0 acres per 1,000 residents will be met by in lieu fees to be used toward the Community Park.

Final siting of neighborhood parks shall conform to the following guidelines:

1. Design and configure parks to provide active and passive elements for a range of users, including a combination of active sports, passive recreation, play areas, picnic areas, and gathering spots.
2. Locate parks so that at least three sides are bounded by a street, lake, or other open space.
3. Locate parks to enhance community livability and quality of life and should not be isolated remnant pieces of land.
4. Locate and configure parks to have clear entries and edges to create a sense of arrival, welcoming and orienting users.
5. Strengthen connections between the park and other public spaces, paseos, and community destinations.

Figure 27: Zacharias Neighborhood Parks

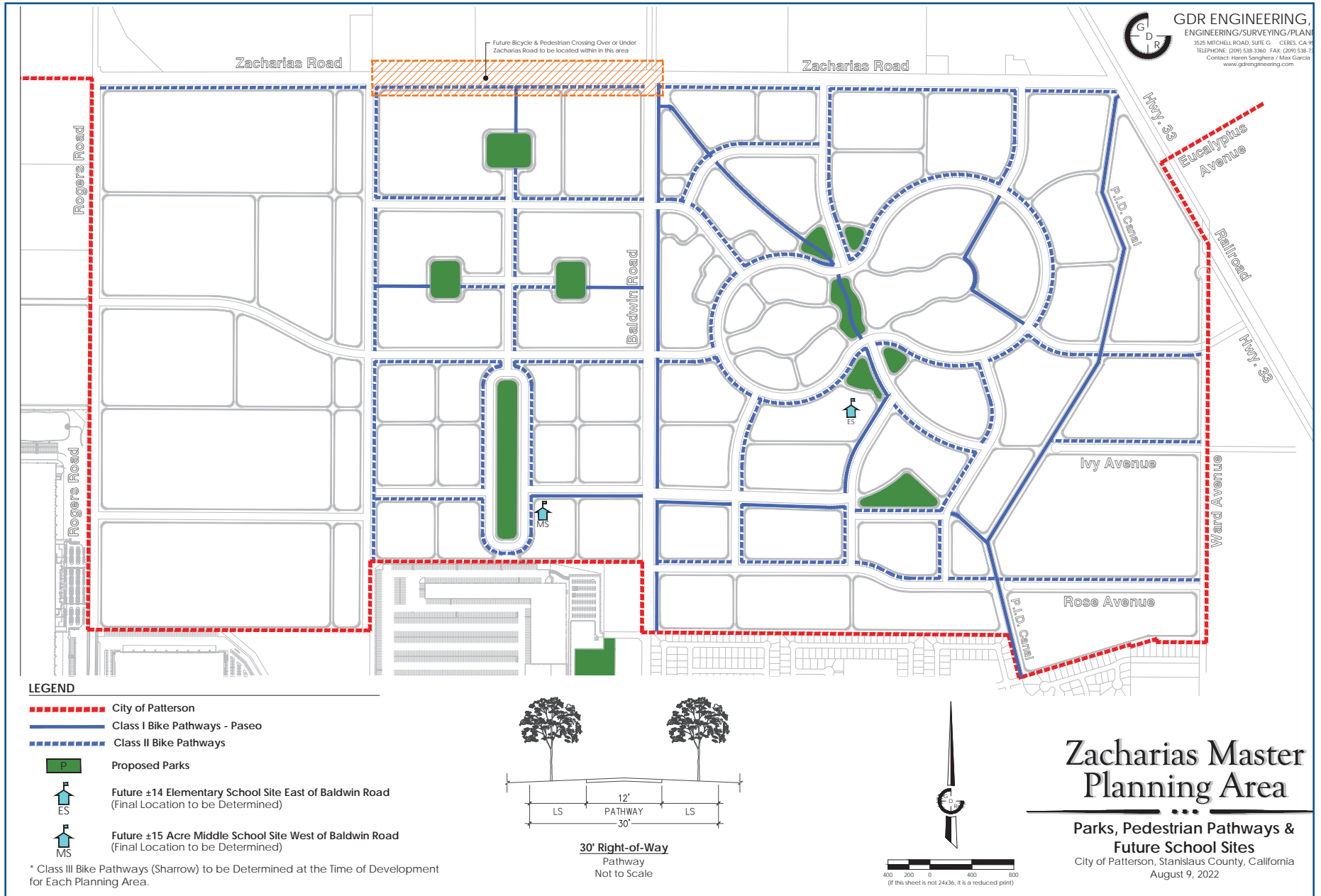
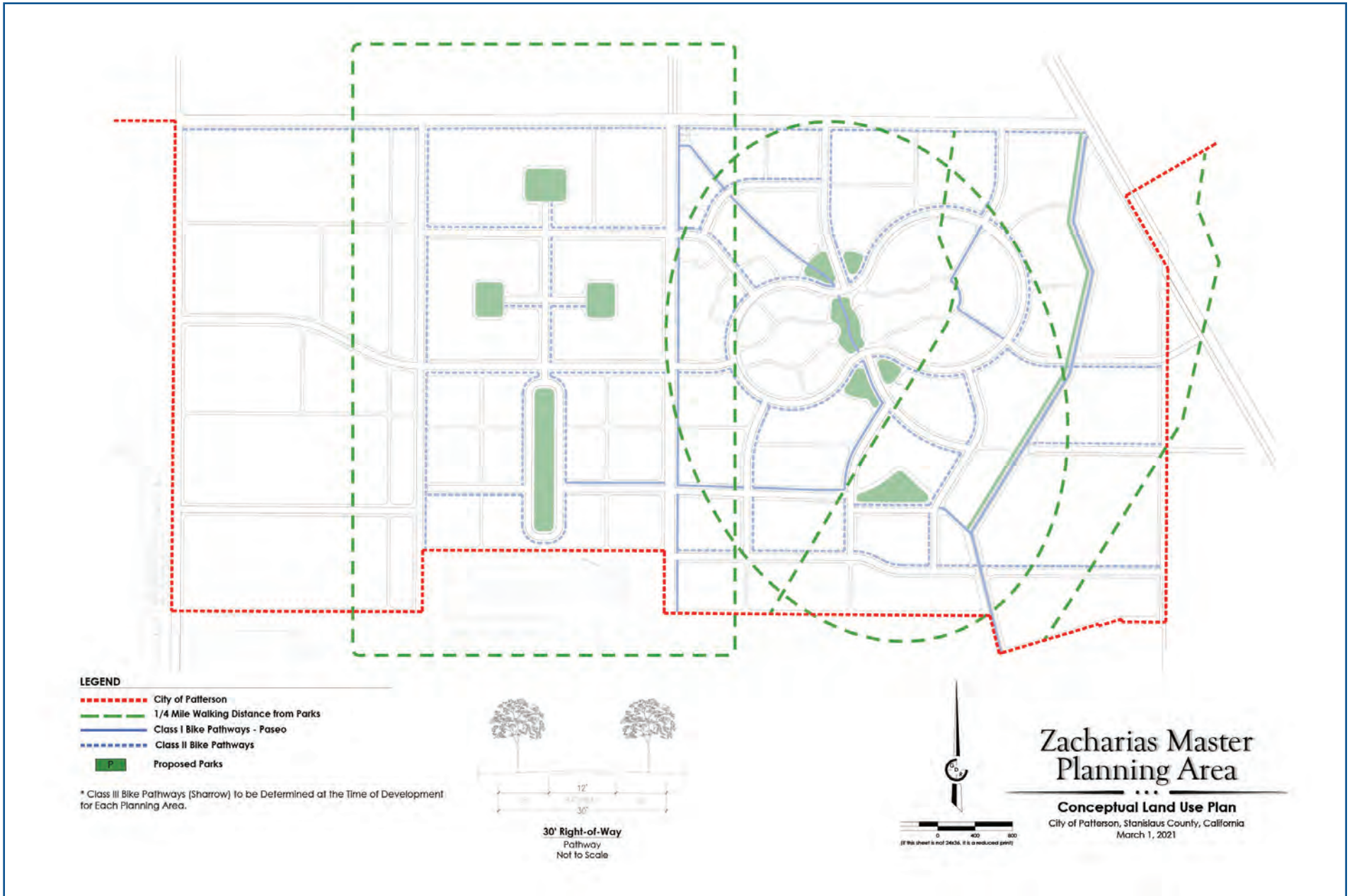


Figure 28: Zacharias 1/4 Mile Park Radius



C. Central Open Space and Lake Feature

The central mixed-use area will have open space, plazas, and public gathering areas that will serve as a focal point for the neighborhood. The configuration and size of this area will be determined when development plans are submitted. Design guidelines for this area are found in Section 2.4.C. While this gathering area doesn't count for the park acreage requirement, it will provide an important and exciting amenity for the community.

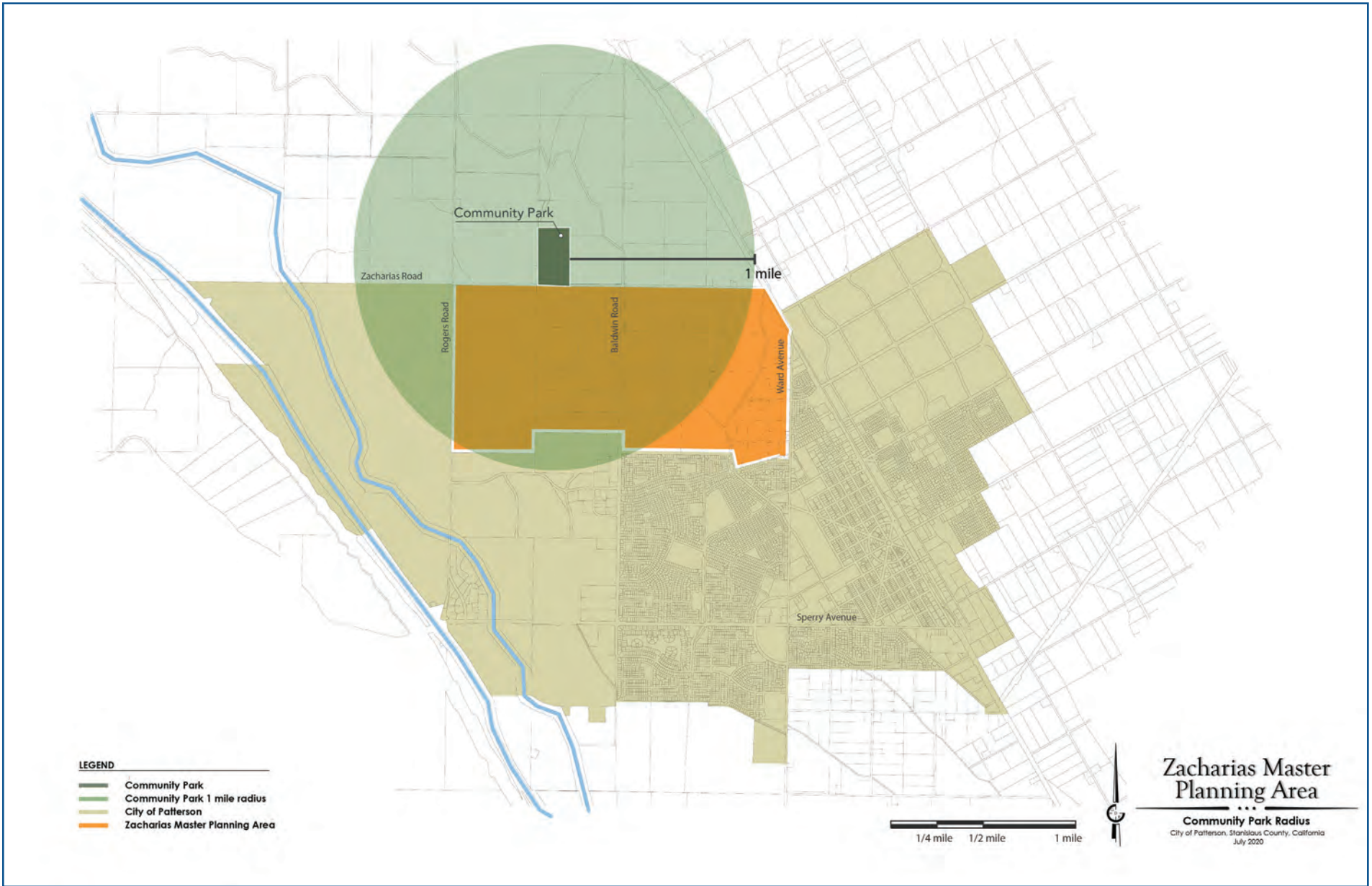
D. Relationship to Community / Regional Parks

A Community or Regional Park serves a broader segment of the community and is more of a "destination," and should be located within 1 – 2 miles of every resident. A North Community Park is tentatively planned on 20 acres in the vicinity of the high school site at the northwest corner of Zacharias Road and Baldwin Road, in close proximity to the Zacharias Master Plan, to be determined based on the update to the Parks Master Plan and on the feasibility of joint use of flood control and recreation facilities. This park may take advantage of opportunities for joint use of facilities such as an aquatics facility, indoor gym, or a lighted tennis court complex.

To provide for bicycle and pedestrian access to the high school and potential community park on the north side of Zacharias Road, a grade separated crossing will be provided over or under Zacharias Road in proximity to these facilities.

The financing plan for the Zacharias Master Plan will provide a funding contribution for community or regional park facilities, as determined by the Development Agreement.

Figure 29: Community Park Radius



4.2 Schools

Two schools are planned for the Zacharias Master Plan. First, a 14-acre Elementary School will be constructed east of Baldwin Road adjacent to a planned neighborhood park. Second, a 14-16 acre middle school is planned west of Baldwin Road. The final location of both schools will be determined based on the below guidelines.

A new 40-acre High School is planned for the northwest corner of Zacharias Road and Baldwin Road. Construction of the high school is likely 20 years in the future depending on buildout of the Zacharias Master Plan and the Villages of Patterson.

A new elementary school site is planned for the Baldwin Ranch area. The Apricot Valley Elementary School is located approximately one mile to the north.

A. Elementary School (east of Baldwin):

- Minimum acreage of 14 acres.
- Must be rectangular in shape.
- Located adjacent to a park. Joint use of facilities is preferred. Any joint use requires park fencing to ensure security during school hours.
- Streets should abut at least three sides of the school.
- Provide durable fencing adjacent to any residential uses.
- Located over ¼ mile of agricultural uses.
- Bike path must go around the school, not through it.

B. Middle School (west of Baldwin):

- 14-16 acres in size.
- Must be rectangular in shape.
- Streets should abut at least three sides of the school.
- Provide durable fencing adjacent to any residential uses.
- Preferred location is in the south portion of the TPF portion of the plan area. Alternative locations may be considered by the Patterson School District if acceptable access is provided and the location is central to the community.

4.3 Police Services

Police services in Patterson are provided on a contractual basis by the Stanislaus County Sheriff's.

Department. Police Services is headquartered at 33 South Del Puerto Avenue in downtown Patterson. In 2020, Police Services employed 21 sworn staff and four non-sworn staff. The General Plan aims to ensure an adequate level of police service is maintained as new development occurs, with a goal of a three-minute Priority 1 (emergency) response time of three minutes and a staffing level of 1.5 police officers per 1,000 population.

Police headquarters are located 3.7 miles from the furthest portion of the Zacharias area, and 2.5 miles from the Baldwin Ranch area. The Patterson Police regularly patrol all parts of the city limits and police units would be expected to respond to calls within both areas within acceptable response times. The Master Plan would not require the construction of new police facilities to achieve and maintain adequate response times.

In 2013, the City adopted a Public Safety Master Plan (PSMP) to establish a vision of the future public safety needs and services as the City grows toward build-out in accordance with the General Plan. The PSMP seeks to ultimately build a public safety facility that houses police, fire, and EOC functions.

Buildout of the Master Plan will generate the need for approximately 29 additional police personnel and may create a citywide need for an additional police station or expansion of the existing police station. The Master Plan will be required to annex to the Police and Fire Community Services District (CFD) in order to fund the appropriate share of future public safety personnel and facilities.

4.4 Fire Services

Fire protection and emergency medical services in Patterson is provided by the Patterson Fire Department. The Fire Department operates two stations located at 344 West Las Palmas Avenue (No. 1) and 1950 Keystone Pacific Parkway (No. 2). In 2020, the Fire Department employed 18 sworn personnel to staff the two stations 24 hours a day, 7 days a week. The General Plan aims to ensure an adequate level of fire and emergency medical services is maintained as new development occurs, with a goal to achieve and maintain an overall fire insurance (ISO) rating of five or better, an average response time for Priority 1 (emergency) calls of five minutes for 95 percent of the calls, and a staffing level of 1.0 fire fighters per 1,000 population.

Fire Station No. 2 is located 2.5 miles from the furthest portion of the Zacharias area, and 1.7 miles from the Baldwin Ranch area, resulting in a 4 minute 17 second response time for the Zacharias area and a 2 minute 55 respond time for the Baldwin Ranch area. These are considered acceptable response times and the Master Plan would not require the construction of a new fire station to achieve and maintain adequate response times.

In 2013, the City adopted a Public Safety Master Plan (PSMP) to establish a vision of the future public safety needs and services as the City grows toward build-out in accordance with the General Plan. The PSMP seeks to ultimately build a public safety facility that houses police, fire, and EOC functions, and four new fire stations built incrementally as development occurs.

Buildout of the Master Plan will generate the need for approximately 21 additional firefighters and may create a citywide need for an additional fire station or expansion of one of the existing stations. The Master Plan will be required to annex to the Police and Fire Community Services District (CFD) in order to fund the appropriate share of future public safety personnel and facilities.

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An aerial architectural rendering of a city plaza. The scene features a river in the foreground with a stone-lined bank and a wooden walkway. A large, paved plaza area is filled with people, tables, and orange umbrellas, suggesting an outdoor cafe or market. In the center, there's a green lawn area with a few people sitting on the grass. The background shows multi-story buildings with various architectural styles, including some with balconies and large windows. The overall atmosphere is vibrant and urban. Overlaid on the left side of the image are several diagonal lines in blue, orange, and yellow.

CHAPTER 5

Infrastructure and Public Facilities

CHAPTER FIVE

INFRASTRUCTURE AND PUBLIC FACILITIES

5.1 Overview and Infrastructure Components

A. Overview

This chapter describes how necessary infrastructure improvements will be undertaken to:

- Support development contemplated by the Master Plan;
- In a way that can respond to market conditions; and
- While being equitable for future residents and businesses.

Infrastructure and public facilities will comply with the Infrastructure Master Plans adopted by the Patterson City Council for the purpose of ensuring that infrastructure improvements meet future demand based on buildout of the Patterson General Plan (2010).

- Transportation Master Plan (2020)
- Water Master Plan (2018)
- Sewer Master Plan (2016)
- Parks and Recreation Master Plan
- Storm Drainage Master Plan (2018)
- Urban Forestry Master Plan (2019)

Capacity for infrastructure systems is determined by the type and density of development within the Plan Area. Anticipated infrastructure improvements are graphically depicted in this Chapter of the Master Plan. These conceptual plans will be refined through the tentative map and improvement plan process to reflect City design criteria and establish the exact size and location of facilities.

B. Infrastructure Components

The infrastructure improvements will be made in three primary methods: 1) developer-built and dedicated to the City (or other public agency); 2) City-built capital improvements; or 3) developer-built and maintained improvements. Funding for infrastructure improvements varies depending on the status of City Fee programs.

The City of Patterson will provide funding for wastewater and stormwater facilities necessary to serve the Plan Area as part of an adopted fee program. In the early stages of development within the Master Plan Area, Transportation, emergency services, and park infrastructure will be funded and constructed through multiple sources including “fair share” fees, municipal bonds, and private investment. When the City adopts fee programs for transportation, parks and/or emergency services, funding from those programs will be available to defray improvement costs. Funding from fee programs may be used to pay for infrastructure improvements or to reimburse developers for the cost of infrastructure improvements depending on the availability of funds.

Maintenance of all infrastructure will be provided by the City of Patterson through a combination of taxes, user fees, existing community facilities districts, or new community facilities districts.

5.2 Transportation

The City of Patterson will ensure that adequate transportation improvements are available to support project needs and City requirements. Transportation improvements consist of regional, local, and project related improvements. Project transportation improvements are also discussed in Chapter 3 – Circulation. All transportation improvements shall comply with the Transportation Master Plan (2020) and the transportation system depicted in Figure 29 (Circulation Plan).

Buildout of the Master Plans would contribute new trips to intersections, roadways, and freeways forecast to operate at unacceptable levels. The project is required to participate in funding programs to address off-site traffic impacts. In most cases, the Master Plan will contribute to these off-site improvements on a fair share basis. Some of the improvements will be the project's responsibility as outlined in the Public Facility Financing Program (PFFP). Some of the facilities are outside the jurisdiction of the City and the City will need to coordinate with regional agencies (Caltrans and Stanislaus County) to implement such improvements.

The following major off-site and on-site transportation components are included, as depicted on Table 6. These major improvements may be modified through the adoption of the Public Facilities and Financing Plan.

A. Major Improvements

Table 6 on the following pages, presents the current major transportation improvements.

Table 6: Major Transportation Improvements

<p>Sperry Ave/I-5 Interchange</p>	<p>Rogers Road / Zacharias Road Intersection</p>	<p>Sycamore Avenue / E. Las Palmas Avenue Intersection</p>
<p>Installation of signals at both ramp terminals and adaptive signal operations</p>	<p>Signalize the intersection, add a left turn lane to each approach, and widen Zacharias Road to two through lanes on each approach. If determined to be necessary by the City of Patterson, Rogers Road shall be widened to provide three through lanes on the northbound approach.</p>	<p>Signalize the intersection, adding left turn lanes on the northbound and southbound approaches. The City shall transfer the fees to the County of Stanislas to implement the improvement provided that an agreement is in place with the respective agencies</p>
<p>Sperry Avenue/Rogers Road Intersection</p>	<p>Baldwin Road / Zacharias Road Intersection</p>	<p>West Main Avenue/Jennings Avenue Intersection</p>
<p>Additional eastbound left turn, eastbound right-turn and add additional through lane for both directions making Sperry Avenue four lane road</p>	<p>Signalize the intersection, add a left turn lane to each approach, and widen Zacharias Road to two through lanes on each approach.</p>	<p>Signalize the intersection, adding a left turn lane on the eastbound approach. The City shall transfer the fees to the County of Stanislas to implement the improvement provided that an agreement is in place with the respective agencies.</p>
<p>Improvements shall include the following lane geometry for Rogers Road extension northbound approach: double left-turn, through and right-turn lanes.</p>	<p>Zacharias Road / State Route 33 Intersection</p>	<p>State Route 33/East-West Connector</p>
<p>Widen to four lanes. If determined to be necessary by the City of Patterson, an additional northbound left turn lane shall be installed.</p>	<p>Add two left-turn lanes on the northbound approach and two right-turn lanes on the eastbound approach. Because the proposed South County Corridor would reconfigure this intersection as an overcrossing, the City of Patterson has the discretion to forego this mitigation measure in order to avoid conflicts with the planned improvements. The City shall transfer the fees to the County of Stanislas or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies.</p>	<p>Signalize the intersection, installing two northbound left-turn and one southbound right-turn lanes, and widening State Route 33 to two lanes in each direction.</p>
<p>Sperry Avenue: Rogers Road to Baldwin Road</p>	<p>In conjunction with this measure, the Zacharias Road railroad grade crossing shall be upgraded with flashers, gates, and a concrete panel roadbed.</p>	<p>Ward Avenue / East-West Connection</p>
<p>Add an eastbound through lane.</p>	<p>State Route 33 / Eucalyptus Avenue Intersection</p>	<p>Signalize the intersection, installing two southbound left-turn lanes. Provide two lanes in each direction.</p>
<p>Sperry Avenue /State Route 33 Intersection.</p>	<p>Signalize the intersection and widen State Route 33 to provide two lanes on each approach. The City shall transfer the fees to the County of Stanislas or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies.</p>	
<p>Signalize the intersection and adding a left turn lane to each approach. If determined to be necessary by the City of Patterson, a second left turn lane shall be installed on the north bound approach.</p>	<p>Baldwin Road/State Route 33 Intersection</p>	
<p>M Street / Walnut Avenue / State Route 33 Intersection.</p>	<p>Signalize the intersection, adding a left turn lane on the northbound approach, and widening State Route 33 to provide two lanes on each approach. The City shall transfer the fees to the County of Stanislas or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies.</p>	
<p>Install a shared through and right-turn lane on the southbound approach, an additional westbound left-turn lane and northbound right-turn lane. If determined to be necessary by the City of Patterson, two through lanes shall be installed on SR-33.</p>	<p>Rogers Road / State Route 33 Intersection</p>	
<p>Olive Avenue / State Route 33 Intersection</p>	<p>Signalize the intersection, adding a left turn lane on the northbound approach, and widening State Route 33 to provide two lanes on each approach. The City shall transfer the fees to the County of Stanislas or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies.</p>	
<p>Signalize the intersection and add a left turn lane to each approach. If determined to be necessary by the City of Patterson, a second left turn lane shall be installed on the north bound approach.</p>		
<p>Park Center/Keystone Pacific Parkway Intersection</p>		
<p>Signalize the intersection and add an eastbound right-turn lane and northbound left-turn lane.</p>		
<p>Rogers Road / Keystone Pacific Parkway Intersection</p>		
<p>Signalize the intersection, add a left turn lane to each approach, widen Rogers Road to two through lanes on each approach, and widen Keystone Pacific Parkway to two through lanes on each approach.</p>		

Figure 30: Roadway Widening Requirements



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B. Onsite Improvements

Both the Zacharias and Baldwin Ranch Project Areas will require on-site transportation improvements as outlined in Chapter 3. Larger transportation improvements may be funded by the Community Facilities District (CFD) established for the projects. Those not specifically funded by the CFD will be funded by other fee programs or will be the responsibility of individual developers.

5.3 Water

The City of Patterson derives all of its water supply from groundwater pumping of the Delta-Mendota Groundwater Subbasin. The Subbasin is split into two aquifers: an upper (non-potable) and a lower (potable). The two aquifers are separated by the thick, semi-impermeable Corcoran Clay layer. The City operates 10 wells, 8 potable and 2 non-potable, that pump from both aquifers.

The City of Patterson will provide potable and non-potable water supply services for the Plan Area. The water supply distribution piping network will be connected to the City water system in accordance with the Water Master Plan (2020) and the water facilities and distribution system depicted in Figure 45 (Potable Water Master Plan) and Figure 47 (Non-Potable Water Master Plan).

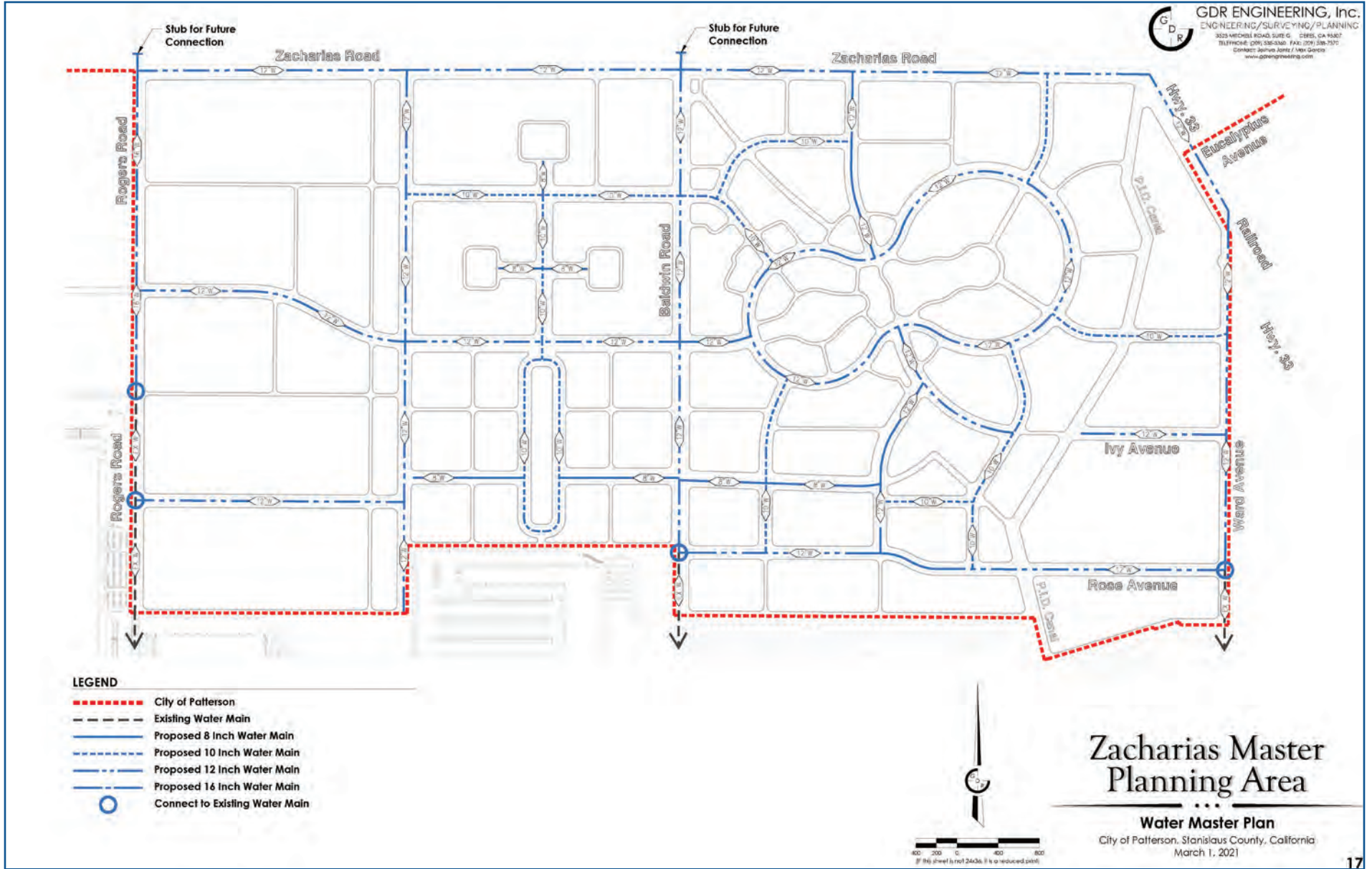
Water for the Plan Area is currently provided by the West Stanislaus Irrigation District and the Patterson Irrigation District (PID), both providing non-potable water for agricultural uses. In time, water supplied by these irrigation districts will be replaced by domestic services provided by the city for both potable and non-potable water.

A. Potable Water Supply

1. Zacharias Project Area

To meet anticipated water needs, two (2) new additional wells will need to be completed as part of the water system which will serve the Project Area. The development will also need to provide related infrastructure (e.g. storage tank(s) and pumps) as needed to support future development. The Project Area will be served by a looped water system consisting of 8-inch, 10-inch, 12-inch, and 16-inch potable water lines within the boundaries of Rogers Road, Zacharias Road, and Ward Avenue, and State Route 33. The looped system will connect to existing utility lines on Rogers Road, Baldwin Road, and Ward Avenue / State Route 33 (3 connections), to tie into the existing potable system. A new 12-inch water line will be installed on Ward Avenue parallel to existing water lines and connected to the existing lines. Individual development projects are responsible for installing all water lines necessary to serve the development, but the City may reimburse the development for larger facilities (e.g. water lines, 10 inches or greater, wells, and recharge facilities).

