

## **SPECIFIC CORRESPONDENCE**

Item 6A – Zacharias-Baldwin  
Master Plan Reorganization to  
the City of Patterson

*This page intentionally left blank.*



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

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

Stanislaus LAFCO  
Sara Lytle-Pinhey, Executive Officer  
1010 10<sup>th</sup> Street, Third Floor  
Modesto, CA 95354

July 24, 2023

Subject: LAFCO Application No. 2023-01 Zacharias-Baldwin Master Plan Reorganization to the City of Patterson

Dear Ms. Lytle-Pinhey:

Thank you for the opportunity to provide comments on the project referenced above.

As a California Water District and federal water service contractor, the jurisdictional responsibilities and expertise of the District are in the area of surface water management and distribution for agricultural purposes. The District has also assumed certain responsibilities over local groundwater supplies through the adoption of an AB3030 "Groundwater Management Plan for the Northern Delta-Mendota Canal Subbasin" and more recently through its local Groundwater Sustainability Agency, DM-II. The District further assists its agricultural landowners and water users in complying with the requirements of the California Regional Water Quality Control Board's Irrigated Lands Regulatory Program (ILRP) for the Central Valley Region through its participation in the Westside San Joaquin River Watershed Coalition.

As the agency currently responsible for providing agricultural water service to approximately 98 irrigable acres of the lands in the subject planning area, the current proposed Project raises several issues of serious, long-range importance and concern to the District.

Our comments on the proposed Reorganization are as follows:

Comment 1. While the Board of Directors reserves the right to make decisions on a case-by-case basis, as a general rule it is District policy that lands approved for urban, commercial or industrial uses will be concurrently detached from the District at landowner expense and will no longer receive water service from the District. The District has not been approached by any of the affected Landowners to formalize provisions for water service once the lands are detached. While we remain open to consideration of this option, please be advised that this is a Del Puerto Water District Board decision which has yet to be contemplated.

Comment 2. Of additional impact and serious concern is the fact that 98 acres of lands within the Project area currently support District operations and long-term water supply planning efforts through

the payment of certain land-based charges. Detachment of these lands from the District and conversion to alternate uses creates an economic burden on the District and its remaining landowners. You are advised that the District may seek certain and/or ongoing compensation to offset the economic impacts associated with detachment of District lands in exchange for the provision of continued agricultural water service.

Comment 3. While the District does not own or operate any wells, District landowners utilize local groundwater supplies in conjunction with surface water supplies made available to and by the District. While the District has supported the local groundwater resource for many years through the importation of surface water supplies, the effects of the conversion of project lands to urban uses on groundwater recharge, levels, and quality needs are of concern to the District. The District understands that other agencies within the Delta-Mendota Subbasin have expressed concerns about reliance sub-corcoran groundwater extractions with no offset in the form of imported surface supplies or a perfected groundwater recharge program. To this end, the District stands ready to work with the City and all of the other agencies responsible for groundwater management in the sub-basin to ensure that there are no impacts from pumping that result in subsidence to the Delta-Mendota Canal (DMC) or damage to our own North Valley Regional Recycled Water Pipeline, which traverses the entire length of Zacharias Road between Hiway 33 and the DMC, or any facilities owned by other neighboring agencies.

Comment 4. The District also discourages adjacent land uses that are incompatible with ongoing agricultural operations. It has been our experience that "Right-to-Farm" ordinances and public notices do little to reduce conflict and protect against potential liability associated with adjacent competing lands uses. Continued urban encroachment into agricultural lands not only impairs the viability of the local agricultural economy, it also potentially threatens the quantity and quality of local water supplies available for all uses. We encourage LAFCO to consider whether the entirety of this proposal is warranted at this time.

We recognize and appreciate the responsibilities presented to LAFCO when considering proposals that involve annexation of territory for urban development. We trust that your Staff has made their recommendation in accordance with established guidelines, and stand ready to work collectively with the project proponents and others as necessary to ensure an orderly transition, either now or in the future.

Please do not hesitate to contact me at any time should you wish to discuss the letter or if you need any further information.

