

CITY OF PATTERSON PLANNING COMMISSION AGENDA
REGULAR MEETING
THURSDAY, JANUARY 14, 2016, AT 7:00 P.M.
City Council Chambers
1 Plaza, Patterson, California

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Planning or Public Works Department at (209) 895-8000. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ITEMS FROM THE PUBLIC The public wishing to address the Planning Commission on items that do not appear on the agenda may do so; however, the Planning Commission will take no action other than referring the item to Staff for study and analysis and may place the item on a future agenda [Resolution 92-25].

Any member of the audience desiring to address the Planning Commission regarding a matter on the agenda, please raise your hand or step to the podium at the time the item is announced by the Chairperson. In order that all interested parties have an opportunity to speak, any person addressing the Planning Commission will be limited to a maximum of five (5) minutes unless the Chairperson grants a longer period of time.

STATEMENT OF CONFLICT BY COMMISSIONERS

RIGHT TO APPEAL Any person who is dissatisfied with the decision of the Planning Commission, may appeal such action to the City Council within ten (10) business days after action.

CORRESPONDENCE None

INFORMATIONAL ITEMS 2016 Planning Commissioners Academy

CONSENT AGENDA

1. Planning Commission Meeting Minutes of December 17, 2015

AGENDA ITEMS

1. **Public Hearing: Architectural & Site Plan Review #15-06 & Conditional Use Permit #15-08 Patterson Gas, APN # 021-028-038**
A new 2,853 square foot gas station (convenience store) with a 57'x40' Canopy cover for 8 bays (4 pumps). The project location is the southeast corner of Rogers Road and Speno Drive. The convenience store will sell the usual snacks plus beer and wine. The operational hours would be 24 hours/day 7 days/week A draft Negative Declaration has been prepared noting that the project will not have a significant impact on the environment under the California Environmental Quality Act.

2. Public Hearing: Architectural & Site Plan Review #15-03 & Conditional Use Permit #15-06 – Patterson Mobil, APN # 021-028-043

A public hearing to consider an Architectural & Site Plan Review application for the construction of a new gas station facility. The project location is the northeast corner of Rogers Road and Anna Marie Avenue. The project consists of a new 4,735 square foot convenience store and gas station. The convenience store would include a small restaurant with seating for 16 and seating for 12 along the exterior. The project includes a 90'x40' canopy covering 12 bays (6 pumps). The project would provide 20 parking stalls with 1 accessible stall. Typical business hours for this type of business are 24 hours/day 7 days/week. The project site is currently vacant of trees, buildings, and other features. A draft Negative Declaration has been prepared noting that the project will not have a significant impact on the environment under the California Environmental Quality Act.

3. Public Hearing: 2015-2023 Housing Element

On June 25, 2015, the City of Patterson Planning Commission held a study session to review the Draft 2015-2023 Housing Element. The Housing Element is one of the State mandated General Plan Elements. The Housing Element provides a detailed analysis of the city's demographic, economic, and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policies and programs related to housing production, preservation, and conservation. Based on the community's housing needs, available resources, constraints, and opportunities for housing production and preservation, the Housing Element identifies goals, policies, and programs that address the housing needs of present and future residents. The Housing Element was submitted to the California Department of Housing and Community Development (HCD) for a mandated 60-day review and was found to be in compliance with statutory requirement. The Planning Commission will be asked to recommend adoption of the Housing Element to the City Council.

▪ **ITEMS FROM STAFF**

▪ **ITEMS FROM COMMISSION**

▪ **ADJOURNMENT**



1400 K Street, Suite 400
Sacramento, CA 95814

Join us for the 2016 Planning Commissioners Academy

For speaker information, go to www.cacities.org/plannersed



Commissioners Academy

Wednesday, March 2 – Friday, March 4

2016

SAN RAMON MARRIOTT

*Registration and Housing Deadline:
Tuesday, February 2, 2016*

www.cacities.org/events

 www.facebook.com/leagueofcacities

 Follow @CaCitiesLearn



Wednesday, March 2

► Registration Open

9:00 a.m. – 5:30 p.m.

PRE-CONFERENCE WORKSHOP

10:00 a.m. – Noon

AB 1234 Ethics Training

State law requires elected and appointed officials to receive training in specified ethics laws and principles every two years. Newly elected and appointed officials must receive this training within one year of becoming a public servant. This lively, example laden, two-hours will make this mandatory training more tolerable — if not outright enjoyable. Sign-in begins at 9:30 a.m. and you must be pre-registered online and present for the full two hours to receive the certification of attendance at noon.

OPENING GENERAL SESSION – KEYNOTE SPEAKER



1:00 – 2:30 p.m.

Corridors, Centers and Edges; California's New Growth Paradigm

The form of growth in California is changing. New demographics, environmental pressures and economic needs have added force to the transformation. This talk will look at

these forces and quantitatively assess the impacts of alternative forms of growth. Using software analysis tools developed to implement SB375 (California's land use regulation tied to climate change) a series of future scenarios for the state and local land use policies will be presented. Case studies of new development patterns will also be documented, and the political forces around the massive shift from low density sprawl to infill and mixed use building discussed.

SPEAKER: Peter Calthorpe, Principal, Calthorpe Associates

2:45 – 4:00 p.m. | **FUNDAMENTALS**

Planning Fun-da-mentals

This session will help demystify some of the planning field by explaining terms, process and meaning behind the actions of planning staff. We'll explain General Plans, ordinances, policies, staff reports, notices, and the nitty gritty of getting items before you to consider. We will have plenty of time for questions like "How do I apply a general plan goal to a specific project?" or "Why are findings so important?" We will also provide a small glimpse of the thought process of a planner before making a recommendation, and what the City Attorney hopes won't be said on the record during a public meeting.

For speaker information, go to www.cacities.org/plannersed

2:45 – 4:00 p.m. | **EMERGING ISSUES**

Streamline Your Development Review and Permitting Process

Are developers having trouble getting through your development review and approval process? Learn from one city that had the same struggle, and what they did to turn it around. Hear from perspectives ranging from how you manage culture change, technology and metrics to turn the problem around.

4:15 – 5:30 p.m. | **FUNDAMENTALS**

Iron Clad Findings and Effective Conditions of Approval

The approval of any project lies in the ability to make the required findings, and the imposition of conditions to mitigate the project's impacts. Learn ways to make your findings withstand a legal challenge, and ensure that your conditions of approval can be implemented.

4:15 – 5:30 p.m. | **EMERGING ISSUES**

The Future of Water

Last year, Gov. Jerry Brown ordered unprecedented water conservation in response to the drought. With the state's population set to top 44 million by 2030, and the uncertainty of climate change, communities must make the most of the water available to them. Doing so begins with smart planning. Hear experts discuss conservation tools available to cities and developers – including: stormwater capture and reuse, building design, storage, landscaping, greywater, and direct and indirect potable reuse – and what a water-wise city of the future may look like.

► Networking Reception

5:30 – 6:30 p.m.

Take this opportunity to network with your peers from throughout the state after a full afternoon of education sessions.

Thursday, March 3

► Registration Open

7:30 a.m. – Noon

► Networking Breakfast

7:30 a.m. – 8:30 a.m.

8:45 – 10:00 a.m. | **FUNDAMENTALS**

Social Media: A Survival Guide for Public Officials

Social media in the public workplace continues to raise questions more rapidly than courts can provide answers. Presented by a specialist in social media and the law, this cutting edge session will cover: social media and hiring practices; concerted activity, free speech, and employee discipline; use of social media in workplace investigations; use of social media as evidence in litigation; Public Records and Brown Act concerns; case studies; and social media policies and practices for public entities.

Thursday, March 3, Continued

8:45 – 10:00 a.m. | EMERGING ISSUES

When Public Engagement Efforts Derail the Public Process

Learn how the best of intentions can result in a public engagement process that is no longer representative of your community interests, preempts the normal planning process, or simply skews the results. Examples of Citizen Advisory Committee, Interactive Public Meetings and public hearings gone wrong will be provided. Learn how to avoid these outcomes through thoughtful planning, different meeting procedures, and a more adaptive and nimble process.

10:15 – 11:30 a.m. | FUNDAMENTALS

Civic Engagement – What's Worked?

Do you want younger generation involvement in your public process? Learn from experts that can talk about the tools and strategies to engage citizens using civic technologies.

10:15 – 11:30 a.m. | EMERGING ISSUES

Infill Projects: Ensuring Neighborhood Compatibility

Many cities have, or are, experiencing the transition from large developments to small infill projects. In many cases, new proposed infill projects can dramatically change the compatibility with, and character of, the neighborhood. Learn about some of the things planners are doing to ensure developers' rights to build, while protecting the community.

LUNCH SESSION – THURSDAY

11:45 a.m. – 1:00 p.m.

Data: Your Secret Weapon

In this short and fun talk, Dr. Jonathan Reichental will discuss ways you can use data, a resource you already have, to help with your agency objectives. He will describe how data is being used to build solutions, make decisions, and create more trust with stakeholders and the people we all serve.

1:15 – 2:30 p.m. | FUNDAMENTALS

Demystifying CEQA

CEQA, MMRP, Statement of Overriding Considerations, NEPA, LOS, vernal pools... terms that can make your head swim. Experts translate the California Environmental Quality Act into simple and easy to understand language, explain its purpose and provide handy tips on using CEQA to make projects better. A great session for new and seasoned commissioners alike!

1:15 – 2:30 p.m. | EMERGING ISSUES

Redefining Mobility: Connected/Autonomous Vehicles

With the incorporation of technology into nearly every aspect of our lives, the way we think about mobility has undergone a radical shift. This session will explore how connected and autonomous vehicles will transform the transportation landscape and the opportunities and challenges this new frontier in innovation presents.

Walking Tour | 2:00 – 4:30 p.m.

The tour by advance registration is \$25, limited to a maximum of 35 attendees, will be on a first-come, first-served basis. Once a tour is filled, it will be marked "Not Available." There will be no refunds.

PUBLIC/PRIVATE PARTNERSHIP THAT WORKS

The City of San Ramon and Sunset Development Company have a strong history of working collaboratively on projects that enhance the quality of life for our residents and businesses. The development of our new downtown City Center, City Hall, and rebranding the Bishop Ranch Business Park is the culmination of this long standing public/private partnership. The tour will begin at BR 2600, a 2 million square foot office building that has been renovated as a state of art workplace, and a presentation on Phase 1 of our new 300,000 square foot City Center, designed by International architectural firm Renzo Piano Building Workshop. The walking tour will take us to the City Center construction site, and end with a tour of the new City Hall.

2:45 – 4:00 p.m. | FUNDAMENTALS

Design Adds Value

This session will provide examples of good design, explain the link between good design and economic vitality, and provide a basis for discussion of design issues.

2:45 – 4:00 p.m. | EMERGING ISSUES

Complete Streets

Complete Streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. Find out from industry experts how this can be a game changer, and learn how your community can benefit.

4:15 – 5:30 p.m. | JOINT SESSION

Burning Questions, No Judgment

Have a question that you are afraid to ask in a public meeting or feel that after a few years on the Commission you should already know the answer to? Join us in a "safe" environment to receive answers to your most burning questions, and hear questions from your colleagues.

**For additional information & speakers,
go to www.cacities.org/plannersed**

****Sessions/Speakers are subject to change****

Friday, March 4

► Networking Breakfast

7:00 a.m. – 8:00 a.m.

8:15 a.m. – 9:30 a.m.

City of Dysfunction Junction: How to Conduct an Effective and Respectful Planning Commission Meeting

Enjoy the ever-popular and hilarious mock planning meeting skit, where you will learn some do's and don'ts for when you are seated on the dais.

9:45 – 10:45 a.m.

What Planners Need to Know about Municipal Finance and Budgets

A good understanding of municipal finance is important for effective city planning. In this lively session learn: essential concepts and current issues concerning key city revenues and costs; the latest on California city financial health and municipal bankruptcy; important legislative and legal developments in finance; and the inextricable relationship between land use development and city finances.

CLOSING GENERAL SESSION – KEYNOTE SPEAKER



11:00 a.m. – 12:15 p.m.

Leading with Innovation – How to Future-Proof Yourself, Fearlessly Innovate and Succeed in the New Normal

Just as the world's most successful organizations must continually reinvent their products and brands to remain market leaders in an age of growing change and disruption, so too must we continuously rethink, reimagine, and reinvent the value we provide to our citizens. In this eye-opening presentation, bestselling author and futurist Scott Steinberg reveals how to thrive in the new operating reality, unlock creativity, and successfully leverage new leadership strategies to adapt to changing times and audiences. From more powerful ways to unleash innovation to solutions for better capitalizing on emerging trends and cutting-edge advancements, discover how you and your colleagues can flourish in tomorrow's world – and effectively apply its most crucial success strategies and skills in context.

SPEAKER: Scott Steinberg, CEO, TechSavvy Global

PLEASE NOTE: The information you provide to the League when registering for a League conference or meeting may be shared with the conference or meeting hotel(s). The hotel(s) will also share with the League the information you provide to the hotel(s) when you make your hotel reservation for the conference or meeting. The information shared between the League and the hotel(s) will be limited to your first name, last name and dates/length of stay in the hotel.

GENERAL INFORMATION

All attendees must register for the conference prior to reserving a hotel room. Registration is not complete until full payment is received. The League is unable to accept purchase orders. Once registration is complete, you will be directed to the housing reservations page.

- For online registration, go to www.cacities.org/events and select "Planning Commissioners Academy". To request a mail-in registration form, contact mdunn@cacities.org.

Registration must be received by Tuesday, February 2.

After this date, please register onsite if available.

Costs/Fees

Full registration includes electronic access to all program materials, admission to all sessions, two breakfasts, one lunch, and a Wednesday evening reception.

Full Conference

City Planning Commissioners/City Planning Directors/Staff.....	\$575
All Others – company, consultant, League Partners	\$700
Non-Member City Planning Commissioners/Directors/Staff.....	\$1,575

One Day Registration

City Planning Commissioners/City Planning Directors/Staff.....	\$300
All Others – company, consultant, League Partners	\$475
Non-Member City Planning Commissioners/Directors/Staff.....	\$1,300
Spouse Reception Only Registration (Wednesday).....	\$40

The spouse fee is restricted to persons who are not city or public officials, are not related to any Partner or sponsor, and would have no professional reason to attend the conference. It includes admission to reception only. There is no refund for the cancellation of a spouse registration. It is not advisable to use city funds to register a spouse.

AB 1234 Ethics Training Workshop Registration

Workshop registration available only after conference registration is complete – No additional cost

Optional Tours

Pre-registration and payment for the tours is required (first-come, first-served – limited to a maximum of 35 participants. Guest/Spouses are not eligible due to limited space. Walking Tour of City Center & City Hall @ Bishop Ranch \$25

Cancellations

Refunds of rate paid, minus \$75 processing charge, will be made for cancellations submitted in writing to mdunn@cacities.org and received by **Tuesday, February 2**. There are no refunds for cancellations after this date. Substitutions can be made onsite.



If you require special accommodations related to facility access, transportation, communication and/or diet, please contact our Conference Registrar by Tuesday, February 2 at mdunn@cacities.org.

Hotel Information & Reservations

Hotel reservation changes, date modifications, early check-out, or cancellations made prior to **Tuesday, February 2** must be done through the online reservation link you received when registering for the conference. Use your confirmation/acknowledgement number to access your reservation to make changes. Once the February 2 deadline has passed, please contact the hotel directly with any changes or cancellations. Please note that hotel cancellations after the housing deadline has passed may incur a financial penalty or a minimum one-night room charge or attrition fees.

San Ramon Marriott | 2600 Bishop Drive, San Ramon CA 94583

Hotel Rate (per night): \$189 – Single/Double Occupancy (plus tax and fees)

Parking: \$18 overnight/\$18 per day (subject to change without notice)

**Please DO NOT book outside of the League hotel block. This will cause an increase in event costs, liabilities and higher registration rates.*

**CITY OF PATTERSON
PLANNING COMMISSION MINUTES
DECEMBER 17, 2015**

The Planning Commission regular meeting of December 17, 2015 was called to order by Chairperson West at 7:01 p.m.

SHOWN PRESENT: Chairperson West, Vice Chairperson Applegate, Commissioner Barba, Commissioner Bingham and Commissioner Bendix. Also shown present were City Planner Andrews, City Attorney Hallinan and Planning Commission Secretary Melo. Shown excused was Associate Planner Rodriguez.

ROLL CALL: Chairperson West, Vice Chairperson Applegate, Commissioner Bingham
Commissioner Barba, Commissioner Bendix

EXCUSED: None

ITEMS FROM PUBLIC: None

STATEMENT OF CONFLICT BY COMMISSIONERS: None

CORRESPONDENCE: None

INFORMATIONAL ITEMS:

1. "Designing Healthy Communities" – presentation by Dr. Richard J. Jackson at the Annual Stanislaus County Planning Commissioners Workshop on 10-10-15

Commissioners discussed the informational item with staff.

CONSENT AGENDA:

Motion to approve Planning Commission meeting minutes of October 8, 2015

Commissioner Bendix

Second: Commissioner Barba

Motion passed: 4-0 vote with 1 abstention (Vice Chairperson Applegate)

ROLL CALL: Commissioner Barba, Commissioner Bingham, Commissioner Bendix, Chairperson West
Ayes: Chairperson West, Commissioner Bendix, Commissioner Barba, Commissioner Bingham
Noes: None
Abstained: Vice Chairperson Applegate
Excused: None

AGENDA ITEMS:

1. Discussion Item: Findings of Fact

City Planner Andrews gave a brief description on findings of fact.

ITEMS FROM STAFF:

City Planner Andrews stated that the next Planning Commission meeting will be January 14th. He stated that the Housing Element got first approval but a few changes need to be made and it will be on the next meeting. He also stated that there are a couple of gas stations and a few lot line adjustments coming up in the next month. He also spoke about the workshop coming up in February.