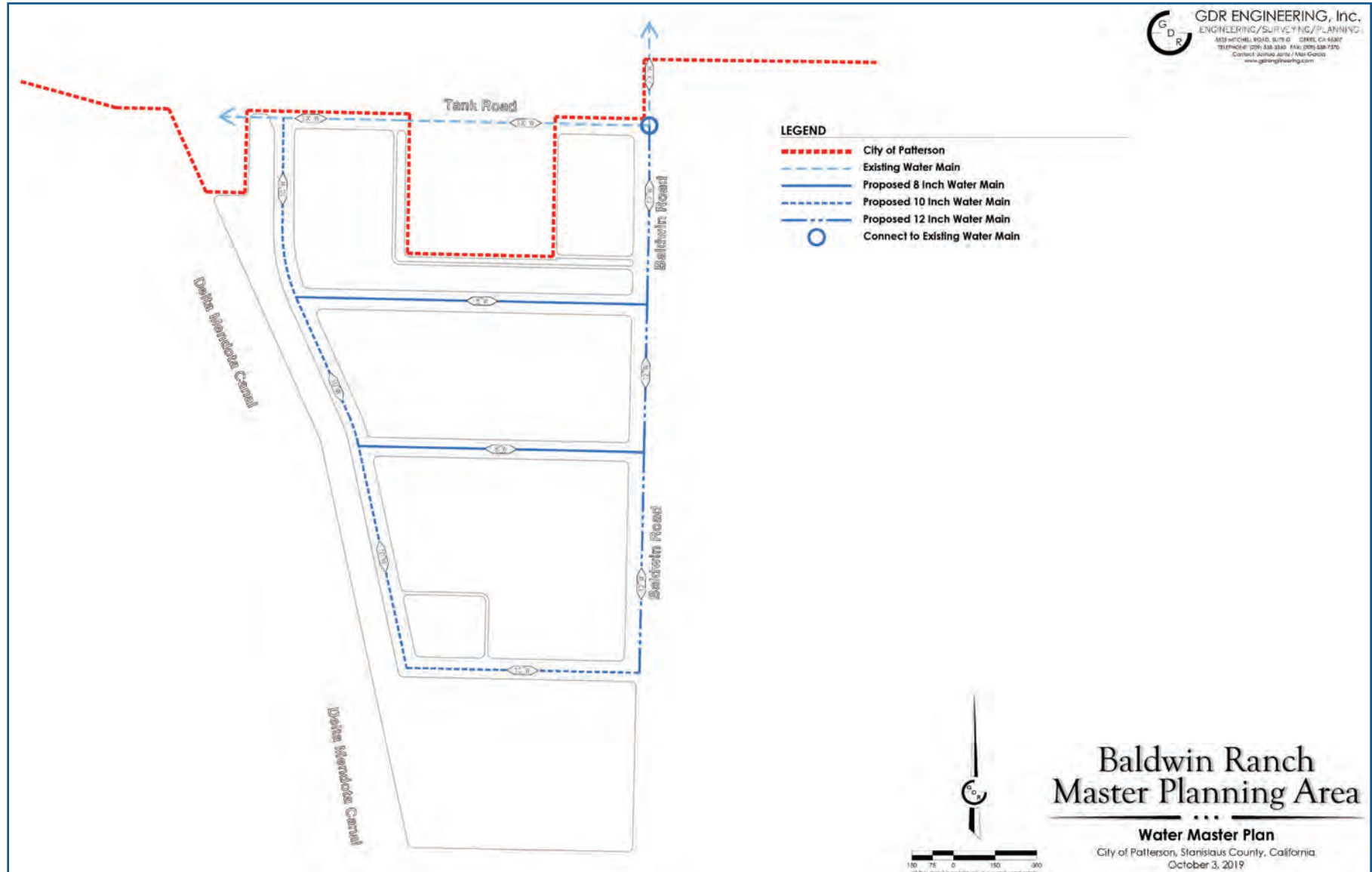
Figure 31: Zacharias Water Master Plan



2. Baldwin Ranch Project Area

The Water Plan for the Baldwin Ranch Project Area consists of a closed loop system consisting of 8-inch, 10-inch, and 12-inch potable water lines, with the limits of the boundaries consisting of the existing Tank access Road to the north, the Delta Mendota Canal to the west, and the existing properties to the south and east. Connection to the existing utility line will occur on Baldwin Avenue to the northeast, to tie into the existing potable system. Future connections will occur on Tank Road for the northern parcel (APN 021-091-007), and on Baldwin Avenue to the southern parcel (APN 021-091-008).

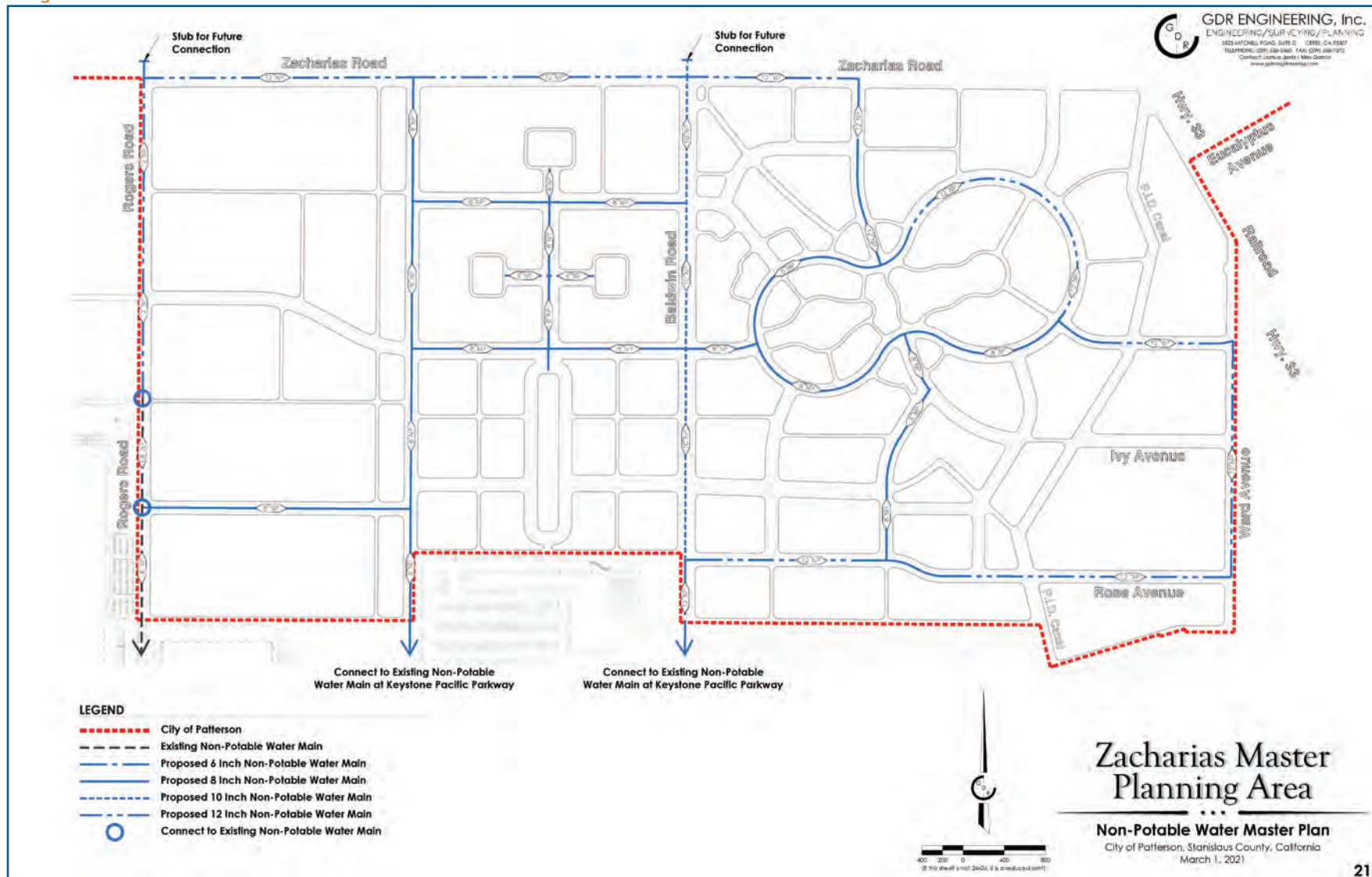
Figure 32: Baldwin Ranch Water Plan



B. Non-Potable Water Supply

The Zacharias Project Area will connect to the existing non-potable mains on Rogers Road and Baldwin Road. A 12-inch line size will be used as a loop around the exterior of the project, with interior lines of 6-inch, 8-inch, and 10-inch sizes in-between. The non-potable lines will connect parks, school sites, and lake sites within the Project Area. Individual development projects are responsible for installing all water lines necessary to serve the development, but the City may reimburse the developer for larger facilities (e.g. water lines, 10 inches or greater, wells, and recharge facilities).

Figure 33: Zacharias Non-Potable Water Plan



C. Relationship to City of Patterson Water Master Plan

The Woodard & Curran Water Supply Assessment concluded that the City of Patterson has adequate supply to serve the Zacharias and Baldwin Master Plan areas. While the City has sufficient existing supplies to serve the Master Plan, implementation of the Master Plan would significantly increase the City's demands and would contribute a substantial portion of the City's anticipated deficiency at buildout. Consequently, the project is contributing to long-term water supply needs by installing facilities to recharge both groundwater basins.

The Master Plan would promote upper aquifer recharge throughout the development area by incorporating pervious surfaces. The estimated yield of the on-site capture and recharge to the upper aquifer provided by the Master Plan is approximately 1,185 AFY, which should more than offset the increase in non-potable demand of 140 AFY. The non-potable demand could be reduced or mitigated through drought tolerant landscaping or by requiring more specific landscaping efficiencies.

The Master Plan will contribute to lower aquifer recharge by constructing recharge facilities. Specifically, the project will dedicate land and construct facilities (e.g. collection ponds, pumping stations, and transmission facilities) to allow for surface waters to be captured and routed to a basin that will allow for recharge of the lower aquifer. These facilities are depicted in Figure 49 and the described in greater detail under the stormwater discussion of recharge facilities.

Table 7: Citywide Projected 2040 Water Demands With and Without the project

Category	2018 WMP Projected City Water Demand (AFY)	Change in Projected Zacharias/Baldwin Water Demand (AFY)	Updated Projected City Water Demand (AFY)
Potable	9,710	-461	9,249
Non-Potable (Irrigation)	2,091	163	2,254
Total	11,801	-298	11,503

Table 8: City Water Demand (with Project) versus Supply

Category	2020	2025	2030	2035	2040
Total City Supply (AFY) ¹	6,969	9,457	10,633	11,810	12,986
Total City Demand (AFY)	6,376	8,123	9,151	10,327	11,503
Sufficient Supply?	Yes	Yes	Yes	Yes	Yes
Notes:					
¹ This supply has been updated to include stormwater capture (to non-potable) from on-site stormwater capture included in the Project. This supply was not included in the 2015 UWMP.					

5.4 Stormwater

A. Zacharias Project Area

The storm drainage control facilities will be implemented within the Zacharias Project Area with the intention of providing for two goals: storm drain recharge, and flood control. The storm drainage system will utilize multiple stages of storage involving both detention and retention purposes for the project site.

- 1. Recharge Basin.** A storm drain recharge basin facility will be built west of the annexation area on the north side of Zacharias Road at or near the area shown on Figure 49. The intent is to recharge the water through retention to the lower aquifer where potable water is drawn by city wells, with the ground filtering the water prior to reaching the water table. Recharge facilities will include dedication of land and the installation of pump stations and a pressure main to convey surface water collected in stormwater facilities to the recharge area where it will recharge the lower aquifer.
- 2. 100-year FEMA Flood Protection.** For flood mitigation, the proposed Regional Park to the West of the future High School site on the north side of Zacharias Road, as shown on Figure 50, will be designed to store the anticipated 183 acres of flood water runoff for a 100-year, 24-hour storm event (calculated by Balance Hydrologies, Inc.), mitigating the effects of floodwaters shown in the 100-Year Flood Depths for Del Puerto Creek Hydraulic Model provided by Balance Hydrologics, Inc. This will serve as the FEMA solution for flood protection for a 100-year storm.
- 3. Detention and Retention Basins, and Lakes.** The storm drainage system will run with multiple stages of storage and retention within the project site. For areas developed prior to the installation of the major storm drain facilities (lakes, FEMA basin, and recharge basin), the basins will be designed for retention purposes (100-yr, 24-hr storm event). These basins include the Keystone Ranch Planning Area, TPF Development Planning Area, and a portion of the Zacharias Ranch Planning Area. For areas developed after the installation of the major storm drain facilities, the basins will be designed for detention purposes (10-yr, 24-hr storm event). These basins include the Ivy Rose Gardens

Planning Area and a portion of the Zacharias Ranch Planning Area. The detention basins in the Zacharias Ranch Planning area will have gravity-flow outlets, while the basin in the Ivy Rose Gardens Planning Area will have a pump station and force main to pump the stormwater.

The detention facilities will flow to the lakes within the Lakeside Hills Planning Area, which will serve as a wet pond for storage purposes. The storm drain detention system (excludes the retention basins) will need to hold a 100-yr, 24-hr storm per Stanislaus County and City of Patterson Standards. The lakes will be designed to hold the 100-yr, 24-hr storm for the Lakeside Hills Planning Area, and the remainder of the 100-yr, 24-hr storm for the basins served by the detention basins (10-yr, 24-hr storm volume is held in the detention basins). The water will be pumped into a force main outflowing into the FEMA basin, to be temporarily stored. Another pump station and force main will be at the FEMA basin to pump the water west to the proposed recharge basin, where the ultimate percolation will occur. The pumps will have a maximum flow-rate of 3000 gallons per minute (gpm). With this, the storm drain system will be designed to drain the water from the detention basins in 72 hours (24-hr storm time plus the 48-hr drawdown time after the storm), where the water is held in the lakes, FEMA basin, and recharge basin until it is percolated. SCADA flood control systems will be installed at each detention basin outflow, lake outflow, and the FEMA basin outflow per the City of Patterson Standards. The Storm Drain, Stormwater Recharge & FEMA Solution Master Plan on Figure 48 shows the storm drainpipe, basin, and pump station facilities within the planning areas.

Figure 34: Zacharias Storm Drain, Stormwater Recharge and FEMA Solution Master Plan

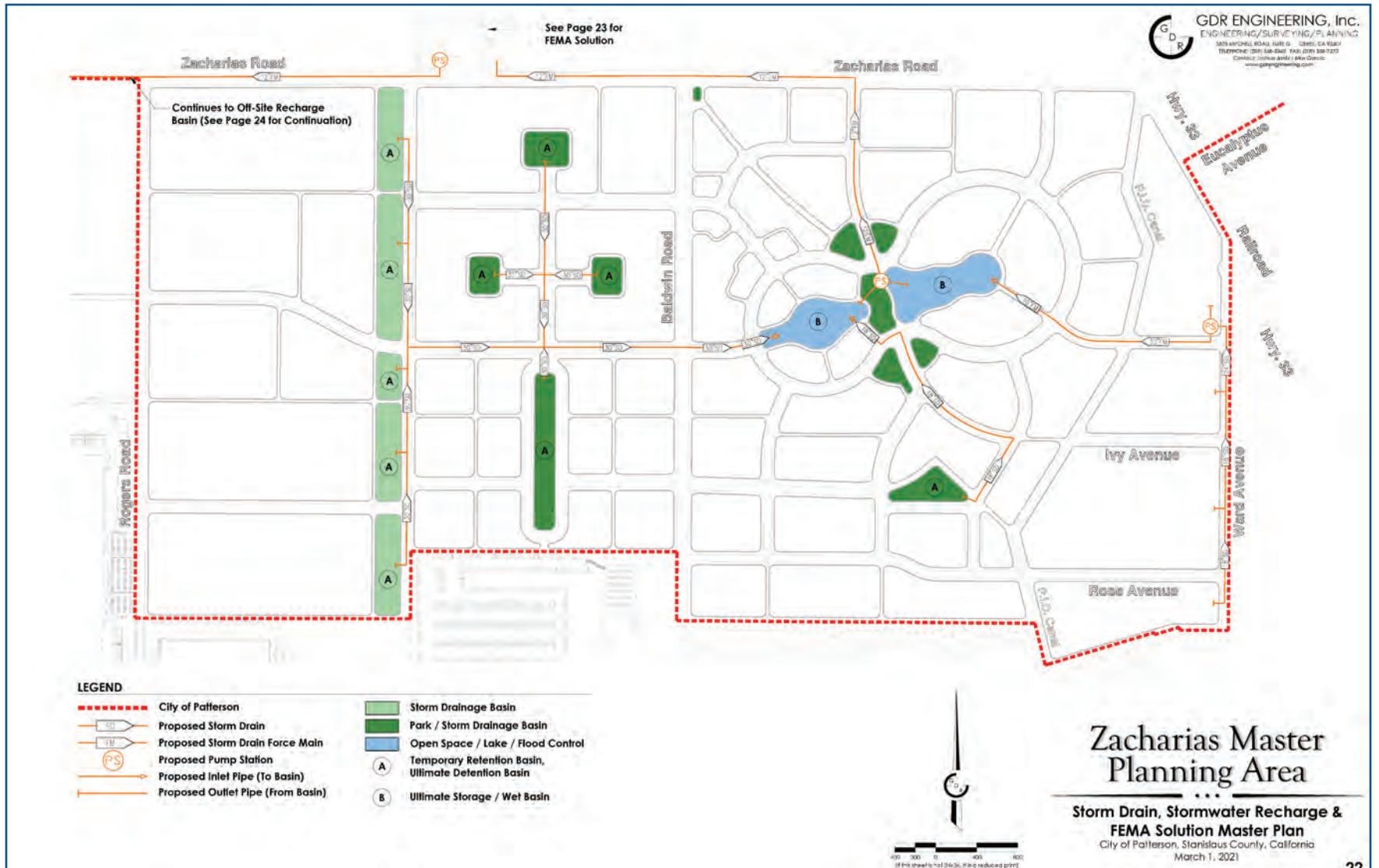


Figure 35: Recharge Area

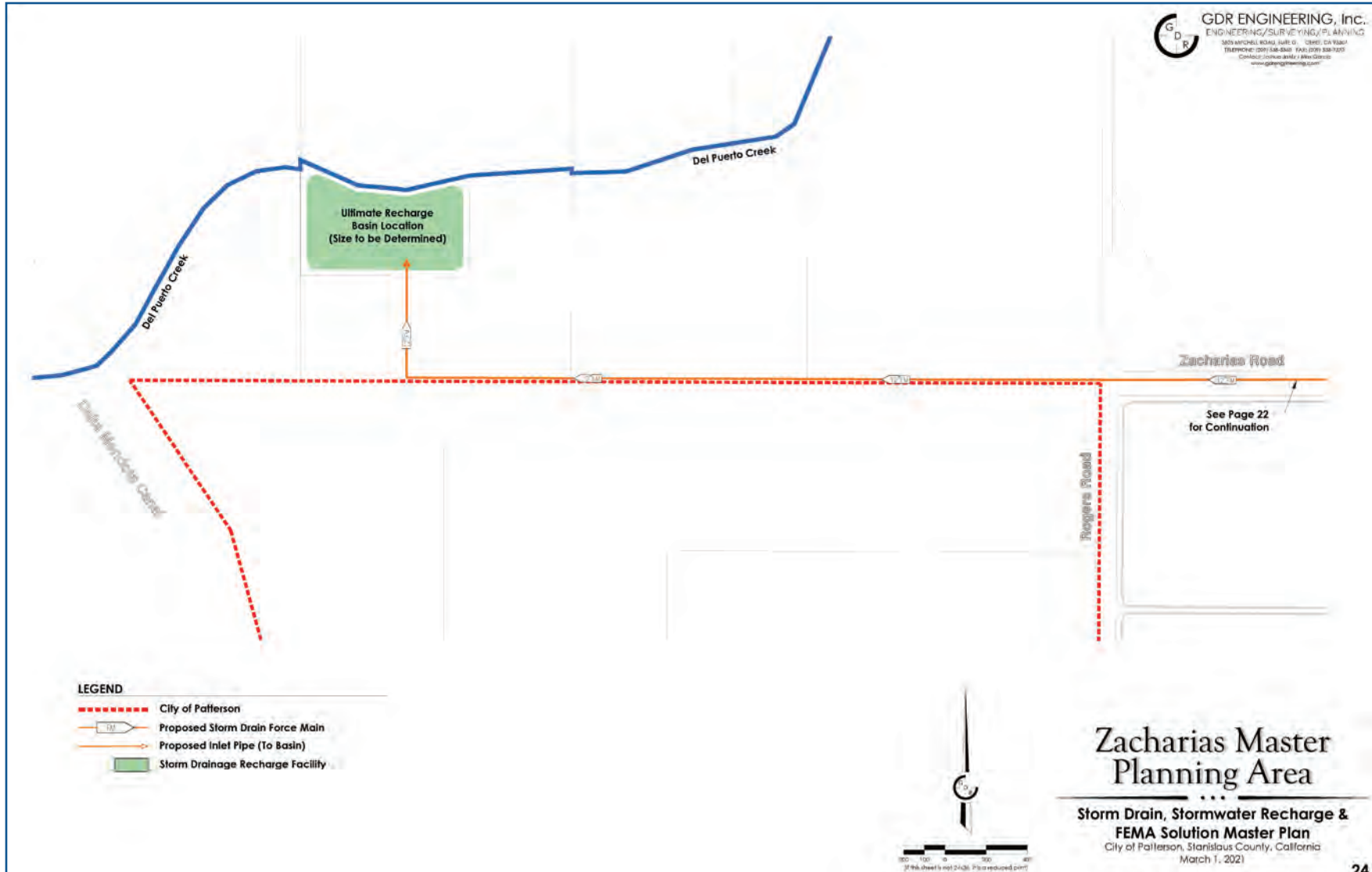
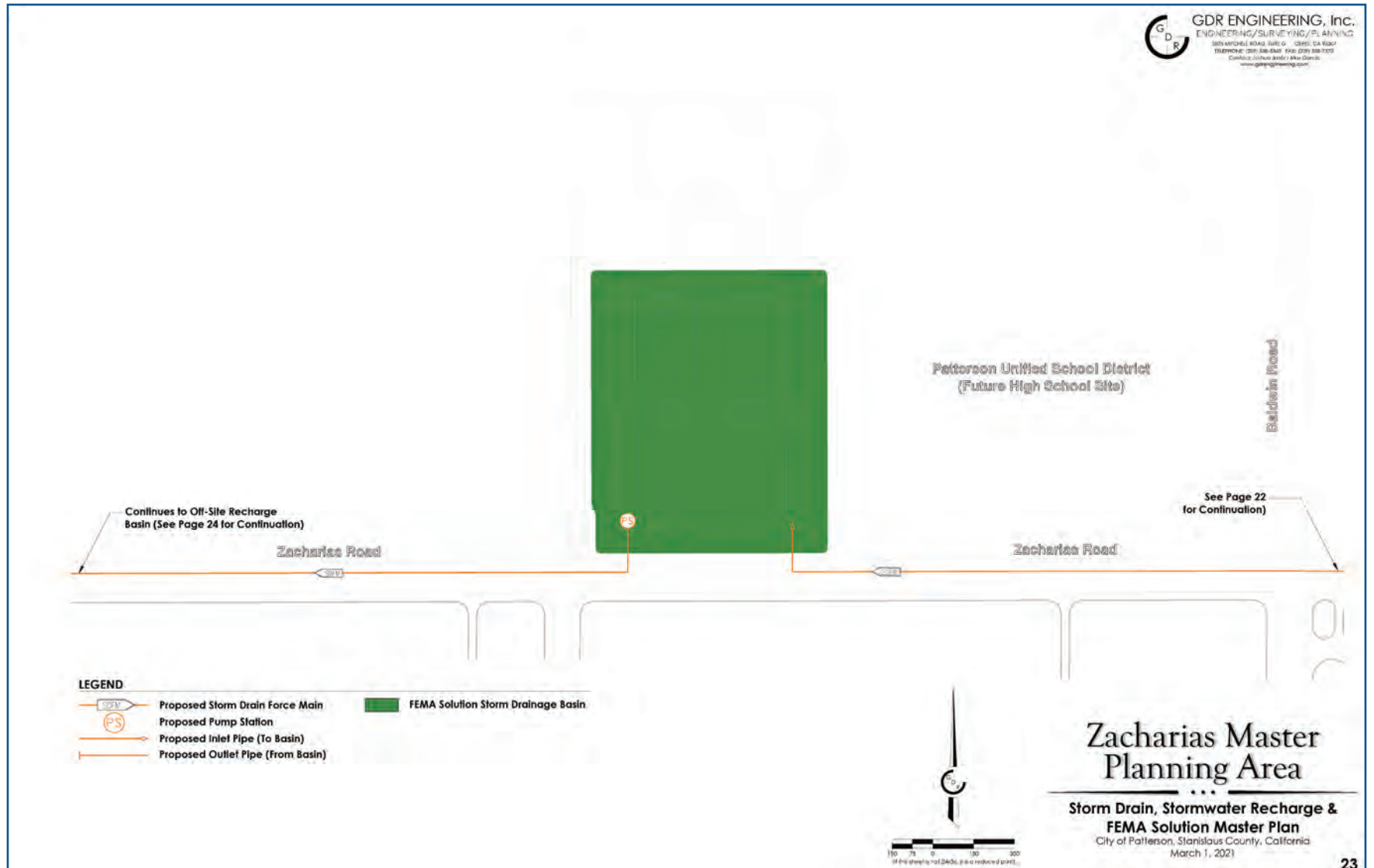


Figure 36: FEMA Solution Basin



GDR ENGINEERING, Inc.
 ENGINEERING/SURVEYING/PLANNING
 305 AVENUE ROAD SUITE G - GARDEN CA 95627
 TELEPHONE: (916) 846-0343 FAX: (916) 846-0375
 CONTACT: JIMMIE BERRY JR. JIM@GDRINC.COM
 WWW.GDRINC.COM

LEGEND

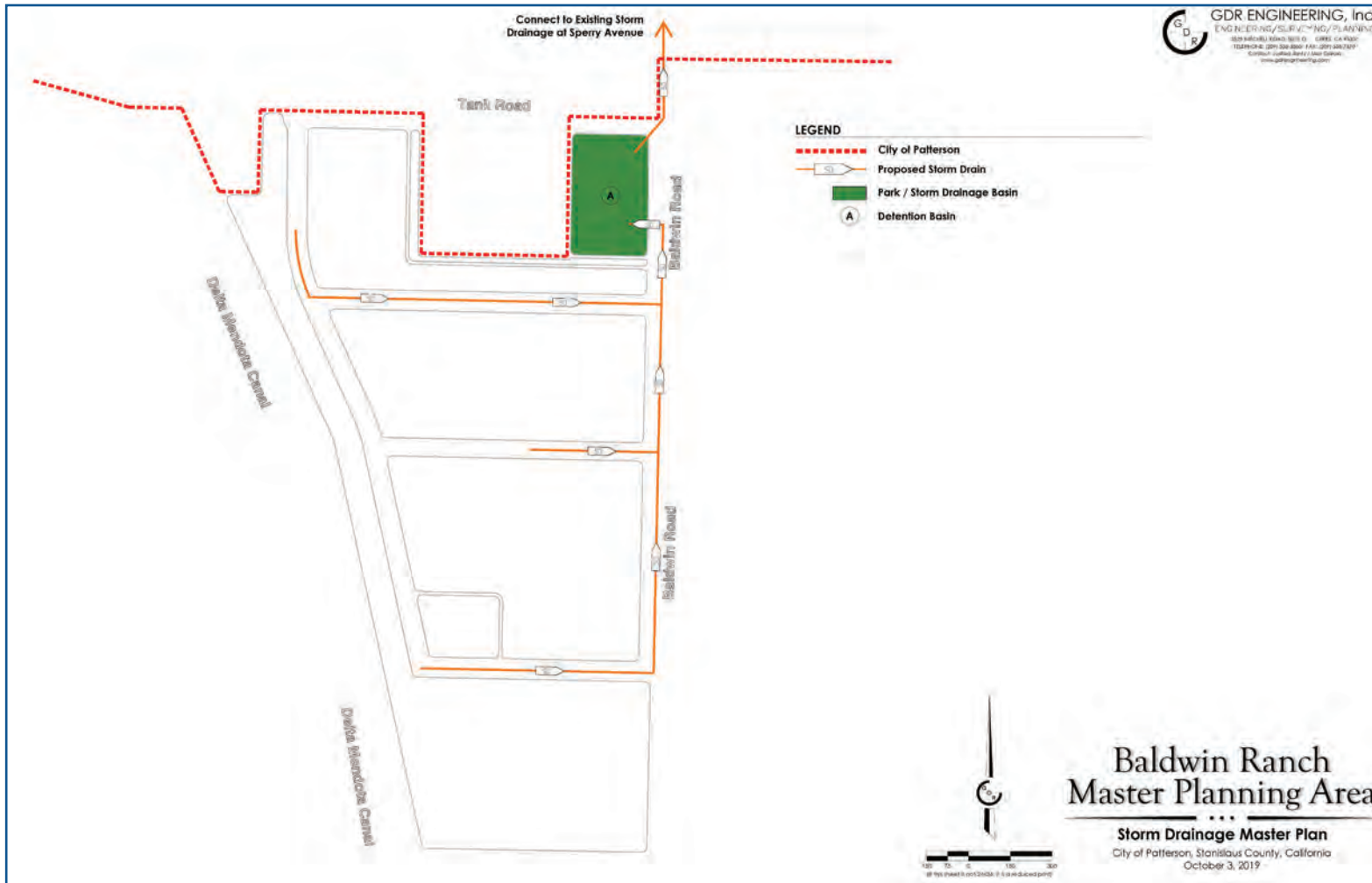
- Proposed Storm Drain Force Main
- Proposed Pump Station
- Proposed Inlet Pipe (To Basin)
- Proposed Outlet Pipe (From Basin)
- FEMA Solution Storm Drainage Basin

Zacharias Master Planning Area
 ...
Storm Drain, Stormwater Recharge & FEMA Solution Master Plan
 City of Patterson, Stanislaus County, California
 March 1, 2021

B. Baldwin Ranch Project Area

The Baldwin Ranch Project Area will utilize the City's storm drain detention system, with an extended detention basin in the northeast corner of the development area. The basin will need to meet City of Patterson Standards for a 10-year gravity detention system, as well as the Phase II Permit Post Construction Requirements for the State of California; specifically, the Multi-Agency Post-Construction Standards adopted by the City of Patterson. The Storm drain system will consist of a number of storm drain laterals draining to storm drain main ranging from sizes of 18" to 36", that feed into the proposed extended detention system. The runoff will be drained from the basin through a SCADA-controlled outlet to the existing storm drain / irrigation lateral on Baldwin Avenue heading north to Sperry Avenue. Alternatively, the project may connect it's basing to the Baldwin Ranch North project basin, subject to it being built.

Figure 37: Baldwin Ranch Storm Drainage Master Plan



5.5 Sewer

The City of Patterson Public Works Department Wastewater Division provides wastewater collection, treatment, and disposal for both the City of Patterson and Diablo Grande, a small community located 6 miles to the west. A network of sanitary sewer collection pipelines, approximately 63.4 miles in length and ranging in diameter from 6 to 33 inches, collects wastewater throughout the City. The main trunk pipeline is located beneath Walnut Avenue. Two lift stations assist in the conveyance of wastewater to the Water Quality Control Facility. The Water Quality Control Facility, which occupies approximately 240 acres, is located at 14901 Poplar Avenue and is permitted to treat 2.25 million gallons per day. The facility treats an average of 1.65 million gallons on a daily basis. Treated effluent is disposed of via percolation and evaporation ponds.

The City of Patterson has prepared improvement plans and acquired land for the expansion of the facility (often referred to as Phase 3 expansion). The plans call for expanding the facility's treatment capacity to 3.50 million gallons per day (mgd). The City also has plans for subsequent treatment plant expansion (Phases 4 and 5) that will result in an ultimate capacity of 6.0 MGD.