Sincerely,

A handwritten signature in cursive script that reads "Anthea G. Hansen".

Anthea G. Hansen  
General Manager

**From:** [Jennifer Gonzalez](#)  
**To:** [LAFCO](#)  
**Subject:** Zachariah-Baldwin Master Plan Reorganizarion  
**Date:** Tuesday, July 25, 2023 8:11:23 AM

---

\*\*\* WARNING: This message originated from outside of Stanislaus County. DO NOT click links or open attachments unless you recognize the sender and know the content is safe \*\*\*

\*\*\* WARNING: This message originated from outside of Stanislaus County. DO NOT click links or open attachments unless you recognize the sender and know the content is safe \*\*\*

I am against all future building of homes in Patterson. These issues need to be resolved FIRST!  
Why add more congestion to Altamont?  
Patterson does not have a police force!  
Our schools are overcrowded as it is currently.  
As a working teacher I can not afford to buy a house.

---

I have rented the property in Area C for 20 years. It is a ridiculous notion to develop this land. In the past and Currently it is used for crops. I want it to remain this way.

---

Homes are not selling.  
There are water and traffic issues that are more important than farmers and developers lining their pockets.  
Please reconsider all current and future plans to add more homes to Patterson till Roads-Protection- Schools are addressed.

Respectfully,  
Jennifer González

*This page intentionally left blank.*

**From:** [Joel Andrews](#)  
**To:** [Sara Lytle-Pinhey](#); [Javier Camarena](#)  
**Subject:** Development Overview Whitepaper  
**Date:** Wednesday, July 26, 2023 7:48:31 AM  
**Attachments:** [Development Overview 7-25-23 KRI.docx](#)

---

**\*\*\* WARNING:** This message originated from outside of **Stanislaus County**. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe **\*\*\***

Sara and Javier,

One more item we would like to provide to the Commission. See attached.

Thanks,

Joel Andrews  
City Planner  
City of Patterson  
PO Box 667  
Patterson, CA 95363  
(209) 895-8024

*This page intentionally left blank.*



## **Development Overview**

The City of Patterson is the proponent for the annexation of approximately 1279 acres into the City known as the Zacharias Master Plan, or the project. The area is in the City of Patterson General Plan and is planned for development with a mixture of residential home types and sizes, parks, school sites, and commercial, retail and industrial development.

In 2007 the City of Patterson annexed the Villages of Patterson on the east side of town. This project provided opportunities to build up to 3,100 residential units. The south half of that project is actively under construction and more than half of the southern area has been built. Tentative maps have been submitted for the north half of the Villages of Patterson project and are being reviewed and processed. It is expected that the Villages of Patterson project could effectively build out in the next three (3) to five (5) years.

In addition, the City of Paterson has approved the Baldwin Ranch subdivision. This project contains about 400 units, infrastructure is currently being installed, lots are being finished, and homes are projected to start construction later this year. This project has two large public builders lined up to start construction of homes, and the project could take two (2) to three (3) years to buildout. Baldwin Ranch and the Villages of Patterson will develop simultaneously.

The State Department of Housing and Community Development estimates the need for 2.5 million homes to be built over the next eight-year cycle. Through the Regional Housing Needs Assessment process, Patterson has been mandated with the task of planning for an additional 3,716 homes during this same eight-year period. The City of Patterson has the potential to run out of housing stock in the next three to five years, has limited potential for infill development, and, so, would not be able to achieve the state-mandated requirements without expansion of the city's boundaries. The City's next identified planning area is the Zacharias Master Plan.

The Zacharias project is a large, mixed use master planned community and would allow the construction of approximately 5,000 residential units, in addition to other commercial, retail and industrial uses. Generally speaking, these large projects usually over estimate the housing delivered, and it is not uncommon for the project to deliver housing at 80% to 90% of what was initially planned.

The project site is surrounded by the existing City of Patterson on three sides (the west, south and east). On the north it is bordered by Zacharias Road, which is likely to be turned into the County's South County Corridor in the future. The City and County have an agreement to preserve right-of-way for this future project. The Patterson Unified School District has purchased a future High School site immediately across the street and north of the project site.

