

DATE: May 26, 2023  
TO: Affected & Interested Agencies  
FROM: Javier Camarena, Assistant Executive Officer  
SUBJECT: Request for Comments  
PROJECT TITLE: **LAFCO APPLICATION NO. 2023-01 – ZACHARIAS-BALDWIN  
MASTER PLAN REORGANIZATION TO THE CITY OF PATTERSON**

This letter is to advise your agency that the above-titled application has been filed with LAFCO. The project is described as follows:

Description: A request to annex approximately 1,375 acres to the City of Patterson and simultaneously detach the area from the West Stanislaus Fire Protection District, West Stanislaus Irrigation District, Patterson Irrigation District and Del Puerto Water District. The project is comprised of three areas. Area “A” is 1,279 acres generally located north of the City limits and south of Zacharias Road, west of Ward Avenue, and east of Rogers Road. Area “B” consists of 30 acres located south of Del Puerto Creek, west of Rogers Road, north of Zacharias Road and east of the Delta Mendota Canal. Area “C” includes 66 acres located south of the City limits, west of Ward Avenue, contiguous to the Delta Mendota Canal. (See attached Map). The proposal includes a corresponding request for a Sphere of Influence expansion and a Municipal Service Review Update.

APNs: See list of APNs attached. Also includes the full right-of-way Zacharias Road and Highway 33 along the project site frontage.

Applicant: City of Patterson

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

A copy of this notice and other related project documentation (including the application and Environmental Impact Report) can be reviewed at the LAFCO office or on the LAFCO website at: [www.stanislauslafco.org](http://www.stanislauslafco.org) under the “Current Projects & Notices” link.

Should your agency have any comments on the proposal, please submit them as soon as possible or no later than **Friday, June 9, 2023** to be included in the staff report for the proposal. Questions or comments may also be submitted by e-mail to: [lafco@stancounty.com](mailto:lafco@stancounty.com)

DATE: \_\_\_\_\_

TO: Stanislaus LAFCO  
1010 10<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Modesto, CA 95354

FROM: \_\_\_\_\_

SUBJECT: Project Review Comments

PROJECT TITLE: **LAFCO APPLICATION NO. 2023-01 – ZACHARIAS-BALDWIN  
MASTER PLAN REORGANIZATION TO THE CITY OF PATTERSON**

**PROJECT DESCRIPTION:** A request to annex approximately 1,375 acres to the City of Patterson and simultaneously detach the area from the West Stanislaus Fire Protection District, West Stanislaus Irrigation District, Patterson Irrigation District and Del Puerto Water District. The project is comprised of three areas. Area “A” is 1,279 acres generally located north of the City limits and south of Zacharias Road, west of Ward Avenue, and east of Rogers Road. Area “B” consists of 30 acres located south of Del Puerto Creek, west of Rogers Road, north of Zacharias Road and east of the Delta Mendota Canal. Area “C” includes 66 acres located south of the City limits, west of Ward Avenue, contiguous to the Delta Mendota Canal. The proposal includes a corresponding request for a Sphere of Influence expansion and a Municipal Service Review Update.

Based on the agency’s particular field(s) of expertise, it is our position the project described above:

- \_\_\_\_\_ Will have an effect on the ability of this agency to provide service(s).
- \_\_\_\_\_ Will not have an effect on this agency.
- \_\_\_\_\_ No comments.

Listed below are facts which support our determination (e.g., infrastructure needs, additional police/fire personnel, limited capacity, etc.)

- 1.
- 2.
- 3.

Listed below are methods for reducing effects this project will have on this agency.

- 1.
- 2.
- 3.