A. Zacharias Project Area

The sewer main for the two southwestern warehouses in the Zacharias Project Area is leading south to the existing sewer main in Keystone Pacific Parkway. This will eventually tie into the existing trunk sewer system running through Sperry and Ward Avenues.

For the TPF Development, Keystone Ranch, and the southern parcels of the Ivy Rose Gardens Planning Areas, a new sewer main will be constructed in Rose Avenue and Ward Avenue to the existing sewer main on Vicki Lynn Lane. The existing 10" sewer line on Vicki Lynn Lane will be upgraded to a larger 12" line heading southeast towards Salado Creek up to the existing 8" line running parallel to N. 4th Street that currently connects to the M Street Trunk Line. A new line on 4th Street will be constructed to help re-route the sewer past the existing blockage in the sewer system on M Street, with the existing 8" line being rebuilt /refurbished as necessary. The connection on Ward Avenue and Vicki Lynn Lane will be a temporary connection until the North Patterson Trunk Sewer (NPTS) Line is constructed and operational to the Zacharias Project Area. Upon the operation of the NPTS Line, a sewer line will be

constructed to connect north to the NPTS Line, and the connection to Vicki Lynn Lane will be disconnected.

The Lakeside Hills Planning Area and remainder of the Ivy Rose and Zacharias Project Area will connect to the NPTS Line where appropriate. Construction will be triggered after construction of the NPTS Line up to their property limits, or whenever appropriate afterwards. The NPTS Line will be sized and constructed based on the proposed buildout within the City of Patterson Sewer Master Plan.

The project area sanitary sewer facilities are as shown on Figures 38, 39, and 40 on Page 18. The actual alignments may be modified to be consistent with future tentative map proposals and designs.

Project implementation can only occur in stages that follow expansion of treatment plant capacity. An infrastructure monitoring and reporting program will be required (See Chapter 6) to ensure that development phasing is adequately served by necessary infrastructure improvements.

Figure 38: Sanitary Sewer Master Plan

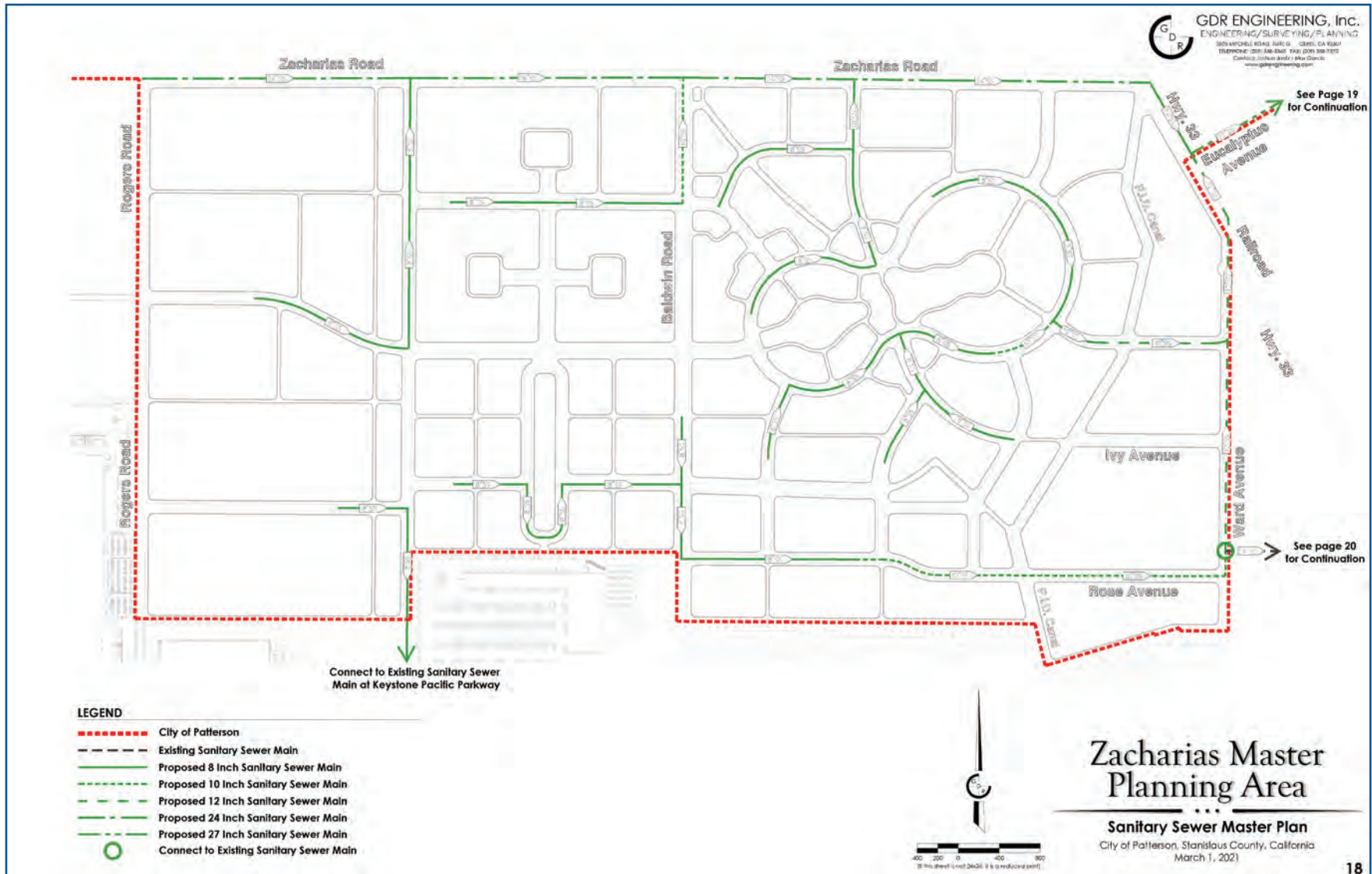


Figure 39: Southern Portion of Zacharias Sewer Plan

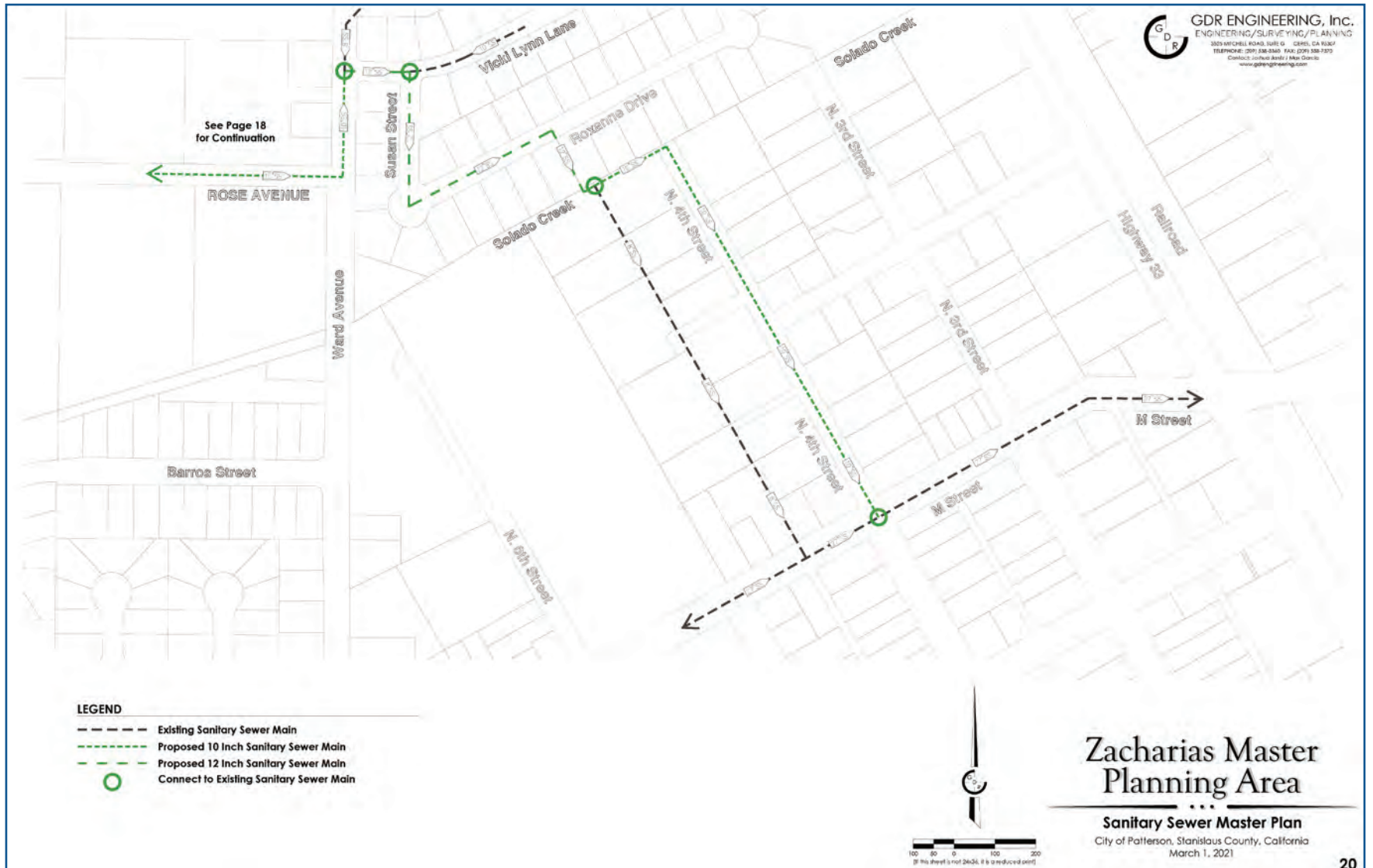
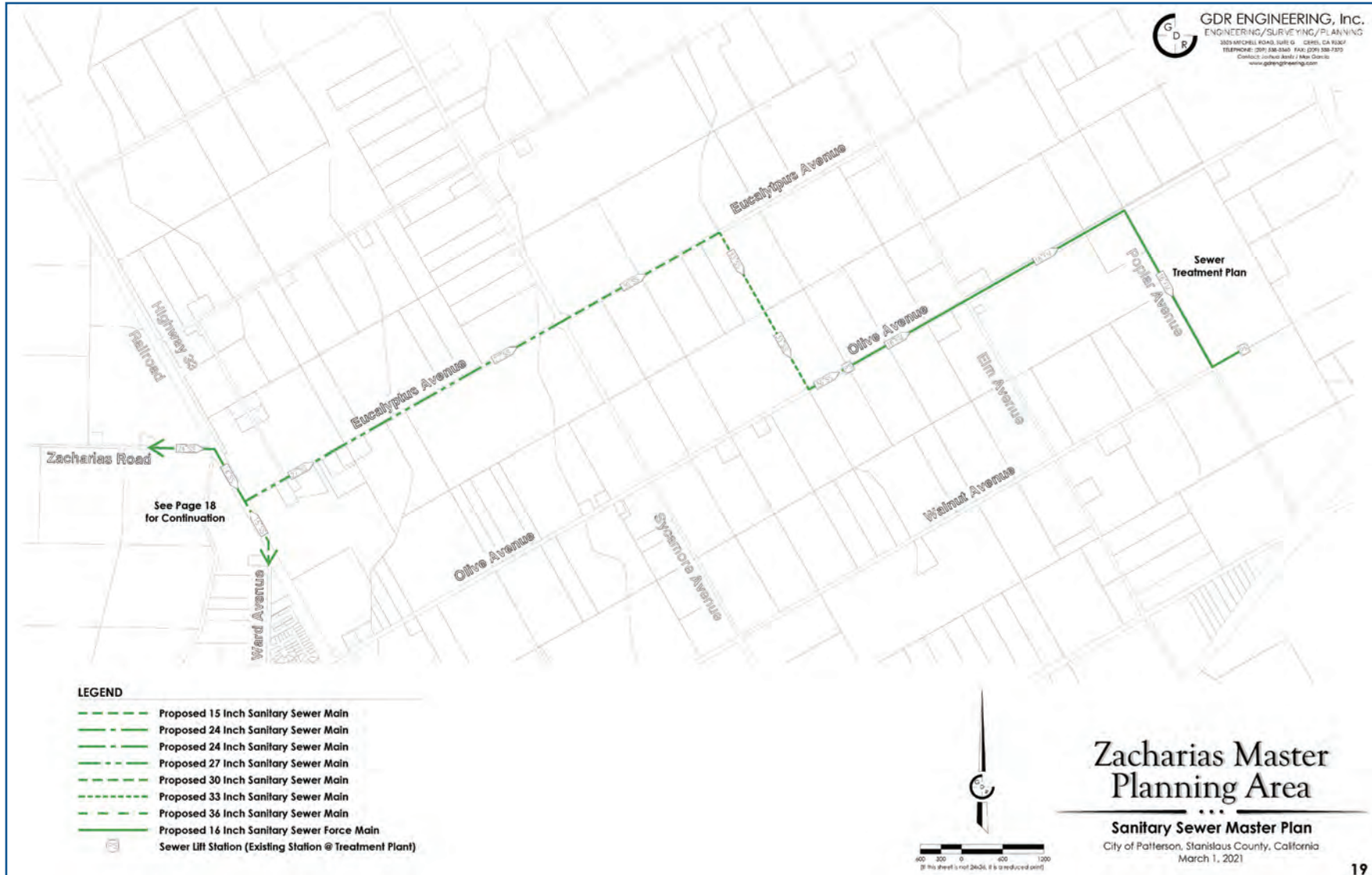


Figure 40: Northern Portion of Zacharias Sewer Plan

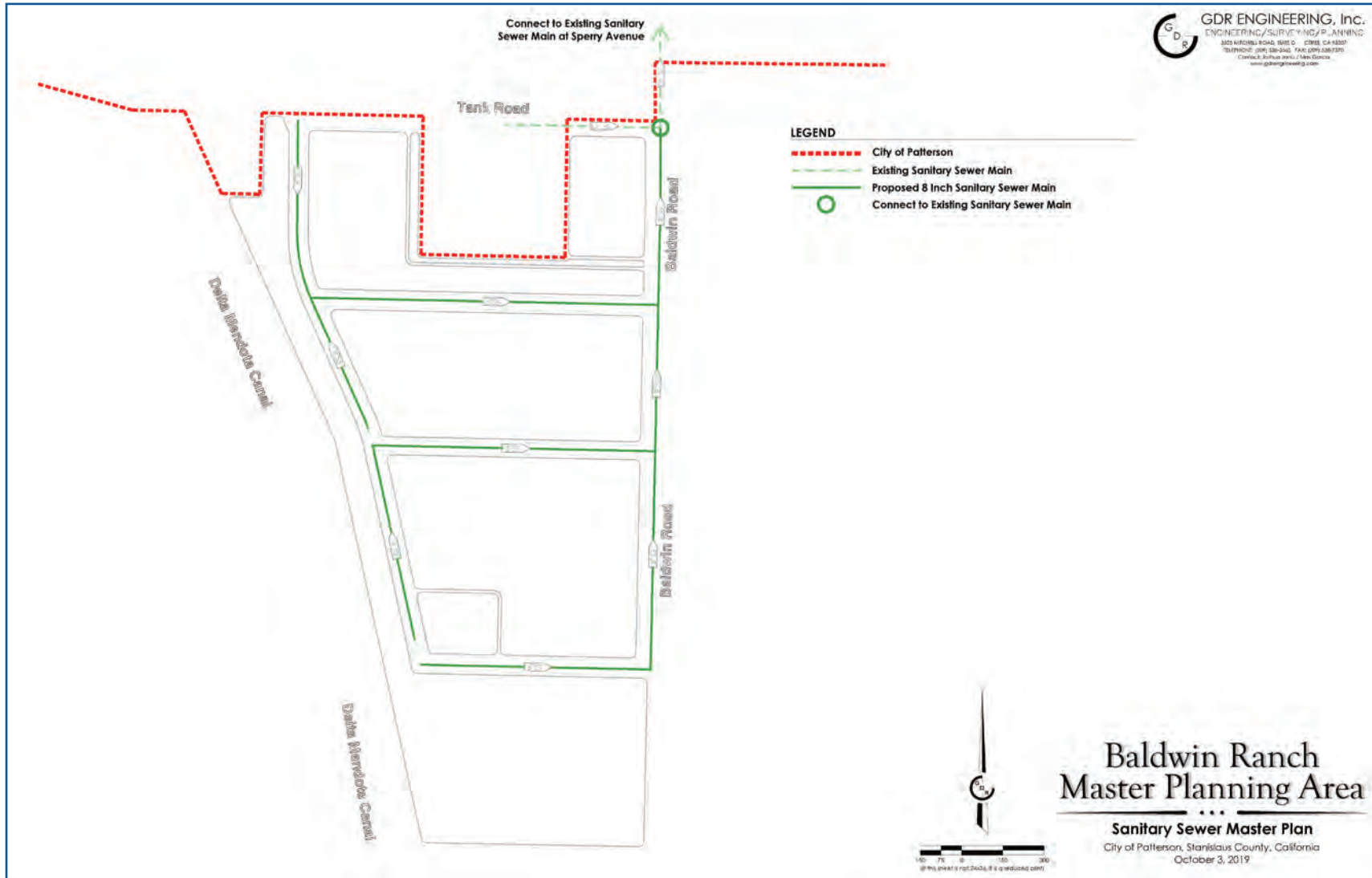


B. Baldwin Ranch Project Area

The City's sewer system will be expanded to include the Baldwin Ranch Project Area. The existing treatment plant has previously been designed per the City of Patterson Wastewater Master Plan to include the proposed annexation area as a part of its future buildout area.

A sewer main will be constructed in Baldwin Road connecting the Baldwin Ranch Planning Area. This line will flow north, connecting to the existing South Sperry Trunk Line (SSTL) in Sperry Avenue. This is based on the Sewer Conveyance Study prepared for the City of Patterson by Blackwater Engineering. The layout of the sewer facilities is depicted on Figure 55.

Figure 41: Baldwin Ranch Sewer Plan



C. Relationship to City of Patterson Wastewater Plan

Table 9 summarizes the combined wastewater generation of the Master Plans at buildout. As shown, the Master Plans would generate an estimate 1.006 MGD at buildout.

The City of Patterson’s Water Quality Control Facility has a reliable capacity of 2.25 mgd and receives an average of 1.65 mgd during dry weather conditions. The City approved a 1.25-mgd expansion of the Water Quality Control Facility in 2010, which would increase capacity of 3.50 mgd.

Furthermore, the City has approximately 1.332 mgd of capacity committed to other approved projects. When the existing dry weather flows of 1.65 mgd are accounted for, there is a projected future demand of 2.982 mgd without buildout of the Master Plans.

As previously noted, the proposed Master Plans would generate 1.013 mgd at buildout. The applicants would be assessed sewer connection fees to fund capital improvements to the municipal wastewater collection and treatment system. This would include capacity upgrades at the Water Quality Control Facility.

5.6 Solid Waste

Construction waste generation is summarized in Table 10. Buildout of the Master plans would generate 24,612 cubic yards of solid waste over a period of at least two decades. These values are conservative and do not account for any construction demolition debris recycling practices that would reduce the solid waste stream volume.

The Fink Road Landfill has 7.1 million cubic yards of remaining capacity. Thus, proposed Master Plan’s construction solid generation value would represent less than 0.01 percent of remaining capacity.

Patterson Municipal Code Chapter 6.14 requires all construction and renovation to implement construction and demolition debris recycling. Applicants are required to submit a waste management plan as part of the building permit application describing how construction and demolition debris recycling would be carried out.

Table 9: Wastewater Generation Estimate

Sewer Trunk	Daily Wastewater Generation Million Gallons Per Day
Sperry Avenue (Baldwin Master Plan)	0
Zacharias Road (Lakeside Hills, Zacharias Ranch, and Ivy Rose)	0
Ward Avenue / 4 th Street (TPF, Keystone Ranch, and Ivy Rose)	0
Keystone Pacific Parkway (Zacharias Ranch)	0
Total	1

Source: GDR Engineering 2020.

Table 10: Construction Solid Waste Generation Summary

Activity	Waste Generation Rate	Square Feet	Waste Generation
Residential Construction	0.0025 ton / square foot	7,629,000	19,073 tons
Non-Residential Construction	0.0019 ton / square foot	7,765,000	14,754 tons
Total			34,457 tons
			24,612 cubic yards
Notes:			
1 ton = 2,000 pounds			
1 cubic yard = 1.4 tons			
Residential solid waste was calculated based on an average dwelling size of 1,500 square feet			
Source: United States Environmental Protection Agency, 1998. FCS, 2020.			



5.7 Undergrounding of Utilities

All on-site utilities shall be underground. All existing overhead utilities adjacent to the property or within the property shall be placed underground by the applicable phase prior to issuance of building permits for that phase. All utility boxes including electrical, telephone, cable T.V., etc., shall be underground.



CHAPTER 6

Implementation

CHAPTER SIX

IMPLEMENTATION

Funding for, and administration of the Master Plan must remain flexible over time to respond to market conditions in a way that best serves the needs of property owners and the City. This chapter describes how the City of Patterson will implement the Master Plan.

6.1 Master Plan Administration

A. Applicability

The development and design standards contained in the Master Plan provide specific standards for land use development within the Master Plan area. The Master Plan supersedes the otherwise applicable City of Patterson Zoning Ordinance regulations. Whenever the provisions and development standards contained in the Master Plan conflict with those contained in the Zoning Code, the provisions of the Master Plan shall take precedence. Where the Master Plan is silent, the City of Patterson Zoning Ordinance shall apply.

B. Interpretation

If any provision or portions of any provisions of this Master Plan or its application to any person or circumstance are held to be invalid, the remainder of the Master Plan and the application of those provisions to other persons or circumstances shall not be affected. If an issue, condition, or situation arises or occurs that is not sufficiently covered or provided for in this Master Plan, those provisions applicable to the most similar issue, condition, or situation shall be used. The Planning Director shall resolve the issues, conditions, or situations in a manner that is consistent with the Master Plan. If the Planning Director determines that a conflict exists between the Master Plan and the City of Patterson Zoning Ordinance, the provisions of the Master Plan shall take precedence. This provision shall not be used to permit uses not specifically authorized by this Master Plan or the Zoning Ordinance. The intent is to resolve ambiguity in the regulations and ensure consistent application. The words “shall”, “is”, “will”, “must”,

and “are,” denote that provisions or criteria are mandatory and must be included in subsequent subdivision and site development plans. Mandatory provisions may also be termed “requirements” in the Plan. The word “should” indicates that elements of the plan are not mandatory but strongly recommended. Recommended elements may also be termed “recommendations” in the Plan. The word “may” denotes that the criteria is permissive.

C. Zoning Map and Subdivision Review Process

Upon adoption of the Master Plan, the City of Patterson General Plan map and Zoning map will be amended to show the land use designations of this Master Plan. The Zoning map will show the Master Plan area as a “Major Development Project” overlay. The provisions of Section 18.42.050 will apply:

18.42.050 Major development projects.

For major development projects as defined in Chapter 18.98, application shall be made for planned development approval. Project review shall include, but shall not be limited to, architecture, site plan, consistency with goals and objectives of the general plan and environmental and economic impacts on the community. In addition, such large-scale development shall be fully consistent with the community design guidelines and downtown physical design plan, adopted October 2002, as may be amended from time to time. Exception: Projects within the West Patterson business park master plan area shall not be subject to this requirement.

Major development projects as defined at Chapter 18.98, once constructed, shall be maintained and kept in appearance as if in full operation, notwithstanding any cessation of business, abandonment or change in operation or ownership. This shall include but shall not be limited to

landscaping, graffiti removal, painting, grounds and parking lot maintenance, lighting, and other visual aspects of the project site. (Ord. 767 (part), 2014).

At the time of subdivision map submittal, each applicant shall submit a Master Plan and Zoning Conformity Matrix that summarizes the project's compatibility with provisions of the Master Plan and applicable zoning ordinance regulations. This submittal shall articulate any minor amendments or transfers requested.

D. Amendments to the Master Plan

As more detailed plans are prepared to implement the Master Plan, minor amendments may be required to the provisions of the Master Plan. This section sets forth the regulations governing Planning Area boundary and acreage adjustments, and transfers of dwelling units and nonresidential building square footage which are permitted by the Master Plan.

1. Adjustment/Transfer Administration

The adjustment and transfer regulations are intended to provide flexibility in the implementation of the Master Plan. Flexibility is needed for several reasons. First, because of the size of the Master Plan Area, land use designation boundaries and acreages are necessarily generalized. Refinements to the land use designation boundaries and acreages will occur with future specific project design and more detailed subdivision mapping and engineering. Precise land use boundaries will be established by the recordation of final subdivision maps.

Over the anticipated buildout of the Master Plan there will be many economic, market, and social changes to which the Master Plan should properly respond. This could result in the need for somewhat larger or smaller commercial or mixed-use sites, and changes in the amount and/or types of residential units within specific land use designations.

To facilitate the ongoing documentation of boundary and acreage adjustments and dwelling unit and nonresidential building square footage transfers, the Zacharias Land Use Plan (Figure 5), the Zacharias Land Use Breakdown (Figure 6), and the Baldwin Ranch Land Use Plan (Figure 7) will serve as the record-keeping devices for the Master Plan Monitoring Program.

The Monitoring Program will ensure that the adjustments and transfers made in the Plan Area do not exceed either the maximum number of units (Zacharias 5,086; Baldwin Ranch 306) or the maximum nonresidential building square footage (Zacharias 7,765,000 square feet) without amendment of the Master Plan.

2. Minor Adjustments

Minor adjustments to the proposed zoning boundaries may be made concurrent with subdivision approvals to ensure that final zoning districts precisely coincide with future street, alley, utility facilities, or recreation facility lot lines. Any combination of the adjustments or transfers may be implemented with respect to a given planning area; however, an updated, revised Land Use Map and Land Use Summary Table must be submitted to the City of Patterson with each subdivision map to be processed, and are required at such time as any of the adjustment or transfer provisions set forth in this section are implemented.

The Planning Director may approve administratively these minor adjustments/transfers if all the following are true:

The minor adjustment:

- is in substantial conformance with the Master Plan;
- does not increase the maximum number of dwelling units that can be constructed or maximum square footage of nonresidential development; and
- complies with all applicable provisions of State Law.

3. Major Adjustments

Major adjustments or zone changes shall be considered amendments to the Master Plan and shall be processed in accordance with the provisions of the City of Patterson Codes, Ordinances, and California State Law.

E. Design Review

Design review of site and architectural elements shall occur concurrently with submittal of each subdivision. The Planning Commission may defer review of architectural elements of proposed homes to a later stage of the process, in accordance with established design review procedures.

6.2 Project Financing

Implementation of the Master Plan will stimulate new residential, industrial, and commercial development resulting in an increase in the number of residents and employees in the City of Patterson. This increased Plan Area population will generate an increase in the demand for City services and will create the need for additional investment in capital facilities. Simultaneously, new development will expand the City's revenue base (taxes and fees) and provide additional bonding capacity the City may use to defray infrastructure costs.

The Public Facilities Financing Plan (PFFP) provides a comprehensive financing strategy to fund backbone public facilities, including transportation, water, wastewater, storm drainage facilities, and parks. The PFFP will focus on the viability and bonding capacity of the new Community Facility District expected to fund the majority of the backbone infrastructure. The PFFP will also examine how any bonding program will work in concert with development impact fee program.

Following is a summary of various funding sources for the Master Plan.

A. Private Investment

In addition to financing the residential, industrial, and commercial improvements associated with this project, development in the plan area is primarily responsible for public improvements as part of the project costs except as otherwise funded by the City or through a Community Facilities District.

B. Existing City Funding Programs

City funds are from multiple sources, general fund revenue (enterprise fees and property taxes), bonds (long-term debt), impact fees, and community facility district revenue for maintenance.

1. General Fund

The City has both general fund services and enterprise fund services. Enterprise funds are water, sewer, and solid waste fees for services averaging 22% of annual revenue while property and sales taxes average 16% of general fund revenue. The primary general fund expenses are law enforcement (19%), public works (16%), and fire (13%).

2. Bonds

The city maintains long term debt that has been accumulated primarily in revenue bonds. Bond funds are used to pay for capital improvements and general government.

3. Impact fees

The city has established a suite of impact fees which collect funds from developers to help fund the infrastructure needed to serve new growth. The city will periodically update the fee program to reflect infrastructure needs, as new development occurs, within the project area or elsewhere in the city, the impact fees paid can help to fund necessary infrastructure.

4. Maintenance Community Facilities District

Beginning in 2013 the City of Patterson has begun requiring new development to fund on-going maintenance of capital facilities by collecting special assessments through community facilities districts. The project will be required to annex to the following community facility districts, or a new CFD maintenance district, to fund public improvements accepted by the City as part of the project including, storm drain inlets and lines; streets including signs, lights, and traffic signals; and parks, landscaping and street trees.

- CFD 2013-01 – non-residential maintenance services; and
- CFD 2018-02 – residential maintenance services.

5. Regional Fees and Grants

A portion of capital costs may be defrayed by the application of fees collected by regional or County agencies and state and federal grants, particularly related to regional capital improvement needs.

A. Community Facilities District for Capital Improvements in the Zacharias Project Area

The City of Patterson established Community Facilities District (CFD) No. ### in ##### 2021 to augment General Fund revenues available to pay for transportation, water, sewer, storm drain, and parks and open space. Owners of newly developed property within the Project Area will be subject to annual special tax based on the increased development placed on their properties. The initial special tax rates are as follows, and are indexed annually to increase with the Consumer Price Index:

Table 11: Special Tax Rates

Single-family Residential	###.## per unit
Multi-family Residential	###.## per unit
Commercial	###.## per square foot
Industrial	###.## per square foot

The City plans to periodically issue bonds based on this revenue stream to partially fund needed infrastructure improvements.

D. Project-Specific Impact Fees

The City of Patterson established project-specific Impact Fees to augment other funds to finance public improvements. This fee is paid at the time of building permit issuance.

E. Development Agreement

A development agreement is a contract between a local government and a developer. It specifies in detail the responsibilities of each party, and typically includes a commitment by the local government to vest rights to develop the project in accordance with the existing policies, rules and regulations, and a commitment by the developer to install or develop certain improvements, or to make certain payments. As stated in Government Code Section 65864: "The agreement may also include terms and conditions relating to applicant financing of necessary public facilities and subsequent reimbursement over time."

6.3 Phasing

The actual pace and sequence of development will be driven by several factors, including:

- Market Demand
- The availability of infrastructure funding
- Availability of private investment

In turn, these factors will dictate the pace of infrastructure improvements not just to serve the Plan Area, but also to serve existing infill development opportunities in the City of Patterson as well as the approved development, including Keystone Pacific, Villages of Patterson, and West Patterson Business Park Expansion (Arambel).

The phasing of the infrastructure will be planned so that initial project construction will not be burdened with construction of improvements not needed until later in the project build-out.

The scope, timing and location of each phase shall be determined by the developer and may change at the discretion of the developer, provided all infrastructure improvements necessary to serve that portion or phase of the project are in place prior to occupancy of that portion or phase of the

project. Proposed infrastructure plans will be reviewed and approved by the City to ensure that sizing of the infrastructure for each portion or phase of development is appropriate.

Development of the Zacharias Project Area is expected to occur over the course of approximately 20 years. The various areas of the Master Plan are anticipated to be developed in two major phases. Development is anticipated to generally start in the southeast area of the project (Keystone Ranch) and move west and then north. Although the southern portion of the Ivy/Rose ranchette area is shown in Phase I due to the availability of sewer, this area will not necessarily be included in the initial phases of development and, at this time, it is not anticipated that this area will be developed at the initial stages of the overall project.