While LAFCO's policy identifies, as a goal, that cities should have about a ten (10) year supply of land for development, this general rule is difficult to specifically follow, since LAFCO

simultaneously requests that cities prepare larger master plans rather than annexing projects in small chunks (20 or 40 acres at a time). Just to prepare a master plan and environmental impact report can take three (3) to five (5) years. And, with a master planned community, large infrastructure cost outlays can be required up front to serve the area. After annexation, the time required for infrastructure planning and engineering, and with the need to put public financing strategies in place, after annexation it can take two (2) to three (3) years to actually get the project ready for development.

Assuming annexation of the Zacharias Master Plan area in 2023, and after the next year or two spent putting public financing strategies in place, getting engineering plans completed, and getting maps approved so development can commence, home building within the Zacharias Master Plan area will likely start in earnest in 2025 to 2026.

At its peak building year, the City of Patterson issued well over 900 building permits for housing. At its lowest, near zero. So, in a robust housing market, it is possible that the area could develop as quickly as six (6) to seven (7) years. More realistically, if the City issues 400 to 500 permits per year, it is likely a ten (10) to twelve (12) year project. Taking into consideration the first couple of years after annexation will be spent preparing the area for development while the Villages of Patterson and Baldwin Ranch build out, it is reasonable to find that the City of Patterson does not currently have a ten-year supply of housing product, and that the Zacharias project can reasonably be projected to build out over ten years in a robust housing market. This growth can only be accomplished if the project is annexed today and the next level of engineering design and construction commences, otherwise, the City of Patterson may be faced with a gap in time where it does not have available land to provide housing.

In closing, the City of Patterson has spent the last 5 years analyzing, planning and preparing for this growth as intended in its General Plan. Six different City Master plans have been developed during this same timeline to make certain that all new growth and infrastructure for the project are in place and will work in unison with the existing infrastructure throughout the City.



**BOARD OF SUPERVISORS**

**Chance A. Condit**  
County Supervisor  
District 5

July 26, 2023

Stanislaus LAFCO  
Attn: Chair O'Brien and LAFCO  
Commissioners  
1010 10th Street, Third Floor  
Modesto, California 95354

Subject: Comments on the City of Patterson's Application for Reorganization at Your July 26, 2023 Meeting

Dear Chair O'Brien and LAFCO Commissioners:

Patterson is one of the locations in Stanislaus County where significant business park acreage is located next to a major transportation corridor resulting in prime business park land. As such, it is one of the most viable locations for new business and job creation that shares with economic development prospects who want to do business in our county.

As noted in your staff report, Stanislaus LAFCO has preferences for new development areas involving time frames over which development would occur at 20-years for sphere of influence expansions and 10-years for annexations. I, respectfully request LAFCO apply these factors to the City of Patterson's application in a manner recognizing some particular real-world issues that must be considered if our community desires additional economic opportunities and success. both for the West Patterson Business Park and the County's future efforts to develop a business park at Crows Landing.

I have been involved with many prospect recruitments for companies seeking to locate in the West Patterson Business Park. One question that almost always must be addressed is whether there are enough prospective employees living in the City of Patterson and the surrounding communities to fill the job slots that would be available if the new business locates in Patterson. Simply put, the prospects do not believe there is a large enough population in the City to fill the jobs. Consequently, the county has spent a lot of time and resources with the City to provide the level of comfort needed for a new business to locate in Patterson.