ITEMS FROM COMMISSION:

1. Commissioner Bendix stated that he will be out for the January 14th meeting.
2. Commissioner Bingham asked when the car wash and the cell tower were going to be built.
3. Commissioners wished everyone a Merry Christmas!

ADJOURNMENT: The Planning Commission regular meeting of December 17, 2015, was adjourned by Chairperson West at 7:18 p.m.

Prepared by Denise Melo, Secretary
City of Patterson Planning Commission

**CITY OF PATTERSON
Planning Commission Staff Report
Patterson Gas
Architectural & Site Plan Review #15-06
Conditional Use Permit #15-08
January 14, 2016 Meeting**

PROJECT SUMMARY

A public hearing to consider a fueling station, consisting of a new 2,853 square foot gas station (convenience store) with a 57'x40' Canopy cover for 8 fueling stations (4 pumps). The convenience store will sell the usual snacks plus beer and wine. The operational hours would be 24 hours/day 7 days/week. The project site is located on the south east corner of Rogers Road and Speno Drive.

APPLICANT AND SITE INFORMATION

Owner/Applicant:	Kiran Singh
Environmental Review:	Draft Negative Declaration
Location:	Southeast corner of Rogers Road & Speno Drive
Assessor Parcel Numbers:	021-028-038
Project Size:	0.75 acres ±
General Plan Designation:	HSC, Highway Service Commercial
Zoning:	HSC, Highway Service Commercial
Present Use:	Vacant Land
Surrounding Land Uses:	Commercial, and vacant land
Recommendation:	Conditional Approval

PROJECT SITE

The project would be located on approximately 0.75 acres on the southeast corner of Rogers Road and Speno Drive. The site is located between the Villa del Lago Hotel and Kentucky Fried Chicken/A&W. Jack in the Box is located immediately south of the parcel and Denny's Diner is located to the west. The parcel is surrounded by other commercial uses. The project site is fairly flat and currently undeveloped.

PROJECT DESCRIPTION AND ANALYSIS

The project consists of a new 2853 square foot single story convenience store and gas station. The convenience store will sell the usual snacks plus beer and wine. There are 14 existing parking stalls, 8 new typical parking stalls and 1 new accessible stall will be added. There is an existing covenant on the 14 existing parking stalls and is to be shared between the adjacent hotel and the new convenience store/gas station. The project site is located within the General Commercial zone. The proposed use is permitted in that zone.

Architectural Design

The main building is wood construction with a Spanish tile hip roof and parapet wall system along with exterior wall finishes consists of a 3 layer light sand stucco system. The main entrance is accentuated with an automatic aluminum sliding storefront bi-doors with matching side windows and transom above and numerous three (3') foot section storefront windows with transom along the front and sides. Furthermore, the building aesthetics is enhanced by a 3 foot high brick veneer with soldier laid brick trim all around building and at columns. Prefabricated foam cornice trims at top of parapet wall around the building and at tower soffits. Exterior wall sconces at front columns and photo-electric motion sensor light fixtures mounted at sides and rear of building.

Circulation and Parking

Since the project is located within an already developed area, its access points are already established. There is a 30' driveway off of Rogers Road and a 32' driveway off of Speno Drive. The type of use requires 12 parking spaces and based on the site plan, the project meets that requirement. The trash enclosure is located at the rear of the building and will be constructed according to city standards. The City's Engineering department has reviewed the site plan and no comments or concerns were noted regarding the circulation plan.

Signage

The project does identify one monument sign but no specific measurements or placement was submitted. Prior to issuance of a building permit the applicant shall submit a sign application with exact measurements and placement of the proposed signs. Condition of approval #36 requires that the monument sign be constructed with design elements and materials reflective of those of the main building.

Landscaping

Landscaping consists of four trees along with various shrubs throughout the perimeter of the property. The site plan calls for the removal of one existing tree within a curb that will remain. Staff is recommending that the applicant keep that tree to allow the ratio of one (1) tree every ten (10) parking spaces to remain. Staff has included condition #9 requiring that climbing vines be planted along the left side elevation of the building to help the building blend in with the surrounding uses.

Lighting

There are no new proposed pole lights for the project. Lighting for the project consists of canopy lights. This lighting is expected to provide a sense of security and comfort to patrons. Since the project is within a commercial zone in an already developed area, there is no potential concern regarding impacts to surrounding properties. Staff has included condition # 7 requiring that lights under the canopy be recessed or flush with the bottom of the canopy to reduce the potential for glare.

Public Health and Safety

Gasoline service stations are subject to an array of County and State agencies and their associated laws and policies. The project will be subject to review from the Stanislaus County Department of Environmental Resources related to hazardous waste, storage tanks, and a hazardous material management plan. Air emissions are subject to the San Joaquin Valley Air Pollution Control District. The State Department of Toxic Substances Control reviews businesses that generate, transport, treat, or dispose of hazardous waste. Storage tanks are subject to the State Board of Equalization. Any facility that discharges waste that may affect groundwater quality is subject to review from the State Water Resources Control Board. Further, condition of approval #51 requires that the area under the canopy be graded so as to drain to the sewer system, so that oils and other chemicals that may build up in that area are treated properly rather than discharging into the storm water system. Lastly, the project is subject to the latest versions of the California Building and Fire Codes.

Altogether, service stations are highly regulated with the intent to protect the public and the environment. Such regulation and review should reasonably ensure the safety of patrons, residents, and others in the vicinity of the proposed project.

ENVIRONMENTAL REVIEW

An initial study prepared for this project concludes that the project will not have a significant impact on the environment and a draft negative declaration has been prepared reflecting this.

ALTERNATIVE ACTIONS

1. Determine that the findings for the Architectural & Site Plan Review & Conditional Use Permit can be made, and motion to approve Architectural & Site Plan Review #15-06 & Conditional Use Permit #15-08 subject to the conditions recommended in the staff report.
2. Determine that the findings for the Architectural & Site Plan Review & Conditional Use Permit can be made, and motion to approve Architectural & Site Plan Review #15-06 & Conditional Use Permit #15-08 subject to the conditions recommended in the staff report with changes/revisions as may be submitted by the Commission.
3. Determine that the findings for the Architectural & Site Plan Review & Conditional Use Permit cannot be made and deny Architectural & Site Plan Review #15-06 & Conditional Use Permit #15-08.

FINDINGS

To approve the architectural and site plan review, the Planning Commission must find the following:

1. That the architectural and general appearance of the structures and grounds shall have architectural unity and be in keeping with the character of the neighborhood as not to be detrimental to the orderly and harmonious development of the city, or to the desirability of investment or occupation in the neighborhood.
2. That the site plan is consistent with this title, any applicable specific plan, any adopted development standards and design guidelines, and the general plan.

RECOMMENDATION

Staff's recommendation is that the Commission should:

1. Conduct a public hearing and allow members of the public to testify;
2. Consider the issues discussed in this report; And,
3. Motion to approve Architectural & Site Plan Review #15-06 & Conditional Use Permit #15-08 subject to the findings and conditions of approval.

Respectfully submitted,



Teresa Rodriguez
Associate Planner

Attachments

Proposed Conditions of Approval
Project Location
Proposed Site Plan
Proposed Elevations
Proposed Negative Declaration
Public Notice

Conditions of Approval

1. The project shall comply with all applicable State and Municipal Codes, including the 2010 California Building Codes and the 2010 California Green Code and meet the requirements of the Public Works Department, City Engineer, Building Inspector, Planning Department and Fire Chief.
2. The applicant shall comply with all conditions of approval and adopted mitigation measures.
3. Development shall occur in substantial conformance with the site plan as may be approved by the Planning Commission.
4. The applicant shall agree to defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in anyway relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fee's which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
5. Prior to issuance of a certificate of occupancy, mail receptacles shall be provided as required by the Postmaster of the City of Patterson.
6. The applicant shall obtain an encroachment permit from the Public Works Department for any work conducted within the public right-of-way.
7. Lights under the canopy shall be recessed or flush with the bottom of the canopy. Prior to issuance of a building permit, an exterior lighting plan and site lighting footcandle plan shall be prepared subject to the review and approval of the Community Development and Police Departments.
8. That architectural elements proposed for the convenience store shall be included on the canopy and canopy supports. Such elements may include, but are not limited to, decorative masonry work, stucco, and clay tile roofing.
9. That the decorative trellises, similar to those located on the convenience store, shall be included on the left side elevation of the convenience store.
10. Construction shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. on non-holiday weekdays, and on Saturdays to between the hours 8:00 a.m. and 6:00 p.m.; that additional hours may be permitted at the discretion of the Public Works Director. Construction activities may be allowed at any time on the interior of buildings once they are entirely enclosed, in conformance with the City's noise ordinance.

11. Prior to issuance of a certificate of occupancy for each building, all ducts, meters, air conditioning equipment and all other mechanical equipment, whether on the ground, on the structure or elsewhere, shall be screened from public view with materials architecturally compatible with the main structure. It is especially important that gas and electric meters, electric transformers, and large water piping systems be completely screened from a standard public viewing height of 6 feet. All roof-mounted equipment which generates noise, solid particles, odors, etcetera, shall cause the objectionable material or effects to be directed away or shielded from adjoining land designated for residential development. A plan for the treatment of roof top equipment shall be submitted to the Planning Department prior to issuance of a building permit.
12. All planted areas shall be separated from driveways by concrete curbs.
13. Stop signs shall be provided at all project exits and internally as needed to ensure safety, including the internal driveway to the west.
14. Prior to issuance of a building permit, the applicant shall submit a detailed drawing of the trash enclosure for review and approval by the Planning Department and the Public Works Department. Trash enclosures shall be constructed to City standards and shall be architecturally compatible with the design of the project and shall be laid out for easy access by collection trucks.
15. Interior vehicle travel ways shall be designed to be capable of withstanding loads imposed by trash and delivery trucks.
16. All on-site utilities shall be underground and all utility fixtures, transformers, switching boxes and other installations shall be screened from view to the satisfaction of the Planning Department.
17. Per Title 24, Section 2-7102 of the State Disabled Access Regulations, the parking lot shall provide the required number of handicapped parking spaces.
18. Prior to the approval of grading and public improvement plans, the applicant shall establish a deposit account for plan check and inspection costs, post bonds as appropriate and obtain an encroachment permit as required.
19. For landscape and irrigation within the public ROW, a deposit shall be required to cover the installation of irrigation, landscaping, and plant materials (relocation) based upon the estimate of costs to be paid for and provided by the applicant. Project landscape plans must comply with AB1881 (Water Use Efficiency) requirements. Once the landscaping is complete an audit must be completed and the certificate sent into the City.

20. Prior to issuance of certificate of occupancy, the applicant shall post handicapped parking, per Police Department and Americans with Disabilities Act requirements.
21. Prior to issuance of a certificate of occupancy, the applicant shall install a burglary (or robbery) alarm system and security camera system to the satisfaction of the Chief of Police.
22. Permittee shall utilize anti-theft strategies to minimize the risk of thefts related to the availability of alcohol. Such strategies may include but are not limited to the use of anti-theft tags or sensors and CCTV.
23. Prior to issuance of a certificate of occupancy, the address shall be clearly visible on the building per City Standards.
24. Prior to concrete pour inspection, compaction tests are required for all footings.
25. Electrical conduit shall have a separate ground wire installed.
26. Improvements required for project development will include street paving, curb, gutter, street lights, sidewalks, landscaping, the required utilities, grading and drainage.
27. Prior to building permit issuance, the applicant shall submit to the City for review and approval a grading and drainage plan in compliance with all applicable regulations of the City of Patterson.
28. Sewer laterals shall be installed to each building with size to be calculated for the most intensive allowable use to the satisfaction of the Public Works Director.
29. At the time of Public Improvement Plan review, plans shall be submitted to all applicable public utility companies for review. Comments from the utilities regarding required easements, transformer locations, etc. shall be forwarded to Public Works Department for review and approval.
30. The applicant shall pay all applicable fees due the City and other Special Districts providing services to the site.
31. The applicant shall be responsible during construction for cleaning city streets, curbs, gutters and sidewalks of dirt tracked from the subject site. The flushing of dirt and debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Director of Public Works or the Planning Department.
32. All required public improvements shall be designed and constructed in accordance with the City of Patterson Standard Specifications and Drawings, including any standards updated prior to approval of the improvement plans.

33. The project shall include provisions for the sharing of parking, driveway access and shall incorporate easements necessary for all utilities to the approval of the City. Reciprocal use agreements shall be required for ingress, egress, and utilities.
34. The applicant shall submit a mitigation plan for review and approval by the City and the San Joaquin Valley Air Pollution Control District (SJVAPCD) for construction-related emissions prior to construction. Such a plan shall include provisions for compliance with District Rule VIII and shall include at least the following requirements:
 - a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover.
 - b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
 - c. All land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
 - d. With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.
 - e. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, *or* at least six inches of freeboard space from the top of the container shall be maintained.
 - f. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets if and as needed when operations are occurring. *(The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)*
 - g. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
 - h. Limit traffic speeds on unpaved roads to 15 mph; and
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
35. The Sperry Avenue driveway shall be signed for right-turn exit only.

36. All signage shall be submitted for a sign permit and shall be in accordance with relevant provisions of the Patterson Zoning Ordinance and that any proposed monument sign shall be constructed with design elements and materials reflective of those of the main building.
37. Setbacks shall be verified by a licensed surveyor.
38. That the project shall participate in a City-Wide Maintenance Community Facility District (CFD), County Service Area (CSA) #15, or Benefit Assessment District (BAD) and Landscape Maintenance District (LMD. All costs associated with the formation of any maintenance districts/CSA are the responsibility of the developer/project owner.
39. That all trash enclosure must be constructed to comply with the latest Storm Water regulations (not located in close proximity of a drain inlet, have covers, have adequate secondary containment, etc.). Trash enclosures should be sized to comply with commercial recycling requirements. If the trash enclosure is being shared with another facility, the trash enclosure must be adequately sized to be able to service more than one facility. All trash enclosure plans must be reviewed and approved by the City's Planning Department.

Grading

40. Complete grading and drainage plans shall be submitted to and approved by the City Engineer.
41. As required by the Public Works Department, the applicant shall deposit with the City, at time of plan check submittal, adequate funds to employ a qualified independent engineering consultant selected by the City to review grading and drainage improvement plans and to inspect the site prior to and during all major site preparation and grading. A qualified Soils Engineer shall submit tests and reports to certify each parcel as ready for construction prior to starting foundations.
42. Where the difference in average elevations between adjacent lots is in excess of six inches, slope shall not exceed 2 to 1 grade or a grade found reasonable in the soils report, or a retaining wall shall be required.
43. Prior to any site grading or construction, an erosion control plan and program shall be submitted to and approved by the Public Works Department. Said plan and program shall address specific temporary and permanent erosion control measures associated with the project.
44. It is the contractor's responsibility to use watering, dust fences, or other methods as directed by the City, to control dust throughout the construction operation. The applicant shall use all reasonable efforts to obtain non-potable water for construction or dust control purposes. This condition shall not be interpreted as prohibiting the use of

City water supplies for the irrigation of street lines and landscaping required in common areas.

45. All grading construction debris materials shall be removed and disposed into an approved dump site prior to any excavation or fill operations and/or as directed by the Public Works Director.
46. The applicant or his/her agents or employees shall be responsible for removal and clean-up of any spill on public streets during his entire grading operations.
47. Lots shall drain into a street or approved drain in such a manner that there will be no undrained depressions. The design of all such drains shall be subject to the review and approval of the City Engineer.
48. An engineering cost estimate shall be submitted with the grading and improvement plans for public improvements. The applicant's engineer shall sign and stamp the calculation and cost estimates prior to issuance of building permits.
49. Prior to issuance of the grading permit, final right-of-way width and routes for drainage channels, pipelines, and service roads needed shall be established.
50. Measures to control erosion during construction shall be incorporated into the grading plans, and shall be subject to review and approval by the City Engineer.
51. Prior to issuance of a grading permit, the applicant shall submit a soils report, prepared by a registered geologist or qualified civil engineer, concerning soil conditions for grading, excavations, slope stabilization and revegetation, and footing and foundation construction.
52. The applicant shall obtain a grading permit for on-site excavation and fill prior to construction.
53. Grading of the pump area under the canopy shall be such that all drainage is captured and discharged to the sanitary sewer system to avoid possible contamination of storm water.

Sewer, Water and Drainage

54. Prior to issuance of a building permit, sufficient water pressure and capacity to serve the portion of the project area where such development is proposed will be assured.
55. Design of the proposed project facilities shall include provisions to minimize water requirements, including the use of the following, to the extent deemed practical by the City:

- a) Use of low-flow fixtures, including shower heads and toilets as per the Uniform Building Code.
 - b) Use of drought-tolerant, native landscaping.
54. The applicant shall design, construct and dedicate all water distribution mains and appurtenances, including a 15-foot easement for mains on private property, to the satisfaction of the City. All water distribution systems within project boundaries shall be extended for connection by future development. The applicant may request reimbursements from other future development which may benefit directly from the oversizing or over capacity of water system improvements installed or paid for by the applicant.
55. Non-potable water mains and appurtenances shall be installed as required by the City for demands that are compatible with non-potable water, including, but not limited to, landscape irrigation and car washing. Non-potable water system and installation shall be in accordance with the latest version of the City's non-potable water standards or guidelines, including pipe color, signage, cross connection control program, etc.
56. Separate water meters shall be installed for landscaping and indoor water services.
57. That all pre-existing sewer laterals and storm drains lines should be video inspected to ensure that the lines are clear of any debris and that they are not damaged.
58. All improvements shall be designed in accordance with the City of Patterson Improvement Standards, to the satisfaction of the Public Works Department.
59. Any abandoned wells on the project site shall be destroyed in accordance with requirements of the Stanislaus County Environmental Health Division prior to issuance of any grading permit or other site improvements. All abandoned/destroyed wells shall be clearly shown on the improvement plans for the project. Confirmation of well destruction shall be provided to the Public Works Department.
60. The project shall comply with City of Patterson Best Management Practices as defined in the City's latest Urban Water Management Plan, California Urban Water Conservation Council BMPs, AB 1881, and mandatory water conservation measures defined in the State of California Green Building Code.
61. Water mains shall be installed on-site to provide adequate flow and reliability as required by the City Water Engineer and Fire Marshal. Building fire suppression demands shall not exceed 2,500 gpm, or as limited by the water distribution system.
62. Backflow prevention devices shall be installed by the applicant on all water services as required by the Public Works Department and the California Department of Public Health standards.