The Baldwin Ranch Project Area is expected to develop in a single phase.

Figure 42: Zacharias Project Phasing

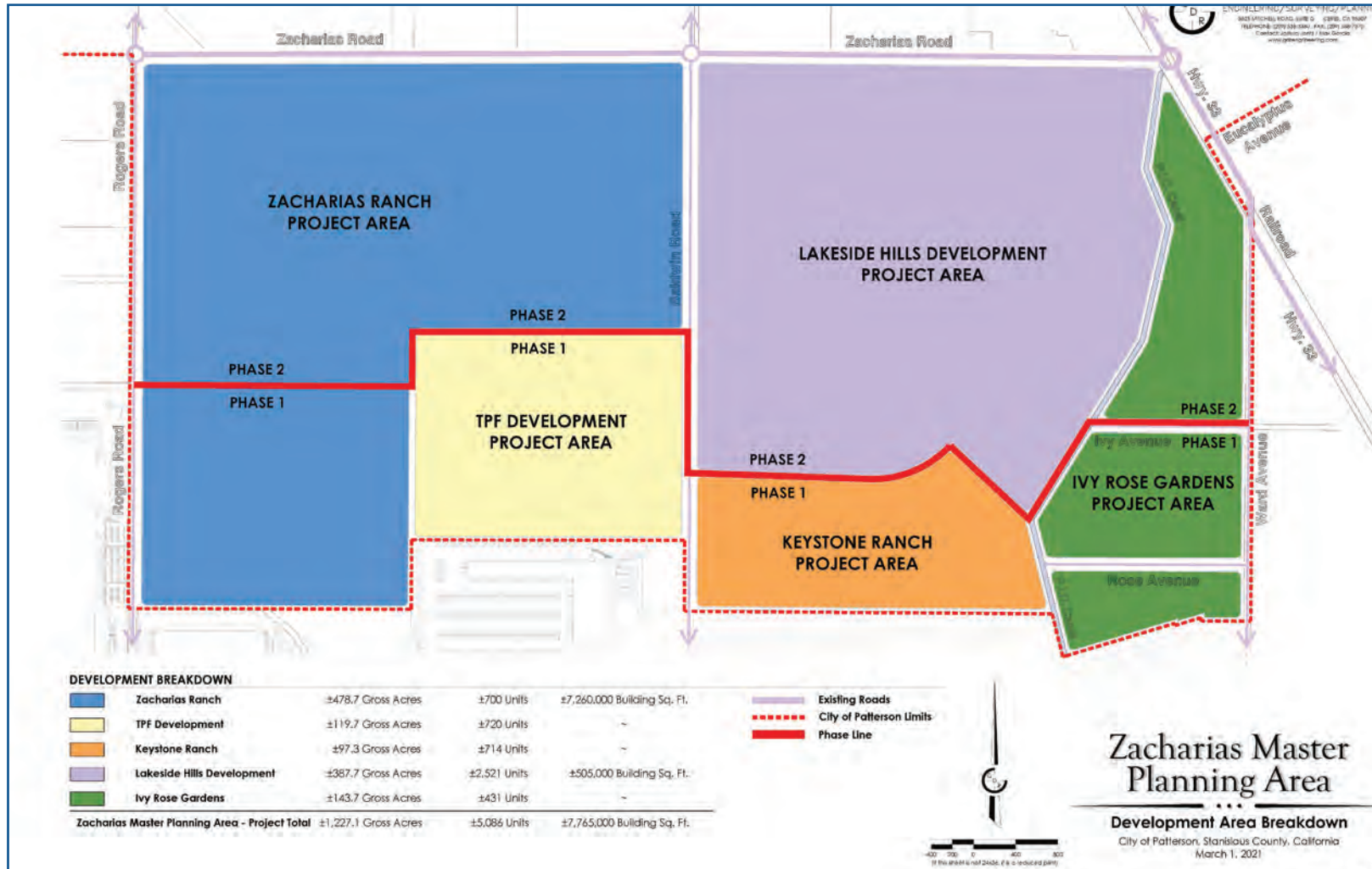


Table 12: Zacharias Phasing Summary

Phase	Development Area	Gross Acreage	Dwelling Units	Square Feet
1A	Keystone Ranch	97	714	—
1B	TPF Development	120	720	—
1C	Zacharias Ranch	129	—	2,874,750
2A	Zacharias Ranch	350	700	4,385,250
2B	Lakeside Hills	388	2,521	505,000
3A	Ivy Rose Gardens	83	248	—
3B	Ivy Rose Gardens	61	183	—

6.4 Implementation Actions

The following table identifies actions the City of Patterson will take, in coordination with partner agencies, property owners, businesses, and the community, to fully implement the Master Plan. This “Implementation Action Plan” can be used as a check list for the City and community to monitor Plan implementation.

Responsible and Trusteed Agencies:

- United States Army Corps of Engineers
- United States Fish and Wildlife Service
- San Luis and Delta-Mendota Water Authority
- California Department of Fish and Wildlife
- Central Valley Regional Water Quality Control Board
- California Department of Transportation
- California Public Utilities Commission
- San Joaquin Valley Air Pollution Control Board
- County of Stanislaus
- Stanislaus Local Agency Formation Commission
- Stanislaus Council of Governments
- Patterson Unified School District
- Patterson Irrigation District
- West Stanislaus Irrigation District
- West Stanislaus Fire Protection District

Table 13: Implementation Actions

IMPLEMENTATION ACTIONS	RESPONSIBLE PARTY
Project Approvals	
Certification of Environmental Impact Report and Adoption of Mitigation Monitoring and Reporting Program	City of Patterson
General Plan Amendment	City of Patterson
Master Plan	City of Patterson
Prezone	City of Patterson
Development Agreement	City of Patterson
Fiscal Impact Analysis	City of Patterson
Public Facilities Financing Program (PFFP)	City of Patterson
LAFCO Action	
Annexation	LAFCO
Detachments from Patterson Irrigation District (PID) and West Stanislaus Fire Protection District	LAFCO
Adjustment of Sphere of Influence	LAFCO
Out of Boundary Service Agreement	LAFCO
Project Financing	
Community Facilities District	City of Patterson
Project-Specific Impact Fees	City of Patterson
Updates to City Master Plans and Fee Programs	City of Patterson
Annexation to Existing CFDs	City of Patterson
Subsequent Approvals	
Clean Water Act Section 404 Individual and Nationwide Permits and Section 401 Water Quality Certification.	US Army Corps of Engineers
Lake and Streambed Alteration Agreements	California Department of Fish and Wildlife
Rule 9510 Indirect Source Review	San Joaquin Valley Air Pollution Control Board
School Site Development Approvals	Patterson Unified School District
Approval by Other Responsible and Trustee Agencies	See list below
Subdivision Maps	City of Patterson
Use Permits	City of Patterson

IMPLEMENTATION ACTIONS	RESPONSIBLE PARTY
Design Review	City of Patterson
Ongoing	
Infrastructure Monitoring and Reporting Program. The City will monitor the pace of development to ascertain remaining capacity in existing public facilities, especially roads and sewer facilities (e.g. transmission and disposal). Monitoring may include traffic counts or other tests of infrastructure capacity as deemed necessary by the City Engineer.	City of Patterson
Mitigation Monitoring and Report Program	City of Patterson
Annual Update to 5-year Capital Improvement Plan	City of Patterson

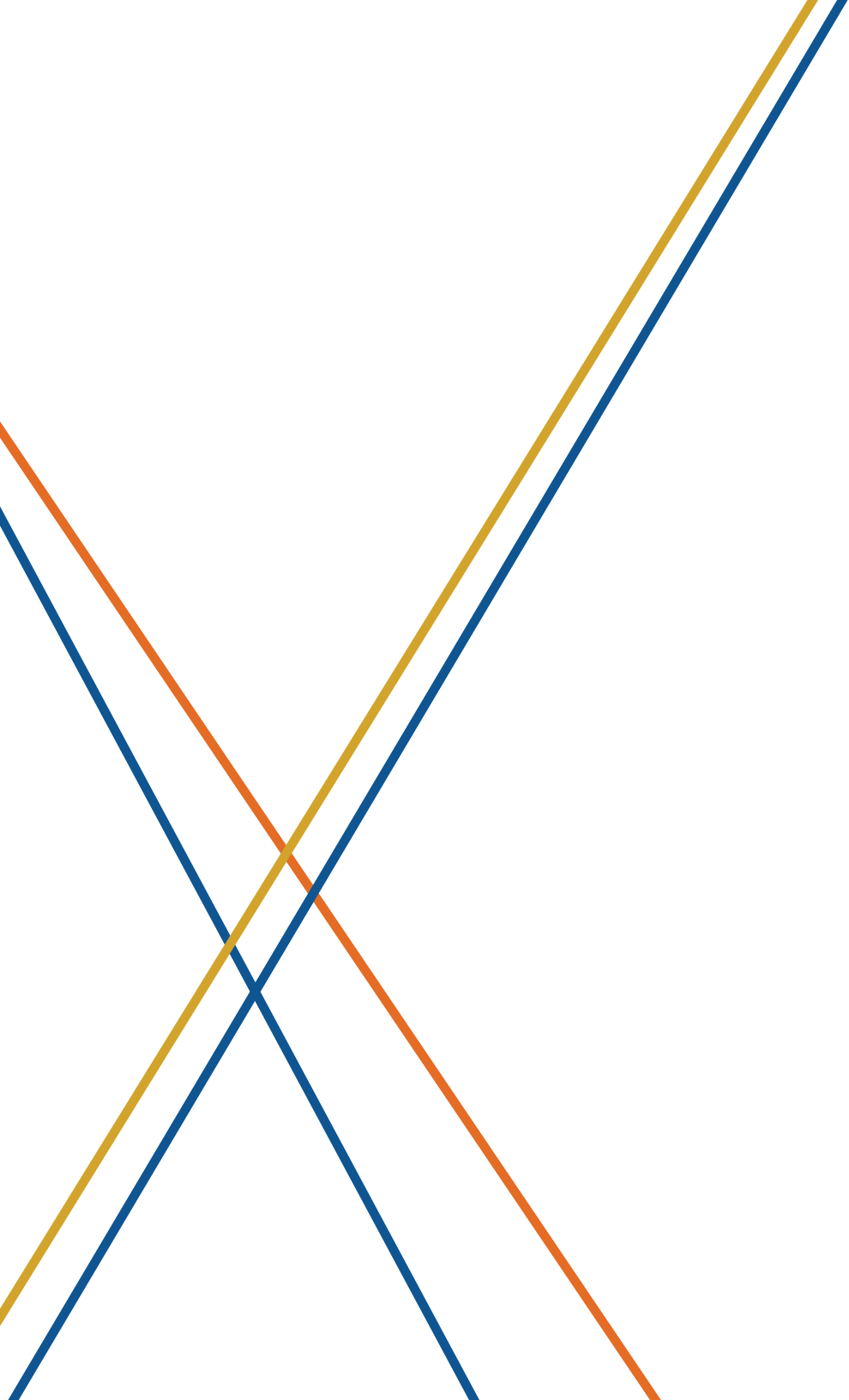


EXHIBIT B

General Plan Consistency Findings

General Plan Consistency Table

General Plan Policy	Compliance
<u>Land Use Element</u>	
The Patterson General Plan Land Use Element designates areas surrounding the City for additional urban development. These expansion areas are shown on Figure LU-1. Each expansion area is described in general terms. The Zacharias Master Plan is a portion of the overall Northern Expansion Area., the Expansion Area extends north of Zacharias Road and west of Rogers Road. The General Plan provides the following guidance for the Northern Expansion Area:	The Master Plan addresses all the issues outlined in this policy.
<p><i>Northern Expansion Area</i></p> <p>The Northwest Expansion Area is the area generally west of Highway 33, east of the Delta Mendota Canal and north of the Patterson Business Park, and consists of land designated for Low Density Residential and industrial development. Issues to be addressed in the development of this expansion area include:</p>	
Land use compatibility issues between the high school site and surrounding industrial operations;	The proposed high school site is located to the north of Zacharias Road and would not be impacted by industrial operations.
Safety issues relating to access to the high school site from the south side of Zacharias Road;	Zacharias Road will have appropriate and safe crossings.
The appropriate alignment and roadway configuration for the South County Corridor;	The street sections for Zacharias Road address future alignment for the South County Corridor.
Land use compatibility issues between existing businesses in the West Patterson Business Park and future Low Density Residential development;	A storm drainage retention buffer area is proposed between business park and residential uses.
The timing and location of a future interchange with Interstate 5 in the vicinity of Zacharias Road;	
Potential flooding impacts associated with Del Puerto Creek;	The Infrastructure Plan addresses flooding impacts.

The integration of roadway, bicycle, and pedestrian circulation systems with existing neighborhoods to the south.	The circulation system integrates with neighborhoods to the south.
<i>Southern Expansion Area</i> The Southern Expansion Area generally includes land east of the Delta Mendota Canal, north of Marshal Road, west of Highway 33 and south of the current City limits. This area consists of land designated for Low Density Residential and Estate Residential development within. Issues to be addressed in the development of this expansion area include:	
The integration of roadway, pedestrian, bicycle and pedestrian circulation systems with existing neighborhoods to the north, especially in light of the status of the existing irrigation canal;	Baldwin Ranch connects to the existing circulation system on Baldwin Road.
The treatment of development along Ward Avenue, Baldwin Road and State Route 33 and the mitigation of potential noise impacts from roadway noise on adjacent Low Density Residential development;	Not applicable.
Development of a community college and supporting educational center south of the Patterson Sports Park;	Not applicable.
Establishment of a permanent buffer between urban development within the City and agricultural lands to the south;	Not applicable. The area to the south of Baldwin Ranch is within the City's Sphere of Influence.
Development restrictions associated with the Airport Land Use Plan for the Crows Landing Airfield.	Not applicable.
LU-1.1 Development strategy. Development strategy. The development strategy embodied in the Patterson General Plan is based on the premise that the outward urban expansion of the City will occur through the incremental annexation and development of "complete" neighborhoods, incorporating the following characteristics:	
a. A mix of housing products and densities serving the broadest range of households, incomes and ages;	a. The Master Plan provides for a mix of housing products.
b. A neighborhood center containing higher density residential development, retail, restaurants, entertainment, office, and public uses within a	b. The Mixed Use Center is central to the project and provide for a full range of neighborhood

short walk or bicycle ride of surrounding residences;	services. The commercial center on Zacharias and Baldwin Roads also provides neighborhood services.
c. Parks, schools and other public/quasi-public uses within a short walk or bicycle ride;	c. Parks and schools are located adjacent to a robust pedestrian and bicycle system. See pg ____
d. A complete and interconnected system of mobility consisting of roadways, bicycle and pedestrian paths, and transit stops;	d. A complete interconnected mobility system is provided.
e. Short blocks with a substantial tree canopy shading the street and sidewalk;	e. Standards for block length are included, as well as a street tree program for every lot.
f. Connectivity to surrounding neighborhoods, regional retail centers and employment;	f. See Chapter 3
g. A sense of personal safety;	g. Personal safety is enhanced by standards for “eyes on the street”, open public spaces, lighting.
h. Elements that foster the sustainable use of scarce or non-renewable resources.	h. The Plan promotes non-auto trips, water conservation, groundwater reclamation, and use of renewable energy.
i. Mixed-use development in which complementary uses are placed on a single building site one about the other (vertically) or in close proximity (horizontally).	i. A robust mixed-use center is a focal point of the Plan.
LU-1.2 Residential expansion areas. To achieve the objectives described in Policy LU-1.1, the General Plan applies the Low Density Residential designation to areas contemplated for new, residential development outside the current (2010) City limits. In such instances Low Density Residential designation is considered a “holding” category which will apply until such time as a general plan amendment accompanied by a planned development is approved by the City, as required by Policy LU-1.3.	This project implements this policy by amending the General Plan.
LU-1.3 Planned development requirement – Residential Expansion Areas. Development of areas outside the current (2010) City limits designated Low Density Residential shall be accompanied by an application for a general plan	

<p>amendment, tentative subdivision map, pre-zoning and reorganization, as necessary, consistent with a planned development which sets forth the following:</p>	
<p>a. Land use plan. Each planned development application shall include a land use diagram that clearly identifies the uses allowed in each neighborhood based on the land use designations described in Part I – Land Use Diagrams and Standards. The qualities desired in residential expansion areas shall include, but are not limited to, the following: (Same as LU-1.1) The appropriate qualities for a given project will be determined by the City Council on a case-by-case basis consistent with the policies and implementation measures of the General Plan.</p>	<p>a. The Plan includes a comprehensive land use plan with development standards for each proposed use.</p>
<p>b. A description of housing products. Each planned development application shall describe the range of housing products allowed within the project. The description shall include:</p> <ul style="list-style-type: none"> i. Building type (single-family detached, single family attached, apartments, townhome, etc.); ii. Gross residential density for each product type; iii. Building elevations; iv. Number of bedrooms; v. Colors and materials; Tenure (for-sale, for rent); vi. Target income group by product type. 	<p>b. The Plan includes a range of housing products including a full array of non-standard types, such as alley-loaded, cluster, and townhome products. Details on building elevations, bedrooms, color and materials, and target income groups will be submitted with individual subdivision applications.</p>
<p>c. General development standards. These standards shall be applied to all development regardless of land use category and shall address such topics as site access, energy efficiency and sustainability, fences/screening, noise mitigation, outdoor lighting standards, and the placement of utilities.</p>	<p>c. The Plan includes general development standards that address these elements.</p>
<p>d. Land use-specific development standards. The planned development application shall describe the site development standards to be applied to new development by each land use category.</p>	<p>d. Land use specific development standards are also included.</p>
<p>e. Services and infrastructure plans. Infrastructure plans for water supply, wastewater collection and treatment, storm water runoff, and circulation shall be required. In addition, the planned development shall describe the provision of necessary facilities,</p>	<p>e. Chapters 3 and 4 include mobility and infrastructure plans. The Community Services Chapter addresses parks, schools, and fire and police protection.</p>

<p>equipment and staffing for police and fire protection, parks and recreation, and schools.</p>	
<p>f. Infrastructure financing program. Each planned development shall be accompanied by an infrastructure financing program which sets forth the method of revenue generation (e.g., special district, etc.), the obligations of the project and the City towards the cost of infrastructure necessary to serve the project.</p>	<p>f. The Plan includes a Public Facilities and Financing Plan that addresses fees, community facilities districts, and other means of financing infrastructure.</p>
<p>g. Phasing plan. Each planned development application shall be accompanied by a phasing plan which describes the following:</p> <ul style="list-style-type: none"> – The boundaries of each phase reflecting a logical order of development. – The number of dwelling units in each phase by tenure and target income group, and the acreage and estimated building floor area for each non-residential land use type; – Infrastructure plans for each phase, including water supply, wastewater collection, storm drainage and circulation, along with the location and acreage designated for other public facilities required for each phase. Such facilities may include, but is not limited to, school sites, police and fire protection facilities and parks. 	<p>g. The Plan includes a Phasing Plan.</p>
<p>LU-1.8 Managing the pace of development. The City shall link the rate of growth in Patterson to the provision of adequate services and infrastructure, including schools. The City shall, through specific plans and/or planned development plans for major projects, ensure that urban development proceeds in an orderly fashion and in pace with the expansion of public facilities and services.</p>	<p>The Plan ensures that urban development proceeds in an orderly fashion given the needs for expansion of public facilities.</p>
<p>LU-1.10 Fiscal impact of new development. The City shall use a fiscal impact model to inform decisions relating to new major development projects as defined by Municipal Code Section 18.08.020 and other new development as determined by the City Council. The purpose of a fiscal impact analysis is such and to ensure that the designation of areas for urban development and the approval of development</p>	<p>A Fiscal Impact Analysis has been prepared that concludes that the project will have no negative fiscal impact on the City.</p>

<p>projects do not hinder efforts to maintain a positive fiscal balance for the City.</p>	
<p>LU-1.15 Provision of public services. Consistent with the policies and implementation measures of this General Plan, the City shall consider the adequacy of public services prior to approving new development.</p>	<p>The adequacy of public services is central to the phasing plan for this Plan. The Plan is phased based on needs to upgrade the sewer treatment plant, for example.</p>
<p>LU-8.2 Clustering of public facilities/joint use. The City shall promote the clustering of public and quasi-public uses such as schools, parks, libraries, child care facilities, and community activity centers. Joint-use of public facilities shall be promoted, and agreements for sharing costs and operational responsibilities among public service providers shall be encouraged.</p>	<p>Public and quasi-public community facilities are focused in the mixed-use center. Schools and parks are located in close proximity to allow for joint use.</p>
<p><u>Community Design Element</u></p>	
<p>CD-1.1 Qualities desired in new residential neighborhoods. (Same as LU1.1)</p>	<p>See above</p>
<p>CD-1.8 Green building practices. Green building practices. The City supports the use of green building practices in the planning, design, construction, management, renovation, operations, and demolition of all private buildings and projects, including:</p> <ul style="list-style-type: none"> ▪ Land planning and design techniques that preserve the natural environment and minimize disturbance of the land. ▪ Site development to reduce erosion, minimize paved surfaces and runoff and protect vegetation, especially trees. ▪ Water conservation indoors and outdoors. ▪ Energy efficiency in heating/cooling systems, appliances, lighting and the building envelope. ▪ Selection of materials based on recyclability, durability and the amount of energy used to create the material. ▪ Waste reduction, reuse and recycling during construction and throughout the life of the project. ▪ Other new aspects of green design and construction included in LEED™ or other certification programs. 	<p>The project address green building practices by:</p> <ul style="list-style-type: none"> • Promotes compact, mixed-use and pedestrian/bicycle friendly development. • Promotes direct connections to activity centers. • Provides a “complete” community with housing, recreation, retail services and employment that encourages people to live close to where they work. • Ensure that all construction will conform with Green Building Standards to maximize energy efficiency. • Solar facilities are required for all industrial buildings, with a target of 30 –50 percent roof coverage for solar panels. <p>See page 59 of the Master Plan.</p>

<ul style="list-style-type: none"> Control nighttime lighting to lower energy use, reduce glare, and prevent illumination of the night sky. 	
<p>CD-3.2 Neighborhood design. The City shall promote the creation of well-defined residential neighborhoods in newly developing areas. Each of these neighborhoods shall have a clear focal point, such as a park, school, or other open space and community facility, and shall be designed to promote pedestrian convenience. To this end, the City shall encourage the use of existing Patterson neighborhoods, including the grid street system, as models for the planning and design of new residential neighborhoods.</p>	<p>Neighborhoods have clear focal points such as parks and the central lake. Extensive bicycle and pedestrian paths run throughout the Plan area, connecting neighborhoods, schools, parks and neighborhood services.</p>
<p>CD-3.4 Site design. The City shall encourage site design that increases the convenience, safety and comfort of people using transit, walking or cycling.</p>	<p>The Plan includes an extensive pedestrian and bicycle network. Future bus stops are projected once transit service is available to the area.</p>
<p>CD-4.2 Extending the established pattern of landscaping. The City shall require that all new development incorporate the planting of trees and other vegetation that extend the vegetation pattern of older adjacent neighborhoods into new development.</p>	<p>The planting pallet for entryway emphasis the use of trees and vegetation consistent with the character of Patterson, including the use of canary palms.</p>
<p>CD-4.3 Boulevard planting. The City shall extend and reinforce major street tree/boulevard plantings to enhance the visual character of special and important streets within Patterson.</p>	<p>Major streets will include median/boulevard plantings consistent with other streets in Patterson. All collector streets will have separated sidewalks with tree lined landscaped buffer.</p>
<p>CD-4.4 Landscaped medians. The City shall identify appropriate streets for inclusion of landscaped medians.</p>	<p>Arterials and Major Collector streets will have landscaped medians.</p>
<p><u>Housing Element</u></p>	
<p>Goal 3. Provide And Maintain An Adequate Supply Of Sites For The Development Of New Affordable Housing. It is the goal of the City of Patterson to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure</p>	<p>Affordable housing will be included within the Plan area consistent with the City’s Inclusionary Housing Ordinance. Precise sites for affordable housing will be identified as subdivisions are submitted. The range of housing products provide for townhomes, duplexes,</p>

	accessory dwelling units that are “affordable by design.”
<p>Objective 3-2: Provide opportunities for mixed-use developments</p> <p>Policy 3-2-1 Provide opportunities for mixed-use developments.</p> <p>To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, open space, and jobs within easy access.</p>	<p>The Plan includes a mixed-use focal point that provides for neighborhood retail and personal services, gathering places, restaurants with open spaces facing onto the lake, along with various housing types such as live-work units. The Plan is in close proximity to major employment opportunities.</p>
<p>Objective 3-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.</p> <p>Policy 3-3-1 Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.</p>	<p>The Plan supports this policy by requiring a mix of housing types for all income levels.</p>
<u>Economic Development Element</u>	
<p>Goal ED-3 To promote a diverse and balanced mix of employment and housing opportunities.</p> <p>ED-3.1 Jobs-to-housing ratio. The City shall maintain an adequate retail, business, and industrial land supply to meet a jobs-to-housing ratio of at least 1.0.</p>	
<p>ED-3.3 Housing choices. The City shall provide for and encourage a range of housing choices—including live/work units—through land use designations and zoning ordinances.</p>	<p>A range of housing choices is a primary theme of the Master Plan.</p>
<u>Transportation Circulation Element</u>	
<p>Goal T-1 To create and maintain a roadway network that will ensure the safe and efficient movement of people and goods throughout the city.</p>	<p>Overall, the Plan provides for “Complete Streets” that integrate the public and private realms and accommodates all transportation modes.</p>
<p>T-1.2 Level of service standard.</p>	<p>A Traffic Impact Study has been prepared that concludes, with</p>

<p>The City shall endeavor to maintain a minimum Level of Service “D”, as defined by the 2000 Highway Capacity Manual or subsequent revisions, on all streets and intersections within the city. To identify the potential impacts of new development on traffic service levels, the City shall require the preparation of traffic impact analyses at the sole expense of the developer for developments determined to be large enough to have potentially significant traffic impacts. This standards does not apply to freeways which are governed by the standards established by Caltrans.</p>	<p>mitigation, a Level of Service “D” will be maintained for the vast majority of impacted streets.</p>
<p>T-1.3 Hierarchy of streets. The City shall implement a hierarchical street system in which each street serves a specific, primary function and is sensitive to the context of the land uses served. The hierarchy of streets shall be based on the existing one square mile backbone grid system of streets along section lines and the traditional circulation pattern established in the City’s downtown. Development of residential neighborhoods within the backbone grid may employ a more circuitous street pattern with cul-de-sacs, traffic circles, roundabouts and other traffic calming features to help reduce traffic speeds.</p>	<p>The Plan provides for a hierarchy of arterial, major and minor collector and local streets. The Plan has a basic backbone grid system comprised of north-south streets Baldwin Road, Ward Avenue, and Rodgers Road with new collector streets in between. The east-west system includes Zacharias Road and a new east-west collector running from Rodgers Road to Highway 33.</p>
<p>T-1.6 South County Corridor. The City shall promote efforts of Stanislaus County, StanCOG and other stakeholders in the development of the South County Corridor to connect W. Main Avenue to Interstate 5. The City’s preference for the alignment of the South County Corridor is shown on the Circulation Plan (Figure II-4 of Chapter II. Land Use/Circulation Diagrams And Standards). However, the final alignment should be decided through a cooperative effort among stakeholders, and informed by a comprehensive feasibility study that assesses at least the following:</p> <ul style="list-style-type: none"> ○ The appropriate right-of-way width and location; ○ Environmental and regulatory constraints, especially as they relate to agricultural and biological resources; ○ The need for, and economic/environmental feasibility of, constructing a second bridge over the San Joaquin River; ○ An estimate of relevant costs; and ○ An analysis of alternatives; 	<p>Zacharias Road accommodates the South County Corridor by providing a right-of-way based on the County arterial standards. The Infrastructure Plan addresses contributions towards financing the South County Corridor.</p>

<p>T-1.10 Funding of traffic improvements. The City shall ensure through a combination of traffic impact fees and other funding mechanisms that new development fully mitigates its impact on traffic facilities by paying its share of the costs of circulation improvements. New development shall pay a proportional share of costs of required improvements necessitated by the new development.</p>	<p>The Plan includes a comprehensive financing plan that fully mitigates traffic impacts by either paying for improvements directly or paying fair share contributions towards city-wide and regional facilities.</p>
<p>T-1.12 Traffic calming encouraged. Traffic calming techniques, including roundabouts, traffic circles, ‘chokers’ and chicanes, shall be considered as an alternative to traditional intersection controls. Where cul-de-sacs are employed, consideration should be given to establishing connections between the cul-de-sac and other streets, parks, bicycle paths and pedestrian trails.</p>	<p>Traffic calming measures are found throughout the Plan area, including extensive use of roundabouts. See Chapter 3.11.</p>
<p>Goal T-7 To promote pedestrian, bicycle and rail travel as alternatives to automobile use. T-7.1 Safe pedestrian and bike pathways. The City shall create and maintain a safe and convenient system of pedestrian and bicycle pathways that encourages walking and bicycling as an alternative to driving. New development shall be required to pay its fair share of the costs for development of this pathway system.</p>	<p>The Plan has an extensive network of Class I, II, and III bicycle and pedestrian paths and lanes. See Chapter 3.10.</p>
<p>T-7.2 Pedestrian access. All new development shall be reviewed to ensure safe pedestrian access is provided from the street, within parking areas and between new development and surrounding neighborhoods.</p>	<p>See Chapter 3.10.</p>
<p>T-7.3 Bike routes. The City shall establish a safe and convenient network of identified bicycle routes connecting new residential areas by the shortest possible routes with recreation, shopping, and employment areas within the city. The City shall cooperate with surrounding jurisdictions in designing and implementing an area-wide bikeway system.</p>	<p>See Chapter 3.10. The Plan addresses the regional bicycle plan.</p>
<p>T-7.4 Separation of bike routes from motor vehicles. Bicycle routes shall emphasize paths separated from vehicle traffic (Class I) to the maximum extent possible, but shall also include bicycle lanes within public streets (Class II and III). The City shall limit onstreet bicycle routes to those streets where the</p>	<p>See Chapter 3.10.</p>

<p>available roadway width and traffic volumes permit safe coexistence of bicycle and motor vehicle</p>	
<p>T-7.5 Include pathways in open space. To the extent practicable, bicycle and pedestrian pathways shall be included within open space areas.</p>	<p>Of special note, the Plan includes a pathway within the north-south PID canal paseo.</p>
<p>T-7.9 Coordination with schools. The City shall collaborate with the School District to promote bike use and shall actively pursue Safe Route to School grants to fund programs that facilitate safe bike routes.</p>	<p>A system of Class I and II bike routes connect the proposed schools.</p>

EXHIBIT C

Conditions of Approval for Master Plan

Zacharias and Baldwin Ranch South Master Plan

Conditions of Approval

Planning

1. Development of the project shall be in accordance with the approved Master Plan, as modified by these conditions and as may be modified by a development agreement between the City and developer. In the event of any conflict between these conditions and the terms of any development agreement between the City and developer, the terms of the development agreement will control and these conditions will be deemed modified.
2. The project shall be subject to all the mitigation measures found in the Mitigation Monitoring and Reporting Program (MMRP) of the Zacharias and Baldwin Ranch Final Environmental Impact Report, as adopted by the City Council.
3. Developer agrees to and shall hold the City, its officers, agents, employees, and representatives harmless from liability for damage or claims for personal injury, including death, and claims for property damage which may arise from the direct operations of the developer or those of its contractors, subcontractors, agents, employees or other persons acting on its behalf with respect to the project. Developer agrees to and shall defend the City and its officers, agents, employees, and representatives from actions for damages caused or alleged to have been caused by reason of developer's activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to above, regardless of whether or not the City prepared, supplied or approved plans or specifications or both for the project. Developer further agrees to indemnify, hold harmless, pay all costs and provide a defense for City in any action challenging the validity of the development agreement. Developer may elect to, but shall not be obligated to, pay for a separate defense for City if City elects to retain independent legal counsel.
4. Development shall conform with the adopted zoning requirements except as otherwise approved by the Master Plan.
5. In the Baldwin Ranch project area, walls shall be included along the interface with the Delta Mendota Canal, as approved by the City Engineer.