If I can be of any assistance in the future on this matter, please do not hesitate to contact me at: (209) 622-7485

Sincerely,

Chance A. Condit  
Supervisor-District 5

CAC:RRF

*This page intentionally left blank.*

STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0022  
(916) 319-2022  
FAX (916) 319-2122  
DISTRICT OFFICE  
1010 TENTH STREET, SUITE 5800  
MODESTO, CA 95354  
(209) 521-2111  
FAX (209) 521-2102



COMMITTEES  
AGRICULTURE  
BUDGET  
BUSINESS AND PROFESSIONS  
HUMAN SERVICES  
WATER, PARKS, AND WILDLIFE  
BUDGET SUBCOMMITTEE NO. 1 ON  
HEALTH AND HUMAN SERVICES

July 26, 2023

Stanislaus LAFCO  
Attn: Chair O'Brien and LAFCO Commissioners  
1010 10th Street, Third Floor  
Modesto, California 95354

**Subject: Comments on the City of Patterson's Application for Reorganization at Your July 26, 2023 Meeting**

Dear Chair O'Brien and LAFCO Commissioners:

Patterson, in Stanislaus County, is a key location with a lot of land suitable for business parks, conveniently situated near a major transport route. That is why I, as the representative of Patterson in the California State Assembly, ask for your support in approving the requests for development made by the City of Patterson.

As mentioned in your staff report, Stanislaus LAFCO generally plans 20 years ahead for big expansions and 10 years for smaller annexations. I kindly ask that LAFCO consider these guidelines flexibly when looking at Patterson's request. We have real-world challenges we need to navigate to keep expanding our local economy, particularly regarding the West Patterson Business Park and plans for a new business park at Crows Landing.

During their efforts to attract businesses to the West Patterson Business Park, they have found that one common concern is whether there are enough people living in and around Patterson to fill all the jobs these businesses would create. Essentially, they doubt if there's a big enough workforce in Patterson. As a result, the City of Patterson works hard to reassure these businesses about the potential labor force in Patterson.

The ongoing success of the West Patterson Business Park and our plans for a business park at Crows Landing both hinge on attracting more residents to Patterson. Therefore, if these two job-creation hubs thrive, Patterson's request is likely to fit within LAFCO's development timelines.

Thank you for your time and attention.

A handwritten signature in black ink that reads "Juan Alanis". The signature is fluid and cursive, with the first name "Juan" being larger and more prominent than the last name "Alanis".

Juan Alanis, Assemblymember  
District 22

*This page intentionally left blank.*



July 26, 2023

Stanislaus LAFCO  
Attn: Chair O'Brien and LAFCO  
Commissioners  
1010 10<sup>th</sup> Street, Third Floor  
Modesto, California 95354

Subject: Comments on the City of Patterson's Application for Reorganization at Your July 26, 2023, Meeting

Dear Chair O'Brien and LAFCO Commissioners:

As you know, the City of Patterson is one of the locations in Stanislaus County where significant business park acreage is located next to a major transportation corridor resulting in prime business park land. As such, it is one of the most viable locations for new business and job creation that Opportunity Stanislaus shares with economic development prospects who want to do business in our community.

As noted in your staff report, Stanislaus LAFCO has preferences for new development areas involving time frames over which development would occur at 20-years for sphere of influence expansions and 10-years for annexations. We respectfully request LAFCO apply these factors to the City of Patterson's application in a manner recognizing some particular real-world issues that must be considered if our community desires additional economic opportunities and success. both for the West Patterson Business Park and the County's future efforts to develop a business park at Crows Landing.

We have been involved with many prospect recruitments for companies seeking to locate in the West Patterson Business Park. One question that almost always must be addressed is whether there are enough prospective employees living in the City of Patterson and the surrounding communities to fill the job slots that would be available if the new business locates in Patterson. Simply put, the prospects do not believe there is a large enough population in the City to fill the jobs. Consequently, we spend a lot of time and resources with the City to provide the level of comfort needed for a new business to locate in Patterson.

Both the continued success of the West Patterson Business Park and the pioneering efforts by the County to create a business park at Crows Landing rely on additional households being formed in Patterson. Because of this, if our community enjoys success at these two major job-creating centers, the LAFCO time frames likely will be met by Patterson's application that is before you.

Thank you for your time and attention.

A handwritten signature in black ink, appearing to read "Dave White", is written over a light beige rectangular background.

