History of Patterson Irrigation District

April 19, 2023



Presentation Outline

- Patterson History
- Water Right Application
- Conversion to Water District/Central Valley Project
- Conversion to Irrigation District
- PID Today

- Rancho Del Puerto was a 19,000 acre Mexican Land Grant from 1844 to Mariano and Pedro Hernandez
- Subsequently Samuel G Reed and Ruben S Wade acquired the property and from the cession of California to the United States, the property was patented to Reed and Wage in 1864
- John Patterson ultimately purchased the property in 1866
- Patterson willed the property to his nephews Thomas and William in 1902 along with 2 other heirs
- Patterson Ranch Company was incorporated in 1908

- On February 10th, 1909, The Patterson Ranch Company posted its notice of appropriation of water off the San Joaquin River at the proposed diversion point in the River and with Stanislaus County office
 - The Posting was for fifteen thousand inches measured under a fourinch pressure or for four hundred cubic feet per second (400 cfs or 179,520 gallons per minute)
- The water right posting was for the water to be used as irrigation, mechanical, domestic and all other useful purposes to which the same may be applied to lands owned by the Patterson Ranch Company in Stanislaus County, California as lie outside of and beyond the boundary lines of the Rancho Del Puerto and also on such other lands in said County as may hereafter be acquired by this claimant and on lands above, below, adjoining the name or adjacent thereto.

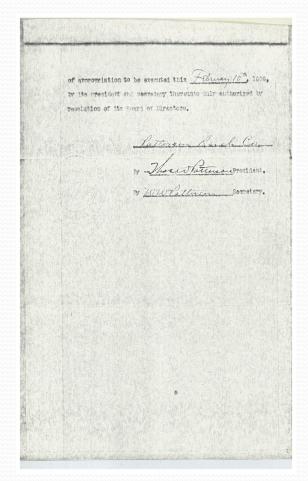
NOTICE OF APPROPRIATION.

Notice is hereby given that the Patterson Nameh Company, a monogration greated and existing under the laws of the State of Salifornia, hereby claims and summeriates the waters of and in the San Josquin river there clowing at the moint where this notice is mosted, be the extent of fifteen thousand induced measured unior a four-then pressure; that the notice of the desired unior a four-then pressure; that the notice of the month of intended aiversion is persent a notice is mosted, and which point is on the Testerly bank of sail river in Stanishum County, Salifornia, and within the handary lines of the Renche Del Ruerto, and is intersected by a line drawn moth 52 deg. 25 wir. Bast from a rount on the right of way of the Duthary Pacific Relived distant 1600 feet Northerly thereon from mailward mile next No. 100.

The pursues for which maid corporation, this claimint, claims and waters are, irrigation, memanical, domestic, and all other useful pursues to widen the mass ray be applied; and the place or places of clush interied use are as follows,—on so much of the lands now owned by this claiment, Petterson Ranah County, California, and commonly known as the Patterson Ranah County, California, and commonly known as the Patterson Ranah on the patterson Ranah on the Ranaho Dal Ruarto; and also on much other lends to call County as may hereafter be acquired by thin claimant, and on lands above, below, adjoining the seno, or adjacent thereth.

and on lands above, below, edicting the same, or edicemb thereto the means and smollence by which acid corporation, him challenge in the same and smollence by which acid corporation in a constitute or equations, each four feet wide and six feet bigs, and each sawing a mentional mean of 99.5 square feets and thouse he means of days, tunnels, immuning renervoirs, burnes, filmes, distant, bines, gratefacts or perhinations thereoff and puck means of days, tunnels, and the and filmes, titches, where or quadrate, or cathins to start the same and any additional to carry the annual of water berein claims.

IN WITHERS THEREOF, the undersigned has beuned this rotice







- Starting in 1909 the Patterson Colony was subdivided into principally 10 and 20 acre tracts
 - This included the commencement of the construction of the irrigation, road and power facilities for the area

- Power Supply
- In 1909, the Patterson Ranch Company advanced money for the construction by the Pacific Gas and Electric Company of a pole and transmission line from Tracy to Patterson, and it was gradually reimbursed by the Pacific Gas and Electric Company for this outlay
- Power was and is delivered to the Patterson Water Company near Pumping Station Number 2











- The Patterson Ranch Company would invite people to come to Patterson to visit and invest in small affordable parcels
- People would come by rail on the Southern Pacific Railroad to the Patterson Ranch Company Office to take a look at the opportunities
- Visitors would then stay at the Hotel as they consider purchasing tracts from the Patterson Ranch Company

- The Patterson Water Company was Incorporated in May 1910 and received from the Patterson Ranch Company a Deed for the entire irrigation System then constructed, together with all pumping plants, canals, ditches, reservoirs, power lines and rights of way pertaining thereto and also an assignment of the Power Contract between PG&E and the Patterson Ranch Company
- The Water Company was incorporated for \$200,000, with 20,000 shares of stock and one share of stock is attached to and given with each acre of the Patterson Ranch Colony

