



PLANNED DEVELOPMENT

This information is provided as a guide to assist you in the preparation of the application for a **Planned Development**. It is also intended to explain the process by which the City analyzes and acts upon the application.

What is a Planned Development?

The Patterson City Code allows for the creative planning, when conventional regulations could stifle good planning, through the Planned Development process. Planned Developments are intended to apply to integrated development as a means of providing opportunities for creative and cohesive design concepts for a range of project types.

Application Submittal

An application for a Planned Development shall be filed by the applicant or property owner on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

Processing the Application

The processing time for a completed Planned Development varies from one (1) to three (3) months depending on the complexity of the application, environmental documentation required and public noticing requirements. A hearing before the Planning Commission will be scheduled and open to the public. It is recommended that the applicant or their agent attend the hearing to speak on behalf of the application and to answer questions the Planning Commission may have.

Planning staff will prepare a staff report to the Planning Commission. The staff report contains an analysis of the application and a recommendation for action by the Planning Commission. This recommendation may be to approve the application, approve the application with staff recommended changes, approve the application with changes or revisions, or to recommend denial. The petitioner and their agents will be mailed a copy of the meeting agenda and staff report several days prior to the Planning Commission hearing.



Community Development Department
1 Plaza, PO Box 667
Patterson, CA 95363
Ph. 209.895.8020
Fax 209.895.8019
www.ci.patterson.ca.us

Note: If the application is not complete within thirty (30) days of receipt the City of Patterson Community Development Department will deem the application incomplete, request additional information or return the application and application fee(s) to the applicant.

Procedure

Planned Development:

1. Pre-Application Conference with Planning Department Staff (Optional).
2. Submit Application/Fees
3. Staff Review Application for Completeness.
4. Staff Produces Staff Report and Recommendations.
5. Public Notice sent to the newspaper and surrounding properties at least ten (10) days in advance of the Planning Commission Hearing.
6. Planning Commission Meeting.
7. Staff Produces City Council Report and Recommendations.
8. Public Notice sent to the newspaper and surrounding properties at least ten (10) days in advance of the Planning Commission Hearing.
9. City Council Meeting.

Decisions

After the City Council has rendered a decision, you will receive written communication of this determination, and if approved, any conditions of the approval. If not utilized or acted upon, Planned Development permit will expire two (2) years from the date of the determination. Extensions and modifications to the Planned Development permit are subject to specific qualifications as stated per Patterson Municipal Code 18.14.090.

Building Permits

Application for a Planned Development does not constitute an application for a building permit. Separate building permit applications are required prior to construction. Building permits shall not be issued until the appeal period has expired or any appeals filed have been acted upon by the City Council.

Permit Modifications

Permit Modifications may be requested by the person holding the permit to modify the terms, project design, or the conditions imposed on the granting of the permit. If the Community Development Director determines that a proposed project is not in substantial conformance with



the original approval, then they may require the permit holder to submit a modification application for consideration and action by the same approving authority as the original permit.

The City Council may require in the preliminary development plan and/or final development plan, standards, regulations, limitations and restrictions which are either more or less restrictive than those specified elsewhere in this code, which are designed to protect and maintain property values and amenities in the community, and which foster and maintain the health, safety and general welfare of the community, including without limitation, any of the following:

- Limitations on height of buildings and structures;
- Percentage limitations on coverage of land by buildings and structures;
- Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area;
- The location, width and improvement of vehicular and pedestrian access to various portions of the property including that within abutting streets;
- Planting and maintenance of trees, shrubs, plants and turf in accordance with a landscaping plan;
- Construction of fences, walls and lighting;
- Limitations upon the size, design, number, lighting and location of signs and advertising structures;
- Arrangement and spacing of buildings and structures to provide appropriate open spaces around same;
- Location and size of off-street loading areas;
- Limitations on the use of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when use involves noise, dust, odor, fumes, smoke vibration, glare or radiation incompatible with present or potential development of surrounding property;
- Architectural design of buildings and structures;
- Requiring instruments of credit, bonds, or any other form of security which is acceptable to ensure development as approved; and
- The naming of roads and streets in accordance with City policy.