63. Future drainage system discharges shall comply with applicable state and federal pollutant discharge requirements.
64. Final inspection of the sewer and storm drain system shall be by televised inspection device as approved by the City Engineer at applicant's expense.
65. An appropriate sewer interceptor shall be included to the satisfaction of the City Engineer.
66. Runoff shall be detained and metered into the storm drainage system to the satisfaction of the City Engineer.
67. A grease interceptor shall be provided with a sampling point. The grease interceptor shall be located outside the building where it can be easily inspected by the City.

Roads

68. All sight distances for all corners and driveways shall conform to the City's sight distance requirements to the satisfaction of the City Engineer.
69. All streets, alleys, sidewalks, curbs, and gutters adjacent to the project shall be improved as necessary to provide safe vertical and horizontal transitions to connect improvements constructed within this project to existing improvements, as directed by the City Engineer. Any street, alley, sidewalk, or curb damaged by the applicant or its agents or employees shall be repaired, prior to final acceptance of tract improvements by the City Council or sooner at the discretion of the City Engineer.
70. The applicant shall install street frontage improvements per ordinance to the satisfaction of the Department of Public Works. These improvements may include, but are not limited necessarily to, grading, curb and gutter, sidewalk, paving, storm drain, sanitary sewer, and water facilities.
71. The applicant shall pay for, and the Applicant shall install, to the City's satisfaction, street name signs, traffic regulatory and warning signs, and any necessary street striping and markings as required by the City Engineer. The signs shall conform to the City's requirements and shall be purchased by the applicant. Striping and signing shall be paid for by the applicant subject to review and approval of the City, and made a part of the improvement plans.
72. That the developer must update all ADA ramps within the project limits to current standards/requirements.
73. That the developer must replace all damaged existing concrete sidewalks within the project limits per City Standards.

74. That the developer must replace all damaged existing curb and gutter within the project limits per City Standards.
75. That the developer must install new sidewalk along Annamarie Ave that's within the project limits.
76. That all existing utilities (fire hydrants, storm drain inlet, street lights, pullbox, transformer, etc.) must be protected in place or replaced per city standards if damaged during construction.
77. That the applicant shall install a 'Stop' and 'Street' sign at Anna Marie Ave and Rogers Rd.

Utilities

78. All on-site utilities shall be underground. All existing overhead utilities adjacent to the property or within the property shall be placed underground.
79. Street lights will be provided and installed to the satisfaction of the City of Patterson Department of Public Works. The type, height, and design of street lights shall be subject to review and approval by the City and will direct lighting downward, shielding to the greatest extent practical, light exposure beyond that needed for proper intersection or street lighting.
80. The applicant is to be responsible for all damages to existing and new telephone facilities caused by workers or subcontractors under the direction of the applicant.
81. All new telephone facilities shall be underground except where indicated by the telephone company upon engineering of the project.
82. The applicant shall provide all necessary on-site easements for streets, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the City. Said easements shall be subject to the review and approval of the Public Works Department, City Engineer and the City Attorney.
83. All water, gas, sewer, underground electrical power, cable T.V., or telephone lines, or conduits, or underground drain lines shall be installed before any paving is placed. Utility stub connections to property boundaries of each parcel may be omitted only with the express and written permission of the City Engineer.
84. The applicant shall install adequately sized utility services and laterals prior to final acceptance.

Fire Department

85. All new construction shall meet the requirements of the City Fire Department.

86. Fire Department approved Knox boxes shall be installed to the right of the main entrance door with top of box to be no higher than 5' above finished grade.
87. That if any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided.
88. That a 20' fire access lane shall be maintained around the perimeter of the building.
89. That Fire Department connections shall be within 75' of a fire hydrant and located at the street.
90. That a fire alarm system shall be UL certified for the life of the building.
91. That fire extinguishers shall be mounted in cabinets at fuel pump islands. Top of extinguishers shall not be more than 48" above finished grade.
92. That all fire extinguishers within the building shall be at least a 2A10BC.
93. Fire hydrants shall be located to Fire Chief's specifications. Fire hydrants and fire hydrant flows shall meet all City of Patterson standards.
94. All roofs shall be class "A".
95. Prior to issuance of a certificate of occupancy, all buildings must be fully sprinkled per Building and Fire Department guidelines.
96. That the building shall be properly addressed with numerals at least 6" tall, contrasting with background, illuminated between dusk and dawn daily and be clearly visible from the street.

PROJECT LOCATION



FIRE PROTECTION NOTES:

1. FIRE PROTECTION SHALL BE PROVIDED TO ALL OCCUPANCY CLASSIFICATIONS AS SHOWN ON THE FIRE PROTECTION SCHEDULE.
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GENERAL NOTES:

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OCCUPANT LOAD TABLE

AREA	USE	AREA (SQ FT)	LOAD (PSF)	TOTAL LOAD (PEOPLE)
ROOF	ROOF	1000	10	1000
FIRST FLOOR	OFFICE	2000	10	2000
SECOND FLOOR	OFFICE	2000	10	2000
THIRD FLOOR	OFFICE	2000	10	2000
FOURTH FLOOR	OFFICE	2000	10	2000
FIFTH FLOOR	OFFICE	2000	10	2000
SIXTH FLOOR	OFFICE	2000	10	2000
SEVENTH FLOOR	OFFICE	2000	10	2000
EIGHTH FLOOR	OFFICE	2000	10	2000
NINTH FLOOR	OFFICE	2000	10	2000
TENTH FLOOR	OFFICE	2000	10	2000

SITE COORDINATES:

COORDINATE	VALUE
NORTHING	4211781
EASTING	1000000
ZONE	18N
UTM PROJECTION	WGS 84 / UTM
SCALE	1:1000
UNIT	METERS

ABBREVIATIONS:

SYMBOL	DESCRIPTION
AA	ADJACENT
AC	ACCESS
AD	ADDITIONAL
AE	ALTERNATE
AF	ALTERNATIVE
AG	ALTERNATIVE
AH	ALTERNATIVE
AI	ALTERNATIVE
AJ	ALTERNATIVE
AK	ALTERNATIVE
AL	ALTERNATIVE
AM	ALTERNATIVE
AN	ALTERNATIVE
AO	ALTERNATIVE
AP	ALTERNATIVE
AQ	ALTERNATIVE
AR	ALTERNATIVE
AS	ALTERNATIVE
AT	ALTERNATIVE
AU	ALTERNATIVE
AV	ALTERNATIVE
AW	ALTERNATIVE
AX	ALTERNATIVE
AY	ALTERNATIVE
AZ	ALTERNATIVE

LEGEND:

SYMBOL	DESCRIPTION
1	ADJACENT
2	ACCESS
3	ADDITIONAL
4	ALTERNATE
5	ALTERNATIVE
6	ALTERNATIVE
7	ALTERNATIVE
8	ALTERNATIVE
9	ALTERNATIVE
10	ALTERNATIVE
11	ALTERNATIVE
12	ALTERNATIVE
13	ALTERNATIVE
14	ALTERNATIVE
15	ALTERNATIVE
16	ALTERNATIVE
17	ALTERNATIVE
18	ALTERNATIVE
19	ALTERNATIVE
20	ALTERNATIVE

REFERENCE SYMBOLS LEGEND:

SYMBOL	DESCRIPTION
1	ADJACENT
2	ACCESS
3	ADDITIONAL
4	ALTERNATE
5	ALTERNATIVE
6	ALTERNATIVE
7	ALTERNATIVE
8	ALTERNATIVE
9	ALTERNATIVE
10	ALTERNATIVE
11	ALTERNATIVE
12	ALTERNATIVE
13	ALTERNATIVE
14	ALTERNATIVE
15	ALTERNATIVE
16	ALTERNATIVE
17	ALTERNATIVE
18	ALTERNATIVE
19	ALTERNATIVE
20	ALTERNATIVE

PROJECT DATA:

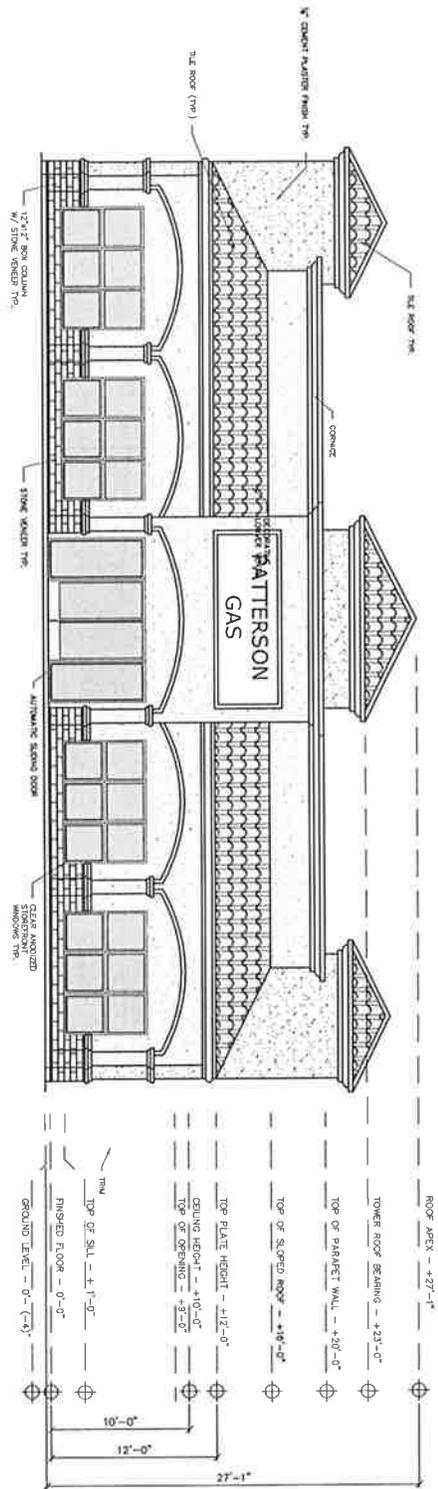
PROJECT NAME	ROGERS ROAD GAS STATION
PROJECT NO.	2024-001
PROJECT TYPE	REPAIR/REPLACE
CLIENT	AT&T
DATE	10/20/2024
SCALE	AS SHOWN
PROJECT LOCATION	ROGERS ROAD & SPENO DRIVE, PATTERSON, CA
PROJECT AREA	1.5 ACRES
PROJECT PERIOD	12 MONTHS
PROJECT STATUS	UNDERWAY
PROJECT CONTACT	JOHN DOE
PROJECT PHONE	(916) 555-1234
PROJECT FAX	(916) 555-5678
PROJECT EMAIL	john.doe@att.com
PROJECT WEBSITE	www.att.com
PROJECT ADDRESS	123 MAIN ST, PATTERSON, CA 95363
PROJECT CITY	PATTERSON, CA
PROJECT STATE	CA
PROJECT ZIP	95363
PROJECT COUNTY	SUTTER
PROJECT DISTRICT	1
PROJECT ZONE	18N
PROJECT UTM	1000000
PROJECT NORTHING	4211781
PROJECT EASTING	1000000
PROJECT UTM PROJECTION	WGS 84 / UTM
PROJECT SCALE	1:1000
PROJECT UNIT	METERS

SITE DATA:

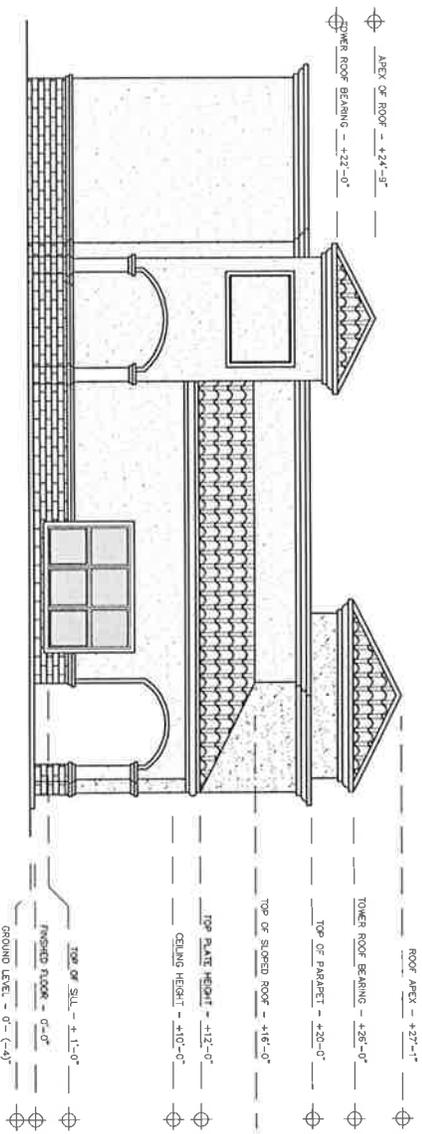
TOTAL AREA	1.5 ACRES
ROOF AREA	1000 SQ FT
FIRST FLOOR AREA	2000 SQ FT
SECOND FLOOR AREA	2000 SQ FT
THIRD FLOOR AREA	2000 SQ FT
FOURTH FLOOR AREA	2000 SQ FT
FIFTH FLOOR AREA	2000 SQ FT
SIXTH FLOOR AREA	2000 SQ FT
SEVENTH FLOOR AREA	2000 SQ FT
EIGHTH FLOOR AREA	2000 SQ FT
NINTH FLOOR AREA	2000 SQ FT
TENTH FLOOR AREA	2000 SQ FT
PERCENT COVERED	100%
PERCENT OPEN	0%
PERCENT PAVED	100%
PERCENT UNPAVED	0%
PERCENT ASPHALT	100%
PERCENT CONCRETE	0%
PERCENT GRAVEL	0%
PERCENT SOIL	0%
PERCENT VEGETATION	0%
PERCENT WATER	0%
PERCENT AIR	0%
PERCENT GROUNDWATER	0%
PERCENT SURFACE WATER	0%
PERCENT UNDERGROUND WATER	0%
PERCENT AIR POLLUTION	0%
PERCENT SOIL POLLUTION	0%
PERCENT WATER POLLUTION	0%
PERCENT GROUNDWATER POLLUTION	0%
PERCENT SURFACE WATER POLLUTION	0%
PERCENT UNDERGROUND WATER POLLUTION	0%
PERCENT AIR POLLUTION SOURCE	0%
PERCENT SOIL POLLUTION SOURCE	0%
PERCENT WATER POLLUTION SOURCE	0%
PERCENT GROUNDWATER POLLUTION SOURCE	0%
PERCENT SURFACE WATER POLLUTION SOURCE	0%
PERCENT UNDERGROUND WATER POLLUTION SOURCE	0%
PERCENT AIR POLLUTION SINK	0%
PERCENT SOIL POLLUTION SINK	0%
PERCENT WATER POLLUTION SINK	0%
PERCENT GROUNDWATER POLLUTION SINK	0%
PERCENT SURFACE WATER POLLUTION SINK	0%
PERCENT UNDERGROUND WATER POLLUTION SINK	0%
PERCENT AIR POLLUTION TREATMENT	0%
PERCENT SOIL POLLUTION TREATMENT	0%
PERCENT WATER POLLUTION TREATMENT	0%
PERCENT GROUNDWATER POLLUTION TREATMENT	0%
PERCENT SURFACE WATER POLLUTION TREATMENT	0%
PERCENT UNDERGROUND WATER POLLUTION TREATMENT	0%
PERCENT AIR POLLUTION MONITORING	0%
PERCENT SOIL POLLUTION MONITORING	0%
PERCENT WATER POLLUTION MONITORING	0%
PERCENT GROUNDWATER POLLUTION MONITORING	0%
PERCENT SURFACE WATER POLLUTION MONITORING	0%
PERCENT UNDERGROUND WATER POLLUTION MONITORING	0%
PERCENT AIR POLLUTION CONTROL	0%
PERCENT SOIL POLLUTION CONTROL	0%
PERCENT WATER POLLUTION CONTROL	0%
PERCENT GROUNDWATER POLLUTION CONTROL	0%
PERCENT SURFACE WATER POLLUTION CONTROL	0%
PERCENT UNDERGROUND WATER POLLUTION CONTROL	0%
PERCENT AIR POLLUTION MITIGATION	0%
PERCENT SOIL POLLUTION MITIGATION	0%
PERCENT WATER POLLUTION MITIGATION	0%
PERCENT GROUNDWATER POLLUTION MITIGATION	0%
PERCENT SURFACE WATER POLLUTION MITIGATION	0%
PERCENT UNDERGROUND WATER POLLUTION MITIGATION	0%
PERCENT AIR POLLUTION AVOIDANCE	0%
PERCENT SOIL POLLUTION AVOIDANCE	0%
PERCENT WATER POLLUTION AVOIDANCE	0%
PERCENT GROUNDWATER POLLUTION AVOIDANCE	0%
PERCENT SURFACE WATER POLLUTION AVOIDANCE	0%
PERCENT UNDERGROUND WATER POLLUTION AVOIDANCE	0%
PERCENT AIR POLLUTION REDUCTION	0%
PERCENT SOIL POLLUTION REDUCTION	0%
PERCENT WATER POLLUTION REDUCTION	0%
PERCENT GROUNDWATER POLLUTION REDUCTION	0%
PERCENT SURFACE WATER POLLUTION REDUCTION	0%
PERCENT UNDERGROUND WATER POLLUTION REDUCTION	0%
PERCENT AIR POLLUTION PREVENTION	0%
PERCENT SOIL POLLUTION PREVENTION	0%
PERCENT WATER POLLUTION PREVENTION	0%
PERCENT GROUNDWATER POLLUTION PREVENTION	0%
PERCENT SURFACE WATER POLLUTION PREVENTION	0%
PERCENT UNDERGROUND WATER POLLUTION PREVENTION	0%
PERCENT AIR POLLUTION RESTORATION	0%
PERCENT SOIL POLLUTION RESTORATION	0%
PERCENT WATER POLLUTION RESTORATION	0%
PERCENT GROUNDWATER POLLUTION RESTORATION	0%
PERCENT SURFACE WATER POLLUTION RESTORATION	0%
PERCENT UNDERGROUND WATER POLLUTION RESTORATION	0%
PERCENT AIR POLLUTION REVERSAL	0%
PERCENT SOIL POLLUTION REVERSAL	0%
PERCENT WATER POLLUTION REVERSAL	0%
PERCENT GROUNDWATER POLLUTION REVERSAL	0%
PERCENT SURFACE WATER POLLUTION REVERSAL	0%
PERCENT UNDERGROUND WATER POLLUTION REVERSAL	0%
PERCENT AIR POLLUTION REMEDIATION	0%
PERCENT SOIL POLLUTION REMEDIATION	0%
PERCENT WATER POLLUTION REMEDIATION	0%
PERCENT GROUNDWATER POLLUTION REMEDIATION	0%
PERCENT SURFACE WATER POLLUTION REMEDIATION	0%
PERCENT UNDERGROUND WATER POLLUTION REMEDIATION	0%
PERCENT AIR POLLUTION TREATMENT	0%
PERCENT SOIL POLLUTION TREATMENT	0%
PERCENT WATER POLLUTION TREATMENT	0%
PERCENT GROUNDWATER POLLUTION TREATMENT	0%
PERCENT SURFACE WATER POLLUTION TREATMENT	0%
PERCENT UNDERGROUND WATER POLLUTION TREATMENT	0%
PERCENT AIR POLLUTION MONITORING	0%
PERCENT SOIL POLLUTION MONITORING	0%
PERCENT WATER POLLUTION MONITORING	0%
PERCENT GROUNDWATER POLLUTION MONITORING	0%
PERCENT SURFACE WATER POLLUTION MONITORING	0%
PERCENT UNDERGROUND WATER POLLUTION MONITORING	0%
PERCENT AIR POLLUTION CONTROL	0%
PERCENT SOIL POLLUTION CONTROL	0%
PERCENT WATER POLLUTION CONTROL	0%
PERCENT GROUNDWATER POLLUTION CONTROL	0%
PERCENT SURFACE WATER POLLUTION CONTROL	0%
PERCENT UNDERGROUND WATER POLLUTION CONTROL	0%
PERCENT AIR POLLUTION MITIGATION	0%
PERCENT SOIL POLLUTION MITIGATION	0%
PERCENT WATER POLLUTION MITIGATION	0%
PERCENT GROUNDWATER POLLUTION MITIGATION	0%
PERCENT SURFACE WATER POLLUTION MITIGATION	0%
PERCENT UNDERGROUND WATER POLLUTION MITIGATION	0%
PERCENT AIR POLLUTION AVOIDANCE	0%
PERCENT SOIL POLLUTION AVOIDANCE	0%
PERCENT WATER POLLUTION AVOIDANCE	0%
PERCENT GROUNDWATER POLLUTION AVOIDANCE	0%
PERCENT SURFACE WATER POLLUTION AVOIDANCE	0%
PERCENT UNDERGROUND WATER POLLUTION AVOIDANCE	0%
PERCENT AIR POLLUTION REDUCTION	0%
PERCENT SOIL POLLUTION REDUCTION	0%
PERCENT WATER POLLUTION REDUCTION	0%
PERCENT GROUNDWATER POLLUTION REDUCTION	0%
PERCENT SURFACE WATER POLLUTION REDUCTION	0%
PERCENT UNDERGROUND WATER POLLUTION REDUCTION	0%
PERCENT AIR POLLUTION PREVENTION	0%
PERCENT SOIL POLLUTION PREVENTION	0%
PERCENT WATER POLLUTION PREVENTION	0%
PERCENT GROUNDWATER POLLUTION PREVENTION	0%
PERCENT SURFACE WATER POLLUTION PREVENTION	0%
PERCENT UNDERGROUND WATER POLLUTION PREVENTION	0%
PERCENT AIR POLLUTION RESTORATION	0%
PERCENT SOIL POLLUTION RESTORATION	0%
PERCENT WATER POLLUTION RESTORATION	0%
PERCENT GROUNDWATER POLLUTION RESTORATION	0%
PERCENT SURFACE WATER POLLUTION RESTORATION	0%
PERCENT UNDERGROUND WATER POLLUTION RESTORATION	0%
PERCENT AIR POLLUTION REVERSAL	0%
PERCENT SOIL POLLUTION REVERSAL	0%
PERCENT WATER POLLUTION REVERSAL	0%
PERCENT GROUNDWATER POLLUTION REVERSAL	0%
PERCENT SURFACE WATER POLLUTION REVERSAL	0%
PERCENT UNDERGROUND WATER POLLUTION REVERSAL	0%
PERCENT AIR POLLUTION REMEDIATION	0%
PERCENT SOIL POLLUTION REMEDIATION	0%
PERCENT WATER POLLUTION REMEDIATION	0%
PERCENT GROUNDWATER POLLUTION REMEDIATION	0%
PERCENT SURFACE WATER POLLUTION REMEDIATION	0%
PERCENT UNDERGROUND WATER POLLUTION REMEDIATION	0%

