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NOTICE OF PREPARATION

2018 DEC 20 PM 1:08

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**Date:** Thursday, December 20, 2018

**To:** State Clearinghouse  
Responsible Agencies  
Trustee Agencies  
Local and Public Agencies  
Interested Parties

**From:** City of Patterson  
Contact: Joel Andrews, City Planner  
1 Plaza  
Patterson, CA 95363

**Subject:** Notice of Preparation of an Environmental Impact Report  
for the Zacharias Master Plan Project

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STANISLAUS CO. CLERK-RECORDER

ASHIKA NARAYAN

The City of Patterson (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Zacharias Master Plan Project ("proposed project") described herein. The City is interested in your agency's views as to the appropriate scope and content of the EIR pertaining to your agency's statutory responsibilities related to the proposed project. Your agency may need to use the EIR prepared by the City when considering permits or other approvals for project implementation actions. The City will need the name of a contact person for your agency. For interested individuals, the City would like to be informed of environmental topic(s) of interest to you regarding the proposed project.

**PUBLIC SCOPING MEETING AND COMMENT SUBMITTAL**

The City of Patterson welcomes public input during the Notice of Preparation (NOP) review period. The purpose of the scoping process is to solicit public comment regarding the scope and content of the EIR.

Pursuant to CEQA Guidelines section 15082(c), the City of Patterson will conduct a scoping meeting for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the EIR. The scoping meeting will include a presentation of the proposed project and a summary of the environmental issues that are anticipated to be analyzed in the EIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning what environmental issues should be included in the EIR. The oral and written comments provided during the scoping meeting will assist the City in scoping the EIR's environmental analysis of the project. The scoping meeting will be open to the public and held at the following location:

**Date:** Thursday, January 17, 2019  
**Time:** 4 p.m.  
**Location:** Patterson City Hall Council Chambers  
1 Plaza  
Patterson, California 95363

Written comments on the scope of the proposed project and the associated EIR are welcome. Please submit comments by **5:00 PM Tuesday, January 22, 2019**. Written comments should be sent to Joel Andrews, City Planner, at 1 Plaza, Patterson, California 95363, or via email at [jandrews@ci.patterson.ca.us](mailto:jandrews@ci.patterson.ca.us).

Questions concerning the environmental review of the proposed project should be directed to Joel Andrews at (209) 895-8020 or Tricia Stevens at (916) 698-4592; however, please note that comments on the scope of the EIR cannot be accepted over the phone. To be considered during preparation of the EIR, comments must be received in writing by the deadline identified above or provided during the public scoping meeting on January 17, 2019.

- Project Title:** Zacharias Master Plan Project
- Acreage:** 1,295.60 (East of Baldwin Road – 628.60 acres; West of Baldwin Road – 598.30 acres; South of Baldwin Road – 68.70 acres)
- Project Location:** The project site is located just outside the Patterson city limits in unincorporated Stanislaus County, California; refer to Exhibit 1. The main portion of the project site encompasses approximately 1,226.9 acres and is bounded by Rogers Road (west), Zacharias Road (north), State Route 33 and Ward Avenue (east), and existing residential and business park uses (south); refer to Exhibit 2. A small, non-contiguous 68.7-acre portion of the project site is located at the southern terminus of Baldwin Road and is bounded by the Delta-Mendota Canal (west), the City of Patterson Corporation Yard (north), and agricultural uses (east and south).
- Existing Conditions:** The West of Baldwin Road and South of Baldwin Road planning areas contain agricultural land. The East of Baldwin Road planning area contains agricultural land west of the Patterson Irrigation District (PID) Canal and rural residential land on the east side. Irrigation canals are present within the East of Baldwin Road and West of Baldwin Road planning areas.
- General Plan:** The Stanislaus County General Plan designates the West of Baldwin Road and South of Baldwin Road planning areas as “Agriculture.” The Stanislaus County General Plan designates the East of Baldwin Road planning area “Agriculture” west of the PID canal and “Urban Transition” east of the canal. The City of Patterson General Plan designates all three planning areas as “Low Density Residential,” which is a non-binding designation.
- Zoning:** The Stanislaus County Zoning Ordinances zones the West of Baldwin Road and South of Baldwin Road planning areas as “General Agriculture (A-2).” The Stanislaus County Zoning Ordinances zones the East of Baldwin Road planning area “General Agriculture (A-2)” west of the PID canal and “Rural Residential (R-A)” east of the canal.