Application Submittal

- Statement of how the proposed development conforms with and will further the goals of the General Plan.
- Architectural Drawing(s) depicting:**
 - Elevations of proposed buildings or structures.
 - A color rendering of the project which states the colors and materials to be utilized.
- Landscape Plan depicting:**
 - Landscaping and Fencing
 - Irrigation
 - Species and number of plants
- Site Plan(s) depicting:**
 - Proposed use(s) on the property.
 - Existing natural land features and topography.
 - Circulation plan for all vehicular and pedestrian ways.
 - Location of all existing buildings, structures and facilities.
 - Location of all proposed buildings, structures, facilities and open spaces.
 - Location of all on-site vehicular and pedestrian circulation.
 - Location and extent of street improvements.
 - Location of all garbage and refuse facilities.
 - All dimensions required by the applicable provisions of the Patterson Municipal Code.
 - Proposed signage and on-site lighting.
 - All proposed structures and anticipated timing of their construction (if applicable).
 - Legal Description of the Property.
 - Residential density analysis and estimated population increase (if applicable).
 - Economic analysis of all commercial or industrial property (if applicable).
 - A description of proposed public or quasi-public recreation and/or education areas within the development.
 - A completed Environmental Information Form.
- A preliminary engineering report on storm water drainage, sewage disposal, grading and public utilities.
- Proof of the owner's interest in the property (deed, tax bill, etc.).
- Additional information or copies as may be required by the community Development Director.
- Planned Development Application Filing Fee \$2,980.**



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- Applicant may be required to contract for traffic and/or other impact studies, as determined by the City. Applicant to pay engineer's invoiced costs, including map check and Certificate of Compliance.

Note: Should your project require an environmental review, the applicant is responsible for the environmental filing fees (effective 1-1-2020) as follows:

- Negative Declaration (ND) or Mitigated Negative Declaration (MND)* \$2406.75
 - Environmental Impact Report (EIR)* \$3343.25
 - Environmental Document Pursuant to a Certified Regulatory Program* \$1136.50
 - County Clerk Processing Fee \$57.00
- (*Department of Fish and Game Fees)

Note: At least one copy of all the submittals must be provided as an 8.5 x 11" or 11" x 17" reproducible copy.

All sections of the application shall be complete and accurate and the exhibits specified on the application form shall be submitted before an application shall be determined to be complete.



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PLANNED DEVELOPMENT

Project #: _____

Name of Project / Development

Modification of existing permit (yes/no)

Applicant Name

Mailing Address/City/State/Zip

Phone Number

Email

Property Owner

Mailing Address/City/State/Zip

Phone Number

Email

Property Description / Location:

Project Location Address

Assessor's Parcel Number(s) APN:

SIGNATURES: The above information as well as the plans and materials submitted herewith in support of this application are, to the best of my/our knowledge, true and correct.

APPLICANT: _____ **DATE:** _____

OWNER: _____ **DATE:** _____



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Environmental Information Form

This information is provided as a guide to assist you in the preparation of the **Environmental Information Form**. It is also intended to explain the process by which the City analyzes and acts upon the form.

Environmental Information Form

The State of California requires that most development projects submitted to the City of Patterson undergo some level of review under the California Environmental Quality Act (CEQA). CEQA is a state law that requires an analysis and public report on the potential environmental effects of any project that is carried out or approved by the City. The Environmental Information Form is used to determine whether a project needs to be reviewed under the CEQA regulations. The City of Patterson is responsible for reviewing the project to determine whether it is exempt from CEQA review.

If CEQA review is required, three types of reports are typically prepared for projects: 1) CEQA Exemption, 2) a Negative Declaration, or 3) an Environmental Impact Report. A majority of projects are either Exempt or Negative Declarations. Planning Staff will let you know what type of documentation is required based upon the type of project that is being proposed, the characteristics of the property, and other factors that are spelled out in State CEQA regulations.

Application Submittal

The Environmental Information Form shall be filed by the property owner or their representative agent on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

Additional information may be required by the Community Development Director during the review of the application.



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Number of Units, Unit Size, Range of Sale Prices/Rents, and Type of Household Size expected (Residential Only)

Type of Development (Regional, City or Neighborhood), Square Footage of Sales Area and Loading facilities (Commercial Only)

Type, Number of Employees per Shift and Number of Loading Facilities (Industrial Only)

Major Function Employees per Shift, Occupancy, Loading Facilities, Community Benefit of Project (Institutional Only)

Are the following items Applicable to the project or its effects? Please explain on additional sheets all items checked 'Yes'.