Non-Residential (Conditions 6-14)

6. Prior to issuance of a building permit for any non-residential development, an exterior lighting plan and site lighting footcandle plan shall be prepared subject to the review and approval of the Community Development and Police Departments.
7. Prior to issuance of a certificate of occupancy for all non-residential buildings, all ducts, meters, air conditioning equipment and all other mechanical equipment, whether on the ground, on the structure or elsewhere, shall be screened from public view with materials

architecturally compatible with the main structure. It is especially important that gas and electric meters, electric transformers, and large water piping systems be completely screened from public view, subject to utility company guidelines. All roof-mounted equipment which generates noise, solid particles, odors, etcetera, shall cause the objectionable material or effects to be directed away or shielded from adjoining land designated for residential development. A plan for the treatment of roof top equipment shall be submitted to the Community Development Department prior to issuance of a building permit

8. All planted areas shall be separated from driveways by concrete curbs.
9. Prior to issuance of a building permit for each building, a site plan shall be submitted identifying the location of all trash containers, for review and approval by the Community Development Department. Trash enclosures shall be constructed to City standards and shall be architecturally compatible with the design of the project and shall be laid out for easy access by collection trucks.
10. In such cases where trash bin enclosures are to be installed abutting structures, the common wall shall be of a noncombustible masonry type material with no openings for vents or windows.
11. Developer shall provide design details (or vendor specifications) for all streetscape items (planters, waste containers, benches, bicycle racks etc.) with first building permit applications.
12. Project must ensure that there are enough trash receptacles in front of any commercial areas that might be developed as part of this project. The receptacles shall follow the current City Standard for downtown area.
13. A Master Sign Plan shall be submitted and approved by the Community Development Director, for any commercial centers in the Plan area. Stand-alone stores that are not part of a center shall be subject to the City of Patterson sign ordinance.
14. No air conditioning or similar mechanical equipment shall be installed on roofs of dwellings or within any setback area of 5 feet or less.
15. The applicant shall submit for approval by the Community Development Department, a plan for off-site unified directional signage associated with directing buyers to the Master Plan area. For each individual homebuilders, each applicant shall submit for approval by the Community Development Director, an on-site signage plan, along with exterior treatments associated with model homes, including landscaping and sales office prior to issuance of a building permit.
16. Final Development Plan shall be submitted to the City that includes site plans and building elevations that demonstrate compliance with all design guidelines and development

standards in the Master Plan. The Development Plan shall address neighborhood diversity, minimum number of plans and styles, placement of garages, streetscape, landscaping and fencing, four-sided articulation, architectural variation and massing. The Development Plan shall be subject to approval by the Planning Commission either in conjunction with a subdivision map, or via a subsequent submittal to the Planning Commission.

17. The final landscaping plan for all common areas shall be approved by the Community Development Director and City Engineer prior to the recordation of a subdivision map or issuance of a building permit, and shall conform to the guidelines in the Master Plan.

18. Each final map shall include bicycle support infrastructure as outlined in the Master Plan.

Public Works

19. Prior to issuance of any building permit, the applicant shall enter into an agreement with the City of Patterson which shall specify the improvements to be installed to serve the applicable phase of the development or subdivision map, in accordance with the approved improvement phasing plan.

20. The applicant shall pay all applicable AB1600 impact fees including the general government impact fee, the community facilities impact fee, the street improvement impact fee, fees relating to sewer, water and storm drainage, and the public safety impact fee in accordance with applicable provisions of the Patterson Municipal Code except as the payment of required fees may be amended by a development agreement executed between the City and the developer. In addition, the City shall grant credit toward the payment of these fees for projects undertaken by the developer, in accordance with adopted improvement plans and/or the terms identified in a development agreement, to the extent that such projects would otherwise be funded by these fees.

21. The project shall be subject to the then-applicable impact fees of the Del Puerto Healthcare District and Stanislaus County at the time of building permit.

22. Prior to recordation of any final map or parcel map, the applicants for the Project shall enter into a Development Agreement with the City to specify each party's respective obligations for the project.

23. Public utilities easements shall be granted to the satisfaction of the Public Works Director and City Engineer.

24. The developer shall obtain an encroachment permit for all work conducted within the public right-of-way.

25. Interior vehicle travelways shall be designed to be capable of withstanding loads imposed by trash and delivery trucks.

26. All on-site utilities and utility fixtures shall be underground.

27. The developer shall be responsible during construction for cleaning city streets, curbs, gutters and sidewalks of dirt tracked from the subject site. The flushing of dirt and debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Director of Public Works.
28. All required public improvements shall be designed and constructed in accordance with the City of Patterson Standard Specifications and Drawings, at the time of submittal to the Engineering Department.
29. All construction activities, including the warming of construction vehicle engines, shall be limited to Monday through Saturday only between the hours of 7 A.M. to 7 P.M. and on Sunday if construction activities are no closer than 300 feet to occupied residences. The potential for construction activities will be disclosed in writing to all future residents of the project. At the discretion of the Public Works Director, these hours may be extended and these distances may be reduced.
30. All final conditions of approval of this project shall be printed on or attached to the building plans and/or improvement plans. These shall be in the form of a photocopy of the final action letter of the decision maker (preferably printed as a separate numbered sheet) submitted to the City for all applications on the subject property.
31. Self-contained temporary restroom and sanitation facilities shall be on the jobsite and be properly maintained until finish of all construction. Connection to sanitary sewer system for temporary restroom and sanitation facilities is prohibited.
32. All street lighting shall be LED. For further details regarding LED requirements/specifications, please contact Engineering at (209) 895-8076.
33. Signs shall be located outside the public road right-of-way and shall not interfere with driver sight distance requirements at intersections.
34. Developer shall provide and determine a maintenance program in cooperation with the City of Patterson for landscaped areas between all roads and any approved noise walls, other walls, street trees, and bicycle lanes, subject to review and approval of the City.
35. Landscaping and irrigation shall be installed in compliance with AB 1881 on all front yards, and side yards of lots when visible from public streets to the satisfaction of the City Engineer.
36. Final inspection of the sewer and storm drain system shall be by televised inspection device as approved by the City Engineer at developer's expense.
37. All sight distances for all corners shall conform to the City's sight distance requirements to the satisfaction of the City Engineer.

38. The developer shall provide all necessary on-site easements for streets, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the City, prior to or in conjunction with the final map. Said easements shall be subject to the review and approval of the City Engineer and the City Attorney.
39. Project shall comply with all applicable stormwater regulations, including Post Construction Standards/Low Impact Development (LID).
40. Project must comply with the latest edition of the California Green Building Code, including ADA (Americans Disability Act), and City Standards. The City Standards must be detailed out on the plans to ensure compliance.
41. **Project must participate/annex into the City's CFDs (Public Safety/Fire CFD 2003-1 or pertinent public safety CFD, Maintenance CFD 2013-1, West Patterson Business Park CFD 2005-1 and/or Maintenance CFDs 2018-1 and/or 2018-2) and/or form their own CFD for infrastructure and/or maintenance.** All costs associated with the annexation/formation must be paid for by the developer. The Unanimous Approvals/Waivers for all CFDs must be signed and recorded prior to permit issuance.
42. The City will require the developer to enter into a Landscape and Stormwater Control Measures (SCMs) & Access Agreement which holds the developer responsible for the ongoing maintenance of all private landscaping and stormwater treatment control measures installed on the project (for example vegetated swales, interceptors, basins, etc.). The agreement must be signed and recorded prior to inspections.
43. Backflow Prevention Device is required on all water services installed. A building permit is required, and the device inspected and approved by the Public Works Department.
44. Landscape plans shall be submitted to the Engineering Department and shall comply with AB1881 (Water Use Efficiency)/MWELo requirements. Once the landscaping is complete an audit must be completed, and the Certificate of Completion/Landscape Document Package sent into the City. The City will require passing audits for the Landscaping.
45. Projects must submit a Construction & Demolition Waste Management Plan to the Public Works Department. The City will require a final package prior to obtaining a final, including disposal tickets, to be submitted to ensure 60% diversion rate has been achieved. For further information regarding this item, please contact Xavier Guluarte at (209) 895-8068 or via email at xguluarte@ci.patterson.ca.us
46. If property is within a Special Flood Hazard Area, developer must pull a floodplain development permit and build according to floodplain standards. Please see Municipal Code, Chapter 17.12 for building standards. For further information, please contact Maria Encinas at (209) 895-8061.

47. Street Trees may need to be installed or replaced. A street tree deposit will be collected by the City at building permit phase. All street tree types shall comply with the City's Approved Street Tree Plan and species list, approved by the Public Works Director.
48. All street lighting shall be LED. For further details regarding LED requirements/specifications, please contact Engineering at (209) 895-8076.
49. Any truncated domes installed; City prefers the "Set in Place" domes.
50. Trash Enclosures be designed and constructed to comply with the Department of Health and Storm Water regulations (not located in proximity of a drain inlet, have covers, have adequate secondary containment, etc.). Trash enclosures should be sized to comply with commercial and organics recycling requirements. If the trash enclosure is being shared with another facility, the trash enclosure must be adequately sized to be able to service more than one facility. All trash enclosure plans must be reviewed and approved by the City's Planning Department. For a copy of the City standard, please contact Engineering at (209) 895-8076.
51. Improvement plans for any off-site public improvements shall be submitted to the Engineering Department for review and approval.
52. If construction water will be obtained from the City's Fire Hydrant(s), a Fire Hydrant Use Permit Application must be submitted and approved by the Public Works Department. Fees, Deposits, and Water Rates are listed on the permit application.
53. All new construction activities for commercial/industrial development projects require an Encroachment Permit from the Public Works Department.
54. Any pre-existing sewer laterals and storm drain lines should be video inspected to ensure that the lines are clear of any debris and that they are not damaged.
55. All facilities must be connected to the City's municipal system for water (potable and non-potable), sewer and storm and be signed up for services prior to being in operation. This includes garbage service. This also includes Garbage Services (Commercial Recycling – AB 341). The City currently has a Contract with Bertolotti Disposal which grants an exclusive "Commercial & Residential Solid Waste Franchise" for Garbage Services. Please contact the City's Finance Department at (209) 895-8040 to sign up for utility services or for any questions.

AB 1826 (Organic & Food Waste Recycling) requires that businesses generating 2 cubic yards of organic waste to arrange for organic waste recycling services. This requirement will extend to businesses generating 2 cubic yards of organic waste to arrange for organic waste recycling services.

For further information about this requirement, please visit the City's website at www.ci.patterson.ca.us or the State's Cal-Recycle website

<http://www.calrecycle.ca.gov/recycle/commercial/organics/> or call Xavier Guluarte at (209) 895-8068.

56. Stormwater quality control devices (SCDs) /Low Impact Development (LID) will be required for this project and must be included as part of the civil improvement plans submitted for the project. This includes having post BMPs to address oil/grease/debris/trash, etc. Additionally, all gas stations must meet the standards established in the City's Multi-Agency Post-Construction Stormwater Standards manual by visiting <http://www.ci.patterson.ca.us/535/Post-Construction-Standards-Manual>
57. Any food establishments installed as part of this project must install grease interceptors, per City Standard 7.17. All grease interceptors must be constructed by the developer on private property on the sewer service lateral for any facility whose operation will result in oil, grease, sand or other solids being discharged into the City's sanitary sewer system. Interceptors shall conform to the latest California Plumbing Code Standards (minimum size is 750 gallons) and all grease interceptors shall have a sample point and shall be constructed outside the building where they can easily be inspected for proper operation by the City. Per the City's Municipal Code, any business that has a Grease Interceptor/Trap must be part of the City's Fats, Oil, and Grease (FOG) Program and plans must be submitted and approved by the City. Please contact Public Works to schedule an on-site FOG Visit once the project is complete.
58. All utilities (storm, water, sewer) should be routed to existing public rights-of-way rather than utility easements. Work with Engineering and Public Works to ensure this is done to the City standards.
59. Project shall pay all applicable impact fees, capacity fees (storm, water, and sewer) at the time of building permit. For a copy of the City's fees please visit the City's website or contact Building at (209) 895-8030.
60. **Green Building Code Regulations:** Project must comply with the latest edition of the California Green Building Code, including sections addressing Water Efficiency & Conservation for indoor and outdoor water use; Construction Waste Reduction, Disposal, and Recycling; Site Development; Construction & Demolition; Irrigation Controllers; Storm Water Drainage and Retention, etc.

Any pre-existing public improvements adjacent to the project area must meet the ADA standards; this includes sidewalks, handicap ramps, etc. Please note that this might require full replacement of the improvements. Any questions, please contact Engineering or Public Works directly.

61. **Cross Connection Requirement:** Backflow Prevention Device is required on all water services and shall be installed per City Standards 5-D and/or 5-E. A building permit must be obtained from the City's Building Department and the device inspected and approved by the Public Works Department.

62. **Project landscape plans must comply with AB1881 (Water Use Efficiency)/MWELo requirements if landscaping is required. Background Information:** Following is a summary listing the projects that are required to comply with this requirement. Further information can be found on the State's website:

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

Once the landscaping is complete an audit must be completed, and the Certificate of Completion/Landscape Document Package sent into the City. The City will require passing audits for the Landscaping. Additionally, the irrigation system must be set to comply with the City's Watering Schedule and SWPPP regulations. For further information regarding this requirement, please contact Maria Encinas at (209) 895-8061.

****Note:** The City's mandated per capita water savings target is 10%. Therefore, the use of the City's non-potable water system is highly recommended for both construction use, as well as for irrigation purposes and for any other uses where non-potable water can be used.

63. **C&D Requirements:** Commercial projects must submit a Construction/Demolition Waste Management Plan to the City for review/approval if they meet the threshold. Once the project is complete, all businesses generating 4 cubic yards of waste per week must comply with the AB 939 Commercial Recycling requirements. Please contact Xavier Guluarte in Public Works at (209) 895-8068 or xguluarte@ci.patterson.ca.us for further information regarding this item.
64. Stormwater quality control devices (SCDs) /Low Impact Development (LID) might be required for this project and must be included as part of the civil improvement plans submitted for the project. All devices shall be designed to prevent pollutants from entering the City's municipal system or basin. Storm Interceptors are designed to remove garbage/debris, settleable and suspended solids from stormwater runoff through gravitational setting and trapping of pollutants. A maintenance plan must be developed to ensure proper maintenance of the storm interceptor. A copy of the maintenance plan shall be submitted to Public Works. If your project is required to install the Post-Construction/LID standards, then a storm interceptor might not be required. Please check with the Project Engineer for determination if Post-Construction/LID standards apply to this project.
65. Trash Enclosures be designed and constructed to comply with AB 1383, Commercial Recycling, and Storm Water regulations (not located in proximity of a drain inlet, have covers, have adequate secondary containment, comply with the Health Department requirements, etc.). Trash enclosures should be sized to comply with commercial and organics recycling requirements. If the trash enclosure is being shared with another facility, the trash enclosure must be adequately sized to be able to service more than one facility. All trash enclosure plans must be reviewed and approved by the City. Contact the City to obtain a copy of the City standard.

66. All Commercial and Industrial business who generate 4-cubic yard or more of commercial solid waste per week, are required by state law (AB 341) sign up for commercial solid waste services, as well as implementing its own commercial recycling program. Commonly known as “dumpsters,” front-load containers are the most used waste collection receptacle throughout the city for non-residential, commercial waste collection. With this service, one or more 2-, 4-, 6- or 8-cubic-yard containers are placed at places of business in a location that is easily accessible and safe for cleanup crews and waste-generation areas, as well as the garbage trucks and its drivers. Waste must be placed within the container and will be serviced at a minimum of once a week. However, if you’re waste generation calls for more frequent visits or a larger container, we will do whatever it takes to service your needs. Please call (209) 895-8040 to sign up for the appropriate service for your business. **Adequate trash enclosure will be required to allow for commercial recycling. All trash enclosures must be constructed to City Standards.

To receive garbage service via Bertolotti Disposal, Inc, the City's franchised garbage collector, please call (209) 895-8040 to sign up. All residential homes are going to receive three (3) 90-gallon toters. The black totter is to be used for regular waste, the blue totter for recyclable materials such as cardboard, cans, plastic bottles, etc. and the green totter for organic and food waste.

67. Submit plans to the City Engineer for off-site public improvements and landscape plans for review and approval. Any work on the City’s right-of-way requires a City Encroachment Permit. Please contact Public Works at (209) 895-8060 for further information regarding this item.

68. If construction water will be obtained from the City’s Fire Hydrant(s), a Fire Hydrant Use Permit Application must be submitted and approved by the Public Works Department. Fees, Deposits, and Water Rates are listed on the application.

69. All construction activities for single family residential, commercial, and industrial projects require an Encroachment Permit from the Public Works Department. The Public Works Department will conduct a pre-inspection/post-inspection to ensure that damage caused during construction activities is addressed. Any damage that occurs will be the sole responsibility of the Developer/Contractor to repair.

70. All pre-existing sewer laterals and storm drain lines should be video inspected to ensure that the lines are clear of any debris and that they are not damaged.

71. Street Trees may need to be installed or replaced per City Standards and a street tree deposit posted with the City of Patterson, per City Standard Detail (Section 3 – Drawing 3-W). All street tree types must comply with the City’s Approved Street Tree Plan. The landscape plan calls for London Plane species, however the City is phasing this species out. Please make sure to contact Public Works at (209) 895-8060 to the species information.

72. All facilities must be connected to the City’s municipal system for water, sewer and storm

and be signed up for services prior to being in operation. This also includes Garbage Services. The City currently has a 7-year Contract with Bartolutti Disposal (Effective July 1, 2014) which grants an exclusive "Commercial & Residential Solid Waste Franchise" for Garbage Services. Please contact the City's Finance Department at (209) 895-8040 to sign up for utility services or for any questions.

73. A SWPPP Inspection Deposit account shall be established with the City to cover the City's time to perform SWPPP monitoring/Inspections for the duration of the project. The City's current Storm Water Management Hourly fee, and every inspection is billed by the hour.

Fire

74. Fire lanes and access roads must be installed prior to construction of the first building to the satisfaction of the Fire Chief and the Public Works Department
75. All fire lanes shall be posted and enforced, per Police Department and Fire Department guidelines.
76. Prior to placement of lumber or other combustible materials on the site, the domestic water system, including fire hydrants, shall be installed and tested and all-weather roads shall allow access to all areas of the site, per Fire Department and Public Works Department standards.
77. Prior to concrete pour inspection, compaction tests are required for all footings.
78. Electrical conduit shall have a separate ground wire installed.
79. Improvements required for project development will include street paving, curb, gutter, streetlights, sidewalks, landscaping, the required utilities, grading and drainage.
80. Prior to approval of grading and improvement plans, the applicant shall enter into an agreement with the City for inspection of said improvements.
81. Fire hydrants shall be installed along all public streets and on site with intervals and placement subject to approval of the Fire Chief.
82. All buildings shall be uniformly numbered with numbers visible from the street and internally illuminated, consistent with California Building and Fire Code requirement
83. All new construction shall meet the requirements of the City Fire Department, as they relate to fire issues.
84. All dwelling units shall utilize non-combustible roofing materials.

Other

85. At the time of Public Improvement Plan review, plans shall be submitted to all applicable public utility companies for review. Comments from the utilities regarding required easements, transformer locations, etc. shall be forwarded to Engineering Department for review and approval.
86. Prior to building permit issuance for any dwelling, the developer shall demonstrate to the City full compliance with the provisions of Government Code Section 65995 et seq. as amended by the Leroy R. Greene School Facilities Act of 1998.
87. The developer shall offer to dedicate to the City land for parks in the size and location as generally illustrated in the Master Plan, as may be amended by these conditions, and as described in the Development Agreement. Said offers of dedication shall be required to be recorded concurrent with the recordation of final tract maps which encompass, or are adjacent to, a park site.
88. Final park plans shall be approved by the City Engineer prior to construction and shall be consistent with the City of Patterson Park Design Guidelines & Standards as amended.
89. All on-site utilities shall be underground. All existing overhead utilities adjacent to the property or within the property shall be placed underground by the applicable phase prior to issuance of building permits for that phase. All utility boxes including electrical, telephone, cable T.V., etc., shall be underground.
90. The developer is to be responsible for all damage to existing and new telephone facilities caused by workers or subcontractors under the direction of the developer.
91. All new telecommunications facilities shall be underground except where indicated by the telephone company upon engineering of the development.
92. All water, gas, sewer, underground electrical power, cable T.V., or telephone lines, or conduits, or underground drain lines shall be installed before any paving is placed. Utility stub connections to property boundaries of each lot may be omitted only with the express and written permission of the City Engineer.
93. The developer shall install adequately sized utility services and laterals, if appropriate, to each lot prior to final acceptance of tract improvements by phase.
94. Except as the utility companies may otherwise agree, the developer shall provide cable T.V., without charge, the reasonable opportunity to utilize and jointly occupy for the same purpose and trench provided by the developer to a utility for the purpose of connecting the utility to service the development.

RESOLUTION 2022-61
RESOLUTION OF APPLICATION TO LAFCO

RESOLUTION NO. 2022-61

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PATTERSON
TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY
FOR THE ZACHARIAS AND BALDWIN RANCH SOUTH MASTER PLAN**

WHEREAS, the City of Patterson (“City”) seeks to file an application with the Stanislaus Local Agency Formation Commission (“Stanislaus LAFCO”) to initiate proceedings for the adjustment of boundaries specified herein, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code (“Cortese Knox Act”); and

WHEREAS, the City has composed the Zacharias & Baldwin Ranch South Master Plan (“Master Plan”) that will govern new development in the Master Plan area. The Master Plan provides a comprehensive land use and regulatory structure for approximately 1,361 acres located outside the existing City limits in Stanislaus County; and

WHEREAS, the City, as the lead agency pursuant to the California Environmental Quality Act (“CEQA”), has prepared an Environmental Impact Report (SCH# 2018122052) for the Master Plan to evaluate the environmental effects of the buildout of the Master Plan (“EIR”); and

WHEREAS, the City’s existing Sphere of Influence (“SOI”) does not encompass the entire Master Plan area, as only a portion of the Master Plan area is currently within the City’s existing SOI; and

WHEREAS, the City proposes to expand its Sphere of Influence (“SOI”) to be coextensive with the boundaries of the Master Plan, and also to annex the boundaries of the Master Plan into City limits (“Reorganization Proposal”); and

WHEREAS, the affected territory for the Reorganization Proposal is depicted and described in **Exhibit A** attached hereto; and

WHEREAS, the objectives of the Reorganization Proposal include the following, as further described in the Master Plan: (i) Attract new businesses and capital investment, (ii) create new employment and housing opportunities, (iii) develop new residential uses in proximity to regional job centers, (iv) facilitate buildout of the City’s General Plan, (v) produce new housing consistent with the City’s Housing Element and its Regional Housing Needs Allocation, (vi) maintain and enhance quality of life with new schools, parks, open spaces, and pedestrian and bike trails; and (vii) provide groundwater recharge facilities to protect groundwater resources consistent with state and local groundwater recharge policies; and

WHEREAS, the City finds that the Reorganization Proposal promotes orderly growth and development. The Master Plan area is contiguous to City limits, is within the City’s planning area,

and implements the goals of the City's General Plan. The City has determined that it will be able to provide the public facilities and services to support the buildout of the Master Plan, which will be demonstrated in the Municipal Services Review for the Reorganization Proposal; and

WHEREAS, the purpose of this Resolution is to authorize City staff to file an application with Stanislaus LAFCO to expand the City's SOI and annex the Master Plan area into City limits, so landowners in the Master Plan area can commence the buildout of the Master Plan upon annexation into City limits.

NOW, THEREFORE, BE IT RESOLVED by the City of Patterson City Council as follows:

1. The City Council hereby authorizes City staff to file an application with Stanislaus LAFCO to expand the City's SOI and annex the Master Plan area into City limits, as depicted and described in **Exhibit A** attached hereto, and to take all actions necessary and incidental to accomplish the Reorganization Proposal, in conformance with the Cortese Knox Act and Stanislaus LAFCO policies and procedures, and pursuant to the findings included in each Resolution and Ordinance adopted by the City Council in connection with the Master Plan and the EIR.
2. The City Council hereby finds that the Reorganization Proposal would affect the boundaries or spheres of influence of the following public agencies:
 - a. Patterson Irrigation District
 - b. West Stanislaus Irrigation District
 - c. Del Puerto Water District
 - d. West Stanislaus County Fire Protection District
3. The City Council hereby requests that the Reorganization Proposal be subject to the following terms and conditions:
 - a. That affected parcels be detached from the Patterson Irrigation District.
 - b. That affected parcels be detached from the West Stanislaus Irrigation District.
 - c. That affected parcels be detached from the Del Puerto Water District.
 - d. That affected parcels be detached from the West Stanislaus County Fire Protection District.
 - e. That the effective date of the Reorganization Proposal be the date on which Stanislaus LAFCO records the certificate of completion for the annexation of the Master Plan area.
4. The City has discovered that there are six (6) parcels in the Zacharias area of the Master Plan currently encumbered by active Williamson Act contracts. The City Council hereby directs City staff, in accordance with state law, to exercise the City's rights to terminate or not renew the active Williamson Act contracts upon annexation of the Master Plan into City limits.

PASSED AND ADOPTED by the City of Patterson City Council on the 16th DAY of August 2022, by the following roll call vote:

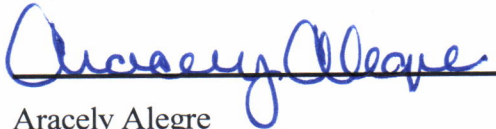
AYES: Councilmembers Farinha, Homen, Alves, Parham and Mayor McCord
NOES: None
EXCUSED: None

APPROVED:



Dennis McCord
Mayor of the City of Patterson

ATTEST:



Aracely Alegre
City Clerk of the City of Patterson

I hereby certify that the foregoing is a full, correct, and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a regular meeting held on the 16th day of August 2022, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATE:

City Clerk of the City of Patterson

EXHIBIT A

Description of Affected Territory for Reorganization Proposal

RESOLUTION 2022-62

CERTIFYING THE FINAL EIR, ADOPTION OF
FINDINGS FOR SIGNIFICANT ENVIRONMENTAL
IMPACTS, STATEMENT OF OVERRIDING
CONSIDERATIONS, & MITIGATION MONITORING
AND REPORTING PROGRAM

RESOLUTION 2022-62

**A RESOLUTION OF THE CITY OF PATTERSON CITY COUNCIL,
IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT:
(1) CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
ZACHARIAS & BALDWIN RANCH SOUTH MASTER PLAN,
(2) ADOPTING FINDINGS FOR SIGNIFICANT ENVIRONMENTAL IMPACTS,
(3) ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND
(4) ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM**

WHEREAS, on October 3, 2017, the Patterson City Council ("City Council") authorized staff to commence the preparation of the Zacharias & Baldwin Ranch South Master Plan ("Master Plan"), an environmental impact report ("EIR") for the Master Plan in accordance with the California Environmental Quality Act ("CEQA"), and other documents required for an application to the Stanislaus Local Agency Formation Commission ("Stanislaus LAFCO") to annex the Master Plan area into City limits; and

WHEREAS, the Master Plan provides a comprehensive development plan for approximately 1,361 acres located in Stanislaus County, which would be annexed to the City upon completion of proceedings through Stanislaus LAFCO. The buildout potential of the Master Plan is 5,396 residential units, 7,765,000 square feet of industrial and commercial uses, three (3) schools, 73 acres of parks and open space, a recharge basin, and a dual-use stormwater basin; and

WHEREAS, the City of Patterson ("City") is the lead agency for the Master Plan project pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, on December 21, 2019, the City sent a notice of preparation of the EIR to affected public agencies to solicit feedback and determine the scope of the EIR; and

WHEREAS, on December 3, 2020, the City released the Draft EIR (SCH#: 2018122052) for review and comment by affected public agencies and members of the public; and

WHEREAS, the public review and comment period for the Draft EIR was sixty (60) days, ending on February 4, 2021; and

WHEREAS, on July 27, 2021, the City completed the Final EIR (SCH#: 2018122052), which consists of the City's responses to all comments received on the Draft EIR and revisions to the Draft EIR, subject to any subsequent minor modifications and clarifications to the Draft EIR which do not change the significance of any environmental conclusions reached in the Draft EIR; and

WHEREAS, on August 12, 2021, the Planning Commission recommended that the City Council adopt the Master Plan and certify the Final EIR, in conjunction with other entitlements required for implementation of the Master Plan; and

WHEREAS, the Master Plan and Final EIR, in conjunction with other related entitlements, are now before the City Council for consideration, certification, and adoption; and

WHEREAS, pursuant to California Code of Regulations, title 14 (“CEQA Guidelines”), section 15091, the City has prepared findings regarding the significant adverse environmental impacts that may result from approval and implementation of the Master Plan (“CEQA Findings”); and

WHEREAS, pursuant to CEQA Guidelines sections 15091 and 15093, the City has prepared a Statement of Overriding Considerations for environmental impacts that are expected to remain significant and unavoidable; and

WHEREAS, pursuant to CEQA Guidelines sections 15091 and 15097, the City has prepared a Mitigation Monitoring and Reporting Program (“MMRP”) for the Master Plan to avoid or mitigate significant environmental impacts; and

WHEREAS, following notice duly provided as required by law, all interested parties were given an opportunity to comment on the Final EIR, CEQA Findings, Statement of Overriding Considerations, and MMRP prior to the City Council’s action on these documents.

NOW, THEREFORE, upon its review of all documents and exhibits contained herein, and after due deliberation and based on its independent judgment, **BE IT RESOLVED** by the City of Patterson City Council as follows:

- 1. Certification of Final EIR.** The City Council hereby finds that the Final EIR was prepared in compliance with CEQA. The City Council has reviewed and considered the information contained in the Final EIR prior to approving the Master Plan and affirms that the Final EIR reflects the lead agency’s independent judgment and analysis. The City Council hereby certifies the Final EIR, which is incorporated by reference as **Exhibit A**.
- 2. CEQA Findings Regarding Significant Environmental Impacts.** The City Council hereby adopts the CEQA Findings for the Master Plan, attached hereto as **Exhibit B**.
- 3. Statement of Overriding Considerations.** The City Council hereby adopts the Statement of Overriding Considerations, attached hereto as **Exhibit C**, finding that certain economic, legal, social, and technological considerations outweigh remaining significant environmental impacts.
- 4. Mitigation Monitoring and Reporting Program.** The City Council hereby adopts the MMRP, attached hereto as **Exhibit D**, describing the mitigation measures for the Master Plan that will avoid or minimize the extent of remaining significant environmental impacts.
- 5. Location and Custodian of Documents.** The record of the Master Plan project approval and EIR shall be kept at Patterson City Hall, 1 Plaza Circle, Patterson, CA, 95363.

PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY OF PATTERSON CITY COUNCIL ON THE 16TH DAY OF AUGUST 2022, BY THE FOLLOWING ROLL CALL VOTE:

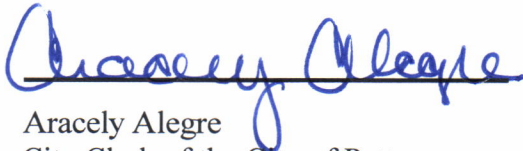
AYES: Councilmembers Farinha, Homen, Alves, Parham and Mayor McCord
NOES: None
EXCUSED: None

APPROVED:



Dennis McCord
Mayor of the City of Patterson

ATTEST:



Aracely Alegre
City Clerk of the City of Patterson

I hereby certify that the foregoing is a full, correct, and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a regular meeting held on the 16th day of August 2022, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATE:

City Clerk of the City of Patterson

EXHIBIT A

**FINAL ENVIRONMENTAL IMPACT REPORT (SCH#: 2018112052)
FOR THE MASTER PLAN**

The Final EIR (SCH#: 2018112052) for the Master Plan is incorporated by reference to this City Council Resolution and shall be kept at Patterson City Hall, 1 Plaza Circle, Patterson, CA, 95363.

Public review copies of the Final EIR, which includes the Draft EIR, are also available at the City's web page for the Master Plan, *available at* <https://www.ci.patterson.ca.us/658/Master-Plan-Documents>.

EXHIBIT B
CEQA FINDINGS

I. PROJECT DESCRIPTION

The Master Plan (or the “Project”) provides a comprehensive development plan for approximately 1,361 acres located in Stanislaus County, which would be annexed to the City upon completion of proceedings through Stanislaus LAFCO. The buildout potential of the Master Plan is 5,396 residential units, 7,765,000 square feet of industrial and commercial uses, three (3) schools, 73 acres of parks and open space, a recharge basin, and a dual-use stormwater basin.

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 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 and open space.

Buildout of the Master Plan will involve the necessary infrastructure improvements required to support the Master Plan.

The transportation improvements for the Project will involve construction of the roadway system for the Master Plan, widening of surrounding arterials, improvements to affected intersections in the City and Stanislaus County, construction of the new east-west connector for State Route 33, and funding contributions to the planned Zacharias and I-5 interchange.

Stormwater drainage improvements for the Project involve an integrated stormwater system, where stormwater from the Project would be piped from the Master Plan to an off-site dual-use basin, and then piped to a recharge basin to recharge the City’s groundwater resources.

Water system improvements for the Project will involve water mains of different diameters throughout the Master Plan, and also new wells and water tanks, consistent with the City’s water master plan.

Sewer system improvements for the Project will involve sewer mains of different diameters throughout the Master Plan, which will connect into the City’s main trunk line along Walnut Avenue. The Project will also require construction of the new North Patterson Trunk Line, which will follow Eucalyptus Avenue and connect to the City’s Wastewater Treatment Plant.

II. CEQA Findings for Significant Effects

The EIR analyzed the effects of the buildout of the Master Plan (or the “Project”). The EIR found certain environmental impacts that would remain significant and unavoidable, and that other impacts can be reduced to a less than significant level with implementation of mitigation measures. The City Council hereby makes the following findings for the Project’s potentially significant and unavoidable impacts:

AGRICULTURAL RESOURCES:

Impact AG-1: Buildout of the Master Plan would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use. The EIR found this impact to be significant and unavoidable. Mitigation Measure AG-1 would minimize the impact to the extent feasible.

Impact AG-3: Buildout of the Master Plan may conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220, subdivision (g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104, subdivision (g)). This EIR found that implementation of Mitigation Measure AG-3 would make this impact less than significant.

AIR QUALITY:

Impact AIR-1: Buildout of the Master Plan may conflict with or obstruct implementation of the applicable air quality plan (such as, resulting in ozone precursor and particulate matter emissions exceeding adopted thresholds). The EIR found this impact to be significant and unavoidable. Implementation of Mitigation Measure AIR-2 would minimize the impact to the extent feasible.

Impact AIR-2: Buildout of the Master Plan may result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (such as, resulting in ozone precursor and particulate matter emissions exceeding adopted thresholds). The EIR found this impact to be significant and unavoidable. Implementation of Mitigation Measures AIR-3a and Air-3b would minimize this impact to the extent feasible.

Impact AIR-3: Buildout of the Master Plan may expose sensitive receptors to substantial pollutant concentrations. The EIR found that implementation of Mitigation Measures AIR-3c and AIR-3d would make this impact less than significant.

BIOLOGICAL RESOURCES:

Impact BIO-1: Buildout of the Master Plan may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate,

sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. The EIR found that implementation of Mitigation Measures BIO-1a, BIO-1b, and BIO-1c would make this impact less than significant.

Impact BIO-5: Buildout of the Master Plan may conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The EIR found that implementation of Mitigation Measures BIO-1a and BIO-1b would make this impact less than significant.

CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES:

Impact CUL-1: Buildout of the Master Plan may result in a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5. The EIR found that implementation of Mitigation Measure CUL-1 would make this impact less than significant.

Impact CUL-2: Buildout of the Master Plan may result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. The EIR found that implementation of Mitigation Measure CUL-2 would make this impact less than significant.

Impact CUL-3: Buildout of the Master Plan may result in disturbance to human remains, including those interred outside of formal cemeteries. The EIR found that implementation of Mitigation Measure CUL-3 would make this impact less than significant.

Impact CUL-5: Buildout of the Master Plan may cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The EIR found that implementation of Mitigation Measures CUL-1, CUL-2, and CUL-3 would make this impact less than significant.

GEOLOGY, SOILS, AND SEISMICITY:

Impact GEO-1: Buildout of the Master Plan may expose persons within the Master Plan areas to seismic hazards including fault rupture, strong ground shaking, liquefaction, or landsliding. The EIR found that implementation of Mitigation Measure GEO-1 would make this impact less than significant.

Impact GEO-2: Buildout of the Master Plan may result in substantial soil erosion or the loss of topsoil. The EIR found that implementation of Mitigation Measure HYD-1 would make this impact less than significant.

Impact GEO-4: Buildout of the Master Plan may be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property. The EIR found that implementation of Mitigation Measure GEO-1 would make this impact less than significant.

Impact GEO-5: Buildout of the Master Plan may impact undiscovered paleontological resources. The EIR found that implementation of Mitigation Measure GEO-5 would make this impact less than significant.

GREENHOUSE GAS EMISSIONS AND ENERGY

Impact GHG-1: Buildout of the Master Plan would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The EIR found this impact to be significant and unavoidable. Implementation of Mitigation Measure TRANS-2 would minimize this impact to the extent feasible.

Impact GHG-2: Buildout of the Master Plan may conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The EIR found this impact to be significant and unavoidable. The EIR found that implementation of Mitigation Measure TRANS-2 would minimize this impact to the extent feasible.

HAZARDS AND HAZARDOUS MATERIALS

Impact HAZ-3: Buildout of the Master Plan would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would not create a significant hazard to the public or the environment. The EIR found that implementation of Mitigation Measures HAZ-3a and HAZ-3b would ensure that this impact remains less than significant.

HYDROLOGY AND WATER QUALITY

Impact HYD-1: Buildout of the Master Plan may violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The EIR found that implementation of Mitigation Measures HYD-1a and HYD-1b would make this impact less than significant.

Impact HYD-3: Buildout of the Master Plan may alter the existing drainage pattern of the site that may create erosion or downstream flooding problems. The EIR found that implementation of Mitigation Measures HYD-3a and HYD-3b would make this impact less than significant.

NOISE

Impact NOI-1: Buildout of the Master Plan may cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The EIR found that implementation of Mitigation Measure NOI-1 would make this impact less than significant.

Impact NOI-2: Buildout of the Master Plan may result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The EIR found that implementation of Mitigation Measures NOI-2a, NOI-2b, and NOI-2c would make this impact less than significant.

PUBLIC SERVICES AND RECREATION

Impact PSR-1: Buildout of the Master Plan may result in a need for new or expanded fire protection facilities. The EIR found that implementation of Mitigation Measure PSR-1 would make this impact less than significant.

Impact PSR-2: Buildout of the Master Plan may result in a need for new or expanded police protection facilities. The EIR found that implementation of Mitigation Measure PSR-1 would make this impact less than significant.

TRANSPORTATION

Impact TRANS-1: Buildout of the Master Plan would generate traffic under Existing Plus Approved Plus Project Conditions that may conflict with a program plan, ordinance or policy of the circulation system, referring to increased trips that would affect the target levels of service on affected roadways and intersections. The EIR found this impact to be significant and avoidable, as planned improvements may not result in restoring acceptable levels of service, and some facilities are outside the jurisdictional control of the City. Implementation of all Mitigation Measures TRANS-1a through TRANS-1z (inclusive) would minimize these impacts to the extent feasible. The City will collect funds from impact fees for the Project and the Community Facilities District established for the Project, and will use such funds to implement the roadway and intersection improvements under its jurisdiction described in the Master Plan and EIR.

Impact TRANS-2: Buildout of the Master Plan would generate traffic under 2040 Cumulative Plus Project Conditions that may conflict with a program plan, ordinance or policy of the circulation system. The EIR found this impact to be significant and avoidable. Implementation of Mitigation Measures TRANS-2a and TRANS-2b would reduce this impact to the extent feasible.

Impact TRANS-3: Buildout of the Master Plan may conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), referring to additional vehicle miles

traveled due to buildout of the Master Plan. The EIR found that implementation of Mitigation Measures TRANS-2a and TRANS-2b would make this impact less than significant.

Impact TRANS-4: Buildout of the Master Plan may substantially increase hazards due to a geometric design feature or incompatible uses. The EIR found that implementation of Mitigation Measure TRANS-1m would make this impact less than significant.

UTILITIES AND SERVICE SYSTEMS

Impact USS-4: Buildout of the Master Plan may generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The EIR found that implementation of Mitigation Measure USS-4 would make this impact less than significant.

III. FINDINGS FOR PROJECT ALTERNATIVES

The EIR analyzed four (4) alternatives to the proposed Master Plan:

1. The **No Project Alternative**, which would mean the planning areas would continue their existing agricultural land use activities within Stanislaus County.
2. The **Zacharias Master Plan Only Alternative**, which would not involve development of the Baldwin Ranch South area.
3. The **Reduced Density Alternative**, which would involve a 25% density reduction to the buildout potential of the proposed Master Plan.
4. The **Ivy Avenue Connection Alternative**, where Ivy Avenue would provide a second through connection between Ward Avenue and the Patterson Irrigation District Lateral M Canal, in addition to the planned east-west connector.

The City Council hereby finds that identified environmentally superior alternatives (i.e., the No Project Alternative and Zacharias Master Plan Only Alternative) would not advance the Project objectives to the same extent as the proposed Master Plan, and further that the benefits of the proposed Project outweigh the environmental benefits of the identified alternatives, as further described in Section 5 of the Draft EIR.

EXHIBIT C

STATEMENT OF OVERRIDING CONSIDERATIONS

The City Council hereby finds that the specific economic, legal, social, technological, and other benefits of the Master Plan, including provision of new employment opportunities, business investment, and housing production, outweigh the significant and unavoidable environmental effects and the alternatives identified in the Final EIR, for the following reasons:

1. The Project will be a place for residents of the City to live near their jobs, and enjoy diverse housing types and spaces to recreate.
2. The Project will lead to positive contributions to the local and regional economy through new capital investment, creation of new employment and housing opportunities, and expansion of the tax base.
3. The Project will develop a mix of new residential uses in proximity to a regional job center, which is identified as the West Patterson Business Park and West Patterson Business Park Expansion.
4. The Project will assist the City in meeting the goals of its Housing Element and its Regional Housing Needs Allocation.
5. The Project will continue to attract new businesses to the City of Patterson by providing adequate, available land and infrastructure.
6. The Project will facilitate buildout of the City's General Plan.
7. The Project will maintain and enhance a high quality of life in the City of Patterson through the provision of new schools, parks, open spaces, and trails in residential areas.
8. The Project will facilitate the development of the South County Corridor by reserving land for the future alignment of this transportation corridor and limiting new connections from the Project area. Project applicants will also be required to construct Zacharias Road to arterial standards. The South County Corridor is a pivotal transportation project for the region. The lack of an efficient and direct travel route between SR 99, SR 33, and I-5 in the southern part of Stanislaus County has become a pressing concern for the region. This is also a concern for the City, given the amount of regional and interregional traffic generating congestion within the City limits and surrounding areas. Improvements to local and regional congestion, noise, and safety issues is a concern to the City and the region, which depends on an efficient and safe transportation system to deliver manufactured and agricultural goods both regionally and inter-regionally.
9. The Project will promote land use compatibility with the Ivy Rose area by appropriately siting roadway connections and affording property owners the option of maintaining their existing land use activities or developing low density residential uses. The Project will avoid the premature conversion of viable agricultural land by using buffers and affording

property owners the ability to continue to farm their land until conditions are right for development.

10. The Project will ensure that the City limits are expanded in an orderly and logical manner.
11. The Project will provide groundwater recharge facilities to protect groundwater resources consistent with City and State groundwater recharge policies.

EXHIBIT D

MITIGATION MONITORING AND REPORTING PROGRAM

ORDINANCE NO.862

PREZONE OF THE PROPERTIES WITHIN
ZACHARIAS & BALDWIN RANCH MASTER PLAN

ORDINANCE NO. 862

**AN ORDINANCE OF THE CITY OF PATTERSON CITY COUNCIL
TO PREZONE THE PROPERTIES LOCATED WITHIN
THE ZACHARIAS AND BALDWIN RANCH MASTER PLAN**

WHEREAS, in conjunction with this Resolution, the Patterson City Council by separate Resolution has adopted the Zacharias & Baldwin Ranch Master Plan (“Master Plan”) and a General Plan Amendment to establish a comprehensive land use and regulatory structure for the development of approximately 1,361 acres outside the existing City of Patterson (“City”) limits; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the City has prepared an Environmental Impact Report (SCH# 2018122052) for adoption of the Master Plan; and

WHEREAS, implementation of the Master Plan will require annexation of land that is currently under the jurisdiction of Stanislaus County; and

WHEREAS, in conjunction with this Resolution, the City Council by separate Resolution has authorized staff to file an application with the Stanislaus Local Agency Formation Commission (“Stanislaus LAFCO”) to expand the City’s Sphere of Influence and annex the Master Plan area; and

WHEREAS, pursuant to Government Code sections 56375, subdivision (a)(7), and 65859, the City must prezone the affected properties prior to Stanislaus LAFCO commencing annexation proceedings for the Master Plan; and

WHEREAS, the City intends to zone the Master Plan area as Low Density, Medium Density, and High Density Residential, Mixed Use, General Commercial, Light Industrial, and Parks and Open Space, as further described in Figures 5 and 7 of the Master Plan, attached hereto respectively as **Exhibit A** and **Exhibit B**; and

WHEREAS, on August 12, 2021, the Patterson Planning Commission conducted a duly noticed public hearing and recommended approval of the prezoning for the Master Plan; and

WHEREAS, the properties affected by this Resolution are all the properties within the Master Plan, consisting of the Assessor Parcel Numbers (“APN”) described on **Exhibit C** attached hereto; and

WHEREAS, based on its review and consideration of the staff report, Master Plan documents, and oral and written testimony presented, the City Council hereby finds as follows:

1. The proposed prezone is consistent with the Master Plan and the goals, policies, and implementation programs of the General Plan;

2. The proposed prezone benefits and does not harm the public necessity, convenience, and general welfare;
3. The proposed rezone will result in an orderly planning use of land resources.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PATTERSON ORDAINS AS FOLLOWS:

1. The properties within the Master Plan are hereby prezoned to be consistent with the land use designations depicted in **Exhibit A** and **Exhibit B**. This corrected Ordinance contains a revision to the Land Use Plan depicted in Exhibit A to address a non-substantive graphical error. The Land Use Plan attached herein depicts APN 021-019-018 as the correct parcel designated as Open Space/Lake/Flood Control/Park/Recharge Basin. The affected properties are further described in the list of APNs attached hereto as **Exhibit C**.
- 2.
3. The Planning Director is directed to amend the City's Zoning Map to reflect the pre zoning adopted by this Ordinance.
4. The City Manager or his or her designee is directed to execute all documents and perform all other necessary acts to implement the purpose of this Ordinance.
5. This Ordinance shall take effect and be in full force thirty (30) days from and after its passage, and publication of the Ordinance shall occur in a newspaper of general circulation at least fifteen (15) days prior to its effective date, or a summary of the Ordinance shall be published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

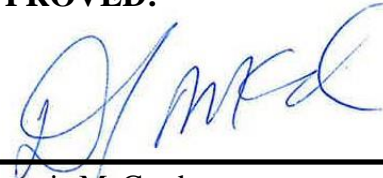
The foregoing Ordinance was introduced at a meeting of the City Council of the City of Patterson held on the 16th day of August 2022, by Councilmember Homen, who moved its introduction, which motion was duly seconded by Councilmember Alves. Said Ordinance was given a second reading at a regular meeting of the City Council held on the 4th, day of October, 2022, and after such reading, Councilmember Alves moved its adoption, seconded by Mayor Pro Tem Farinha, and said Ordinance was thereupon adopted by the following roll call vote:

AYES: Councilmembers Farinha, Homen, Alves, Parham and Mayor McCord

NOES: None

EXCUSED: None

APPROVED:



Dennis McCord
Mayor of the City of Patterson

ATTEST:



Aracely Alegre
City Clerk of the City of Patterson

EXHIBIT A

Rezoning for Zacharias Area of Master Plan

Exhibit A

Figure 5: Zacharias Land Use Plan

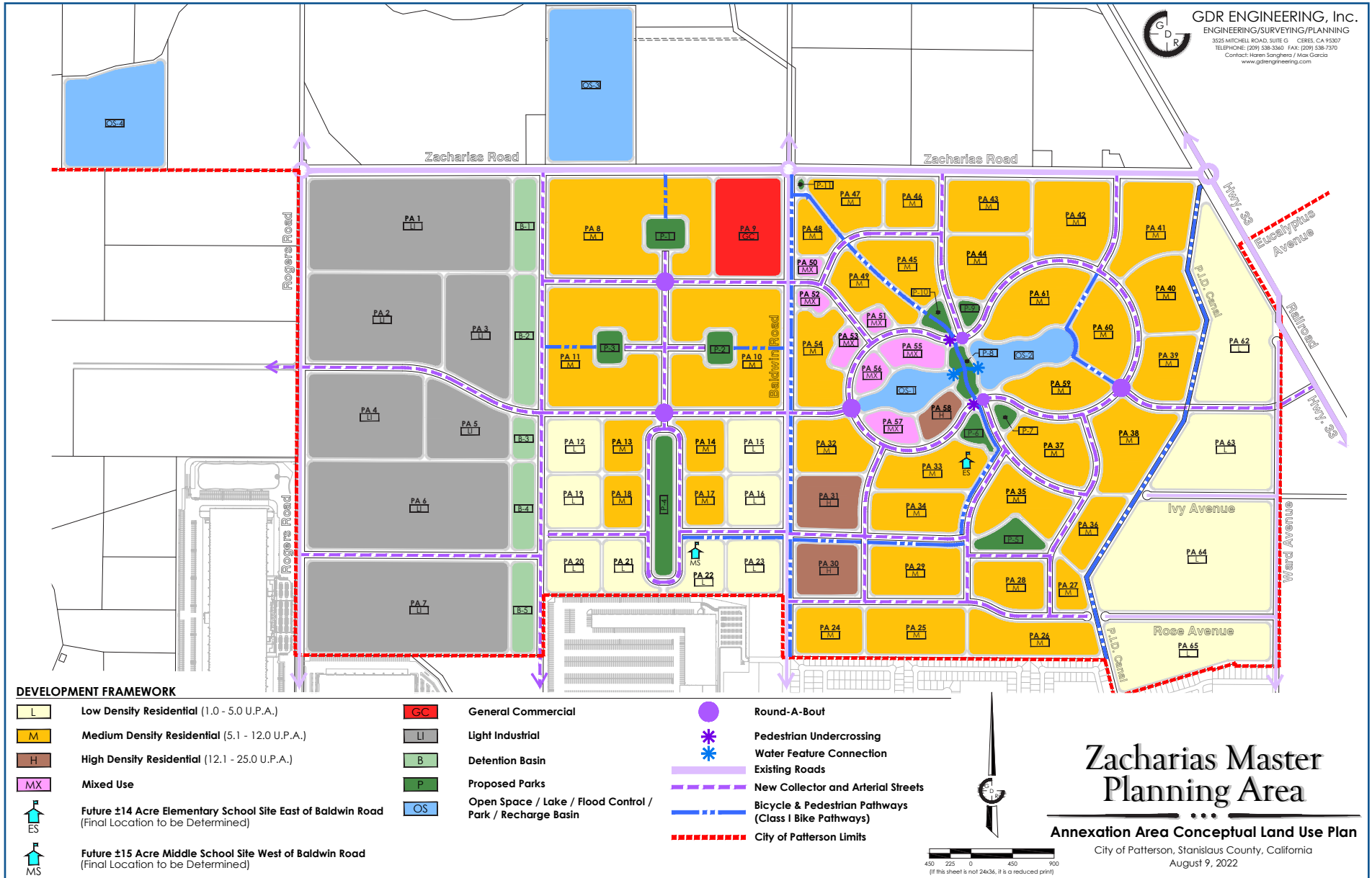


EXHIBIT B

Rezoning for Baldwin Ranch Area of Master Plan

Exhibit B

Figure 7: Baldwin Land Use Plan

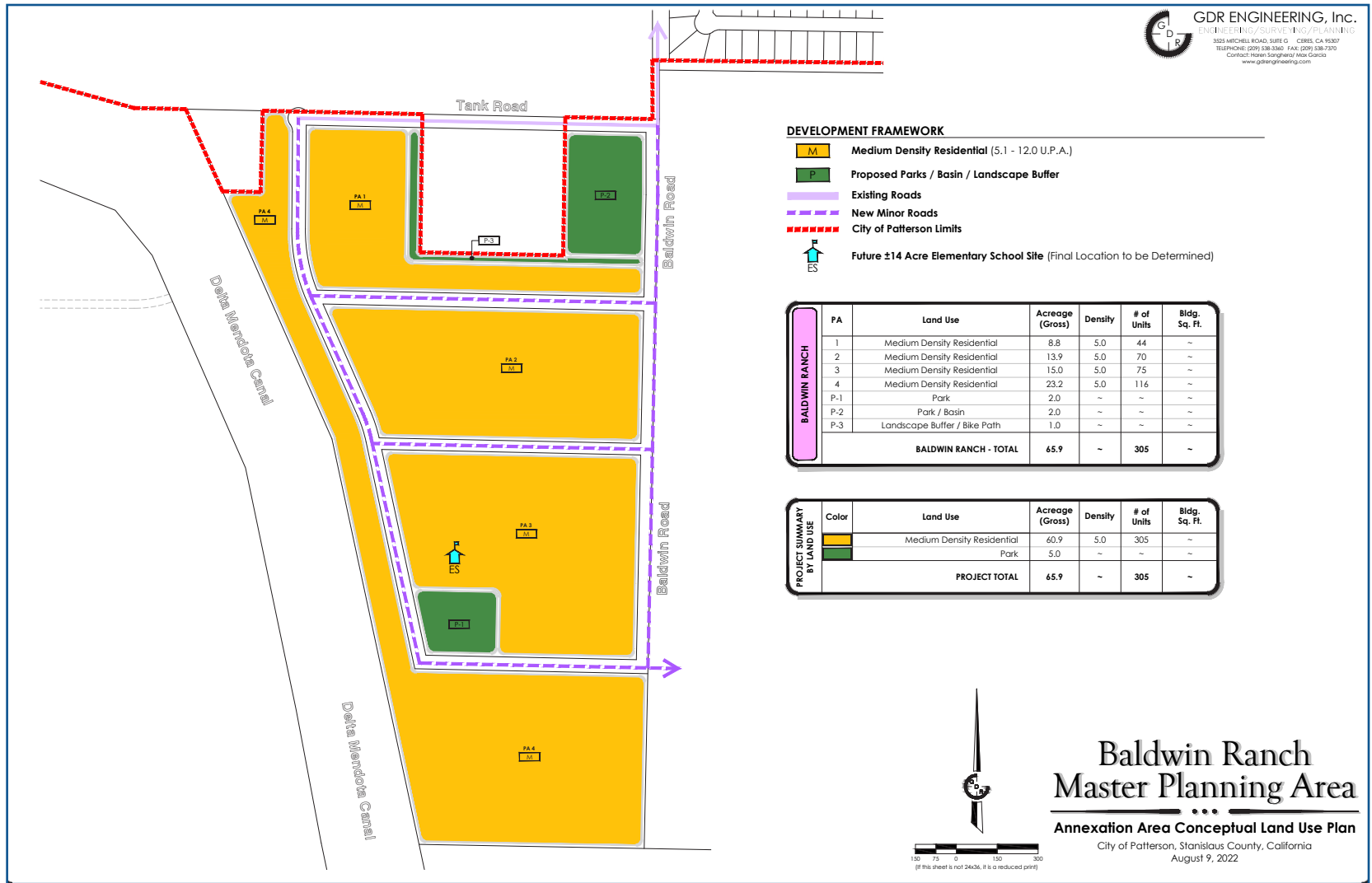


EXHIBIT C

Assessor Parcel Numbers of Affected Properties

Zacharias Master Planning Area

A.P.N. 021-019-019	A.P.N. 047-015-005
A.P.N. 021-020-037	A.P.N. 047-015-006
A.P.N. 021-023-001	A.P.N. 047-015-009
A.P.N. 021-023-002	A.P.N. 047-015-010
A.P.N. 021-023-009	A.P.N. 047-015-011
A.P.N. 021-023-011	A.P.N. 047-015-012
A.P.N. 021-023-012	A.P.N. 047-015-013
A.P.N. 021-023-013	A.P.N. 047-016-001
A.P.N. 021-023-014	A.P.N. 047-016-002
A.P.N. 021-023-015	A.P.N. 047-016-003
A.P.N. 021-023-016	A.P.N. 047-016-004
A.P.N. 021-023-017	A.P.N. 047-016-005
A.P.N. 021-023-018	A.P.N. 047-016-011
A.P.N. 021-023-019	A.P.N. 047-016-012
A.P.N. 021-023-020	A.P.N. 047-016-014
A.P.N. 021-023-021	A.P.N. 047-016-015
A.P.N. 021-023-022	A.P.N. 047-016-016
A.P.N. 021-023-023	A.P.N. 047-016-017
A.P.N. 021-023-024	A.P.N. 047-016-021
A.P.N. 021-023-025	A.P.N. 047-016-022
A.P.N. 021-023-026	A.P.N. 047-017-002
A.P.N. 021-023-027	A.P.N. 047-017-004
A.P.N. 021-023-028	A.P.N. 047-017-006
A.P.N. 021-023-029	A.P.N. 047-017-007
A.P.N. 021-023-030	A.P.N. 047-017-017
A.P.N. 021-023-031	A.P.N. 047-017-018
A.P.N. 021-023-032	A.P.N. 047-017-019
A.P.N. 021-023-033	A.P.N. 047-017-020
A.P.N. 047-015-001	A.P.N. 047-017-021
A.P.N. 047-015-002	

Baldwin Ranch Master Planning Area

A.P.N. 021-091-007
A.P.N. 021-091-008

PLAN FOR SERVICES

PLAN FOR SERVICES

**ZACHARIAS & BALDWIN RANCH MASTER PLAN
REORGANIZATION TO THE CITY OF PATTERSON**

January 2023

Project Description

This Plan for Services evaluates the proposed Zacharias and Baldwin Ranch Master Plan (ZBRMP) annexation area which is located within unincorporated Stanislaus County, adjacent to the City of Patterson. The Master Plan project is comprised of two areas. The Zacharias project area is 1,227.1 acres 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 65.9 acres 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).

The majority of the Zacharias and all of the Baldwin Ranch portion of the Master Plan Area are outside the City's Sphere of Influence (SOI). A portion of the Zacharias area is within City's Primary Sphere of Influence. The entire project area is within the City of Patterson General Plan. An application to amend the SOI to include the entire project area within the Primary SOI is included as a part of the project.

A. Zacharias Project Area

The Zacharias project area proposes a 1,227.1-acre master-planned community with the following main components:

- Residential neighborhoods with a mix of densities ranging from 3 to 25 dwelling units per acre
- A mixed-use town center with a lake feature as a focal point
- A commercial center for local and community retail needs
- A business park area to provide for employment opportunities
- The Ivy/Rose "ranchette" area with potential for future residential development
- A "complete streets" network with bicycle and pedestrian trails connecting the community
- Public schools
- An interconnected network of parks and open space for both passive and active recreation

A total of up to 4,781 residential units, 855,000 square feet of retail uses, and 6,910,000 square feet of business park uses are proposed.

B. Baldwin Ranch Project Area

The Baldwin Ranch project area proposes a 65.9-acre residential community in the southern part of Patterson with 305 single family dwelling units and five acres of park. Low-medium density residential uses are planned at densities averaging five dwelling units per acre.

General Plan and Zoning

The Patterson General Plan designates areas in the SOI as Low Density Residential, a holding designation pending annexation and detailed designation for urban development. The Zacharias and Baldwin Ranch Master Plan proposal meets the intent of the Patterson General Plan by providing detailed planning and designation of the subject area. The Master Plan includes a detailed discussion of General Plan consistency.

Currently, the ZBRMP area is designated by the Stanislaus County General Plan as Agriculture and Urban Transition (UT). Existing County zoning for the Plan Area is Agriculture (A-2-10/A-2-40).

With the adoption of the ZBRMP, the City of Patterson amended the Patterson General Plan and pre-zoned the plan area to provide for the land uses specified by the Master Plan (Low Density, Medium Density, and High Density Residential, Mixed Use, General Commercial, Light Industrial, and Parks and Open Space), with a Major Project Overlay to provide that the zoning designations included in the ZBRMP will govern future development opportunities within the Plan Area. At the same time the City Council approved the proposed annexation request, the Council also approved the Master Plan and associated Finance Plan.

The project area currently includes 25 existing dwellings.

Environmental

The City of Patterson completed and certified an Environmental Impact Report (SCH# 2018122052) for the proposed project as the City Council reviewed and approved the project at their meeting of August 16, 2022, and authorized staff to submit an annexation request for the ZBRMP area to Stanislaus LAFCO. The City's certifying resolution (2022-62) identifies the potential for significant impacts, identifies and requires mitigation measures, where feasible, and identifies significant and unavoidable impacts and adopts a statement of overriding considerations. The Resolution also adopts Finding of Fact and Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program (MMRP).

Public Services

A. Water

Water supply for the ZBRMP area is discussed in the ZBRMP EIR and the Master Plan, Chapter 5.3 and associated Finance Plan. A Water Supply Analysis (WSA) was prepared in connection with the EIR and is included as Appendix I to the EIR. Water service would be provided to the ZBRMP area by the City of Patterson, upon annexation.

The City of Patterson is the water supplier within the City Limits. The City's water supply comes from groundwater pumping from the Delta-Mendota Groundwater Subbasin. The City currently operates 10 wells, 8 potable (drawing from the lower aquifer) and 2 non-potable (drawing from the upper aquifers).

The City of Patterson will provide potable and non-potable water supply services to the Plan Area. The water supply distribution piping network will be connected to the City water system in accordance with the Water Master Plan (2020) and the water facilities and distribution system.

To meet anticipated water needs, two (2) new additional wells will be needed for the Zacharias portion of the project and will need to be completed as part of the water system serving the Project Area. The City's well fields are programmed to be on the east side of the City. The development will also be required to provide related infrastructure (e.g. storage tank(s) and pumps) as needed to support future development. The Zacharias Project Area will be served by a looped water system consisting of 8-inch, 10-inch, 12-inch, and 16-inch potable water lines within the boundaries of Rogers Road, Zacharias Road, and Ward Avenue, and State Route 33. The looped system will connect to existing utility lines on Rogers Road, Baldwin Road, and Ward Avenue / State Route 33 (3 connections), to tie into the existing potable system. A new 12-inch water line will be installed on Ward Avenue parallel to existing water lines and connected to the existing lines. Individual development projects are responsible for installing all water lines necessary to serve the development, with provision for reimbursement of certain facilities through the Public Facilities Fee program as applicable.