### **Project 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 project site is broken down into three planning areas – East of Baldwin Road, West of Baldwin Road, and South of Baldwin Road – and the development potential for each one is summarized in Table 1.

**Table 1: Zacharias Master Plan Summary**

Planning Area	Gross Acres	End Uses	Characteristics
East of Baldwin Road	628.60	Residential, Mixed Use, School, Park, Open Space	3,666 dwelling units; 505,000 square feet mixed use; 14.74 acre school site; 27.09 acres park; 29.17 acres open space.
West of Baldwin Road	598.30	Residential, Commercial, Industrial, and Park	1,420 dwelling units; 350,000 square feet commercial; 6,910,000 square feet industrial; 18.15 acres parks
South of Baldwin Road	68.70	Residential and Park	395 dwelling units; 5.00 acres parks
<b>Total</b>	<b>1,295.60</b>	<b>-</b>	<b>5,481 dwelling units; 505,000 square feet mixed use; 350,000 square feet of commercial uses; 6,910,000 square feet of industrial uses; 14.74 acre school site; 50.24 acres parks; 29.17 acres open space</b>

Source: City of Patterson, 2018.

***East of Baldwin Road***

The area east of Baldwin Road would support primarily residential uses and be organized around three “lakes.” Residential uses would consist of 3,666 dwelling units at low, medium, and high densities. Mixed use would be designated around the western most-lake. The lakes would provide drainage, recharge and recreational opportunities. A 14.74-acre school site would be located in the center of this planning area. Exhibit 3a depicts the Master Plan for the area east of Baldwin Road.

The area east of the Patterson Irrigation District canal that supports existing rural residential uses is contemplated to support low density residential uses.

***West of Baldwin Road***

The area west of Baldwin Road would support a mix of residential, commercial, and industrial development. Residential uses consisting of 1,420 dwelling units at low and medium densities would be located in the eastern portion of the planning area along Baldwin Road. A 22.81-acre community commercial area is proposed at the southwest quadrant of the Zacharias Road / Baldwin Road intersection. Industrial uses would front Rogers Road, opposite the Arambel Business Park. Exhibit 3a depicts the Master Plan for the area west of Baldwin Road

***South of Baldwin Road***

The area south of Baldwin Road would support exclusively residential uses. A park would be located in the center of this planning area. Exhibit 3b depicts the Master Plan for the area south of Baldwin Road

### ***Circulation***

For the areas east and west of Baldwin Road, a network of internal roadways would connect to Rogers Road, Zacharias Road, and Baldwin Road. The circulation plan accommodates an alignment of the future South County Corridor along Zacharias Road and limits the number of connections along this roadway.

The circulation plan contemplates Ivy Avenue being extended west to connect to the internal roadway network in order to facilitate a through connection to Ward Avenue. The City of Patterson is also considering a second connection to Ward Avenue north of Ivy Avenue.

For the area south of Baldwin Road, the circulation plan anticipates this roadway being extended south to a future hypothetical extension of Elfers Road. Additionally, the road serving the City of Patterson Corporation Yard would be improved and extended west to provide access to the western portion of this planning area.

### ***Infrastructure and Utilities***

The proposed project would install a storm drainage system consisting of bioswales, inlets, and underground piping that would convey runoff to stormwater basins. For the area east of Baldwin Road, runoff would be impounded in the lakes. For the areas west and south of Baldwin Road, runoff would be impounded in stormwater basins.

The City of Patterson would provide potable water service and sewer service the proposed uses. Additionally, property owners would be required to use non-potable groundwater for irrigation purposes. A Water Supply Assessment will be prepared as part of the EIR to evaluate water supply impacts.