- | Yes | No | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Inconsistent with the City of Patterson's General Plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect the use of a recreation area or area of important aesthetic value. |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect the functioning of an established community/neighborhood. |
| <input type="checkbox"/> | <input type="checkbox"/> | Displace community/neighborhood residence. |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect unique natural or man-made features in the project area |
| <input type="checkbox"/> | <input type="checkbox"/> | Significantly affect the potential use, extraction or conservation of a scarce natural resource |
| <input type="checkbox"/> | <input type="checkbox"/> | Significantly affect a historical or archeological site |
| <input type="checkbox"/> | <input type="checkbox"/> | Serve as wildlife habitat for rare/endangered plant or animal species |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect fish, wildlife or plant life |
| <input type="checkbox"/> | <input type="checkbox"/> | Result in soil erosion of agricultural land |
| <input type="checkbox"/> | <input type="checkbox"/> | Change the pattern, scale, or character of the general area of the project |
| <input type="checkbox"/> | <input type="checkbox"/> | Require certification, authorization or issuance of a permit by a Local, State, or Federal environmental control agency |
| <input type="checkbox"/> | <input type="checkbox"/> | Require facilities to be constructed in a flood plain |
| <input type="checkbox"/> | <input type="checkbox"/> | Require facilities to be constructed on land with greater than a 15% slope |
| <input type="checkbox"/> | <input type="checkbox"/> | Require constructing facilities on an active geologic fault |
| <input type="checkbox"/> | <input type="checkbox"/> | Generate significant amounts of dust or noise (in either the construction or operational stages) |
| <input type="checkbox"/> | <input type="checkbox"/> | Generate significant amounts of solid waste |
| <input type="checkbox"/> | <input type="checkbox"/> | Substantially change existing noise or vibration levels |
| <input type="checkbox"/> | <input type="checkbox"/> | Endanger the quality of the regional air or water resources |
| <input type="checkbox"/> | <input type="checkbox"/> | Cause a significant change in the hydrology of the area |



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- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | One in a series of foreseeable actions that may ultimately have an impact on the environment |
| <input type="checkbox"/> | <input type="checkbox"/> | Involve the application, use or disposal of potentially hazardous waste |

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change it is my responsibility to inform the City of Patterson.**

Applicant: _____ Date: _____

Do I need an application?

Do I need an ISR Application?

- [Program Effective Date](#)
- [Program Applicability](#)
- [Exemptions](#)

Program Effective Date

The ISR Rule (Rule 9510) takes effect on March 1, 2006 with the following conditions:

- Projects for which final discretionary approval was granted before March 1, 2006 are not subject to the rule and no application is needed.
- For projects for which final discretionary approval is pending on March 1, 2006, developers must submit an application by April 3rd, 2006.
- For all other projects, developers must submit ISR applications to the District when they apply to a public agency for their final discretionary permit.

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Program Applicability

The ISR Rule applies to two categories of projects: development and transportation or transit projects. Projects that meet any of applicability criteria listed below must file an ISR Application (also known as an Air Impact Assessment (AIA) Application) with the District, unless they also meet one of the Complete Exemptions.

Development Projects

Any applicant that seeks to gain a final discretionary approval for a development project, or any portions thereof, which upon full build-out will include any one of the following:

- 50 residential units
- 2,000 square feet of commercial space
- 25,000 square feet of light industrial space
- 100,000 square feet of heavy industrial space
- 20,000 square feet of medical office space
- 39,000 square feet of general office space
- 9,000 square feet of educational space
- 10,000 square feet of government space
- 20,000 square feet of recreational space
- 9,000 square feet of space not identified above.

In addition, the rule contains a provision for projects on contiguous or adjacent property. This provision prohibits breaking projects in smaller pieces to avoid complying with the rule.

Transportation or Transit Projects

Any transportation or transit project where construction exhaust emissions equal or exceed two (2.0) tons of NOx or two (2.0) tons of PM10.