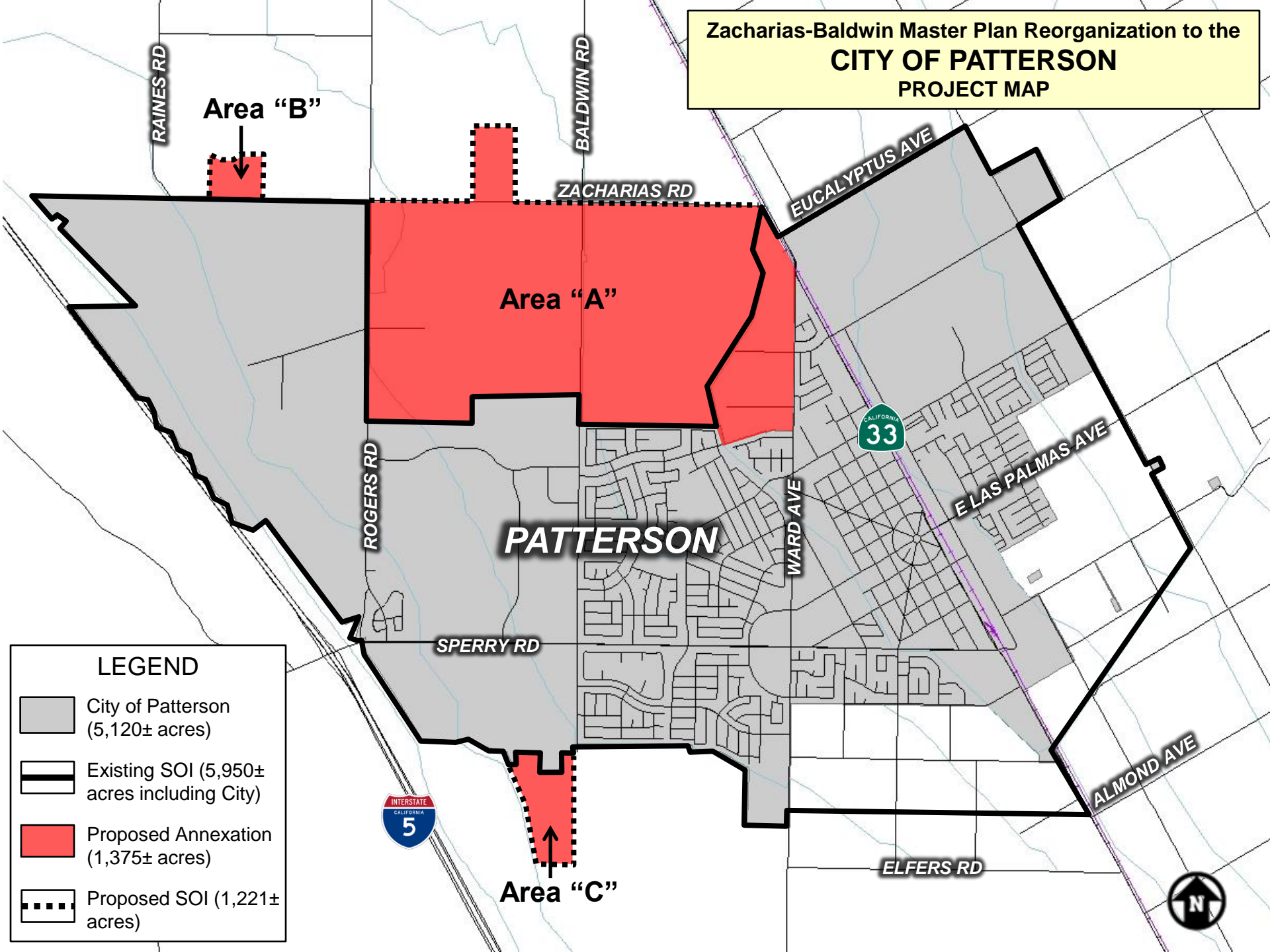
In addition, our agency has the following comments: (attach additional sheets if necessary).

Response prepared by:

---

(Name) (Title) (Date)

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







**Area "B"**

**Area "A"**

**PATTERSON**

**Area "C"**

**LEGEND**

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

## **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