DESIGN SPECIFICATIONS:

DESIGN TYPE	REPAIR/REPLACE
DESIGN CODE	2018 IBC
DESIGN STANDARD	AS SHOWN
DESIGN PERIOD	100 YEARS
DESIGN WIND SPEED	150 MPH
DESIGN WIND DIRECTION	AS SHOWN
DESIGN WIND DURATION	3 SECONDS
DESIGN WIND EXPOSURE	EXPOSED
DESIGN WIND TERRAIN	FLAT
DESIGN WIND OBSTRUCTION	NONE
DESIGN WIND GUST FACTOR	1.0
DESIGN WIND PEAK FACTOR	1.0
DESIGN WIND RAIN FACTOR	1.0
DESIGN WIND HAIL FACTOR	1.0
DESIGN WIND DEBRIS FACTOR	1.0
DESIGN WIND ICE FACTOR	1.0
DESIGN WIND SAND FACTOR	1.0
DESIGN WIND SILT FACTOR	1.0
DESIGN WIND DUST FACTOR	1.0
DESIGN WIND POLLUTION FACTOR	1.0
DESIGN WIND ACID FACTOR	1.0
DESIGN WIND OZONE FACTOR	1.0
DESIGN WIND NITROGEN DIOXIDE FACTOR	1.0
DESIGN WIND SULFUR DIOXIDE FACTOR	1.0
DESIGN WIND AMMONIA FACTOR	1.0
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DESIGN WIND ETHANE FACTOR	1.0
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DESIGN WIND NONHEXACONTANE FACTOR	1.0
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DESIGN WIND SEPTHEPTACONTANE FACTOR	1.0
DESIGN WIND OCTHEPTACONTANE FACTOR	1.0
DESIGN WIND NONHEPTACONTANE FACTOR	



FRONT ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION - WEST
SCALE: 1/8" = 1'-0"

CENTRAL VALLEY
ENGINEERING & SURVEYING, INC.

CVEAS

200 1000 STREET
SANTA CLARA
PATERSON, CA 95367
TEL: 415.251.1500 FAX: 415.251.1501
WWW.CVEAS.COM

TEL: 415.251.1500
FAX: 415.251.1501
WWW.CVEAS.COM

"PATTERSON GAS"
GAS STATION MINI-MART
ROGERS ROAD & SPENO DRIVE
PATTERSON, CA 95363
APN: 021-028-038



REVISIONS	DATE

EXTERIOR ELEVATIONS

CHECKS JOB # 1 2010

DATE 1-2-2010

DRAWN BY SJK/ML

CHECKED BY ML

SCALE NOTE ON PLAN

PLAN CHECKER SJK

A2.0

CITY OF PATTERSON
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 667, PATTERSON, CALIFORNIA 95363
(209) 895-8020, FAX (209) 895-8019

FILED
2015 DEC 14 PM 1:51
STANISLAUS CO. CLERK-RECORDER
Jennifer Mercado

PROPOSED
NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et. seq.) that the project for Patterson Gas which, when implemented, will not have a significant impact on the environment.

PROJECT TITLE: Patterson Gas

PROJECT LOCATION: APN 021-028-038, Southeast corner of Rogers Road and Speno Drive

DESCRIPTION OF PROJECT: A new 2,853 square foot gas station (convenience store) with a 57'x40' Canopy cover for 8 bays (4 pumps). The convenience store will sell the usual snacks plus beer and wine. The operational hours would be 24 hours/day 7 days/week.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION:

1. The project will not adversely affect water or air quality or increase noise levels;
2. The project will not have adverse impacts on the flora and fauna of the area;
3. The project will not degrade the aesthetic quality of the area;
4. The project will not have adverse impacts on traffic or land use;
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment;
 - b. Create impacts which achieve short-term to the disadvantage of long term environmental goals;
 - c. Create impacts for a project which are individually limited, but cumulatively considerable;
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly;

The City of Patterson has, therefore, determined that the potential environmental impact of the project is insignificant.

MITIGATION MEASURES INCLUDED IN THE PROJECT, IF ANY, TO AVOID POTENTIALLY SIGNIFICANT EFFECTS: N/A

INITIAL STUDY: The City of Patterson Community Development Department has reviewed the potential environmental impacts of this project and has found that the probable impacts are potentially insignificant. A copy of the Initial Study is attached.

REVIEW PERIOD: December 14, 2015 through January 12, 2016

All comments regarding correctness, completeness, or adequacy of this Negative Declaration must be received by the City of Patterson Community Development Department, PO Box 667, Patterson, CA 95363 or at (209) 895-8020, no later than 5:00 p.m. on January 12, 2016.

DATE: December 14, 2015

SIGNATURE:

Teresa Rodriguez, Associate Planner

Phone: (209) 895-8020

Fax:

(209) 895-8019



CITY OF PATTERSON

Initial Study of Environmental Impact

I. Summary of Findings

Project Name:	Patterson Gas
Project Description:	A new 2,853 square foot gas station (convenience store) with a 57'x40' Canopy cover for 8 bays (4 pumps). The convenience store will sell the usual snacks plus beer and wine. The operational hours would be 24 hours/day 7 days/week.
Sources:	This initial study was prepared using the Patterson Zoning Ordinance, 2010 General Plan, 2010 General Plan EIR, the 2001 Municipal Water Master Plan, the 2003 Patterson Wastewater Master Plan, and the City's guidelines for the implementation of CEQA.
Applicant:	City of Patterson, 1 Plaza, PO Box 667, Patterson, CA 95363
Recommendation:	Negative Declaration.
Location:	Southeast Corner of Rogers Road and Speno Drive, APN: 021-028-038
Date:	December 14, 2015

II. Project Description

The project consists of a new 2,853 square foot convenience store and gas station. The convenience store would sell the typical snack food plus beer and wine. The project includes a 57'x40' canopy covering 8 bays (4 pumps). The project would provide 8 new parking stalls with 1 accessible stall. Typical business hours for this type of business are 24 hours/day 7 days/week.

Environmental Setting

The site area is an undeveloped parcel of the Villa Del Lago Development. Surrounding uses include commercial uses to the north, commercial to the west and south, hotel to the east. See Figure 1. Applicant would be installing all the onsite public improvements for the project. See Figure 2.

Figure 1 – Project Location:

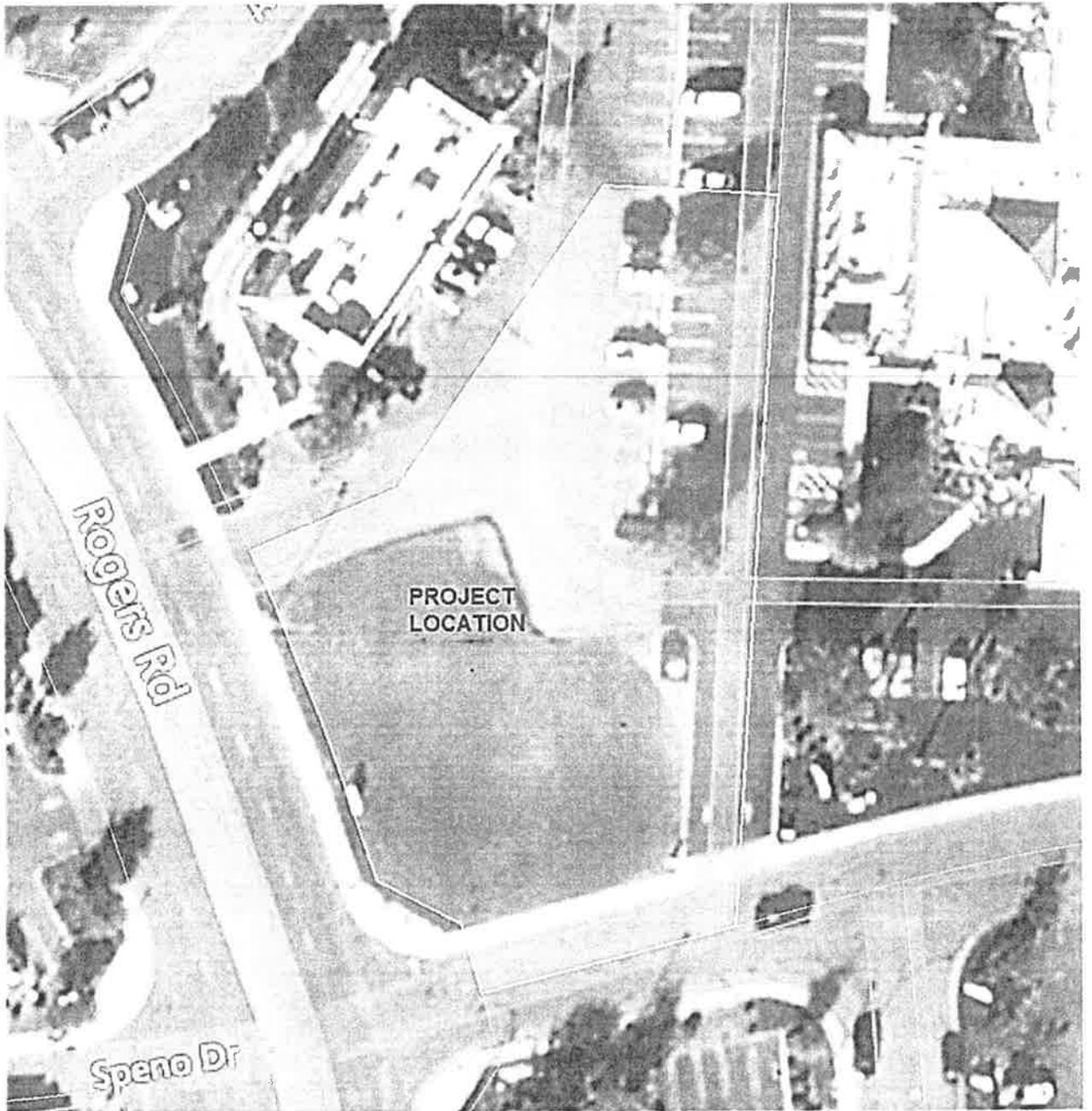
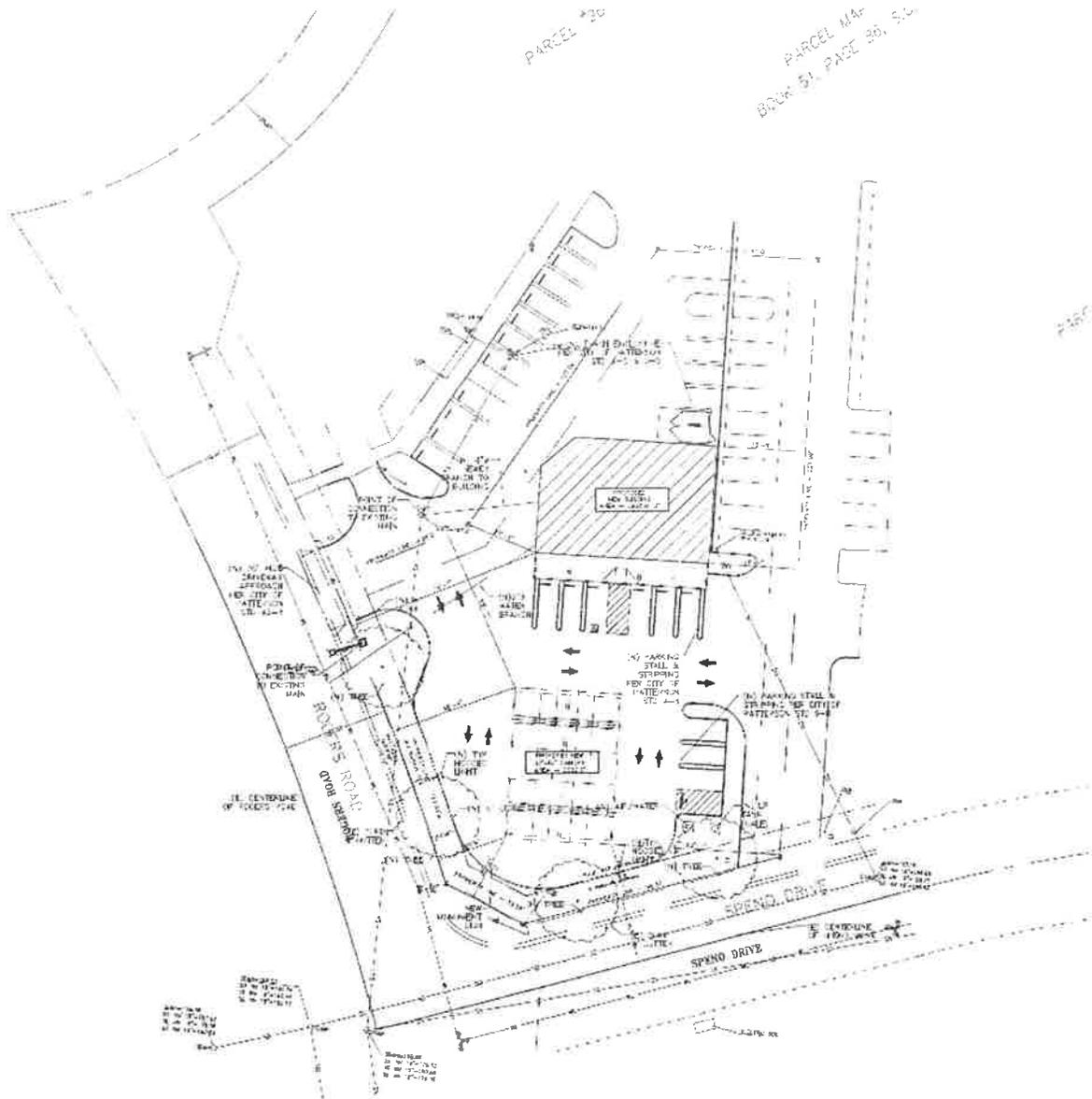


Figure 2 – Project Site



III. Initial Study Environmental Checklist

This section discusses potential environmental impacts associated with approval of the proposed project.