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Exemptions

ISR breaks down exemptions into two categories: Complete and Partial Exemptions.

Complete Exemptions

Those projects that fall under the Complete Exemption portion of the rule do not have to file an ISR application with the District.

The following type of projects are exempt from the requirements of the ISR Rule:

1. Reconstruction of any development project that is damaged or destroyed and is rebuilt to essentially the same use or intensity.

2. Transportation Projects that consist solely of:
 - o A modification of existing roads subject to District Rule 8061 (Paved and Unpaved Roads) that is not intended to increase single occupancy vehicle capacity, or
 - o Transportation control measures included in a District air quality attainment plan.
3. A development project on a facility whose primary functions are subject to Rule 2201 (New and Modified Stationary Source Review Rule) or Rule 2010 (Permits Required).

Example of projects whose primary functions are subject to Rule 2201 or Rule 2010*	
Aggregate Mining or Processing	Glass Plants
Almond Hulling	Grain Processing and Storage
Animal Food Manufacturing	Solid Waste Landfills
Canning Operations	Vegetable Oil Manufacturing
Coatings and Graphics Arts	Wineries
Cotton Ginning Facilities	Confined Animal Facilities
Energy Production Plants;	Ethanol Manufacturing Petroleum Product Transportation and Marketing Facilities
Food Manufacturing	Gas Processing and Production, Oil Exploration, Production, Processing, and Refining.

*If you think that your project's primary functions fall under this exemption, but the project type is not listed above, contact the District ISR Staff at [559] 230-5800.

Partial Exemptions

1. Development Projects

Development projects that have a mitigated baseline below 2.0 tons per year (tpy) of NOx and 2.0 tpy of PM10 are exempt from all the emission reduction requirements of the ISR Rule (Section 6.0 and 7.0).

For example, if a project has the following emissions, they would be exempt from the emission reductions requirements of the rule and not pay any off-site fees.

Mitigated Baselines	NOx	PM10
Operational	0.6 tpy	0.1 tpy
Construction	1.2 tpy	0.1 tpy
Total Mitigated Baseline	1.8 tpy	0.2 tpy

2. Transportation and Transit Projects

Transportation and transit projects are exempt from the operational emission reduction requirements of the ISR Rule (Sections 6.2 and 7.1.2), but must comply with the construction emission reduction requirements.

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This page last updated on 02/18/2014

SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT
COMPLIANCE QUESTIONNAIRE
4800 ENTERPRISE WAY, MODESTO, CA 95356
(209) 557-6400 • FAX (209) 557-6475

ATTENTION: _____ **FILE / PERMIT NUMBER:** _____

TO BE FILLED OUT BY APPLICANT FOR NEW DEVELOPMENTS OR PROJECTS INVOLVING
DEMOLITION AND/OR RENOVATION AND SUBMITTED TO THE SJVAPCD OFFICE ABOVE

BUSINESS/PROJECT NAME: _____ **TODAY'S DATE:** _____

PROJECT SITE ADDRESS: _____ **CITY:** _____

CONTACT NAME: _____ **PHONE#:** _____ **FAX#:** _____

DEVELOPER: _____ **PHONE#:** _____ **FAX#:** _____

PLEASE CHECK THE APPROPRIATE BOXES:

NESHAP (Rule 4002- Building Demolition/Renovation)

- 1. Will any load-bearing structure be removed?..... YES [] NO []
- 2. Amount of existing building material to be disturbed during this project:
 - Greater than 260 linear feet of insulated or non-metallic pipe or similar material..... YES [] NO []
 - Greater than 160 square feet of interior or exterior wall, flooring, ceiling, roofing, ducting or other material..... YES [] NO []
 - Greater than 35 cubic feet of other building material debris..... YES [] NO []

Indirect Source Review (Rule 9510) (Rules available at www.valleyair.org)

- 3. Type of Space To Be Constructed (check all that apply) [] Commercial [] Residential [] Educational [] Light Industrial [] Heavy Industrial [] Medical Office [] General Office [] Government [] Recreational [] Other/ Unidentified
- 4. Square Footage of Building(s) to be Constructed _____ ft² [] Tenant Improvement (TI) to Existing Space Only
- 5. Number of Residential Units to be Constructed _____