Turlock Irrigation District would provide electrical service to the proposed project. Pacific Gas and Electric Company would provide natural gas service to the proposed project.

**Required Approvals:** ***City of Patterson Discretionary Approvals.*** Implementation of the Zacharias Master Plan Project will require, but is not limited to, the following discretionary approvals by the City of Patterson:

- Certification of the Environmental Impact Report
- Master Plan Adoption
- General Plan Amendment
- Prezone
- Subdivision Maps; Parcel Maps
- Use Permit(s)
- Design Review
- Development Agreement(s)

Additionally, approval of the project would require the following discretionary approvals from Stanislaus County Local Agency Formation Commission:

- Modification of Sphere of Influence

- Annexation / Detachment
- Out of Boundary Service Agreement(s)

**EIR Scope:**

The City of Patterson has determined that it will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).

The following probable environmental effects of the project will be evaluated in the EIR:

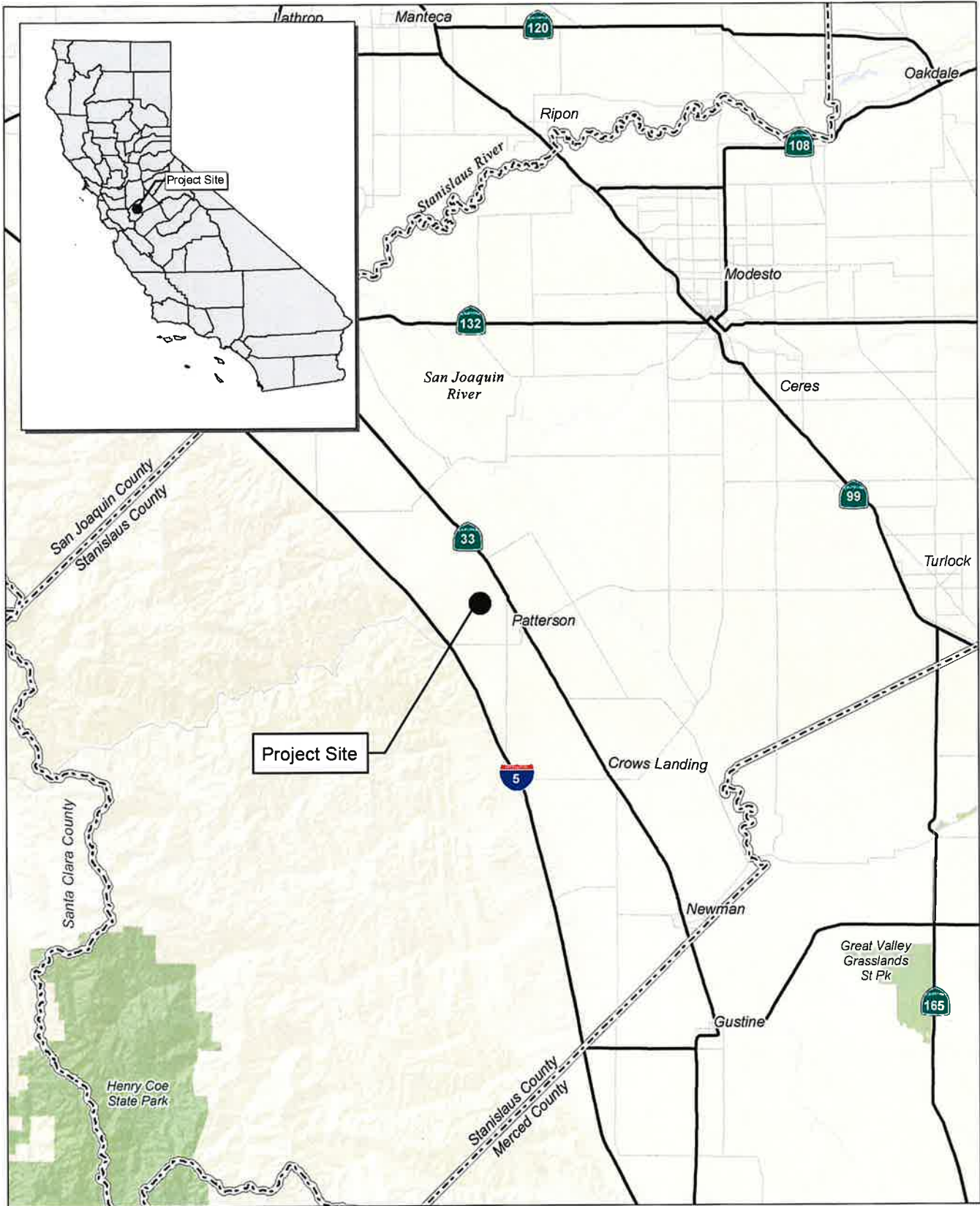
- Aesthetics, Light, and Glare
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources / Tribal Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