The following guidance, adapted from Appendix I of the State CEQA Guidelines, was followed in answering the checklist questions:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the discussion. A “No Impact” answer is adequately supported if the discussion shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained when it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. All analyses must be based on a comparison between conditions that would occur if the project were implemented and existing conditions (also known as baseline conditions).
4. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
5. “Potentially Significant unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (State CEQA Guidelines Section 15063[c][D]). Earlier analyses are discussed in the project description above under “Previous Environmental Documents and Site-Specific Information”.

The discussion that follows each section of checklist questions:

- analyzes previously certified environmental analysis and/or mitigation relevant to the issue, including the potential for each effect to be significant and adverse and standard requirements and measures that will preclude adverse impacts;
- describes proposed measures that will preclude adverse impacts;
- analyzes the potential for residual or remaining significant adverse impacts following implementation of the project and all previously identified, standard, and proposed requirements and measures; and
- summarizes the applicable mitigation measures established by the various support documents and project-specific measures that will reduce the impacts to a less-than-significant level.

Identification of the potential for residual significant adverse environmental impacts would trigger the need for preparation of an EIR. For issue areas in which no significant adverse impact would result or impacts would be reduced to a less-than-significant level by mitigation, further analysis is not required.

I. LAND USE AND PLANNING

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Conflict with general plan designation or zoning?				■
b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?				■
c. Be incompatible with existing land use in the vicinity?				■
d. Affect agricultural resources or operations (e.g., impacts on soils or farmlands, or impacts from incompatible land uses)?				■
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				■

Setting:

The basis for land use and planning in the city is the City of Patterson 2010 General Plan, adopted in November 2010. The 2010 General Plan Land Use Element provides the primary guidance on issues related to land use, land use intensity, and design. In conjunction with the General Plan, Title 18 of the City of Patterson Municipal Code establishes zoning districts in the city and specifies allowable uses and development standards for each district.

The City updated its Zoning Ordinance in 2013. As shown in the City of Patterson General Plan Zoning Map, the project site is designated Highway Service Commercial (HSC). Pursuant to section 18.42 of the City of Patterson Municipal Code, an automobile fueling station is permitted with a conditional use permit while general retail uses are permitted by right in the HSC zoning district.

A new 2,853 square foot gas station (convenience store) with a 57'x40' Canopy cover for 8 bays (4 pumps). The convenience store will sell the usual snacks plus beer and wine. The operational hours would be 24 hours/day 7 days/week.

Discussion Of Impacts:

- a) *No Impact.* The project site is located within a commercial district surrounded by similar uses.

- b) *No Impact.* As noted above, the project site is currently designated Highway Service Commercial. The proposed project would be consistent with the current designation; therefore the project would have no impact on the City's applicable land use plans and applicable polices.
- c) *No Impact.* No habitat conservation or natural community conservation plans are applicable to the project site. There would be no impact.

Mitigation Measures

None required.

II. POPULATION AND HOUSING

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of road or other infrastructure)?			■	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■

Setting:

According to the California Department of Finance (Jan. 2015), the population of the City of Patterson was 21,094 in 2015.

Discussion Of Impacts:

- a) *Less Than Significant Impact.* The proposed project does not include the construction of any new homes. Employment opportunities would be limited to construction workers during the construction period and an estimated 3 full-time employees five days a week. The project is proposing 2-3 full time employees at the project site. As such, the project would not add a substantial number of employees who would require additional housing or extension of roads or infrastructure. The project would not result in population growth and this impact would be less than significant.
- b) *No Impact.* Project site is currently vacant and zoned for commercial use. Therefore, project implementation would not displace any housing or people.
- c) *No Impact.*

Mitigation Measures

None Required.

III. GEOLOGIC HAZARDS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
a. Fault rupture?				■
b. Seismic ground shaking?				■
c. Seismic ground failure, including liquefaction?				■
d. Seiche, tsunami, or volcanic hazard?				■
e. Landslides or mudflows?				■
f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?			■	
g. Subsidence of the land?				■
h. Expansive soils?			■	
i. Unique geologic or physical features?				■

Setting

The area is within a zone of low seismic activity. All impacts have been addressed in the General Plan EIR. No significant soils effects or geological problems are expected which cannot be addressed through the use of current engineering standards adopted by the City and State.

Discussion of Impacts

- a) *No Impact.*
- b) *No Impact.*
- c) *No Impact.*
- d) *No Impact.*
- e) *No Impact.*
- f) *Less Than Significant Impact.* Project site soils have a low erosion potential. However, project implementation would include land clearing, excavating, and other soil disturbing activities which would expose site soils to wind and water erosion. All construction activities would be subject to California Building Code Chapter 70 standards, which would ensure implementation of appropriate measure during grading activities to reduce soil erosion.

g) *No Impact.*

h) *Less Than Significant Impact.* The impact of expansive soils on the project site will be less than significant. However, the project shall be designed as required for expansive soils conditions that will be addressed during the plan check phase.

i) *No Impact.*

Conclusion

The project will not result in impacts relating to geologic hazards considered to be significant.

IV. DRAINAGE AND WATER SUPPLY

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?				■
b. Exposure of people or property to water-related hazards such as flooding?				■
c. Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?				■
d. Changes in the amount of surface water in any water body?				■
e. Changes in currents, or the course or direction of water movements?				■
f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?				■
g. Alteration to the direction or rate of flow of groundwater?				■
h. Impacts on groundwater quality?				■
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?				■

Setting

Discussion of Impacts

- a) *No Impact.*
- b) *No Impact.*
- c) *No Impact.*
- d) *No Impact.*
- e) *No Impact.*
- f) *No Impact.*

g) *No Impact.*

h) *No Impact.*

i) *No Impact.*

Conclusion

The project is not expected to result in significant impacts relating to drainage and water quality or quantity.

V. AIR QUALITY

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			■	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				■
c. result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?				■
d. Expose sensitive receptors to substantial pollutant concentrations?				■
e. Create objectionable odors affecting a substantial number of people?			■	

Setting

The project site is located within Stanislaus County which is managed by the San Joaquin Valley Air Control District (SJVACD). Both the US Environmental Protection Agency and the California Air Resources Board have established ambient air quality standards for common pollutants. The ambient air quality standards represent levels of contaminants that are considered at safe levels which avoid specific adverse health effects associated with each pollutant. The ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The SJVACD is classified as a "Severe non-attainment" area for both the federal and State standards for ozone and a "serious" non-attainment area for the federal standard for respirable particulate matter (PM₁₀, or particles 10 microns or smaller in diameter). Emissions of these air pollutants, and their precursors, will increase as a result of motor vehicle trips generated by the project, and from grading and construction operations. Together, these activities may hinder efforts to achieve and maintain air quality standards established by federal and State laws.

Discussion

- a. Development of the project site will result in short-term air pollutant emissions and dust generation from construction activities. Such activities will generate short-term fugitive

dust and vehicle exhaust emissions as a result of excavation, grading, and construction-related vehicle trips.

Construction Emissions

A project's construction phase produces many types of emissions, but PM-10 is the pollutant of greatest concern. PM-10 emissions can result from a variety of construction activities, including excavation, grading, demolition, vehicle travel on paved and unpaved surfaces, and vehicle exhaust. Construction-related emissions can cause substantial increases in localized concentrations of PM-10, as well as affecting PM-10 compliance with ambient air quality standards on a regional basis. Particulate emissions from construction activities can lead to adverse health effects as well as nuisance concerns such as reduced visibility and soiling of exposed surfaces.

The SJVUAPCD's approach to CEQA analyses of construction impacts is to require implementation of effective and comprehensive control measures rather than to require detailed quantification of emissions. PM-10 emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are a number of feasible control measures that can be reasonably implemented to significantly reduce PM-10 emissions from construction. The SJVUAPCD has determined that compliance with Regulation VIII for all sites and implementation of all other control measures as appropriate, depending on the size and location of the project site will constitute sufficient mitigation to reduce PM-10 impacts to a level considered less-than-significant.

San Joaquin Valley Unified Air Pollution Control District air quality mitigation measures are already included as mitigations for all projects as standard procedure to address these issues. Additionally, appropriate policies are dealt with in the 2010 General Plan EIR:

The City shall require all of the following as a condition of project approval of future development projects:

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- With the demolition of buildings up to six stories in height, all exterior surfaces of the

building shall be wetted during demolition.

- When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.
 - All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)
 - Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
 - Within urban areas, track-out (earth material deposited on City streets by construction equipment) shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.
 - Any site with 150 or more vehicle trips per day shall prevent carryout and track-out.
 - Limit traffic speeds on unpaved roads to 15 mph;
 - Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
 - Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;
 - Install wind breaks at windward side(s) of construction areas;
 - Suspend excavation and grading activity when winds exceed 20 mph; and
- Limit area subject to excavation, grading, and other construction activity at any one time. Regardless of wind speed, an owner/operator must comply with Regulation VIII's 20 percent opacity limitation.

- a. Impacts associated with the project are related to construction activities. Such impacts are temporary and have been addressed through the listed measures. As a result, no significant impact is anticipated.

Conclusion

The project will not result in significant impacts to air quality.

VI. TRANSPORTATION/CIRCULATION

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Increased vehicle trips or traffic congestion?			■	
b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				■
c. Inadequate emergency access or access to nearby uses?				■
d. Insufficient parking capacity onsite or offsite?				■
e. Hazards or barriers for pedestrians or bicyclists?				■
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				■
g. Rail, waterborne, or air traffic impacts?				■

Discussion

a) *Less Than Significant Impact.* The project site is zoned as Highway Service Commercial. In 1992 a Focused EIR was adopted for this project as part of the approval for the Patterson Gateway Project. The EIR implemented a few mitigation measures that would alleviate some of the impacts development would have on the area. Since 1992, the five mitigation measures that were recommended in the Traffic Study have been implemented. In addition, the 2010 General Plan EIR also addressed the traffic impacts this zone would have to the area.

As part of the construction of the project, there will be minor traffic associated with it. These changes are temporary and minor so they are not considered significant.

Conclusion

The project will not result in significant impacts to transportation or circulation systems.

VII. BIOLOGICAL RESOURCES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in impacts on:</i>				
a. Endangered, threatened or rare species or their habitats (including, but not limited to, plants, fish, insects, animals, and birds)?			■	
b. Locally designated species (e.g., heritage trees)?				■
c. Locally designated natural communities (e.g., oak forest)?				■
d. Wetland habitat (e.g., marsh, riparian, and vernal pool)?				■
e. Wildlife dispersal or migration corridors?				■

Setting/Discussion

a) *Less Than Significant Impact.* Endangered, threatened, or rare species in the Patterson area include the San Joaquin Kit Fox (*Vulpes macrotis mutica*), Swainson's Hawk (*Buteo swainsoni*), Western Pond Turtle (*Clemmys marmorata*), and Burrowing Owl (*Athene cunicularia*). The San Joaquin Kit Fox's preferred habitat is grassland and rolling hills. Swainson's Hawk and Burrowing Owl both prefer grasslands. Impacts associated with biological resources were thoroughly addressed in the 1992 Patterson Gateway EIR and the 2010 General Plan.

b) *No Impact.*

c) *No Impact.*

d) *No Impact.*

Conclusion

The project will not result in significant impacts to biological resources.

VIII. ENERGY AND MINERAL RESOURCES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Conflict with adopted energy conservation plans?				■
b. Use nonrenewable resources in a wasteful and inefficient manner?				■
c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?				■

Discussion

According to the 2010 General Plan, there are no known mineral resources within the City of Patterson.

a) *No Impact.*

b) *No Impact.*

c) *No Impact.*

Conclusion

The project would not result in a significant increase in the use of energy or mineral resources.

IX. HAZARDS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal involve:</i>				
a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?				■
b. Possible interference with an emergency response plan or emergency evacuation plan?				■
c. The creation of any health hazard or potential health hazard?				■
d. Exposure of people to existing sources of potential health hazards?				■
e. Increased fire hazard in areas with flammable brush, grass, or trees?				■

Discussion

a) *No Impact.*

b) *No Impact.*

c) *No Impact.*

d) *No Impact.*

e) *No Impact.*

Conclusion

The project will have a less than significant impact on health and safety.

X. NOISE

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Increases in existing noise levels?			■	
b. Exposure of people to severe noise levels?			■	

Setting

The Noise Element of the General Plan provides goals, policies, and implementation measures intended to reduce the adverse effects of noise. The Noise Element sets standards for the maximum allowable noise exposure from transportation sources as summarized on Table HS-3, below.

Table HS-3: Noise Level Performance Standards For New Projects Affected By O ₂ Including Transportation Sources		
Land Use	Outdoor Activity Areas ¹	Interior Spaces
	Ldn/CNEL, DbLdn/CNEL,	dbLeq, Db ²
Residential	60 ³	45
Transient Lodging	60 ³	45
Hospitals, Nursing Homes	60 ³	45
Theaters, Auditoriums, Music Halls		35
Churches, Meeting Halls	60 ³	40
Office Buildings	60 ³	45
Schools, Libraries, Museums		45
Playgrounds, Neighborhood Parks	70	

1. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
 1. As determined for a typical worst-case hour during periods of use.
 2. Where it is not possible to reduce noise in outdoor activity areas to 60 Db Ldn/CNEL or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 Db Ldn/CNEL may be allowed, provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Noise is typically expressed in decibels (dB). The decibel scale is logarithmic because of the physical characteristics associated with noise transmission and reception. For example, a 3.0 decibel (dB) increase in noise levels normally results in a doubling of *noise energy*; however, because of the structure of the human auditory system, a 10-decibel increase is required to perceive a doubling of *noise*. A 1- to 2-decibel change in ambient noise levels is

generally not perceptible to the human ear. The A-weighted decibel (dBA) incorporates the human ear's sensitivity to sounds of different frequencies. On this scale, the sound level of normal talking is about 60 to 65 dBA.

Noise levels diminish (or attenuate) as distance from the source increases based on an inverse square rule, but the rate constant varies with the type of sound source. Sound from point sources, such as industrial facilities, attenuates at a rate of 6 dBA per doubling of distance. Heavily-traveled roads with few gaps in traffic behave as continuous line sources with an attenuation rate of 3 dBA per doubling of distance. Otherwise, roads typically have an attenuation rate of 4.5 dBA.

Construction work is the main source of noise as a result of the project.

Since the project is an infill project and surrounded by similar uses, the noise levels are less than significant.

Discussion

- a) *Less Than Significant.* Noise levels on the project site will increase as a result of construction activities associated with the project. Such noise is temporary and is not considered significant.
- b) *Less Than Significant.* Noise from the proposed use is not expected to exceed noise standards outlined in the 2010 General Plan EIR.

Conclusion

Noise levels resulting from construction and operation of the project have been addressed and can be mitigated per the 2010 General Plan EIR.

XI. PUBLIC SERVICES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i>				
a. Fire protection?				■
b. Police protection?				■
c. Schools?				■
d. Maintenance of public facilities, including roads?				■
e. Other governmental services?				■

Setting/Discussion

The project is not expected to affect the need for services.

a) *No Impact.*

b) *No Impact.*

c) *No Impact.*

d) *No Impact.*

e) *No Impact.*

Conclusion

The project will not result in a significant impact on the need for and maintenance of public services.