Regulation VIII (Rule 8021- Dust Control at Construction and other Earthmoving Sites)

- 6. Will 1 or more acres of land be disturbed as part of this project?..... YES [] NO []
- 7. Will 2500 cubic yards of material be excavated or relocated on any 3 days during the project?..... YES [] NO []

FOR SJVAPCD USE ONLY

- [] Asbestos/ NESHAP requirements satisfied OR in progress
Comments _____
- [] Regulation VIII (Dust Control) requirements satisfied OR in progress
Comments _____
- [] Indirect Source Review requirements satisfied OR in progress
Comments _____

REVIEWED BY: _____ **DATE:** _____

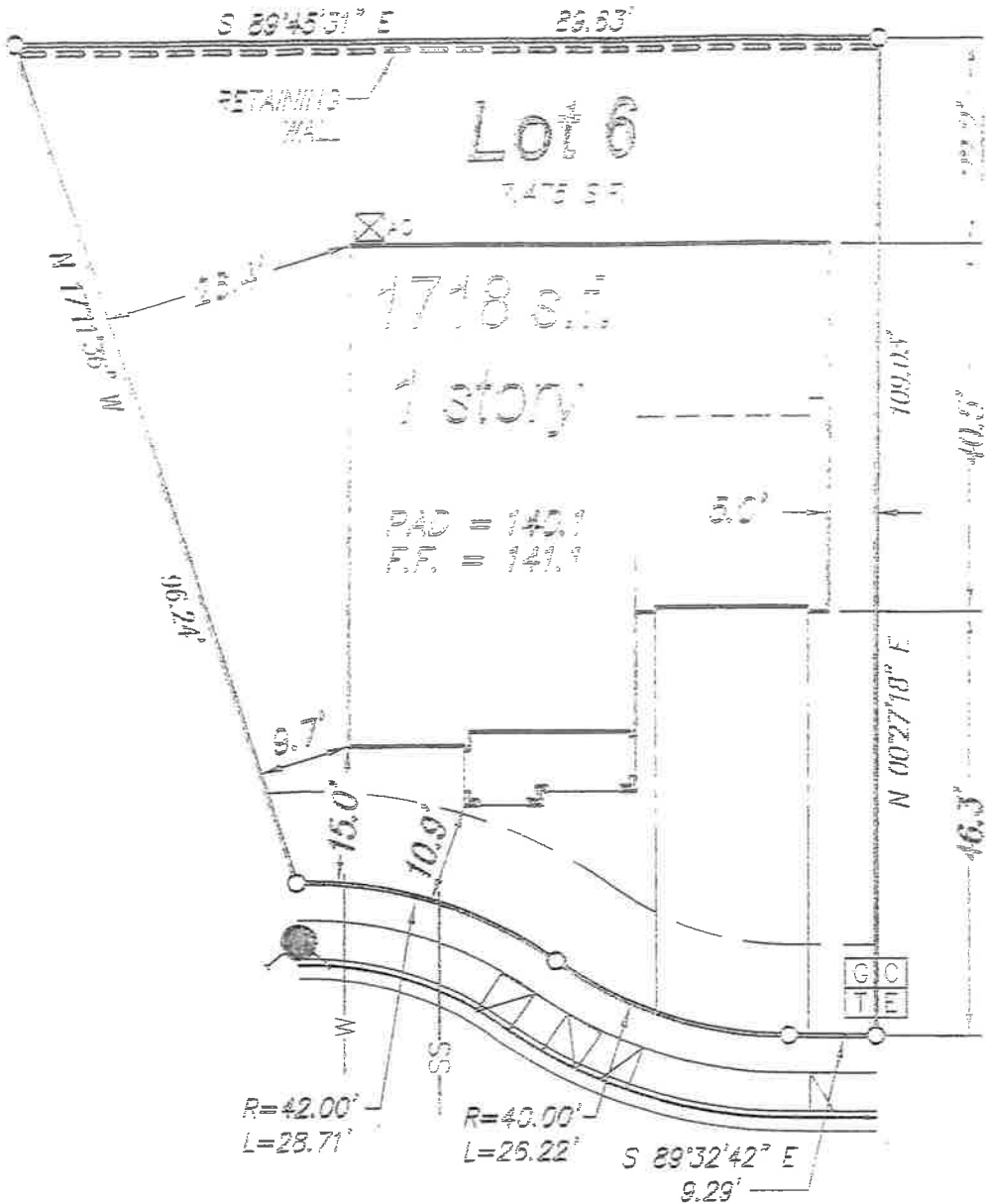
PLOT PLAN REQUIREMENTS

The City of Patterson Planning Commission requires that all applications for Planned Development, Architectural and Site Plan Review, Historic Review, Conditional Use Permits and Variances must be accompanied by plot plans. The plot plan is a part of the application and becomes part of the official record. It is usually reduced photographically and included in the agenda report. It is, therefore, necessary that the plan contain complete and clear graphic information pertaining to the application to assist the public, City staff, and Planning Commission in reviewing the proposal. The plot plan need not contain final construction details, but should accurately show the location of existing and proposed on-site and off-site improvements and their relationship to streets and alley lines, property lines, and adjacent development where pertinent. The plot plan should be legible and its information organized so that it is readily understandable. The overleaf or attached "Typical Plot Plan" indicates the type of information which should be shown. Additional information may be necessary under the circumstances of a particular application, as determined by the Director. In general, however, the plot plan should be prepared in accordance with the following requirements: The plot plan should be drawn on a sheet not less than 11" x 17", nor greater than 32" x 42" in size. Plans shall be drawn to a scale sufficient to show the following details:

1. Scale, north arrow, and date.
2. Nature of proposed development.
3. Key or vicinity map.
4. Names, existing widths and centerlines of all adjoining and contiguous streets, width of adjacent streets from centerline to edges of property line, and distance of property to nearby street intersections (if property is located mid-block).
5. Existing and proposed street and alley lines, property lines, and easements with pertinent dimensions.
6. Location of existing and proposed structures and improvements in relation to street, alley, or property lines.
7. Layout of existing and proposed parking areas and driveways with pertinent dimensions.