Table 2 provides a breakdown for each ownership group.

**Table 2: Zacharias Master Plan Breakdown**

Name	Land Use	Gross Acreage	Density	Dwelling Units	Square Footage
Zacharias Ranch	Medium Density Residential	129.34	5.4	700	–
	Community Commercial	22.81	–	–	350,000
	Light Industrial	316.00	–	–	6,910,000
	Park	9.01	–	–	–
	<i>Subtotal</i>	<i>477.16</i>		<i>700</i>	<i>7,260,000</i>
TFP Development	Low Density Residential	80.00	5.0	400	–
	Medium Density Residential	32.00	10.0	320	–
	Park	9.14	–	–	–
	<i>Subtotal</i>	<i>121.14</i>	–	<i>720</i>	–
Lakeside Hills, Keystone Ranch, Ivy Rose Gardens	Low Density Residential	143.70	3.0	431	–
	Medium Density Residential	359.31	6.5	2,432	–
	High Density Residential	35.15	17.3	609	–
	Mixed Use	19.44	10.0	194	505,000
	Park	27.09	–	–	–
	Open Space	29.17	–	–	–
	School (K-6)	14.74	–	–	–
<i>Subtotal</i>	<i>628.60</i>	–	<i>3,666</i>	–	
Baldwin Ranch	Medium Density Residential	63.70	6.2	395	–
	Park	5.00	–	–	–
	<i>Subtotal</i>	<i>68.70</i>	–	<i>395</i>	–
All Development	Low Density Residential	223.70	–	831	–
	Medium Density Residential	584.35	–	3,847	–
	High Density Residential	35.15	–	609	–
	Mixed Use	19.44	–	–	505,000
	Community Commercial	22.81	–	–	350,000
	Light Industrial	316.00	–	–	6,910,000
	Park	29.17	–	–	–
	Open Space	50.24	–	–	–
	School (K-6)	14.74	–	–	–
	<b>Total</b>	<b>1,295.60</b>	–	<b>5,481</b>	<b>7,765,000</b>

Each Medium Density Residential zone driven by different ownership groups and the EIR will analyze different densities proposed by each applicant.