XII. UTILITIES AND SERVICE SYSTEMS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:</i>				
a. Power or natural gas?			■	
b. Communications systems?			■	
c. Local or regional water treatment or distribution facilities?			■	
d. Sewer or septic tanks?			■	
e. Stormwater drainage?			■	
f. Solid waste disposal?			■	
g. Local or regional water supplies?			■	

Setting/Discussion

- a) *Less Than Significant Impact.* Since the project includes the construction of a new gas station canopy along with a convenience store, it would include the addition of new power lines to serve the use. The project is located within an already developed area so the impact would be less than significant.
- b) *Less Than Significant Impact.* New construction would include the addition of communication systems to serve the convenience store.
- c) *Less Than Significant Impact.* The project would be subject to the City of Patterson Municipal Code Chapter 18.78 which requires implementation of various water-conserving measures and submittal of an irrigation plan detailing the irrigation equipment, water demand, and monthly irrigation schedule. Based on the 2010 General Plan, the City has adequate water supply for build out.
- d) Wastewater generated by the proposed project would be conveyed to the wastewater treatment plant. The plant currently meets all applicable water quality standards and waste discharge requirements. Therefore, the proposed project would not result in an exceedance of any wastewater treatment requirements and would have less than significant impact on wastewater
- e) *Less Than Significant Impact.* The proposed project would not require the construction of any new stormwater facilities. A drainage system consisting of new inlets and underground pipes and water treatment landscaping plants would be constructed. As such, the project would have a less than significant impact on storm water facilities.
- f) *Less Than Significant Impact.*
- g) *Less Than Significant Impact.*

Conclusion

The project will not result in a significant impact to utility or service systems

XIII. AESTHETICS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Affect a scenic vista or scenic highway?				■
b. Have a demonstrable negative aesthetic effect?				■
c. Create light or glare?				■

Setting/Discussion

- a) *No Impact.* Project area is surrounded by similar uses in an already developed zone, the use would have no impact on any scenic highways or vistas.
- b) *No Impact.* Project is an infill project surrounded by similar uses.
- c) *No Impact.*

Conclusion

The project will not have a significant adverse effect on the aesthetic quality of the City.

XIV. CULTURAL RESOURCES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Disturb paleontological resources?				■
b. Disturb archaeological resources?				■
c. Affect historical resources?				■
d. Have the potential to cause a physical change which would affect unique ethnic cultural values?				■
e. Restrict existing religious or sacred uses within the potential impact area?				■

Setting

A review of relevant archaeological literature found no evidence of prehistoric, historic or archeological sites within the project vicinity according to the archival record. The construction project is subject to mitigation measures from the 2010 General Plan EIR. If cultural resources are unearthed during excavation or construction, the project will be halted and appropriate agencies contacted for further site assessment.

- a) *No Impact*
- b) *No Impact*
- c) *No Impact*
- d) *No Impact*
- e) *No Impact*

Conclusion

Development of the project site will have no effect on archaeological, historic or paleontological resources.

XV. RECREATION

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Increase the demand for neighborhood or regional parks or other recreational facilities?				■
b. Affect existing recreational opportunities?				■

Setting/Discussion

The project will not result in a significant impact to recreational resources.

a) *No Impact.*

b) *No Impact.*

Conclusion

Project related impacts to recreation facilities and opportunities are considered less than significant.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				■
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				■
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				■
d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				■

Discussion of Checklist Answers

The project is not expected to result in significant adverse impacts on the environment.

- a) *No Impact*
- b) *No Impact*
- c) *No Impact*
- d) *No Impact*

XVII. Determination

In accordance with Sections 15152 and 15168 of the State CEQA Guidelines, this initial study has been prepared to evaluate the potential impacts of the proposed project.

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the initial study. A NEGATIVE DECLARATION will be prepared.
- I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Teresa Rodriguez
Associate Planner
City of Patterson
(209) 895-8026

12/14/15

Date

**PUBLIC NOTICE
THE CITY OF PATTERSON PLANNING COMMISSION
REGULAR MEETING**

NOTICE IS HEREBY GIVEN that the City of Patterson Planning Commission will hold a Regular Meeting on **Thursday, January 14, 2016, at 7:00 p.m.**, in the City Council Chambers located at 1 Plaza, Patterson, to consider the following:

Public Hearing: Architectural & Site Plan Review #15-06 & Conditional Use Permit #15-08 Patterson Gas, APN # 021-028-038
A new 2,853 square foot gas station (convenience store) with a 57'x40' Canopy cover for 8 bays (4 pumps). The project location is the southeast corner of Rogers Road and Speno Drive. The convenience store will sell the usual snacks plus beer and wine. The operational hours would be 24 hours/day 7 days/week. A draft Negative Declaration has been prepared noting that the project will not have a significant impact on the environment under the California Environmental Quality Act.

At the above noted time and place, testimony from interested persons will be heard by the Planning Commission and duly considered prior to making a recommendation. Any material submitted to the Planning Commission for consideration (photographs, petitions, letters, etc.) will be retained by the City and cannot be returned.

If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the Public Hearing.

Lisa Ochoa, Planning Technician II
Community Development Department



**CITY OF PATTERSON
Planning Commission Staff Report
Patterson Mobil
Architectural & Site Plan Review #15-03
Conditional Use Permit #15-06
January 14, 2016 Meeting**

PROJECT SUMMARY

A public hearing to consider a fueling station, consisting of a new 4,735 square foot gas station (convenience store) with a 90'x40' canopy cover for 12 fueling stations (6 pumps). The convenience store will sell the usual snacks plus beer and wine. The operational hours would be 24 hours/day 7 days/week. The project site is located on the south east corner of Rogers Road and Anna Marie Avenue.

APPLICANT AND SITE INFORMATION

Owner/Applicant:	Harman Bhuller
Environmental Review:	Draft Negative Declaration
Location:	Northeast corner of Rogers Road & Anna Marie Avenue
Assessor Parcel Numbers:	021-028-043
Project Size:	0.95 acres ±
General Plan Designation:	HSC, Highway Service Commercial
Zoning:	HSC, Highway Service Commercial
Present Use:	Vacant Land
Surrounding Land Uses:	Commercial, and vacant land
Recommendation:	Conditional Approval

PROJECT SITE

The project would be located on approximately 0.95 acres on the northeast corner of Rogers Road and Anna Marie Avenue. The site is currently vacant land. Villa Del Lago Plaza is located west of the parcel, Kentucky Fried Chicken/A&W is located immediately south of the parcel and Kit Fox RV Park is located to the north. The parcel is surrounded by other commercial uses. The project site is fairly flat and currently undeveloped.

PROJECT DESCRIPTION AND ANALYSIS

The project consists of a new 4,735 square foot gas station with a 90'x40' canopy cover for 12 fueling stations (6 pumps). The convenience store will house a restaurant with seating for 16 and seating for 12 in the exterior. The operational hours would be 24 hours/day 7 days/week.

The project site is located within the Highway Service Commercial zone. The proposed use is permitted in that zone with a Conditional Use Permit.

Architectural Design

The main building is wood construction with a Spanish tile hip roof and parapet wall system along with exterior wall finishes consists of a 3 layer light sand stucco system. The main entrance is accentuated with an automatic aluminum sliding storefront bi-doors with matching side windows and transom above and numerous three (3') foot section storefront windows with transom along the front and sides. Furthermore, the building aesthetics is enhanced by a 3 foot high brick veneer with soldier laid brick trim all around building and at columns. Prefabricated foam cornice trims at top of parapet wall around the building and at tower soffits. Exterior wall sconces at front columns and photo-electric motion sensor light fixtures mounted at sides and rear of building.

Circulation and Parking

Proposed access to the parcel is via two new driveway approaches. One 35' driveway located off of Anna Marie Avenue and another 35' driveway off of Rogers Road. The driveways would be installed following the City of Patterson standards for commercial use. The type of use requires 19 parking spaces and based on the site plan, the project meets that requirement. The applicants have included 21 parking stalls. The trash enclosure is located at the rear of the building and will be constructed according to city standards. The City's Engineering department has reviewed the site plan and no comments or concerns were noted regarding the circulation plan.

Signage

The project does identify one monument sign but no specific measurements or placement was submitted. Prior to issuance of a building permit the applicant shall submit a sign application with exact measurements and placement of the proposed signs. Condition of approval #36 requires that the monument sign be constructed with design elements and materials reflective of those of the main building.

Landscaping

Landscaping plans were not submitted with the initial application but staff has included a condition that at the time of plan submittal, landscape plans must be included and meet the satisfaction of the Planning Department.

Lighting

Lighting for the project consists of a combination of pole lights and canopy lights. There are four (4) new proposed pole lights for the project. This lighting is expected to provide a sense of security and comfort to patrons. Since the project is within a commercial zone in an already developed area, there is no potential concern regarding impacts to surrounding properties. Staff has included condition # 7 requiring that lights under the canopy be recessed or flush with the bottom of the canopy to reduce the potential for glare.

Public Health and Safety

Gasoline service stations are subject to an array of County and State agencies and their associated laws and policies. The project will be subject to review from the Stanislaus County Department of Environmental Resources related to hazardous waste, storage tanks, and a hazardous material management plan. Air emissions are subject to the San Joaquin Valley Air Pollution Control District. The State Department of Toxic Substances Control reviews businesses that generate, transport, treat, or dispose of hazardous waste. Storage tanks are subject to the State Board of Equalization. Any facility that discharges waste that may affect groundwater quality is subject to review from the State Water Resources Control Board. Further, condition of approval #51 requires that the area under the canopy be graded so as to drain to the sewer system, so that oils and other chemicals that may build up in that area are treated properly rather than discharging into the storm water system. Lastly, the project is subject to the latest versions of the California Building and Fire Codes.

Altogether, service stations are highly regulated with the intent to protect the public and the environment. Such regulation and review should reasonably ensure the safety of patrons, residents, and others in the vicinity of the proposed project.

ENVIRONMENTAL REVIEW

An initial study prepared for this project concludes that the project will not have a significant impact on the environment and a draft negative declaration has been prepared reflecting this.

ALTERNATIVE ACTIONS

1. Determine that the findings for the Architectural & Site Plan Review & Conditional Use Permit can be made, and motion to approve Architectural & Site Plan Review #15-03 & Conditional Use Permit #15-06 subject to the conditions recommended in the staff report.
2. Determine that the findings for the Architectural & Site Plan Review & Conditional Use Permit can be made, and motion to approve Architectural & Site Plan Review #15-03 & Conditional Use Permit #15-06 subject to the conditions recommended in the staff report with changes/revisions as may be submitted by the Commission.
3. Determine that the findings for the Architectural & Site Plan Review & Conditional Use Permit cannot be made and deny Architectural & Site Plan Review #15-03 & Conditional Use Permit #15-06.

FINDINGS

To approve the architectural and site plan review, the Planning Commission must find the following:

1. That the architectural and general appearance of the structures and grounds shall have architectural unity and be in keeping with the character of the neighborhood as not to be detrimental to the orderly and harmonious development of the city, or to the desirability of investment or occupation in the neighborhood.
2. That the site plan is consistent with this title, any applicable specific plan, any adopted development standards and design guidelines, and the general plan.

RECOMMENDATION

Staff's recommendation is that the Commission should:

1. Conduct a public hearing and allow members of the public to testify;
2. Consider the issues discussed in this report; and,
3. Motion to approve Architectural & Site Plan Review #15-03 & Conditional Use Permit #15-06 subject to the findings and conditions of approval.

Respectfully submitted,



Teresa Rodriguez
Associate Planner

Attachments

Proposed Conditions of Approval
Project Location
Proposed Site Plan
Proposed Elevations
Proposed Negative Declaration
Public Notice

Conditions of Approval

1. The project shall comply with all applicable State and Municipal Codes, including the 2010 California Building Codes and the 2010 California Green Code and meet the requirements of the Public Works Department, City Engineer, Building Inspector, Planning Department and Fire Chief.
2. The applicant shall comply with all conditions of approval and adopted mitigation measures.
3. Development shall occur in substantial conformance with the site plan as may be approved by the Planning Commission.
4. The applicant shall agree to defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in anyway relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fee's which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
5. Prior to issuance of a certificate of occupancy, mail receptacles shall be provided as required by the Postmaster of the City of Patterson.
6. The applicant shall obtain an encroachment permit from the Public Works Department for any work conducted within the public right-of-way.
7. Lights under the canopy shall be recessed or flush with the bottom of the canopy. Prior to issuance of a building permit, an exterior lighting plan and site lighting footcandle plan shall be prepared subject to the review and approval of the Community Development and Police Departments.
8. That architectural elements proposed for the convenience store shall be included on the canopy and canopy supports. Such elements may include, but are not limited to, decorative masonry work, stucco, and clay tile roofing.
9. That the decorative trellises, similar to those located on the convenience store, shall be included on the left side elevation of the convenience store.
10. Construction shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. on non-holiday weekdays, and on Saturdays to between the hours 8:00 a.m. and 6:00 p.m.; that additional hours may be permitted at the discretion of the Public Works Director. Construction activities may be allowed at any time on the interior of buildings once they are entirely enclosed, in conformance with the City's noise ordinance.

11. Prior to issuance of a certificate of occupancy for each building, all ducts, meters, air conditioning equipment and all other mechanical equipment, whether on the ground, on the structure or elsewhere, shall be screened from public view with materials architecturally compatible with the main structure. It is especially important that gas and electric meters, electric transformers, and large water piping systems be completely screened from a standard public viewing height of 6 feet. All roof-mounted equipment which generates noise, solid particles, odors, etcetera, shall cause the objectionable material or effects to be directed away or shielded from adjoining land designated for residential development. A plan for the treatment of roof top equipment shall be submitted to the Planning Department prior to issuance of a building permit.
12. All planted areas shall be separated from driveways by concrete curbs.
13. Stop signs shall be provided at all project exits and internally as needed to ensure safety, including the internal driveway to the west.
14. Prior to issuance of a building permit, the applicant shall submit a detailed drawing of the trash enclosure for review and approval by the Planning Department and the Public Works Department. Trash enclosures shall be constructed to City standards and shall be architecturally compatible with the design of the project and shall be laid out for easy access by collection trucks.
15. Interior vehicle travel ways shall be designed to be capable of withstanding loads imposed by trash and delivery trucks.
16. All on-site utilities shall be underground and all utility fixtures, transformers, switching boxes and other installations shall be screened from view to the satisfaction of the Planning Department.
17. Per Title 24, Section 2-7102 of the State Disabled Access Regulations, the parking lot shall provide the required number of handicapped parking spaces.
18. Prior to the approval of grading and public improvement plans, the applicant shall establish a deposit account for plan check and inspection costs, post bonds as appropriate and obtain an encroachment permit as required.
19. For landscape and irrigation within the public ROW, a deposit shall be required to cover the installation of irrigation, landscaping, and plant materials (relocation) based upon the estimate of costs to be paid for and provided by the applicant. Project landscape plans must comply with AB1881 (Water Use Efficiency) requirements. Once the landscaping is complete an audit must be completed and the certificate sent into the City.

20. Prior to issuance of certificate of occupancy, the applicant shall post handicapped parking, per Police Department and Americans with Disabilities Act requirements.
21. Prior to issuance of a certificate of occupancy, the applicant shall install a burglary (or robbery) alarm system and security camera system to the satisfaction of the Chief of Police.
22. Permittee shall utilize anti-theft strategies to minimize the risk of thefts related to the availability of alcohol. Such strategies may include but are not limited to the use of anti-theft tags or sensors and CCTV.
23. Prior to issuance of a certificate of occupancy, the address shall be clearly visible on the building per City Standards.
24. Prior to concrete pour inspection, compaction tests are required for all footings.
25. Electrical conduit shall have a separate ground wire installed.
26. Improvements required for project development will include street paving, curb, gutter, street lights, sidewalks, landscaping, the required utilities, grading and drainage.
27. Prior to building permit issuance, the applicant shall submit to the City for review and approval a grading and drainage plan in compliance with all applicable regulations of the City of Patterson.
28. Sewer laterals shall be installed to each building with size to be calculated for the most intensive allowable use to the satisfaction of the Public Works Director.
29. At the time of Public Improvement Plan review, plans shall be submitted to all applicable public utility companies for review. Comments from the utilities regarding required easements, transformer locations, etc. shall be forwarded to Public Works Department for review and approval.
30. The applicant shall pay all applicable fees due the City and other Special Districts providing services to the site.
31. The applicant shall be responsible during construction for cleaning city streets, curbs, gutters and sidewalks of dirt tracked from the subject site. The flushing of dirt and debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Director of Public Works or the Planning Department.
32. All required public improvements shall be designed and constructed in accordance with the City of Patterson Standard Specifications and Drawings, including any standards updated prior to approval of the improvement plans.

33. The project shall include provisions for the sharing of parking, driveway access and shall incorporate easements necessary for all utilities to the approval of the City. Reciprocal use agreements shall be required for ingress, egress, and utilities.
34. The applicant shall submit a mitigation plan for review and approval by the City and the San Joaquin Valley Air Pollution Control District (SJVAPCD) for construction-related emissions prior to construction. Such a plan shall include provisions for compliance with District Rule VIII and shall include at least the following requirements:
 - a. All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover.
 - b. All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
 - c. All land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
 - d. With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.
 - e. When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, *or* at least six inches of freeboard space from the top of the container shall be maintained.
 - f. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets if and as needed when operations are occurring. *(The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)*
 - g. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
 - h. Limit traffic speeds on unpaved roads to 15 mph; and
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
35. The Sperry Avenue driveway shall be signed for right-turn exit only.

36. All signage shall be submitted for a sign permit and shall be in accordance with relevant provisions of the Patterson Zoning Ordinance and that any proposed monument sign shall be constructed with design elements and materials reflective of those of the main building.
37. Setbacks shall be verified by a licensed surveyor.
38. That the project shall participate in a City-Wide Maintenance Community Facility District (CFD), County Service Area (CSA) #15, or Benefit Assessment District (BAD) and Landscape Maintenance District (LMD. All costs associated with the formation of any maintenance districts/CSA are the responsibility of the developer/project owner.
39. That all trash enclosure must be constructed to comply with the latest Storm Water regulations (not located in close proximity of a drain inlet, have covers, have adequate secondary containment, etc.). Trash enclosures should be sized to comply with commercial recycling requirements. If the trash enclosure is being shared with another facility, the trash enclosure must be adequately sized to be able to service more than one facility. All trash enclosure plans must be reviewed and approved by the City's Planning Department.