CERTIFICATE No. 2390	2390 Incorporated under the Laws of the State of California, February 9, 1910 Shares
Shares	PATTERSON WATER COMPANY CAPITAL STOCK, \$200,000 20,000 SHARES, \$10 EACH
1550	This Certifies that
FOR THE LAND DES RE ON THE REVERSE S.D. HS. OF	the owner within the district described in the Articles of Incorporation, and also described in Article II of the By-Laws of PATTERSON WATER COMPANY, of that real property situate in Stanislaus County, California, described as follows:
Dated	Journ's:
Dated 19 No. Or in al Certific	containing acres, for which this certificate is issued in the proportion of one share for each full acre of land, is entitled to shares of the Capital Stock (fully paid up) of PATTERSON WATER COMPANY, subject to the by-laws and rules and regulations of said corporation now
No. Original Shares No. of Shares Trans	existing or hereafter to be adopted. This certificate shall not be assigned or transferred or held except upon or in conjunction with the transfer and ownership of said lands, and upon ceasing to be the owner thereof said holder shall ipso facto cease to be a stockholder in said corporation. Upon the transfer of the land, or any part thereof, specifically described in this certificate,
RECEIVED Certifi	all rights secured hereby shall be terminated and this certificate shall be surrendered to the Secretary, properly endorsed by the holder to the transferee or transferees, and a new certificate or certificates shall be issued to such transferee or transferees, provided, however, that in case of loss or destruction of any such certificate proof thereof shall be made, and thereupon such new
For	certificate or certificates may be issued to such transferee or transferees in like manner as upon surrender and endorsement. In Witness Wherent, the duly authorized officers of this Corporation have hereunto subscribed their names and caused its corporate seal to be hereto affixed
	this day of + 1, +19

443

PATTERSON RAIGH COMPANY

EMIL LYONS

QUITCLAIM DEED

THIS INDERFURE, made this 22 day of Jenuary, 1961, between PATTERSON RANGE COMPANY, a corporation created and existing under the law of the State of California, the first party, and EMIL LYONS of Patterson, California, the second party, WITMESSEME, That the first party in consider-

ation of the sum of \$10.00 to it paid, receipt of

which is acknowledged, and of other valuable considerations, and in further consideration of the covenants hereinefter set forth, well and truly to be kept and performed by second party, his heirs, successors and assigns, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the second party, subject to the reservations hereinefter set forth:

All its right, title and interest in and to All that real property situate in Stanislaus County, California, described as follows, to-wit:

Lot No. 58, containing ten (10) eares, more or less, as laid down and delineated on that certain map entitled, "Map of Patterson Celony, Sub-tract No. One", which map was filed in the Recorder's office of said Stanislaus County, California, on the 18th day of December, 1909.

Also, _ shares of stock of Patterson Water Company, a corporation ereated and existing under the laws of the State of California, and organized for the purpose of distributing water for hydraulic, irrigation and domestic uses within a district of lands within which the foregoing premises are situate.

First party reserves from the operation of this conveyance for the use of itself and its successors and said Fatterson Water Company-

Int: All necessary and convenient rights of way over said premises for the construction and maintenance of all canals and other water conduits hereforcer constructed and hereafter to be constructed over and across said premises for the purpose of supplying water for irrigation and all other beneficiary uses thereon, and all other lands described in the Articles of Incorporation of said Patterson Nater Company.

find: Also all necessary rights of way norses said precises for the construction and maintenance of all power, calephone and tolegraph poles and lines, mater pipe lines, sewers, and all other rights of way which may be deemed necessary or convendent for the operations of first perty or of said Patterson Water Company.

and this deed and conveyance is given and accepted subject to the following covemants, which are to be blinding upon the second parties, and which shall run with said laid. Wife

(a) First party and its suspensors and said Patterson Water Company and its suspensors shall have the right and privilege to enter upon said premises to inspect, with a crisistent of the works above tripled, and this tunnels and other water conduits, and also the right to enlarge tripled and the right products above tripled on the right to enlarge tripled by said of other water conduit constructed by ascond parties.

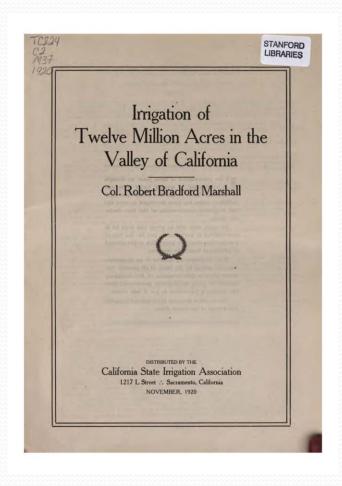
when he and to subject to all the duties and obligations of a

- The Patterson Water Company was Incorporated in May 1910 and received from the Patterson Ranch Company a Deed for the entire irrigation System then constructed, together with all pumping plants, canals, ditches, reservoirs, power lines and rights of way pertaining thereto and also an assignment of the Power Contract between PG&E and the Patterson Ranch Company
- The Ranch Company started delivery of irrigation water in the Spring of 1910

- The Patterson Water Company Remained as a mutual water company until May 1955
- The mutual water company was an organization that was owned by stock holders of the company and was not considered a public agency

- By 1917, 12,000 acres had been sold since the tract was placed upon the market in 1909
- A considerable portion of the land had been planted to deciduous fruits, and most of the balance of the sold acreage had been planted to alfalfa, together with a considerable number of truck gardens
- All spare land is being planted to beans
- The track also included many extensive dairy ranches.