Dave White

*This page intentionally left blank.*





KEITH SCHNEIDER

EXECUTIVE VICE PRESIDENT

1700 KEYSTONE PACIFIC PARKWAY, C-3

PATTERSON, CA 95363

TELEPHONE: 209-480-2513

FAX: 209-895-9305

July 26, 2023

*via Hand-Delivery*

Chairperson Richard O'Brien  
and Commissioners  
Stanislaus LAFCO  
1010 10<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Modesto, California 95354

Subject: Support of City of Patterson's Application for Reorganization - Item 6. A

Dear Chairperson O'Brien and Commissioners:

The Keystone Corporation is one of the developers and landowners within the area of the City of Patterson's application for reorganization that is on tonight's agenda as item 6.A. Keystone supports the City's application and respectfully encourages a "yes" vote on the proposal.

Keystone has a unique perspective on development in Patterson as it pioneered the West Patterson Business Park which was approved in 2003 and later annexed to the City by LAFCO.

Keystone was proud to deliver the first sizable business park that had been created in Stanislaus County in many decades. Since that initial annexation by LAFCO, many job creators have located in the Keystone Business Park and the rest of the West Patterson Park. Major employers include Kohl's, CVS (originally Longs), Grainger, Restoration Hardware, GEA Westphalia, Amazon, Platt Electric, HPL, Brake Parts, Inc., and others. The West Patterson Business Park has evolved into one of the critical job creation centers in Stanislaus County.

Since we have been involved in the City of Patterson for almost a quarter of a century, we wanted to offer you a few matters to consider. We mean these to be helpful due to the volume and complexity of the written materials that have previously been provided to you for tonight. Please consider the following about the City's application:

- **Expands the Business Park.** The western end of the proposal includes an important expansion of the West Patterson Business Park that will ensure more businesses will locate in Patterson that create more jobs.

- **Provides Housing for Additional Potential Employees for the Business Park - a Constant Concern of Businesses Considering Patterson.** We have been involved in recruiting new businesses to Patterson since the inception of the business park. In every sizable recruitment, we

have had to work with the City and economic development officials to “prove” that there were enough potential employees in the City and surrounding communities to staff the new businesses. The large component of residential land in the City’s proposal will address this concern and allow Patterson to better compete with Tracy and other rivals seeking to land these new businesses.

- **Necessary for County Success at Crows Landing.** As you know, there are only two cities on the west side of Stanislaus County. In addition, the County has a strong policy of disfavoring urban development on prime agricultural lands. The County desires business and job creation at the former Crows Landing Naval Air Station and has expended millions of dollars on that project. Based on our recruiting experience in Patterson discussed in the previous point, success at Crows Landing depends on significant population growth in Patterson and Newman. The City’s proposal thus is important to the County’s success at its Crows Landing site.

- **Helps Meet the City’s Recent RHNA Allocation.** In the recently adopted Final Regional Housing Needs Allocation, the City of Patterson was allocated the third highest housing need while currently being the fifth largest city in the County (see page 32 of StanCOG Cycle 6 Regional Housing Needs Allocation (RHNA) Plan, adopted August 17, 2022). This is sensible as significant household formation in Patterson is needed for continued success of the business park. The City’s proposal makes it much more likely that the City can actually produce housing. Not all cities are equally enthusiastic about their allocation, so the proposal should be approved in the City that understands that the allocation is linked to their continuing economic success.

- **Proposal Squares Off the City.** The northern portion of the City’s proposal – called the Zacharias Master Planning – simply squares off the existing city limits and sphere of influence boundary well in accord with LAFCO’s preference for “logical and orderly” boundaries. As you see on the enclosed exhibit, the bulk of the orange area merely “fills in” the gap between Rogers Road and the easternmost orange ranchette area that is already within Patterson’s sphere of influence. This is both logical and orderly.

- **Remaining Sphere of Influence Land Difficult to Develop.** Excluding the ranchette area at the easternmost portion of the project area, the only other land the City has in its “sphere of influence” and not in its city limits is shown in gray-shading on the enclosed exhibit in the southeast area. As you can see, these lands are highly parcelized, including ranchettes, which means they will be slow to develop. It will be difficult and take quite an amount of time for the City to create significant housing out of these lands. The master planning favored by LAFCO will be difficult. Consequently, these lands should have a very limited impact of your consideration of the City’s current proposal.