Grading

40. Complete grading and drainage plans shall be submitted to and approved by the City Engineer.
41. As required by the Public Works Department, the applicant shall deposit with the City, at time of plan check submittal, adequate funds to employ a qualified independent engineering consultant selected by the City to review grading and drainage improvement plans and to inspect the site prior to and during all major site preparation and grading. A qualified Soils Engineer shall submit tests and reports to certify each parcel as ready for construction prior to starting foundations.
42. Where the difference in average elevations between adjacent lots is in excess of six inches, slope shall not exceed 2 to 1 grade or a grade found reasonable in the soils report, or a retaining wall shall be required.
43. Prior to any site grading or construction, an erosion control plan and program shall be submitted to and approved by the Public Works Department. Said plan and program shall address specific temporary and permanent erosion control measures associated with the project.
44. It is the contractor's responsibility to use watering, dust fences, or other methods as directed by the City, to control dust throughout the construction operation. The applicant shall use all reasonable efforts to obtain non-potable water for construction or dust control purposes. This condition shall not be interpreted as prohibiting the use of

City water supplies for the irrigation of street lines and landscaping required in common areas.

45. All grading construction debris materials shall be removed and disposed into an approved dump site prior to any excavation or fill operations and/or as directed by the Public Works Director.
46. The applicant or his/her agents or employees shall be responsible for removal and clean-up of any spill on public streets during his entire grading operations.
47. Lots shall drain into a street or approved drain in such a manner that there will be no undrained depressions. The design of all such drains shall be subject to the review and approval of the City Engineer.
48. An engineering cost estimate shall be submitted with the grading and improvement plans for public improvements. The applicant's engineer shall sign and stamp the calculation and cost estimates prior to issuance of building permits.
49. Prior to issuance of the grading permit, final right-of-way width and routes for drainage channels, pipelines, and service roads needed shall be established.
50. Measures to control erosion during construction shall be incorporated into the grading plans, and shall be subject to review and approval by the City Engineer.
51. Prior to issuance of a grading permit, the applicant shall submit a soils report, prepared by a registered geologist or qualified civil engineer, concerning soil conditions for grading, excavations, slope stabilization and revegetation, and footing and foundation construction.
52. The applicant shall obtain a grading permit for on-site excavation and fill prior to construction.
53. Grading of the pump area under the canopy shall be such that all drainage is captured and discharged to the sanitary sewer system to avoid possible contamination of storm water.

Sewer, Water and Drainage

54. Prior to issuance of a building permit, sufficient water pressure and capacity to serve the portion of the project area where such development is proposed will be assured.
55. Design of the proposed project facilities shall include provisions to minimize water requirements, including the use of the following, to the extent deemed practical by the City:

- a) Use of low-flow fixtures, including shower heads and toilets as per the Uniform Building Code.
 - b) Use of drought-tolerant, native landscaping.
54. The applicant shall design, construct and dedicate all water distribution mains and appurtenances, including a 15-foot easement for mains on private property, to the satisfaction of the City. All water distribution systems within project boundaries shall be extended for connection by future development. The applicant may request reimbursements from other future development which may benefit directly from the oversizing or over capacity of water system improvements installed or paid for by the applicant.
55. Non-potable water mains and appurtenances shall be installed as required by the City for demands that are compatible with non-potable water, including, but not limited to, landscape irrigation and car washing. Non-potable water system and installation shall be in accordance with the latest version of the City's non-potable water standards or guidelines, including pipe color, signage, cross connection control program, etc.
56. Separate water meters shall be installed for landscaping and indoor water services.
57. That all pre-existing sewer laterals and storm drains lines should be video inspected to ensure that the lines are clear of any debris and that they are not damaged.
58. All improvements shall be designed in accordance with the City of Patterson Improvement Standards, to the satisfaction of the Public Works Department.
59. Any abandoned wells on the project site shall be destroyed in accordance with requirements of the Stanislaus County Environmental Health Division prior to issuance of any grading permit or other site improvements. All abandoned/destroyed wells shall be clearly shown on the improvement plans for the project. Confirmation of well destruction shall be provided to the Public Works Department.
60. The project shall comply with City of Patterson Best Management Practices as defined in the City's latest Urban Water Management Plan, California Urban Water Conservation Council BMPs, AB 1881, and mandatory water conservation measures defined in the State of California Green Building Code.
61. Water mains shall be installed on-site to provide adequate flow and reliability as required by the City Water Engineer and Fire Marshal. Building fire suppression demands shall not exceed 2,500 gpm, or as limited by the water distribution system.
62. Backflow prevention devices shall be installed by the applicant on all water services as required by the Public Works Department and the California Department of Public Health standards.

63. Future drainage system discharges shall comply with applicable state and federal pollutant discharge requirements.
64. Final inspection of the sewer and storm drain system shall be by televised inspection device as approved by the City Engineer at applicant's expense.
65. An appropriate sewer interceptor shall be included to the satisfaction of the City Engineer.
66. Runoff shall be detained and metered into the storm drainage system to the satisfaction of the City Engineer.
67. A grease interceptor shall be provided with a sampling point. The grease interceptor shall be located outside the building where it can be easily inspected by the City.

Roads

68. All sight distances for all corners and driveways shall conform to the City's sight distance requirements to the satisfaction of the City Engineer.
69. All streets, alleys, sidewalks, curbs, and gutters adjacent to the project shall be improved as necessary to provide safe vertical and horizontal transitions to connect improvements constructed within this project to existing improvements, as directed by the City Engineer. Any street, alley, sidewalk, or curb damaged by the applicant or its agents or employees shall be repaired, prior to final acceptance of tract improvements by the City Council or sooner at the discretion of the City Engineer.
70. The applicant shall install street frontage improvements per ordinance to the satisfaction of the Department of Public Works. These improvements may include, but are not limited necessarily to, grading, curb and gutter, sidewalk, paving, storm drain, sanitary sewer, and water facilities.
71. The applicant shall pay for, and the Applicant shall install, to the City's satisfaction, street name signs, traffic regulatory and warning signs, and any necessary street striping and markings as required by the City Engineer. The signs shall conform to the City's requirements and shall be purchased by the applicant. Striping and signing shall be paid for by the applicant subject to review and approval of the City, and made a part of the improvement plans.
72. That the developer must update all ADA ramps within the project limits to current standards/requirements.
73. That the developer must replace all damaged existing concrete sidewalks within the project limits per City Standards.

74. That the developer must replace all damaged existing curb and gutter within the project limits per City Standards.
75. That the developer must install new sidewalk along Annamarie Ave that's within the project limits.
76. That all existing utilities (fire hydrants, storm drain inlet, street lights, pullbox, transformer, etc.) must be protected in place or replaced per city standards if damaged during construction.
77. That the applicant shall install a 'Stop' and 'Street' sign at Anna Marie Ave and Rogers Rd.

Utilities

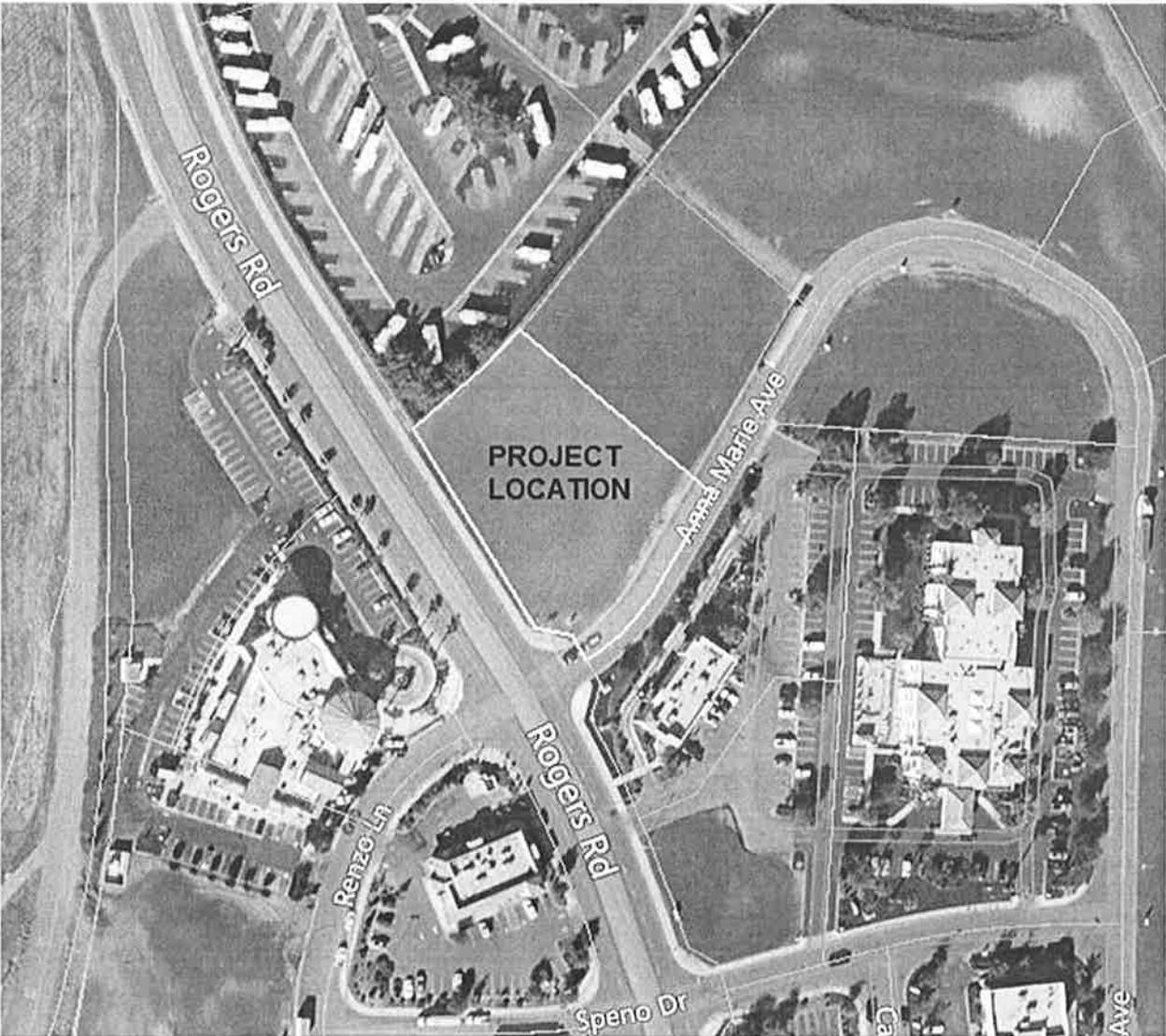
78. All on-site utilities shall be underground. All existing overhead utilities adjacent to the property or within the property shall be placed underground.
79. Street lights will be provided and installed to the satisfaction of the City of Patterson Department of Public Works. The type, height, and design of street lights shall be subject to review and approval by the City and will direct lighting downward, shielding to the greatest extent practical, light exposure beyond that needed for proper intersection or street lighting.
80. The applicant is to be responsible for all damages to existing and new telephone facilities caused by workers or subcontractors under the direction of the applicant.
81. All new telephone facilities shall be underground except where indicated by the telephone company upon engineering of the project.
82. The applicant shall provide all necessary on-site easements for streets, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the City. Said easements shall be subject to the review and approval of the Public Works Department, City Engineer and the City Attorney.
83. All water, gas, sewer, underground electrical power, cable T.V., or telephone lines, or conduits, or underground drain lines shall be installed before any paving is placed. Utility stub connections to property boundaries of each parcel may be omitted only with the express and written permission of the City Engineer.
84. The applicant shall install adequately sized utility services and laterals prior to final acceptance.

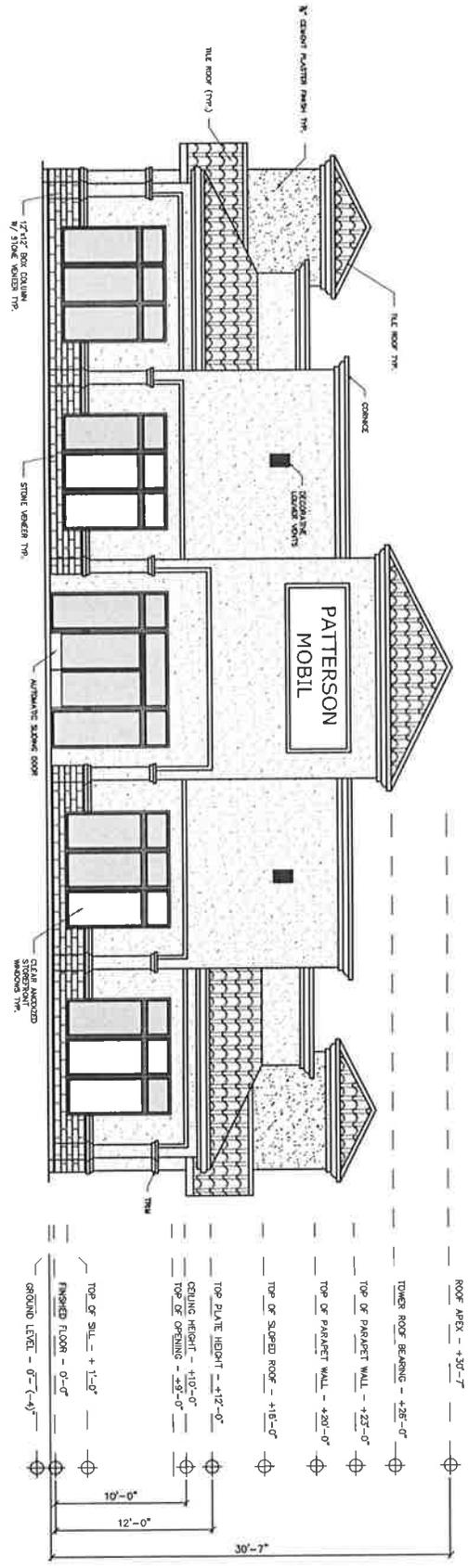
Fire Department

85. All new construction shall meet the requirements of the City Fire Department.

86. Fire Department approved Knox boxes shall be installed to the right of the main entrance door with top of box to be no higher than 5' above finished grade.
87. That if any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided.
88. That a 20' fire access lane shall be maintained around the perimeter of the building.
89. That Fire Department connections shall be within 75' of a fire hydrant and located at the street.
90. That a fire alarm system shall be UL certified for the life of the building.
91. That fire extinguishers shall be mounted in cabinets at fuel pump islands. Top of extinguishers shall not be more than 48" above finished grade.
92. That all fire extinguishers within the building shall be at least a 2A10BC.
93. Fire hydrants shall be located to Fire Chief's specifications. Fire hydrants and fire hydrant flows shall meet all City of Patterson standards.
94. All roofs shall be class "A".
95. Prior to issuance of a certificate of occupancy, all buildings must be fully sprinkled per Building and Fire Department guidelines.
96. That the building shall be properly addressed with numerals at least 6" tall, contrasting with background, illuminated between dusk and dawn daily and be clearly visible from the street.

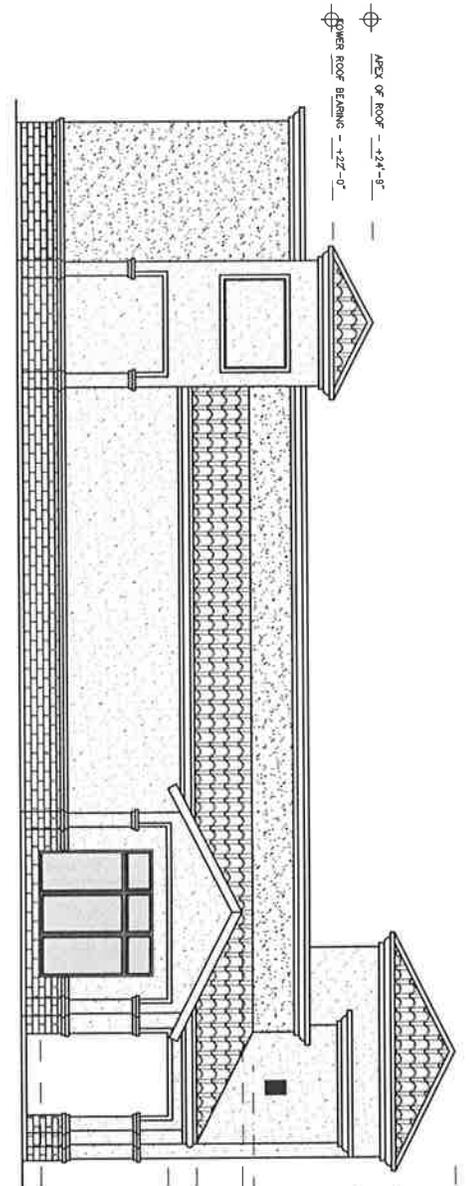
PROJECT LOCATION





FRONT ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

- ROOF APEX - +30'-7"
- TOWER ROOF BEARING - +28'-0"
- TOP OF PARAPET WALL - +25'-0"
- TOP OF PARAPET WALL - +20'-0"
- TOP OF SLOPED ROOF - +18'-0"
- TOP PLATE HEIGHT - +17'-0"
- Ceiling Height - +10'-0"
- TOP OF OPENING - +8'-0"
- TOP OF SILL - +1'-0"
- FINISHED FLOOR - 0'-0"
- GROUND LEVEL - 0'-(-4)'



LEFT SIDE ELEVATION - WEST
SCALE: 1/8" = 1'-0"

- ROOF APEX - +30'-7"
- TOWER ROOF BEARING - +28'-0"
- TOP OF PARAPET - +25'-0"
- TOP OF SLOPED ROOF - +16'-0"
- TOP OF GABLE ROOF - +15'-5"
- TOP PLATE HEIGHT - +12'-0"
- Ceiling Height - +10'-0"
- TOP OF SILL - +1'-0"
- FINISHED FLOOR - 0'-0"
- GROUND LEVEL - 0'-(-4)'