- At the same time the Patterson Water Company was operating off of the San Joaquin River, a document was being published by Colonel Robert B. Marshall
- Marshall was the chief geographer for the entire USGS and proposed the 1919 Marshall Plan, which was published as the Irrigation of Twelve Million Acres in the Valley of California
- Marshall was considered the "Father of the Central Valley Project"

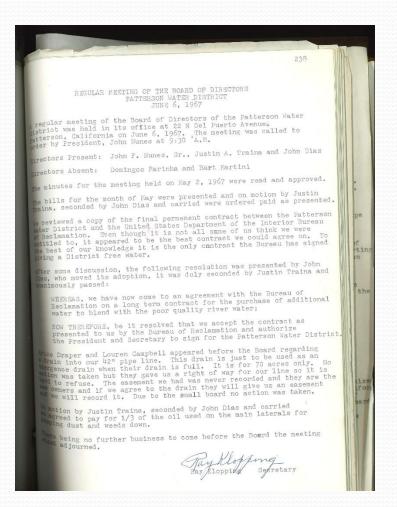


- Colonel Marshall was married to Myra Crow
- They lived at the Marshall Ranch that sat between Patterson and Crows Landing during the 1920's
- Marshall Road is named after Colonel Marshall

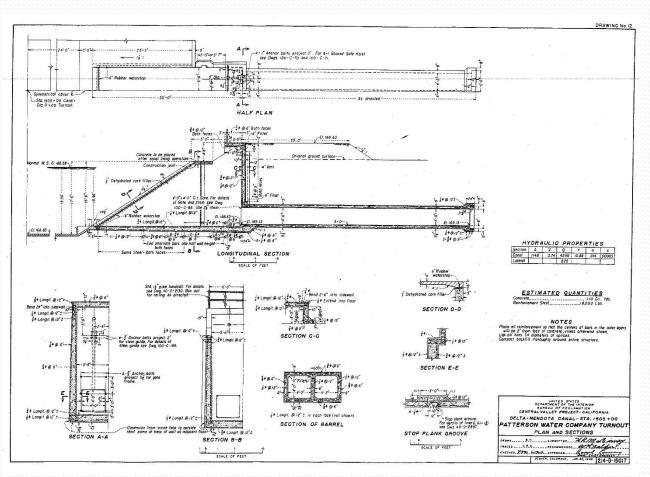
 In May 1955, to be able to enter into a contract with the United States Bureau of Reclamation for a Central Valley Project Water Supply, the Patterson Water Company became the Patterson Water District a now public agency



- On June 6, 1967 the PWD resolved to enter into a contract for Central Valley Project water with the United States Bureau of Reclamation No. 14-06-200-3598A
 - 16,500 AF of South of Delta Agricultural Water Allocation
 - 6,000 AF of San Joaquin River Settlement water from water quality impacts from the construction of Friant Dam



- PWD Built the Big DMC pipeline from the Delta-Mendota Canal in 1967
- The pipeline is/was a 42" cast-in-place pipeline that diverted water at the western side of Ward Avenue
 - Then followed Ward Avenue to Elfers
 - Crossed Ward and Followed Elfers on the north side east to Miseltoe Avenue
 - The pipeline then bisected a few fields to the Main Canal at Highway 33



- In 1977 when gas prices were high and an emphasis on conservation led Congress to create the Department of Energy, including Western Area Power Administration a new agency to sell and delivery hydropower across 15 central and western states
- The Power Generated at the Central Valley Project facilities gave Patterson the ability to purchase the power at a cheaper rate than offered by PG&E

- PWD entered into a Base Resource Contract with WAPA for a percentage of the power being generated by the Central Valley Project Facilities
- PG&E would remain as a "backstop" to Patterson's energy demands in addition to the conveyance facilities for that power

- In the mid 1990's the Turlock Irrigation District was seeking to expand its service area and the Patterson Water District was seeking to lower its power costs to its operation
- In a partnership, the Western Power Administration Joint Powers Authority was formed
- The goal would be that WPA would purchase the PG&E distribution facilities in the Patterson area and provide power

- PWD needed to become an Irrigation District to be able to distribute power with partnership of Turlock Irrigation District
- PWD petitioned LAFCO on January 1998 to become an irrigation district
 - November 10, 1998 LAFCO approved the reorganization
 - On April 14, 1999 PWD became PID

- October 15, 2003
- PID and TID entered into a contract where TID would acquire the PG&E facilities within the Patterson Area and provide power to the area
- TID would wheel PID's WAPA base resource contract supply and backstop PID's electrical demand with TID power
- TID's power supply and low costs would be provided to all in the Patterson area

PID Today