Thank you for the opportunity to address these issues. We look forward to your deliberations.

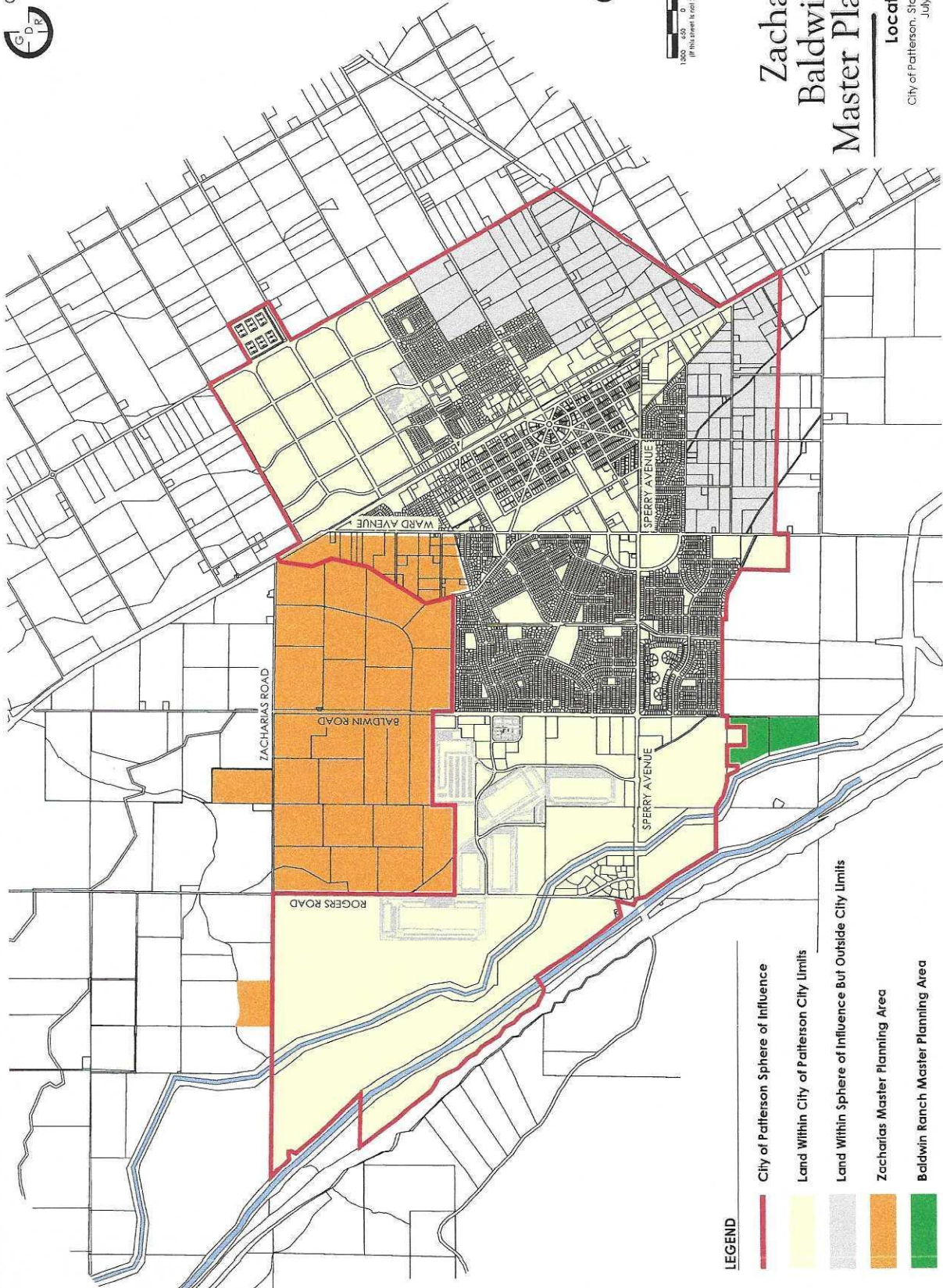
With highest regards,



Keith J. Schneider

Executive Vice President  
Keystone Corporation





# Zacharias & Baldwin Ranch Master Planning Area

## Location Map

City of Patterson, Stanislaus County, California  
 July 26, 2023

- LEGEND**
- City of Patterson Sphere of Influence
  - Land Within City of Patterson City Limits
  - Land Within Sphere of Influence But Outside City Limits
  - Zacharias Master Planning Area
  - Baldwin Ranch Master Planning Area

*This page intentionally left blank.*

**From:** [Phil Sarasqueta](#)  
**To:** [Sara Lytle-Pinhey](#)  
**Cc:** [Lisa Sarasqueta Sarasqueta](#)  
**Subject:** Hearing comment regarding LAFCO Application no. 2023-01  
**Date:** Wednesday, July 26, 2023 4:41:15 PM

---

**\*\*\* WARNING:** This message originated from outside of **Stanislaus County**. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe **\*\*\***

Sara,  
Please be so kind as to enter my comments below into the record for tonight's hearing.

My name is Phil Sarasqueta, I am a trustee for the estate of my Mother, Louisa Sarasqueta. My 3 siblings and I have inherited approximately 20 acres of almonds and a separate, but contiguous 1 acre parcel and home at 507 Rose Avenue. Our orchard runs between Rose and Ivy Avenue.

I have read the LAFCO Executive officer's report and agree with their recommendation that the proposed "reorganization" be denied as currently proposed.

"Ivy/Rose Ranchette area" and citizens of Stanislaus County have been told are some of the key policies and priorities of LAFCO:

**To guide development of existing vacant or non-prime ag land for urban uses within the existing jurisdiction of a local agency or WITHIN THE SPHERE OF INFLUENCE.** The Ivy/Rose area has been within the sphere of influence for decades for a reason; the area borders the Patterson city limits. Much of it has been under agreements or contracts for development one or more times in the past.