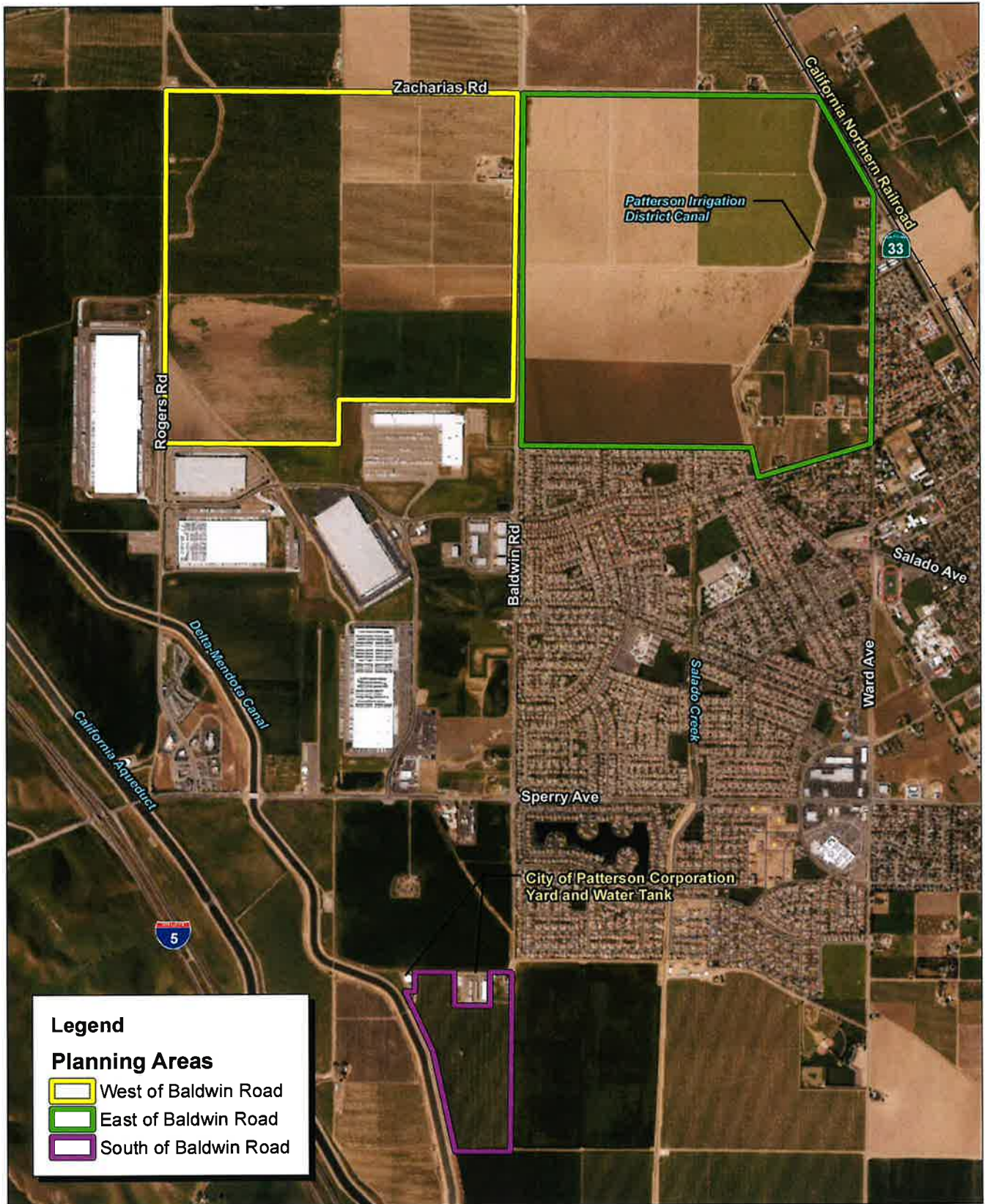
Source: Census 2000 Data, The CaSIL.

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## Exhibit 1 Regional Location Map



