



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

SUBDIVISION (Map Revision)

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

Application Submittal

An application for a Subdivision Map Revision 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 Subdivision Map Revision varies 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.

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.

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.



Procedure

Subdivision Map Revision:

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

Building Permits

Application for a Subdivision Map Revision 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.

Required Findings

In order to recommend approval or approve a Subdivision the City must find the following:

- A. That the map is consistent with the applicable general and specific plans of the City of Patterson;
- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans of the City of Patterson;
- C. That the site is physically suitable for the type of development;
- D. That the site is physically suitable for the proposed density of development;
- E. That the design of the proposed subdivision and the proposed improvements are not



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likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat;

- F. That the design of the subdivision or type of improvements are not likely to cause serious public health problems;
- G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. That the design of the subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities.

Application Submittal

ACCOMPANYING MATERIALS REQUIRED: This application must be accompanied by the following (unless waived in writing by the Community Development Director):

- 15 copies of the proposed tentative map revision drawn to scale (**one copy to be 8½ x 11 reproducible**);
- A statement that the tentative map revision is consistent with the current zoning of the land, and that all discretionary land use approvals, including but not limited to general plan amendments, zoning changes, and conditional use permits, have been obtained;
- A tentative utility plan indicating the location of all public utilities and facilities including, but not limited to, facilities for water, sewer, electric, gas, cable television, and street lighting to be installed to serve the subdivision and any facilities which currently exist within the boundaries of the subdivision, if required for the revision;
- A written legal description of the subject area;
- An engineer's report regarding the proposed grading, if required for the revision;
- Any other studies required because of peculiarities of the subdivision;
- Proof of owner's interest in the property (copy of deed, tax bill, etc...);
- A written statement of why the proposed revision will meet the required findings;



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- Title report (if applicable);
- Location map;
- A written report which provides the information necessary to explain the physical development proposed if the subdivision is approved, if required for the revision;
- Other such information / attachments as may be required by the Community Development Director.
- \$1,020 Tentative Subdivision Map Revision fee (additional fees including, but not limited to, engineering and environmental may be required during processing of your application).**
 - 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.

Additional information may be required by the Community Development Director during review of your application. Environmental assessment is required for all projects. If your project is not categorically exempt, environmental documents will be prepared and filed at the applicants cost.

The Subdivision Map Act provides fifty (50) days for review of tentative maps, beginning at the time the application is deemed complete and accepted as such. By signing this application, the owner/applicant agrees to extend the above processing time, if required by the City, in order to properly consider and process the subdivision application.



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TENTATIVE SUBDIVISION REVISION

Project #: _____

Name of Project / Development

Applicant Name

Mailing Address/City/State/Zip

Phone Number

Email

Property Owner

Mailing Address/City/State/Zip

Phone Number

Email

Briefly List Revisions:

Project Location/Description:

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 Planning 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 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:

- o Projects for which final discretionary approval was granted before March 1, 2006 are not subject to the rule and no application is needed.
- o For projects for which final discretionary approval is pending on March 1, 2006, developers must submit an application by April 3rd, 2006.
- o 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:

- o 50 residential units
- o 2,000 square feet of commercial space
- o 25,000 square feet of light industrial space
- o 100,000 square feet of heavy industrial space
- o 20,000 square feet of medical office space
- o 39,000 square feet of general office space
- o 9,000 square feet of educational space
- o 10,000 square feet of government space
- o 20,000 square feet of recreational space
- o 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:** _____