The developers would like property owners in the Ivy/Rose area to come into the City for two obvious reasons, it allows them and the City of Patterson to claim it will lead to orderly, timely development of this very old SOI and it will provide their new development with traffic and utility access through our area. While several property owners in the Ivy/Rose area have expressed their willingness to sell their property for development, developers have expressed zero interest in developing even 20-40 acre portions of the Ivy/Rose area. This proposed Master Plan Reorganization will not enhance development of the Ivy/Rose area or the other ample in-fill properties for at least the anticipated build out, projected in the document to be 20 years.

What the annexation will do is harm those in the Ivy/Rose area.

1. It will definitely hamper our ability to farm, especially as developers have planned a paseo along the border of our areas. Our ability to harvest and our pest control options to spray our crops will be diminished. Trespassing, litter and food contamination risks will increase along with potential liability. The 20 year build out reported will result in truncated replacement and availability of vital irrigation and roads. Despite assurances that Rose and Ivy Avenue will not provide traffic connection West of the lateral M canal, traffic will likely increase, especially if those assurances are not honored.
2. Road construction and maintenance will stop as Stanislaus County is replaced by the City of Patterson. Casual observation of formerly County maintained roads now in the city, but not yet being developed, indicates the City will wait to have future development pay for road replacement or repair.
3. Those in the Ivy/Rose area already have all the necessities we would get from the City of

Patterson: water, sewer, fire protection, police, etc. Annexation will only increase our costs for those same services.

4. The truncated development proposed and predicted may also increase our risk of large amounts of rain water flooding our area.

The owners of land in the Ivy/Rose area have been repeatedly told by developers that your land values will go up and it will be worth what you are giving up. We see no evidence that this is true. Perhaps LAFCO could “encourage” developers and or the City of Patterson to buy out willing Ivy/Rose sellers and develop as they see fit.

Phil Sarasqueta  
1205 Galena Dr.  
Twin Falls, ID 83301  
208-731-5362

Sent from my iPhone