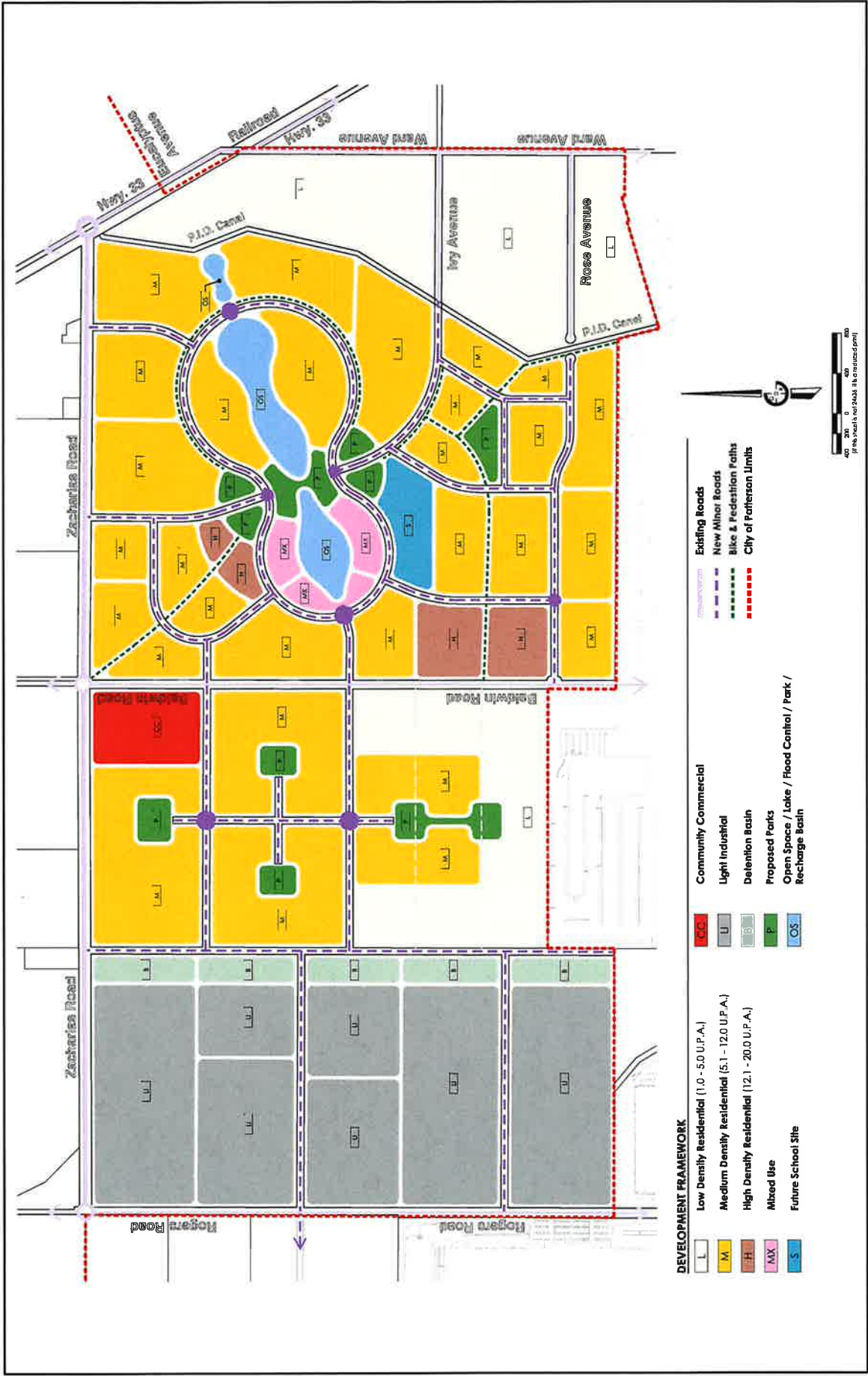


Source: ESRI Aerial Imagery.