8. Location and nature of existing and proposed landscaping.
9. Location and detailed nature of proposed walls, fences, or screening.
10. Location and nature of existing and proposed street improvements, including curb and gutter, and sidewalk.
11. Location of existing sewer, water and storm drain lines serving property.
12. Identification of all multi-story construction.
13. For projects involving redesign of existing development, the plot plan(s) must clearly show both the existing and proposed development with both appropriately identified as such.
14. Locations of all existing and proposed driveways on the project site and the location of all driveways on adjacent properties and properties on the opposite side of all streets.
15. Land uses on surrounding properties.
16. A legend including at least the following information: assessors parcel number, address (if known), number of units (residential) or suites (non-residential), square footage of buildings, (non-residential), number of parking spaces, building and paved area coverage area and percent, landscaping area and percent.
17. For colored display plans, at least the following should be distinguished in color: buildings, landscaped areas, vehicular areas (parking and driveways).

Applicants are encouraged to consult the Zoning Regulations (Title 18 of Municipal Code at www.ci.patterson.ca.us) or with the Planning staff to determine the required yard areas, off-street parking, building separation or other requirements relative to a particular zone or use.

If an application is approved subject to revision of the original plot plan, a new plot plan containing such revisions is required and must be reviewed and approved by the Community Development Director prior to issuance of a building permit. Precise landscaping, irrigation, or lighting plans may also be required as conditions of approval. It is not required that plot plans be prepared by a professional person, but it is usually more expedient for the applicant to utilize the services of an architect, engineer, building designer or draftsman in preparing the plans.



LEGEND

- 10' Public Utility Easement
- Sewer Lateral
- Water Service
- Catch Basin
- Electrolier
- Fire Hydrant
- Cable TV
- Telephone
- Gas
- Service Pedestal
- Transformer

416 Broadway

For the sake of clarity this plot plan does not depict all required notations. It is intended to demonstrate spatial relationships, setbacks, easements, utility laterals, a means of showing dimensions and a legend. For further guidance please refer to the "PLOT PLAN REQUIREMENTS" sheet which should accompany this plot plan.

LOT:	6
SCALE:	1" = 20'
DATE:	5/25/06

PLOT PLAN Rockefeller Residence CITY OF PATTERSON

ACME DRAFTING