In addition to the above-described potable water system, The Zacharias Project Area will connect to the existing non-potable mains on Rogers Road and Baldwin Road. A 12-inch line size will be used as a loop around the exterior of the project, with interior lines of 6-inch, 8-inch, and 10-inch sizes in-between. The non-potable lines will connect parks, school sites, and lake sites within the Project Area. Individual development projects are responsible for installing all water lines necessary to serve the development, with provision for reimbursement of certain facilities through the Public Facilities Fee program as applicable.

The smaller Baldwin Park Project Area will not require new wells or associated facilities. Baldwin Ranch Project Area will provide a closed loop system consisting of 8-inch, 10-inch, and 12-inch potable water lines, with the limits of the boundaries consisting of the existing Tank access Road to the north, the Delta Mendota Canal to the west, and the existing properties to the south and east. Connection to the existing utility line will occur on Baldwin Avenue to the northeast, to tie into the existing potable system. Future connections will occur on Tank Road for the northern parcel, and on Baldwin Avenue to the southern parcel.

The Water Supply Assessment (Appendix I to the EIR) concluded that the City of Patterson has adequate supply to serve the Zacharias and Baldwin Master Plan areas.

In recognition of long-term needs, the project will contribute to long-term water supply needs by installing facilities to recharge both upper and lower groundwater aquifers. The Master Plan would promote upper (non-potable) aquifer recharge throughout the development area by incorporating pervious surfaces. The estimated yield of the on-site capture and recharge to the upper aquifer provided by the Master Plan is approximately 1,185 AFY, which would more than offset the increase in non-potable demand of 140 AFY. The non-potable demand could be reduced or mitigated through drought tolerant landscaping or by requiring more specific landscaping efficiencies.

The Master Plan will contribute to lower (potable) aquifer recharge by constructing recharge facilities. Specifically, the project will dedicate land and construct facilities (e.g. collection ponds, pumping stations, and transmission facilities) to allow for surface waters to be captured and routed to a basin that will allow for recharge of the lower aquifer.

B. Wastewater Collection and Treatment

Wastewater collection and treatment plans for the ZBRMP area are discussed in the ZBRMP EIR and the Master Plan and associated Finance Plan. Wastewater collection and treatment is discussed in the Master Plan in Chapter 5.5. Sanitary sewer collection and treatment would be provided to the ZBRMP area by the City of Patterson upon annexation.

The City of Patterson through its Public Works Department Wastewater Division provides wastewater collection, treatment, and disposal for both the City of Patterson and Diablo Grande. A network of sanitary sewer collection pipelines, approximately 63.4 miles in length and ranging in diameter from 6 to 33 inches, collects wastewater throughout the City. The main trunk pipeline is located beneath Walnut Avenue. Two lift stations assist in the conveyance of wastewater to the Water Quality Control Facility. The Water Quality Control Facility, which occupies approximately 240 acres, is located at 14901 Poplar Avenue and is permitted to treat 2.25 million gallons per day. The facility treats an average of 1.65 million gallons on a daily basis. Treated effluent is disposed of via percolation and evaporation ponds.

The City of Patterson has prepared improvement plans and acquired land for expansion of the facility (often referred to as the Phase 3 expansion). The plans call for expanding the facility's treatment capacity to 3.50 million gallons per day (mgd). The City also has plans for subsequent treatment plant expansion (Phases 4 and 5) that will result in an ultimate capacity of 6.0 MGD. The Master Plan areas in total are estimated to generate a total of 1.013 mgd of wastewater flow.

Development within the Zacharias Project Area will be sequenced to recognize existing available line capacity and areas to be served by newly constructed lines, including the planned North Patterson Trunk Sewer Line.

Project implementation in the Zacharias Project Area can only occur in stages that follow expansion of treatment plant capacity. An infrastructure monitoring and reporting program will be required to ensure that development phasing is adequately served by necessary infrastructure improvements.

The existing treatment plant has previously been designed per the City of Patterson Wastewater Master Plan to include the proposed annexation area as a part of its future buildout area. A sewer main will be constructed in Baldwin Road connecting the Baldwin Ranch Planning Area. This line will flow north, connecting to the existing South Sperry Trunk Line (SSTL) in Sperry Avenue.

Development in the Project Areas will be assessed sewer connection fees to fund capital improvements to the municipal wastewater collection and treatment system, including capacity upgrades at the Water Quality Control Facility. Individual development projects are responsible for installing all sewer lines necessary to serve the development, with provision for reimbursement of certain facilities through the Public Facilities Fee program as applicable.

C. Storm Drainage

Storm Drainage plans for the ZBRMP area are discussed in the ZBRMP EIR and the Master Plan and associated Finance Plan. Storm Drainage facilities are discussed in Chapter 5.4 of the ZBRMP.

Storm drainage control facilities will be implemented within the Zacharias Project Area to provide for two goals: storm drain recharge and flood control. The storm drainage system will utilize multiple stages of storage involving both detention and retention purposes for the project site. These include:

1. **Recharge Basin.** A storm drain recharge basin facility will be built west of the annexation area on the north side of Zacharias Road. The purpose of this facility is to provide recharge of ground water to the lower aquifer where potable water is drawn by city wells, with the ground filtering the water prior to reaching the water table. Recharge facilities will include dedication of land and the installation of pump stations and a pressure main to convey surface water collected in stormwater facilities to the recharge area where it will recharge the lower aquifer.
2. **100-year FEMA Flood Protection.** For flood mitigation, the proposed Regional Park to the West of the future High School site on the north side of Zacharias Road will be designed to store the anticipated 183 acres of flood water runoff for a 100-year, 24-hour storm event, mitigating the effects of floodwaters shown in the 100-Year Flood Depths for Del Puerto Creek Hydraulic Model provided by Balance Hydrologics, Inc. This will serve as the FEMA solution for flood protection for a 100-year storm.

3. Detention and Retention Basins and Lakes. The storm drainage system will provide multiple stages of storage and retention within the project site. These include retention and detention basins and major storm drain facilities (lakes, FEMA basin, and recharge basin).

The Baldwin Ranch Project Area will utilize the City's storm drain detention system, with an extended detention basin in the northeast corner of the development area. The runoff will be drained from the basin through a SCADA-controlled outlet to the existing storm drain / irrigation lateral on Baldwin Avenue heading north to Sperry Avenue. Alternatively, the project may connect its basin to the Baldwin Ranch North project basin, subject to it being built.

Individual development projects are responsible for installing all storm drainage facilities necessary to serve the development, with provision for reimbursement of certain facilities through the Public Facilities Fee program as applicable.

D. Fire Protection

The ZBRMP area is currently served by the West Stanislaus County Fire Protection District; as a part of the proposed reorganization, the area would be removed from this District. Fire protection and emergency medical services in Patterson are provided by the Patterson Fire Department. The Fire Department operates two stations located at 344 West Las Palmas Avenue (No. 1) and 1950 Keystone Pacific Parkway (No. 2). In 2020, the Fire Department employed 18 sworn personnel to staff the two stations 24 hours a day, 7 days a week. The General Plan aims to ensure an adequate level of fire and emergency medical services is maintained as new development occurs, with a goal to achieve and maintain an overall fire insurance (ISO) rating of five or better, an average response time for Priority 1 (emergency) calls of five minutes for 95 percent of the calls, and a staffing level of 1.0 fire fighters per 1,000 population.

Fire Station No. 2 is located 2.5 miles from the furthest portion of the Zacharias area, and 1.7 miles from the Baldwin Ranch area, resulting in a 4 minute 17 second response time for the Zacharias area and a 2 minute 55 respond time for the Baldwin Ranch area. These are considered acceptable response times and the Master Plan would not require the construction of a new fire station to achieve and maintain adequate response times.

In 2013, the City adopted a Public Safety Master Plan (PSMP) to establish a vision of the future public safety needs and services as the City grows toward build-out in accordance with the General Plan. The PSMP seeks to ultimately build a public safety facility that houses police, fire, and EOC functions, and four new fire stations built incrementally as development occurs.

Buildout of the Master Plan will generate the need for approximately 21 additional firefighters and may create a citywide need for an additional fire station or expansion of one of the existing stations. The Master Plan will be required to annex to the Police and

Fire Community Services District (CFD) in order to fund the appropriate share of future public safety personnel and facilities.

Fire protection services and related facilities are discussed further in the ZBRMP EIR, Master Plan and associated Finance Plan.

E. Police Protection

The Stanislaus County Sheriff's Department provides law enforcement services throughout the unincorporated areas of the county, including the ZBRMP area. Police services in Patterson are provided on a contractual basis by the Stanislaus County Sheriff's Department, thus on annexation this service would transition to the contractual arrangement. Police Services is headquartered at 33 South Del Puerto Avenue in downtown Patterson. In 2020, Police Services employed 21 sworn staff and four non-sworn staff. The General Plan aims to ensure an adequate level of police service is maintained as new development occurs, with a goal of a three-minute Priority 1 (emergency) response time of three minutes and a staffing level of 1.5 police officers per 1,000 population.

Police headquarters are located 3.7 miles from the furthest portion of the Zacharias area, and 2.5 miles from the Baldwin Ranch area. The Patterson Police regularly patrol all parts of the city limits and police units would be expected to respond to calls within both areas within acceptable response times. The Master Plan would not require the construction of new police facilities to achieve and maintain adequate response times. In 2013, the City adopted a Public Safety Master Plan (PSMP) to establish a vision of the future public safety needs and services as the City grows toward build-out in accordance with the General Plan. The PSMP seeks to ultimately build a public safety facility that houses police, fire, and EOC functions.

Buildout of the Master Plan will generate the need for approximately 29 additional police personnel and may create a citywide need for an additional office space. Plans are currently being completed for a new Public Safety Center that will house the existing Sheriff personnel and future police services. Construction of the new Center will begin construction the spring. The Master Plan will be required to annex to the Police and Fire Community Services District (CFD) in order to fund the appropriate share of future public safety personnel and facilities.

Police protection services and related facilities are also discussed in detail within the ZBRMP EIR, Master Plan and associated Finance Plan.

F. Circulation

The circulation framework for the proposed annexation area is discussed in the ZBRMP EIR, Master Plan Chapters 3 and 5.2, and associated Financing Plan. Chapter 5.2 of the ZBRMP also indicates access points to adjacent roadways that will serve to connect the internal project to existing roadways.

Development of the area pursuant to the Master Plan will implement the City of Patterson’s “Complete Streets” network with an integrated roadway and trail system including walking and bicycling pathways, which extend the City’s existing circulation routes throughout the Plan Area.

Buildout of the Master Plans would contribute new trips to intersections, roadways, and freeways forecast to operate at unacceptable levels. The project is required to participate in funding programs to address off-site traffic impacts. In most cases, the Master Plan will contribute to these off-site improvements on a fair share basis. Some of the improvements will be the project’s responsibility as outlined in the Public Facility Financing Program (PFFP). Some of the facilities are outside the jurisdiction of the City and the City will need to coordinate with regional agencies (Caltrans and Stanislaus County) to implement such improvements. Roadway segments and intersections identified as requiring improvements are shown in Table 6, Major Transportation Improvements in the Master Plan Document, section 5.2, Circulation, as shown below for reference.

Sperry Ave/I-5 Interchange
Installation of signals at both ramp terminals and adaptive signal operations
Sperry Avenue/Rogers Road Intersection
Additional eastbound left turn, eastbound right-turn and add additional through lane for both directions making Sperry Avenue four lane road Improvements shall include the following lane geometry for Rogers Road extension northbound approach: double left-turn, through and right-turn lanes.
Sperry Avenue: Rogers Road to Baldwin Road
Widen to four lanes. If determined to be necessary by the City of Patterson, an additional northbound left turn lane shall be installed.
Sperry Avenue at Del Puerto Avenue
Add an eastbound through lane.
Sperry Avenue /State Route 33 Intersection.
Signalize the intersection and adding a left turn lane to each approach. If determined to be necessary by the City of Patterson, a second left turn lane shall be installed on the north bound approach.
M Street / Walnut Avenue / State Route 33 Intersection.
Install a shared through and right-turn lane on the southbound approach, an additional westbound left-turn lane and northbound right-turn lane. If determined to be necessary by the City of Patterson, two through lanes shall be installed on SR-33.
Olive Avenue / State Route 33 Intersection
Signalize the intersection and add a left turn lane to each approach. If determined to be necessary by the City of Patterson, a second left turn lane shall be installed on the north bound approach.
Park Center/Keystone Pacific Parkway Intersection
Signalize the intersection and add an eastbound right- turn lane and northbound left-turn lane.
Rogers Road / Keystone Pacific Parkway Intersection
Signalize the intersection, add a left turn lane to each approach, widen Rogers Road to two through lanes on each approach, and widen Keystone Pacific Parkway to two through lanes on each approach.
Rogers Road / Zacharias Road Intersection
Signalize the intersection, add a left turn lane to each approach, and widen Zacharias Road to two through lanes on each approach. If determined to be necessary by the City of Patterson, Rogers Road shall be widened to provide three through lanes on the northbound approach.

Baldwin Road / Zacharias Road Intersection
Signalize the intersection, add a left turn lane to each approach, and widen Zacharias Road to two through lanes on each approach.
Zacharias Road / State Route 33 Intersection
Add two left-turn lanes on the northbound approach and two right-turn lanes on the eastbound approach. Because the proposed South County Corridor would reconfigure this intersection as an overcrossing, the City of Patterson has the discretion to forego this mitigation measure in order to avoid conflicts with the planned improvements. The City shall transfer the fees to the County of Stanislas or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies.
In conjunction with this measure, the Zacharias Road railroad grade crossing shall be upgraded with flashers, gates, and a concrete panel roadbed.
State Route 33 / Eucalyptus Avenue Intersection
Signalize the intersection and widen State Route 33 to provide two lanes on each approach. The City shall transfer the fees to the County of Stanislas or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies.
Baldwin Road/State Route 33 Intersection
Signalize the intersection, adding a left turn lane on the northbound approach, and widening State Route 33 to provide two lanes on each approach. The City shall transfer the fees to the County of Stanislas or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies.
Rogers Road / State Route 33 Intersection
Signalize the intersection, adding a left turn lane on the northbound approach, and widening State Route 33 to provide two lanes on each approach. The City shall transfer the fees to the County of Stanislas or Caltrans to implement the improvement provided that an agreement is in place with the respective agencies.
Sycamore Avenue / E. Las Palmas Avenue Intersection
Signalize the intersection, adding left turn lanes on the northbound and southbound approaches. The City shall transfer the fees to the County of Stanislas to implement the improvement provided that an agreement is in place with the respective agencies
West Main Avenue/Jennings Avenue Intersection
Signalize the intersection, adding a left turn lane on the eastbound approach. The City shall transfer the fees to the County of Stanislas to implement the improvement provided that an agreement is in place with the respective agencies.
State Route 33/East-West Connector
Signalize the intersection, installing two northbound left- turn and one southbound right-turn lanes, and widening State Route 33 to two lanes in each direction.
Ward Avenue / East-West Connection
Signalize the intersection, installing two southbound left- turn lanes. Provide two lanes in each direction.

Both Project Areas will require on-site transportation improvements. Larger transportation improvements may be funded by the Community Facilities District (CFD) established for the projects. Those not specifically funded by the CFD will be funded by other fee programs or will be the responsibility of individual developers.

G. Population

Currently, there are twenty-five (25) existing single-family located within the ZBRMP area. The owners of these parcels may ultimately choose to develop or sell their property, pending annexation of the area.

The proposed Master Plan Land Use Diagram provides approximately 216.4 acres for Low-Density Residential, 536.9 acres for Medium-Density Residential, and 30.5 acres for High-Density Residential.

The Master Plan, once fully developed, could provide opportunities for as many as 5,086 new dwelling units and a potential population of 19,998 new residents. The total population and number of dwelling units for each land use designation are *assumptions* used for the purposes of analysis, and not a regulatory aspect of the Specific Plan.

The Plan also makes provision For Light Industrial, General Commercial, and Mixed Use with a non-residential component, providing for up to 7,765,000 square feet of light industrial and commercial square footage.

Additionally, the Master Plan acknowledges 29 acres provided for two schools an Elementary and a Middle School, and approximately 78.1 acres is designated for Parks/Open Space including lakes and bike-pedestrian paths.

PLAN FOR AGRICULTURAL PRESERVATION

Plan for Agricultural Preservation

August 31, 2022

This Plan for Agricultural Preservation is provided in support of the LAFCO application to annex property contained within the Baldwin and Zacharias Master Plan Areas into the City of Patterson (“City”). This analysis has been prepared pursuant to the Stanislaus LAFCO Policy 22 – Agricultural Preservation Policy as amended through March 27, 2019. The Agricultural Preservation Policy identifies the actions the City will take to address the conversion of agricultural land likely to occur as part of the Zacharias and Baldwin Master Plans.

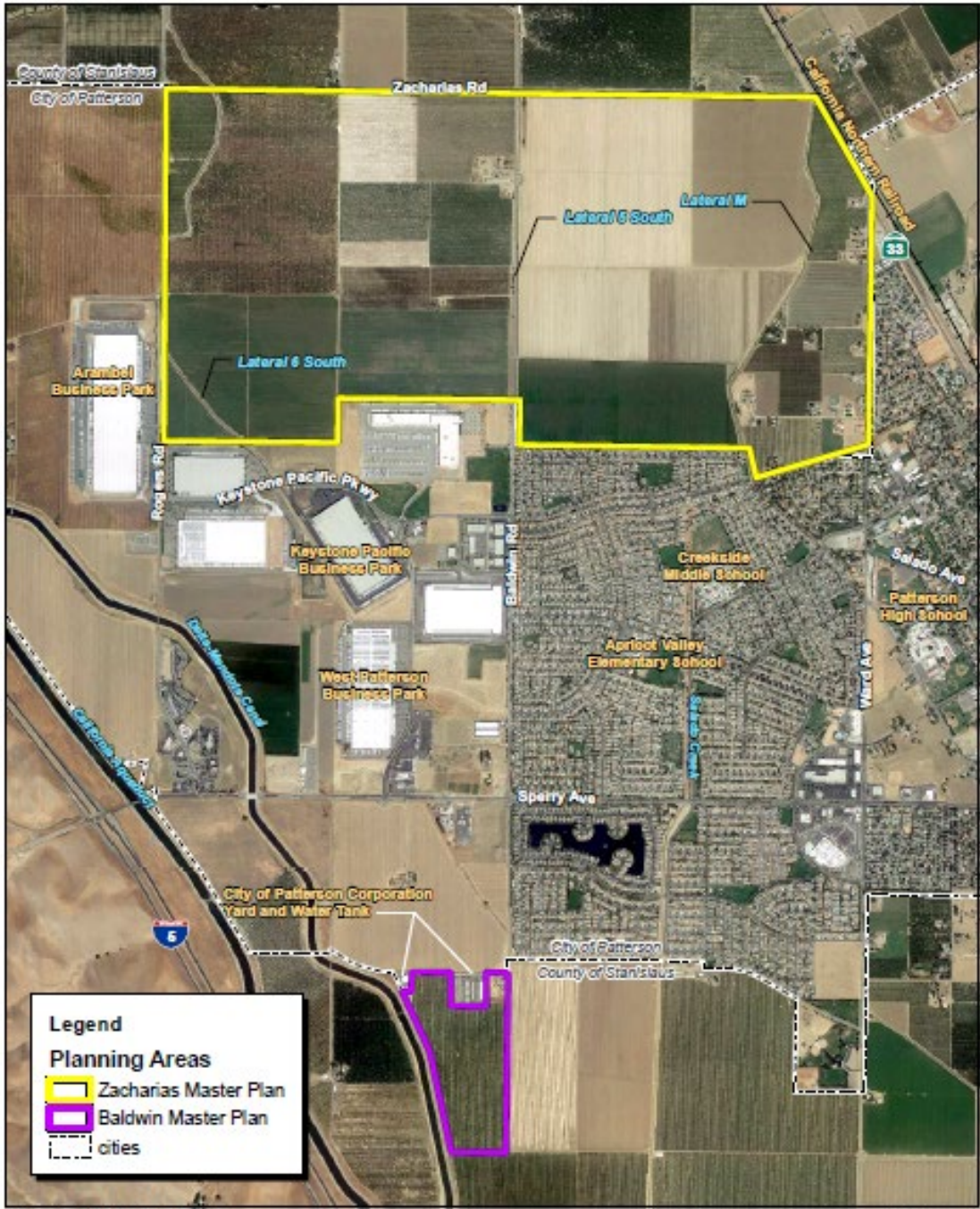
Project Overview

The proposed Master Plans consist of the annexation of the planning areas into the City and the development of residential, mixed use, commercial, industrial, school, parks, and open space uses. The buildout potential of the combined Master Plans is 5,086 dwelling units and 7,765,000 square feet of non-residential uses. These uses would support an estimated 19,988 new residents and 8,670 employees. The Baldwin Master Plan would support a population of 1,199, while the Zacharias Master Plan would support a population of 18,789 and 8,670 employees. Figure 2-2 depicts the location of each development area.

The Plan for Agricultural Preservation includes the following seven sections:

- 1) A detailed analysis of direct and indirect impacts to agricultural resources on the site and surrounding area, including a detailed description of the agricultural resources affected and information regarding Williamson Act Lands (Section 1);
- 2) A vacant land inventory and absorption study evaluating lands within the existing boundaries of the jurisdiction that could be developed for the same or similar uses (Section 2);
- 3) Existing and proposed densities (persons per acre) (Section 3);
- 4) Relevant County and City General Plan policies and specific plans (Section 4);
- 5) Consistency with regional planning efforts (e.g., the San Joaquin Valley Blueprint and the Sustainable Communities Strategy) (Section 5); and
- 6) Analysis of mitigation measures that could offset impacts to agricultural resources (Section 6); and
- 7) Strategies proposed to minimize the loss of agricultural lands (Section 7).

Exhibit 2-2: Local Vicinity Map



Source: Google Earth Aerial Imagery.

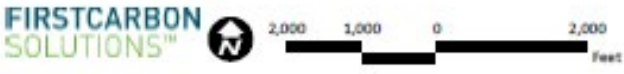


Exhibit 2-2
 Local Vicinity Map
 Aerial Base

Plan Sections

- 1) A detailed analysis of direct and indirect impacts to agricultural resources on the site and surrounding area, including a detailed description of the agricultural resources affected and information regarding Williamson Act Lands.

The City's General Plan designates the Master Plan area as "Low Density Residential." This designation signifies that the City has contemplated the conversion of this agricultural land to urban uses over the planning horizon of the General Plan and, therefore, does not view the project area as a preferred location for permanent agricultural uses.

Land Classifications

As shown in Exhibit 2-2 and Table 1 the Zacharias and Baldwin Master Plan areas contain 1,034.23 acres of Prime Farmland, 60.40 acres of Unique Farmland, and 212.97 acres of Farmland of Statewide Importance, for a total of 1,307.60 acres of Important Farmland.

Table 1: Important Farmland

Master Plan Area	Prime Farmland	Unique Farmland	Farmland of Statewide Importance	Total
Baldwin	61.22		0	61.22
Zacharias	973.01	60.40	151.49	1,184.90
Total	1,034.23	60.40	212.97	1,307.60

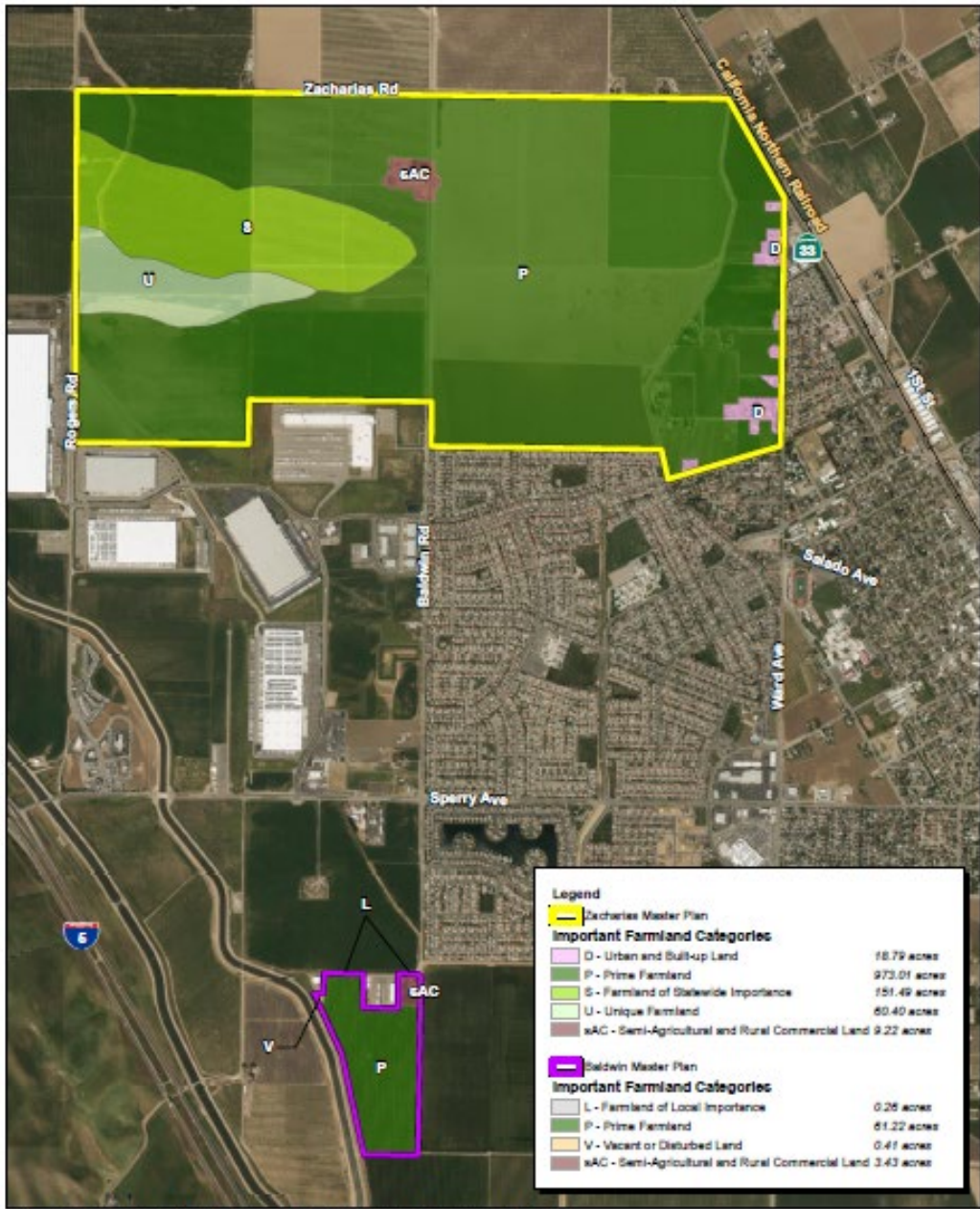
The proposed project is considered to have a significant impact in terms of converting Important Farmland to non-agricultural use.

Williamson Act Contracts

There are six active Williamson Act contracts on properties within the Ranchette Triangle portion of the Zacharias Master Plan located East of the PID Canal and West of Ward Avenue. There are no active Williamson Act contracts within the Baldwin Master Plan.

The City filed a protest with the Stanislaus County Board of Supervisors to exercise its option to not succeed to the rights, duties, and powers of the County under the Williamson Act contract because these properties were within the Sphere of Influence and, thus, contemplated for annexation. Consequently, the Williamson Act contracts will be automatically terminated once the effected properties are annexed into Patterson city limits. This would preclude conflicts with Williamson Act contracts.

Exhibit 3.2-1: Important Farmland



Source: ESRI Aerial Imagery, CA Department of Conservation Stanislaus County FMMP, 2016.



Exhibit 3.2-1 Important Farmland Map

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CITY OF PATTERSON • BALDWIN MASTER PLAN / ZACHARIAS MASTER PLAN PROJECT
ENVIRONMENTAL IMPACT REPORT

Adjoining Agricultural Lands

Exhibit 3.2-3a and 3.2-3b identify the Zone of Influence around the Zacharias and Baldwin Master Plan areas, respectively. The Zone of Influence encompasses all parcels within 0.25-miles of the Master Plan boundaries. The Zacharias Master Plan is surrounded by 886 acres of Prime Farmland, 118 acres of Unique Farmland, and 60 acres of Farmland of Statewide Importance. The Baldwin Master Plan area is surrounded by 513 acres of Prime Farmland.

All of the lands immediately adjacent to the project site are within the Patterson General Plan Planning Area or within the Patterson Sphere of Influence, signifying that they are contemplated to convert to urban use at some point in the future. Thus, to the extent that these areas ultimately convert to urban uses, it would be in accordance with the long-term vision of the General Plan and not solely a consequence of the proposed project.

Finally, portions of the project site that would abut unincorporated farmland that is not within the Sphere of Influence are at least partially buffered from conflicting land uses or would contain functions that are compatible with agricultural activity (e.g., detention area (OS3) and groundwater recharge area (OS4) shown on Figure 1. Areas north of Zacharias Road are separated from proposed development by Zacharias Road and the South County Corridor. Areas west and south of the Baldwin Master Plan area are separated by the Delta-Mendota Canal and the future extension of Baldwin Road. In the north, Zacharias Road, the anticipated route for the future alignment of the South County Corridor provides a physical separation between the proposed development and agricultural uses. For the Baldwin Master Plan, the Delta-Mendota Canal provides a buffer between the proposed development and existing agricultural lands located south and west of the site.

Land occupied by OS3 and OS4 would be designed to operate passively or by automated response to rainfall and would not require housing or office space for operators or security personnel. The automated functions would be limited to pumping surface water from collections points within the Zacharias Master Plan to the recharge area where it would infiltrate groundwater through passive infiltration. The detention and recharge areas are compatible with neighboring agricultural use in that they will not be occupied and will not contain activities that are sensitive to odor, noise, dust, or other application or byproducts associated with agricultural operations.