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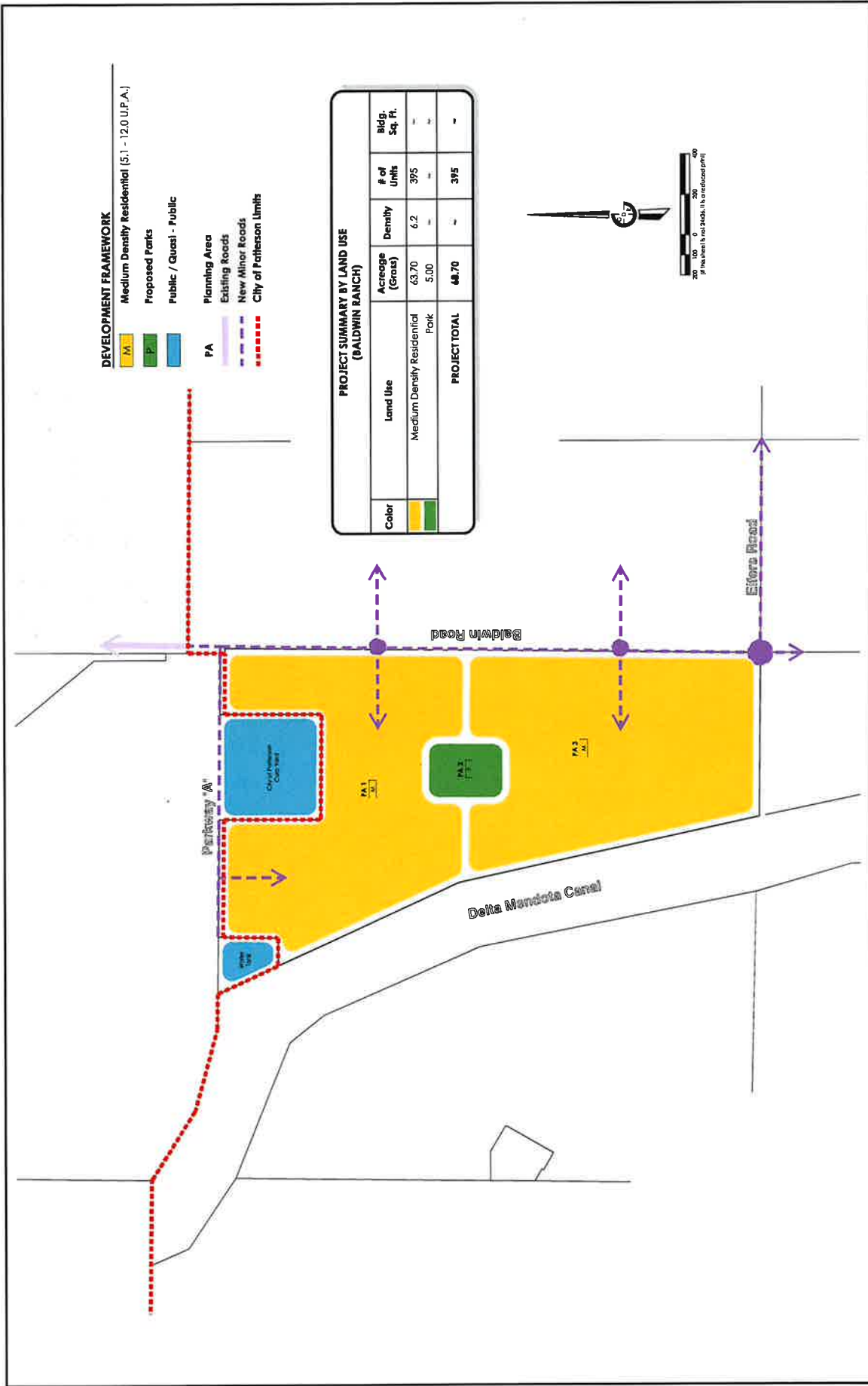
**Exhibit 2**  
**Local Vicinity Map**  
**Aerial Base**



Source: GDR Engineering, Inc., December 7, 2018.

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## Exhibit 3a Master Plan – East and West of Baldwin



**DEVELOPMENT FRAMEWORK**  
 Medium Density Residential (5.1 - 12.0 U.P.A.)

Proposed Parks

Public / Quasi - Public

PA

Planning Area

Existing Roads

New Minor Roads

City of Patterson Limits

PROJECT SUMMARY BY LAND USE (BALDWIN RANCH)					
Color	Land Use	Acres (Gross)	Density	# of Units	Bldg. Sq. Ft.
Yellow	Medium Density Residential	63.70	6.2	395	-
Green	Park	5.00	-	-	-
<b>PROJECT TOTAL</b>		<b>68.70</b>	-	<b>395</b>	-

Source: GDR Engineering, Inc., December 7, 2018.

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**Exhibit 3b**  
**Master Plan – South of Baldwin Road**

CITY OF PATTERSON • ZACHARIAS MASTER PLAN PROJECT  
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