Figure1 - Zacharias Master Plan Area

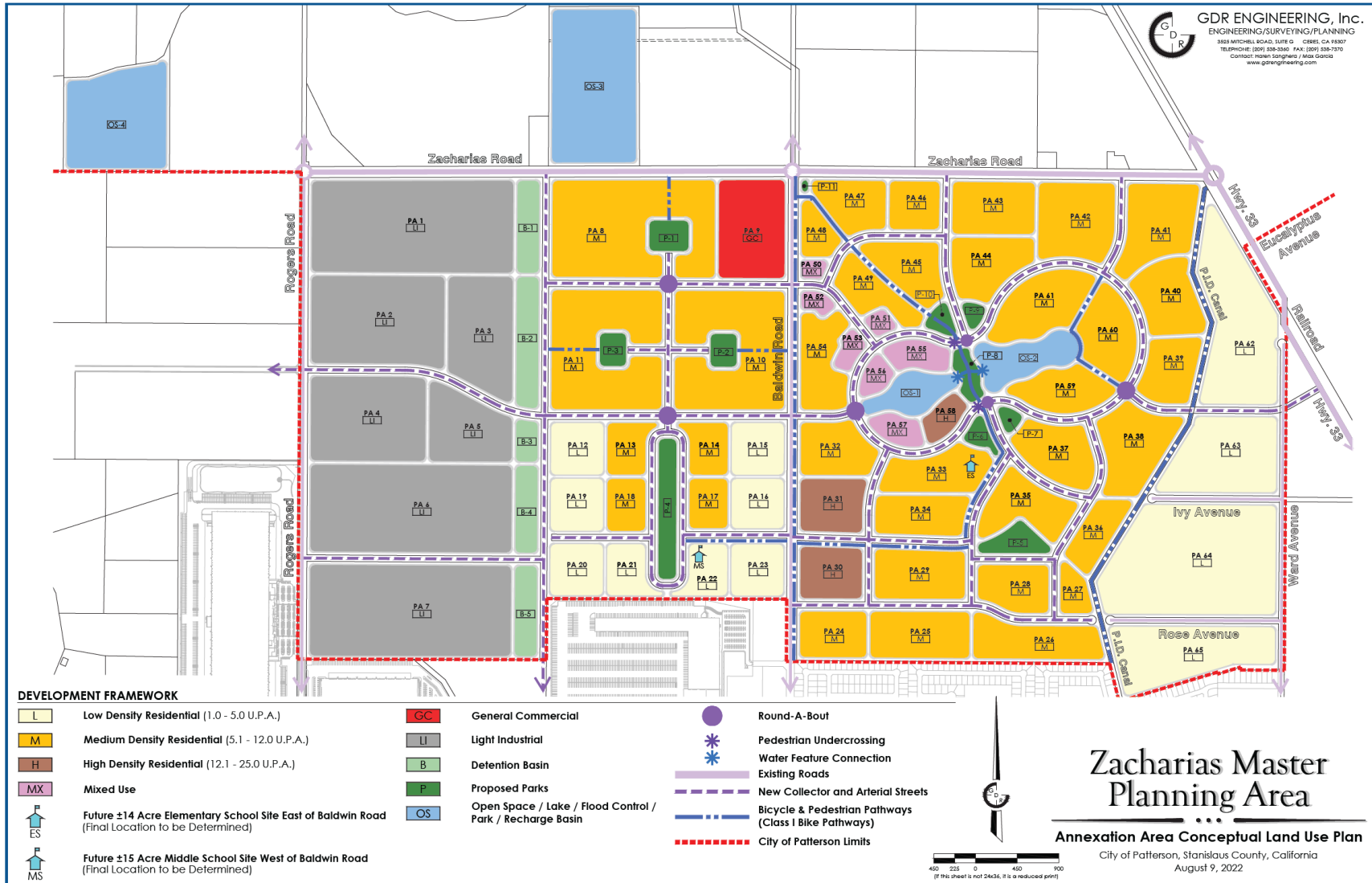
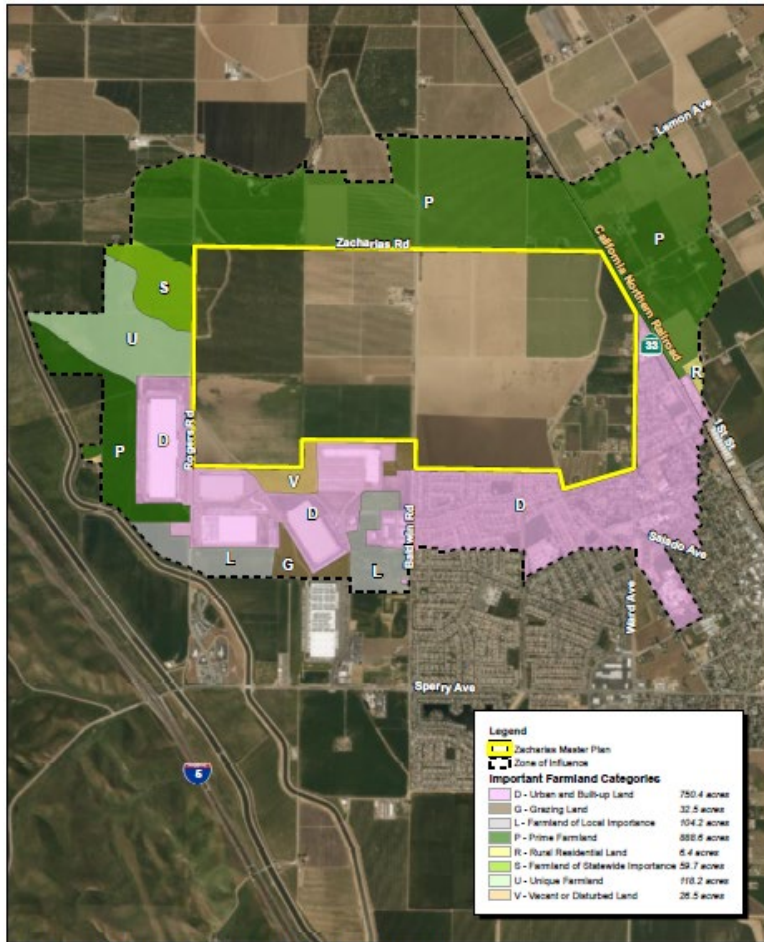


Exhibit 3.2-3a: Zacharias Zone of Influence



Source: ESRI Aerial Imagery, CA Department of Conservation Stanislaus County FMMP, 2016.

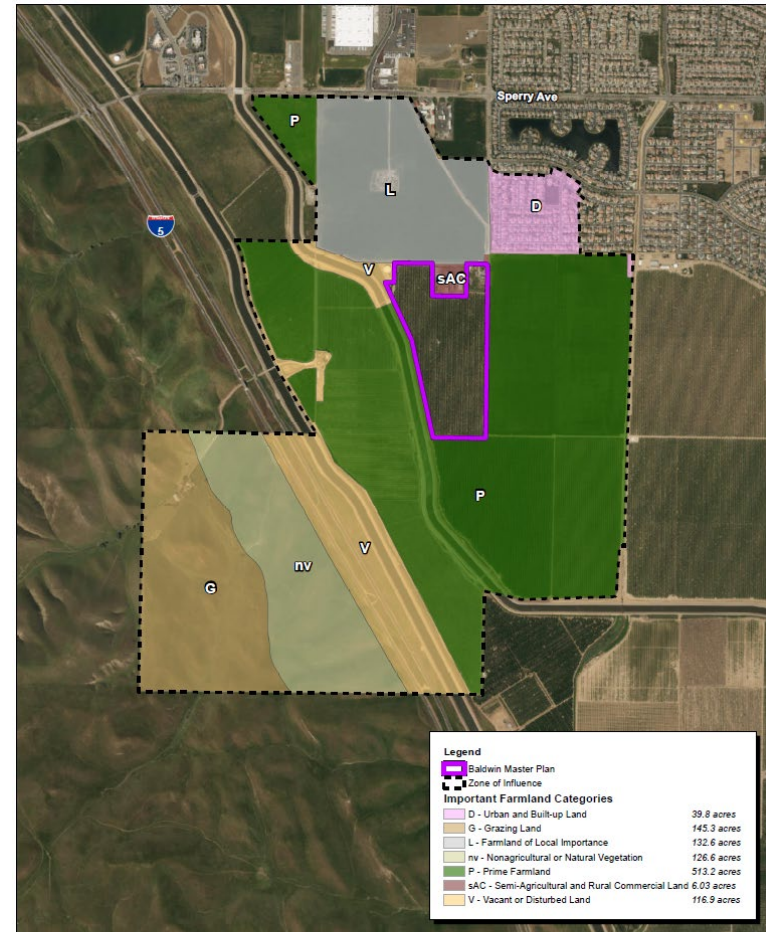
Exhibit 3.2-3a
Zone of Influence
Zacharias Master Plan



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CITY OF PATTERSON • BALDWIN MASTER PLAN / ZACHARIAS MASTER PLAN PROJECT
ENVIRONMENTAL IMPACT REPORT

Exhibit 3.2-3b: Baldwin Zone of Influence



Source: ESRI Aerial Imagery, CA Department of Conservation Stanislaus County FMMP, 2016.

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CITY OF PATTERSON • BALDWIN MASTER PLAN / ZACHARIAS MASTER PLAN PROJECT
ENVIRONMENTAL IMPACT REPORT

Exhibit 3.2-3b
Zone of Influence
Baldwin Master Plan

2) *A vacant land inventory and absorption study evaluating lands within the existing boundaries of the jurisdiction that could be developed for the same or similar uses.*

The cumulative effects on agricultural lands and uses are considered in conjunction with other proposed and approved projects in the City. Table 2 provides a list of developing projects considered in this analysis.

Table 2: Developing Projects

Project	Characteristics	Location	Status	Acres				TOTAL
				Residential	Commercial	Light Industrial	Public / Quasi-Public	
Arambel Business Park (2010)	13.47 million square feet business park / commercial	Rogers Road / Keystone Pacific Parkway	Approved; Partially Built		138.6	715.8		854.4
West Patterson Business Park (2002)	9 million square feet business park / light industrial	Sperry Avenue / Park Center Drive	Approved; Mostly (90%) Built		72.0	205.1		277.1
Misc. Lands	Residential, Commercial, Industrial	Multiple Projects	Approved; Mostly (90%) Built	2.8	62.1			64.9
Villages at Patterson (2008)	3,100 dwelling units; 723,800 square feet commercial / office / light industrial	State Route 33 / Walnut Avenue	Approved; Under Construction	344.7	18.5	27.0	40.8	431.0
TOTAL				347.5	291.2	947.9	40.8	1,627.4

Because the City has adopted a number of policies and plans that are designed to facilitate smart growth and preserve agricultural resources within its boundaries, agricultural resources are evaluated in the context of countywide resources. The projects listed in Table 2 are within the current of the City and therefore are contemplated for urban development.

The EIR for the City General Plan found that conversion of prime agricultural land, including the Master Plan boundaries, to urban uses to be a significant and unavoidable impact. As part of adopting the City General Plan, the Patterson City Council adopted findings of fact and a statement of overriding consideration indicating that urban development was of greater benefit to the community than preserving agricultural land within city limits. Although conversion of the project area to urban uses would reflect the land use assumptions contained in the City General Plan, farmland is an important resource to the region, and direct conversion of Important Farmland to urban land uses would be considered a significant impact. Mitigation is proposed requiring the preservation of Important Farmland at a 1:1 ratio; however, the mitigation does not provide certainty that net new Important Farmland acreage would be created or the productivity of existing non-Important Farmland could be improved

such that it could be re-classified as Important Farmland. Other projects may also be required to mitigate for the conversion of Important Farmland. Similar to the proposed Master Plans, mitigation may not provide certainty regarding the availability of Important Farmland. As such, the proposed Master Plans would contribute to cumulative impacts on conversion of Important Farmland.

In addition to protecting agricultural resources, mitigation is important to ensure an adequate supply of available land to provide jobs and housing opportunities by accommodating market needs for developing projects.

- Residential: The City is obligated to plan for development of 3,716 housing units as shown in Table 3 to address the Regional Housing Needs Allocation (RHNA) for the upcoming planning cycle. In addition to meeting this obligation, the City wants to provide diverse housing opportunities that match the needs and financial ability of people working in the City. This requires the City to maintain a significant supply of entitled residential properties.

Table 3: Regional Housing Needs Allocation

Very low	Low	Moderate	Market Rate	Total
1046	724	593	1353	3716

- Industrial: Light industrial uses represent the backbone of Patterson’s evolving economy and employment base. When properties sell or develop for industrial uses, large tracts of land are removed from the light industrial inventory. It is essential for Patterson to maintain an adequate supply to build synergy and be competitiveness.
- Commercial / Public Uses: The developing projects include a comparatively small portion of land for commercial and public uses to ensure that commercial (e.g., retail, office, etc.) and public service (e.g., parks, schools, etc.) uses are available to support businesses and residents moving to Patterson.

For the above reasons, the proposed Master Plan project in combination with the buildout of past, present, and probable future projects would not create pressure to prematurely convert adjacent farmland to non-agricultural uses. Rather, the approved and pending projects are essential to good planning to ensure that Patterson can address the City’s share of the regional housing need and address the needs of businesses and residents moving to the City. All of the lands immediately adjacent to the Master Plan boundaries are within the Patterson General Plan Planning Area or are currently within the Patterson city limits, signifying that they are ultimately anticipated to be converted to urban use at some point in the future. Furthermore, it would be expected that the farmland areas west and north of the Master Plan boundaries would not convert to urban use until after the proposed Master Plans is built out, which is expected to take 20 years. The proposed Master Plans and probable future projects therefore do not combine to create a significant cumulative effect.

3) Existing and proposed densities (persons per acre).

The project site is primarily used for agricultural production. The proposed uses will consist of homes, industrial park, and commercial development. The buildout potential of the combined Master Plans is 5,086 dwelling units and 7,765,000 square feet of non-residential uses. These uses would support an estimated 19,988 new residents and 8,670 employees. The proposed development is master planned for and is expected to develop at the maximum allowable commercial and business park/industrial intensities permitted by the General Plan. This anticipated density is comparably higher than currently found in the City’s existing neighborhoods and business park developments. This more efficient utilization of the land would conserve agricultural lands by intensifying the use of land planned for development.

Table 3: Land Use Density and Intensity

Land Use	Gross Acres	# Units	Square Feet	Residents / Employees	Population / Acre
Residential	784	5,086		19,988	25.5
Non-Residential	318		7,765,000	8,670	27.26
Total	1,102	5,086	7,765,000	28,658	26

4) Relevant County and City General Plan policies and specific plans.

The Zacharias and Baldwin Master Plans are consistent with relevant policies and programs related to agricultural resources promulgated by Stanislaus County, the City, and the Stanislaus County LAFCO.

County of Stanislaus General Plan

The Stanislaus County General Plan Agriculture Element sets forth two approaches for avoiding, minimizing, or offsetting impacts on agricultural resources.

- **Farmland Mitigation Program:** This program requires new residential development on lands designated “Agriculture” by the Stanislaus County General Plan in unincorporated Stanislaus County to permanently protect farmland at a 1:1 ratio.
- **Buffers and Setbacks:** New or expanded uses within or adjacent to the A-2 (General Agriculture) zoning district must incorporate a minimum 150-foot-wide buffer setback. Permitted uses within the setback may include public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low-people-intensive uses. Permitted uses may also include non-agricultural uses adjoining or surrounding a project site (including but not limited to legal, non-conforming uses and home sites) that are of a permanent nature and are not likely to be returned to agriculture. Landscaping within a buffer setback area shall be designed to exclude turf areas that could induce activities and add to overall maintenance costs and water usage.

City of Patterson General Plan

The project is consistent with the Patterson General Plan because:

- i. The City General Plan designates the project site residential uses signifying that the City contemplated the conversion of this agricultural land to urban uses over the planning horizon of the General Plan.
- ii. The EIR for the City General Plan found conversion of prime agricultural land, including the project site, to urban uses to be a significant and unavoidable impact. As part of adopting the City General Plan, the Patterson City Council adopted findings of fact and a statement of overriding consideration that indicated urban development was deemed to be of greater benefit to the community than preserving agricultural land within city limits.
- iii. The land being converted in this case has convenient access to Interstate 5. This proximity affords easy access from the freeway and therefore the land is suitable for urban uses.
- iv. Farmland exist on adjoining properties. All of the lands immediately adjacent to the project site are within the Patterson General Plan Planning Area or are currently within the Patterson city limits, and as such would be expected to be converted to urban use at some point in the future. Thus, to the extent that these areas are already planned to ultimately convert to urban uses, it would be in accordance with the long-term vision of the General Plan and not solely a consequence of the proposed project.
- v. The City General Plan sets forth the following goal and policies relevant to agricultural resources:
 - **Goal NR-2:** To protect and preserve local agricultural lands and to prevent their premature conversion to urban uses.
 - **Policy NR-2.1:** Agricultural land preservation. Undeveloped lands that are State designated as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland shall be preserved, to the greatest extent feasible, for open space or agricultural use.
 - **Policy NR-2.4:** Support for County agricultural land preservation. The City shall support strategies adopted by Stanislaus County aimed at maintaining agricultural lands in viable farming units in areas not designated for urban development.
 - **Policy NR-2.5:** Regional farmland preservation. The City shall continue to work with the County and other jurisdictions to implement conservation plans that preserve prime farmland.
 - **Policy NR-2.9:** Williamson Act. The City shall allow the cancellation of Williamson Act contracts only if the City Council finds that cancellation is consistent with State law.
 - **Policy NR-2.11:** Soil conservation. The City shall encourage soil conservation practices as recommended by the Natural Resources Conservation Service.

Local Agency Formation Commission

Stanislaus Local Agency Formation Commission (LAFCo) oversees jurisdictional boundaries with Stanislaus County. LAFCo's responsibilities are largely defined by the Cortese-Knox-Hertzberg Reorganization Act of 2000 and include discretionary review and approval authority for annexations, sphere of influence adjustments, and similar actions. Although LAFCo does not directly regulate

agricultural land use activities, the Cortese-Knox-Hertzberg Reorganization Act allows the agency to consider the potential presence of such activities as a factor in the decision-making process.

5) Consistency with regional planning efforts (e.g., the San Joaquin Valley Blueprint and the Sustainable Communities Strategy).

The City continually works with regional partners to find proactive solutions to water, air quality, and agricultural issues effecting the San Joaquin Valley and region. As part of this development proposal, the City is creating opportunities for water recycling and groundwater recharge, is promoting mixed use development to reduce VMT, and is promoting a series of actions in Section 7 that will ensure the preservation of agricultural land and operations for the future. Through these actions, the City is promoting the goals, policies, and programs to support regional planning efforts.

6) Analysis of mitigation measures that could offset impacts to agricultural resources.

The Baldwin and Zacharias Master Plans will have potentially significant impacts associated with the conversion of agricultural land, and potential land use conflicts with neighboring agricultural properties. To mitigate these impacts, the City is requiring:

- Mitigation Measure AG-1 to preserve Important Farmland acreage in Stanislaus County at no less than 1:1 ratio.
- Mitigation Measure AG-3 requires that proposed project have a minimum 150-foot landscaping setback to neighboring agricultural lands.

Mitigation Measures

MM AG-1 Prior to issuance of the grading permit, the project applicant shall preserve Important Farmland acreage, as mapped by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), within Stanislaus County (but outside of the Patterson Planning Area) at a ratio of no less than 1:1 for each acre of Important Farmland converted to non-agricultural use by the proposed project. Preserved acreage shall be of equal or higher quality to farmland converted to non-agricultural use by the proposed project. The preservation shall be accomplished through one of the following approaches:

- The applicant shall enter into a binding agreement with one or more private property owners or third-party organizations acceptable to the City (e.g., Stanislaus County farm Bureau or the American Farmland Trust) to permanently preserve farmland. The agreement shall identify an irrevocable instrument that will be recorded against the preserved acreage property. This option shall be pursued if the City does not have a farmland preservation program in place at the time permits are sought.

- If the City establishes a farmland preservation program before the project applies for construction permits for any phase of development, the City may require the applicant to pay fees to the City equivalent to cost of preserving Important Farmland. The City shall use the fees to fund an irrevocable instrument (e.g., deed restriction or reservation easements) to permanently preserve farmland.

MM AG-3 Prior to the issuance of the grading permit, the project applicant shall prepare and submit plans to the City demonstrating that the 150-foot minimum setbacks have been established between the proposed project and all agricultural lands in unincorporated Stanislaus County zoned General Agriculture (A-2) and outside the Patterson Sphere of Influence. Pursuant to the County’s policy, permitted uses within the setback may include public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low-people-intensive uses. Permitted uses may also include non-agricultural uses adjoining or surrounding a project site (including but not limited to legal, non-conforming uses and home sites) that are of a permanent nature and are not likely to be returned to agriculture. Landscaping within a buffer setback area shall be designed to exclude turf areas that could induce activities and add to overall maintenance costs and water usage.

7) Strategies proposed to minimize the loss of agricultural lands.

To minimize the loss of agricultural lands, the City will undertake, or has completed, the following:

- a) The City has adopted policies in their General Plan that encourage efficient urban development. The following policies apply to efficient urban development:
 - i. Land Use Policy 1.1 prescribes a development strategy that will occur through the incremental annexation and development of “complete” neighborhoods.
 - ii. Land Use Policy 1.8 allows the City Council to amend the 20-year planning boundary but requiring the permanent protection of sensitive resources, such as agricultural land.
 - iii. Land use Policy 1.6 seeks to preserve the City’s traditional small-town qualities and agricultural heritage while increasing its residential and employment base.

- b) In 2013, the City Council of Patterson adopted Ordinance No. 743 to add Chapter 16.50, “Agricultural Land Policy” to Title 16 of the Patterson Municipal Code, and adding Chapter 3.70, “Agricultural Mitigation In Lieu Fee” to Title 3 of the Patterson Municipal Code. The ordinance establishes an agricultural mitigation requirement prior to the annexation of land into the City or the expansion of the City’s sphere of influence. Every applicant seeking to annex agricultural land into the City limits or to expand the City’s existing sphere of influence to include agricultural land must first provide the City with a viable and enforceable plan for agricultural preservation which satisfies LAFCO’s agricultural preservation policy. Agricultural mitigation can be achieved by one of the following measures:

- A. Acquiring and dedicating to the City, or a qualifying entity approved by the City, agricultural land and development rights to create an agricultural conservation easement to permanently protect agricultural land, at a ratio of 1:1 for every acre of agricultural land that is converted to residential uses.
- B. By payment of an in lieu fee which is established to cover the actual cost of purchasing agricultural conservation easements on a 1:1 ratio. The in lieu fee option must be approved by the City Council. Any in lieu fee paid to the City shall be used for agricultural mitigation purposes, including but not limited to agricultural conservation easements and farmland deed restrictions, with priority given to prime agricultural farmlands.
- c) Allow existing Williamson Act properties to remain until either non-renewed by the property owner or cancelled at the time of annexation.
- d) Enforce Mitigation Measures
 - i. AG-1 to preserve Important Farmland acreage in Stanislaus County at no less than 1:1 ratio.
 - ii. AG-3 to require that proposed project have a minimum 150-foot landscaping setback to neighboring agricultural lands.
- e) Require notification to buyers and renters of the “Right-to-Farm” Ordinance.
- f) The project will be developed in phases. Agricultural use of undeveloped portions of the property will continue until such time as future phases are developed, pursuant to agreement with the Del Puerto Water District. The ADE report is made a part of the project submittals.

LAFCO Findings

- 1) Alternative Land within the Sphere of Influence: No alternative site is available within the City’s existing sphere of influence that meets the following objectives:
 - a) Provides space and lot configurations appropriate to the scale of the project;
 - b) Facilitates the orderly development of the City as envisioned in the City’s 2010 General Plan;
 - c) Provides easy access to the City’s existing and planned roadway network;
 - d) Prevents land use conflicts through phasing, buffering, and other land planning techniques;
 - e) Minimizes and mitigates truck travel impacts by siting the project in proximity to existing and future interchanges with Interstate 5 and the planned South County Corridor.
 - f) Develops major highway-oriented Commercial uses to cater to travelers on the Interstate 5 corridor, as well as local residents and workers.
- 2) Probable Growth/Phasing of Development: The project area is expected to build out during the 20-year time horizon. The project will be developed in phases. Agricultural use of undeveloped portions of the property will continue until such time as future phases are developed, pursuant to

agreement with the Del Puerto Water District. The ADE report is made a part of the project submittals.

- 3) Minimized Loss of Agricultural Lands: The proposed development is entitled with and is expected to develop at the maximum allowable densities permitted by the General Plan. This anticipated density is comparably higher than currently found in the City's existing neighborhoods and business park developments. This more efficient utilization of the land would conserve agricultural lands by intensifying the use of land planned for development.
- 4) Planned, Orderly, and Efficient Use of Land: The City has approved a master development plan for the area providing for logical and efficient growth patterns through phasing. Further, the following General Plan policies apply to the development of this project to ensure planned, orderly, and efficient use of land:
 - a) Policy LU-1.8: Managing the pace of development. The City has linked the rate of growth in Patterson to the provision of adequate services and infrastructure, including schools. The City will, through specific plans and/or planned development plans for major projects, ensure that urban development proceeds in an orderly fashion and in pace with the expansion of public facilities and services.

The proposed project is approved as a master-planned project and the associated Development Agreement provides for the installation of public infrastructure as required during the life of the project. The project approvals include provision for bonding to finance infrastructure as needed.

- b) Policy LU-3.3: Regional centers. The City shall encourage regional shopping malls/centers at sites capable of support by a full range of transportation options.

The proposed project provides an added site for commercial development adjacent to what is expected to become the South County Corridor (Zacharias Avenue), an ideal location of a regional center.

- c) Policy LU-7.2: Location of industrial development. New industrial development shall be located along arterials with easy freeway or rail access and shall be served by full City services.

The proposed project is located with convenient access to the Sperry Road interchange and is directly adjacent to north to the potential future Zacharias interchange/South County Corridor. The industrial uses are ideally located for freeway access. The site is adjacent to existing City services including water and sewer and includes master plans for these services to be provided. A storm drainage plan providing for retention of drainage within the project area is also included.

AGENCIES WITHIN THE PROPOSAL AREA THAT
WILL GAIN OR LOSE TERRITORY

Subject Agencies within Proposal Area that Will Gain or Lose Territory

County of Stanislaus

Address: 1010 10th Street, Modesto, CA 95354

Phone: (209) 525-4470

Email: angela@stancounty.com

Contact: Angela Freitas, Planning and Community Development Director

The following districts are proposed for detachment:

West Stanislaus Irrigation District

Address: PO Box 37, Westley, CA 95387

Phone: (209) 894-3091

Fax: (209) 894-3383

Email: wsidoffice@weststanislausid.org

Contact Person: Robert Pierce, General Manager

Patterson Irrigation District

Address: PO Box 685, Patterson, CA 95363

Phone: (209) 892-6233

Fax: (209) 892-4013

Email: PID@PattersonID.org

Contact: Vince Lucchesi, General Manager

West Stanislaus Fire Protection District

Address: PO Box 565, Patterson, CA 95363

Phone: (209) 895-8130

Fax: (209) 895-8139

Email: jgregory@ci.patterson.ca.us

Contact: Jeff Gregory, Fire Chief

Del Puerto Water District

Address: PO Box 1596, Patterson, CA 95363

Phone: (209) 892-4470

Email: ahansen@delpuertowd.org

Contact: Anthea Hansen, General Manager

LIST OF APNS & TRA INFO

PROPERTIES WITHIN PROJECT AREA			
APN	TAX RATE AREA	LAND VALUE	TOTAL ASSD VALUE
021-023-001	086-004	\$ 97,029.00	\$ 214,321.00
021-023-033	086-017	\$ 164,784.00	\$ 279,126.00
021-023-028	086-017	\$ 229,157.00	\$ 371,111.00
021-023-013	086-017	\$ 818,494.00	\$ 986,903.00
021-023-016	086-017	\$ 992,677.00	\$ 1,278,839.00
021-023-017	086-016	\$ 276,941.00	\$ 298,426.00
021-023-018	086-016	\$ 255,341.00	\$ 264,055.00
021-023-019	086-016	\$ 179,017.00	\$ 187,726.00
021-023-032	086-017	\$ 235,893.00	\$ 382,661.00
021-023-029	086-017	\$ 260,251.00	\$ 421,412.00
021-023-014	086-017	\$ 1,500,750.00	\$ 1,617,750.00
021-023-015	086-017	\$ 1,082,500.00	\$ 1,290,500.00
021-023-022	086-016	\$ 186,444.00	\$ 217,065.00
021-023-021	086-016	\$ 183,438.00	\$ 192,363.00
021-023-020	086-016	\$ 180,884.00	\$ 189,683.00
021-023-030	086-017	\$ 3,777,298.00	\$ 3,777,298.00
021-023-011	086-017	\$ 454,537.00	\$ 724,408.00
021-023-012	086-017	\$ 313,380.00	\$ 318,555.00
021-023-023	086-017	\$ 478,638.00	\$ 478,638.00
021-023-024	086-017	\$ 487,149.00	\$ 487,149.00
021-023-025	086-017	\$ 144,309.00	\$ 144,309.00
021-023-002	086-004	\$ 813,121.00	\$ 813,121.00
021-023-031	086-017	\$ 2,034,178.00	\$ 2,034,178.00
021-023-009	086-017	\$ 1,386,185.00	\$ 1,386,185.00
021-023-027	086-017	\$ 1,519,500.00	\$ 1,519,500.00
021-023-026	086-017	\$ 1,095,000.00	\$ 1,095,000.00
PROPERTIES /ROSE/IVY AVE			
047-015-001	086-000	\$ 389,371.00	\$ 389,371.00
047-015-002	086-000	\$ 200,233.00	\$ 250,987.00
047-015-009	086-000	\$ 50,416.00	\$ 74,731.00
047-015-005	086-000	\$ 42,714.00	\$ 76,227.00
047-015-006	086-000	\$ 91,979.00	\$ 167,473.00
047-015-013	086-000	\$ 48,530.00	\$ 48,530.00
047-015-012	086-000	\$ 32,907.00	\$ 32,907.00
047-015-010	086-000	\$ 100,452.00	\$ 197,989.00
047-015-011	086-000	\$ 131,841.00	\$ 433,807.00
047-016-001	086-000	\$ 244,996.00	\$ 616,512.00
047-016-002	086-000	\$ 75,514.00	\$ 163,733.00
047-016-003	086-000	\$ 32,308.00	\$ 117,192.00
047-016-004	086-000	\$ 84,220.00	\$ 224,842.00
047-016-005	086-000	\$ 276,647.00	\$ 501,980.00
047-016-012	086-000	\$ 138,500.00	\$ 273,500.00
047-016-011	086-000	\$ 67,977.00	\$ 173,348.00
047-016-022	086-000	\$ 125,280.00	\$ 481,829.00

APN	TAX RATE AREA	LAND VALUE	TOTAL ASSD VALUE
047-016-021	086-000	\$ 104,403.00	\$ 411,971.00
047-016-015	086-000	\$ 26,282.00	\$ 172,706.00
047-016-014	086-000	\$ 55,937.00	\$ 93,609.00
047-016-016	086-000	\$ 110,611.00	\$ 110,611.00
047-016-017	086-000	\$ 104,431.00	\$ 481,557.00
047-017-017	086-000	\$ 57,410.00	\$ 156,930.00
047-017-018	086-000	\$ 80,048.00	\$ 122,072.00
047-017-002	086-000	\$ 35,127.00	\$ 140,586.00
047-017-019	086-000	\$ 29,312.00	\$ 204,655.00
047-017-004	086-000	\$ 461,918.00	\$ 554,861.00
047-017-021	086-000	\$ 220,083.00	\$ 508,749.00
047-017-020	086-000	\$ 313,500.00	\$ 638,500.00
047-017-007	086-000	\$ 154,585.00	\$ 232,907.00
047-017-006	086-000	\$ 42,567.00	\$ 91,217.00
PROPERTIES NORTH OF ZACHARIAS			
021-020-037	086-017	\$ 406,925.00	\$ 499,011.00
021-019-019	086-000	\$ 442,917.00	\$ 489,143.00
BALDWIN SOUTH			
021-091-007	086-004	\$ 384,668.00	\$ 438,517.00
021-091-008	086-004	\$ 222,905.00	\$ 258,852.00

WILLIAMSON ACT CONTRACT INFORMATION

Williamson Act Contracts

APN: 047-014-009

Date of Contract Execution: 1978

Contract Number: 1978-3549

Non-renewal has not been filed.

APN: 047-015-013

Date of Contract Execution: 1978

Contract Number: 1978-3549

Non-renewal has not been filed.

APN: 047-015-012

Date of Contract Execution: 1978

Contract Number: 1978-3549

Non-renewal has not been filed.

APN: 047-016-004

Date of Contract Execution: 1978

Contract Number: 1978-3549

Non-renewal has not been filed.

APN: 047-016-002

Date of Contract Execution: 1988

Contract Number: 1988-4156

Non-renewal has not been filed.

APN: 047-016-014

Date of Contract Execution: 1988

Contract Number: 1988-4156

Non-renewal has not been filed.