PATTERSON MOBIL GAS STATION
ROGERS ROAD & ANNAMARIE AVE.
PATTERSON, CA 95363
APN: 021-028-043

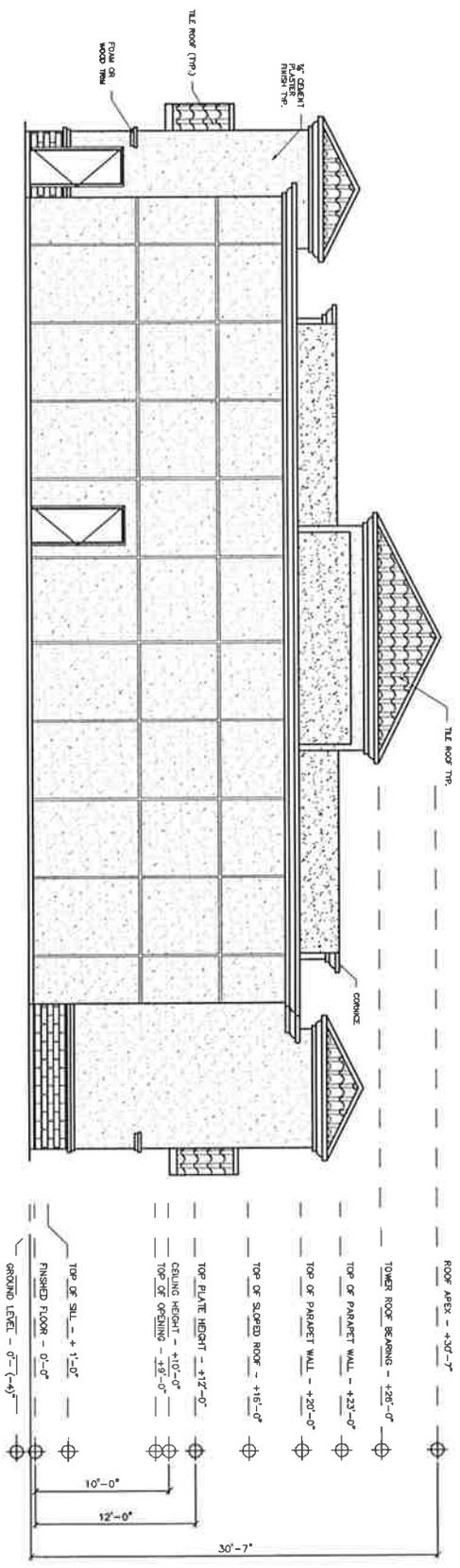
CVEAS
CENTRAL VALLEY
ENGINEERING & SURVEYING, INC.
2021 HIGH STREET
REDAWOOD, CA 95368
PH: 209-223-1100
FAX: 209-223-1101
WWW.CVEAS.COM

REVISIONS	DATE

EXTERIOR ELEVATIONS

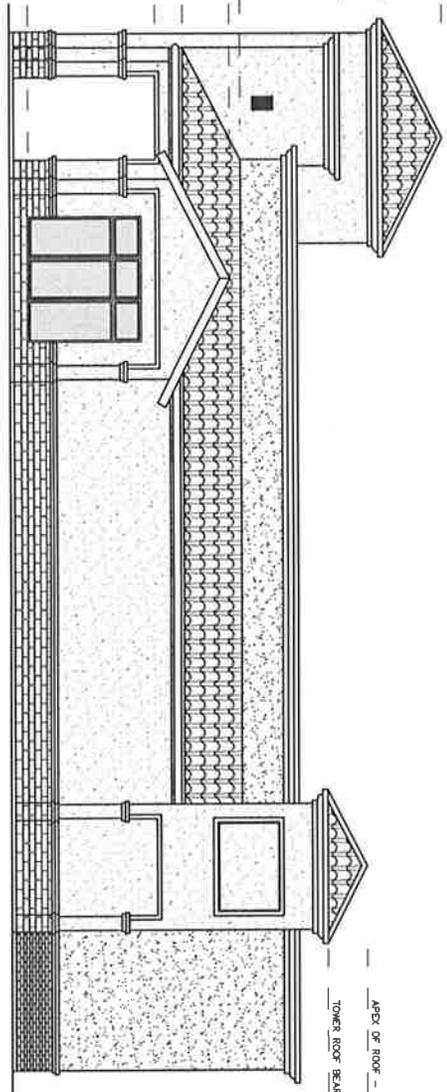
DESIGN NO. #	8-25-2018
DATE	8-25-2018
DRAWN BY	XXX
CHECKED BY	XXX
SCALE	NOTE ON PLAN
PLAN OR SECTION	XXX

A2.0



REAR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

- ROOF APX - +30'-7"
- TOWER ROOF BEARING - +20'-0"
- TOP OF PARAPET - +23'-0"
- TOP OF SLOPED ROOF - +18'-0"
- TOP OF GABLE ROOF - +13'-5"
- TOP PLATE HEIGHT - +12'-0"
- CEILING HEIGHT - +10'-0"
- TOP OF SILL - +1'-0"
- FINISHED FLOOR - 0'-0"
- GROUND LEVEL - 0'-(-4)''



RIGHT SIDE ELEVATION - EAST
SCALE: 1/8" = 1'-0"

CENTRAL VALLEY
ENGINEERING & SURVEYING, INC.

CVEAS

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THE STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
No. 42591
JAMES T. WELLS, LICENSEE

PATTERSON MOBIL GAS STATION
ROGERS ROAD & ANNAMARIE AVE.
PATTERSON, CA 95363
APN: 021-028-043

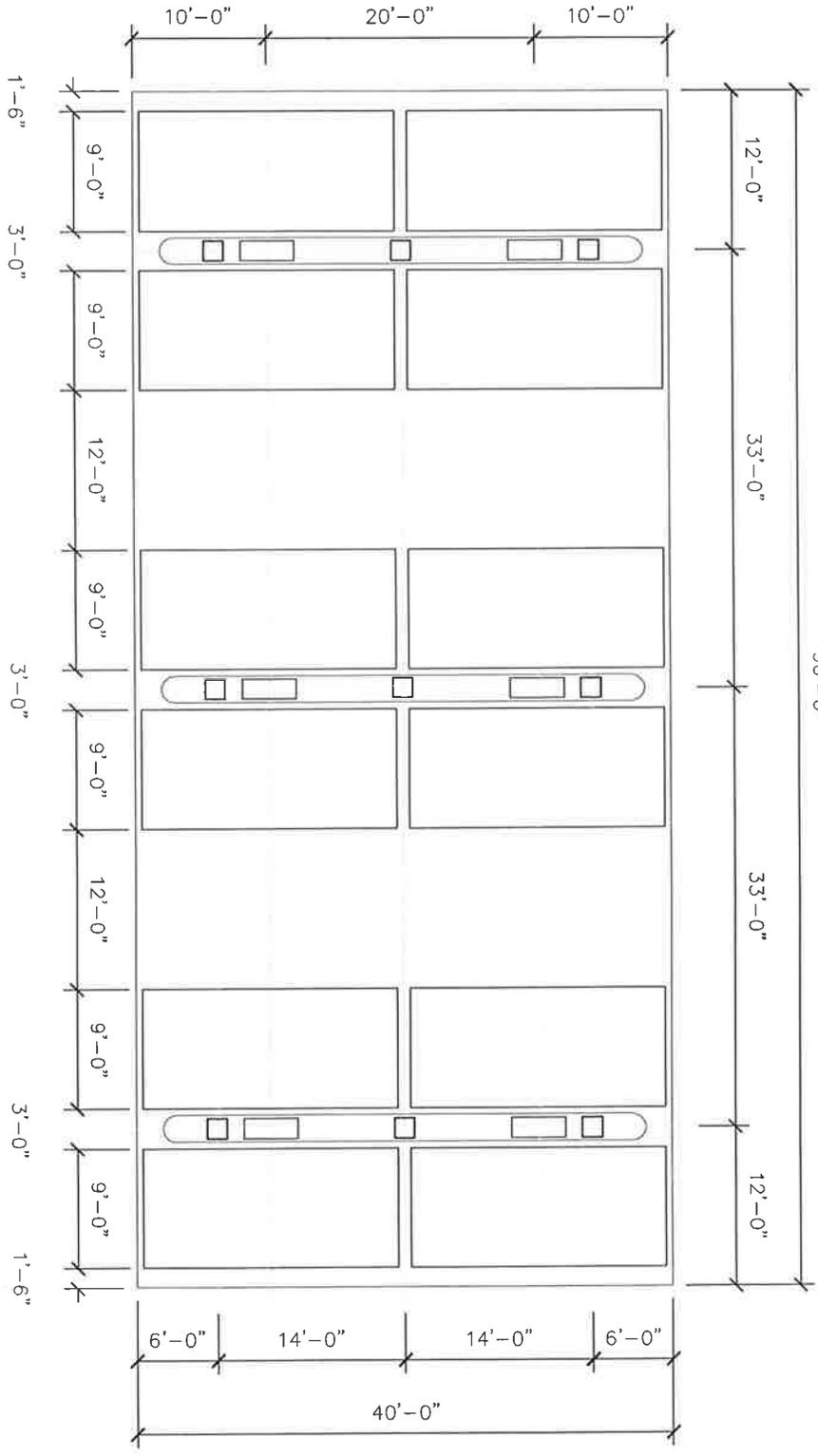


REVISIONS	DATE

EXTERIOR ELEVATIONS

DATE: 8-15-2016
DRAWN BY: JMW
CHECKED BY: JMW
SCALE: AS SHOWN
DATE OF PLAN: 8-15-2016
PLAN NUMBER: A2.1

A2.1



CANOPY FLOOR PLAN
SCALE: 1/8" = 1'-0"

A3.1

REVISIONS	DATE

PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
SCALE	
PLAN NUMBER	



PATTERSON MOBIL GAS STATION
 ROGERS ROAD & ANNAMARIE AVE.
 PATTERSON, CA 95363
 APN: 021-028-043

CENTRAL VALLEY
 ENGINEERING & SURVEYING, INC.

CV&S

2021 LOCAL STREET
 PATTENSON, CA 95363
 (916) 221-1111
 WWW.CVANDS.COM

THE CIVIL ENGINEER
 REG. NO. 51789
 EXPIRES 12/31/2018
 CIVIL ENGINEER
 STATE OF CALIFORNIA

CITY OF PATTERSON
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 667, PATTERSON, CALIFORNIA 95363
(209) 895-8020, FAX (209) 895-8019

FILE
2015 DEC 14 PM 1:
STANISLAUS CO. CLERK-RECORDER
Jenniffer Mercade

PROPOSED
NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et. seq.) that the project for Patterson Mobil which, when implemented, will not have a significant impact on the environment.

PROJECT TITLE: Patterson Mobil

PROJECT LOCATION: APN 021-028-043, Northeast corner of Rogers Road and Anna Marie Avenue

DESCRIPTION OF PROJECT: The project consists of a new 4,735 square foot convenience store and gas station. The convenience store would include a small restaurant with seating for 16 and seating for 12 along the exterior. The project includes a 90'x40' canopy covering 12 bays (6 pumps). The project would provide 20 parking stalls with 1 accessible stall. Typical business hours for this type of business are 24 hours/day 7 days/week. The project site is currently vacant of trees, buildings, and other features.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION:

1. The project will not adversely affect water or air quality or increase noise levels;
2. The project will not have adverse impacts on the flora and fauna of the area;
3. The project will not degrade the aesthetic quality of the area;
4. The project will not have adverse impacts on traffic or land use;
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment;
 - b. Create impacts which achieve short-term to the disadvantage of long term environmental goals;
 - c. Create impacts for a project which are individually limited, but cumulatively considerable;
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly;

The City of Patterson has, therefore, determined that the potential environmental impact of the project is insignificant.

MITIGATION MEASURES INCLUDED IN THE PROJECT, IF ANY, TO AVOID POTENTIALLY SIGNIFICANT EFFECTS: N/A

INITIAL STUDY: The City of Patterson Community Development Department has reviewed the potential environmental impacts of this project and has found that the probable impacts are potentially insignificant. A copy of the Initial Study is attached.

REVIEW PERIOD: December 14, 2015 through January 12, 2016

All comments regarding correctness, completeness, or adequacy of this Negative Declaration must be received by the City of Patterson Community Development Department, PO Box 667, Patterson, CA 95363 or at (209) 895-8020, no later than 5:00 p.m. on January 12, 2016.

DATE: December 14, 2015

SIGNATURE:

Teresa Rodriguez, Associate Planner

Phone: (209) 895-8020

Fax:

(209) 895-8019



CITY OF PATTERSON

Initial Study of Environmental Impact

I. Summary of Findings

Project Name:	Patterson Mobil
Project Description:	A new 4,735 square foot gas station (convenience store) with a 90'x40' Canopy cover for 12 bays (6 pumps). The convenience store will house a restaurant with seating for 16 and seating for 12 in the exterior. The operational hours would be 24 hours/day 7 days/week.
Sources:	This initial study was prepared using the Patterson Zoning Ordinance, 2010 General Plan, 2010 General Plan EIR, the 2001 Municipal Water Master Plan, the 2003 Patterson Wastewater Master Plan, and the City's guidelines for the implementation of CEQA.
Applicant:	City of Patterson, 1 Plaza, PO Box 667, Patterson, CA 95363
Recommendation:	Negative Declaration.
Location:	Northeast Corner of Rogers Road and Anna Marie Avenue APN: 021-028-043
Date:	December 14, 2015

II. Project Description

The project consists of a new 4,735 square foot convenience store and gas station. The convenience store would include a small restaurant with seating for 16 and seating for 12 along the exterior. The project includes a 90'x40' canopy covering 12 bays (6 pumps). The project would provide 20 parking stalls with 1 accessible stall. Typical business hours for this type of business are 24 hours/day 7 days/week.

Environmental Setting

The site area is an undeveloped parcel of the Villa Del Lago Development. Surrounding uses include an RV Park to the north, commercial to the west and south, vacant parcels to the east. See Figure 1. Applicant would be installing all the onsite public improvements for the project. See Figure 2.

Figure 1 – Project Location:

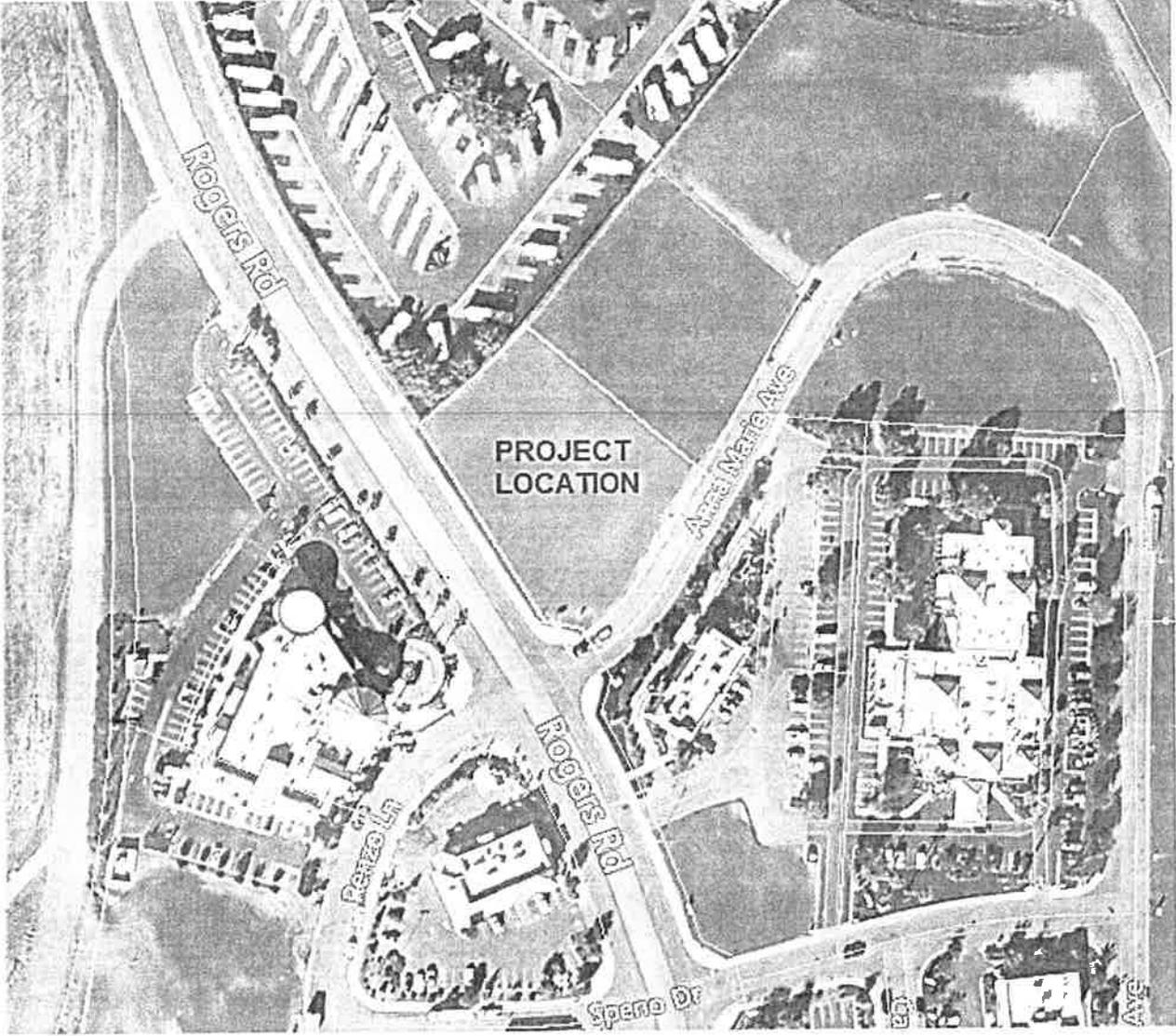
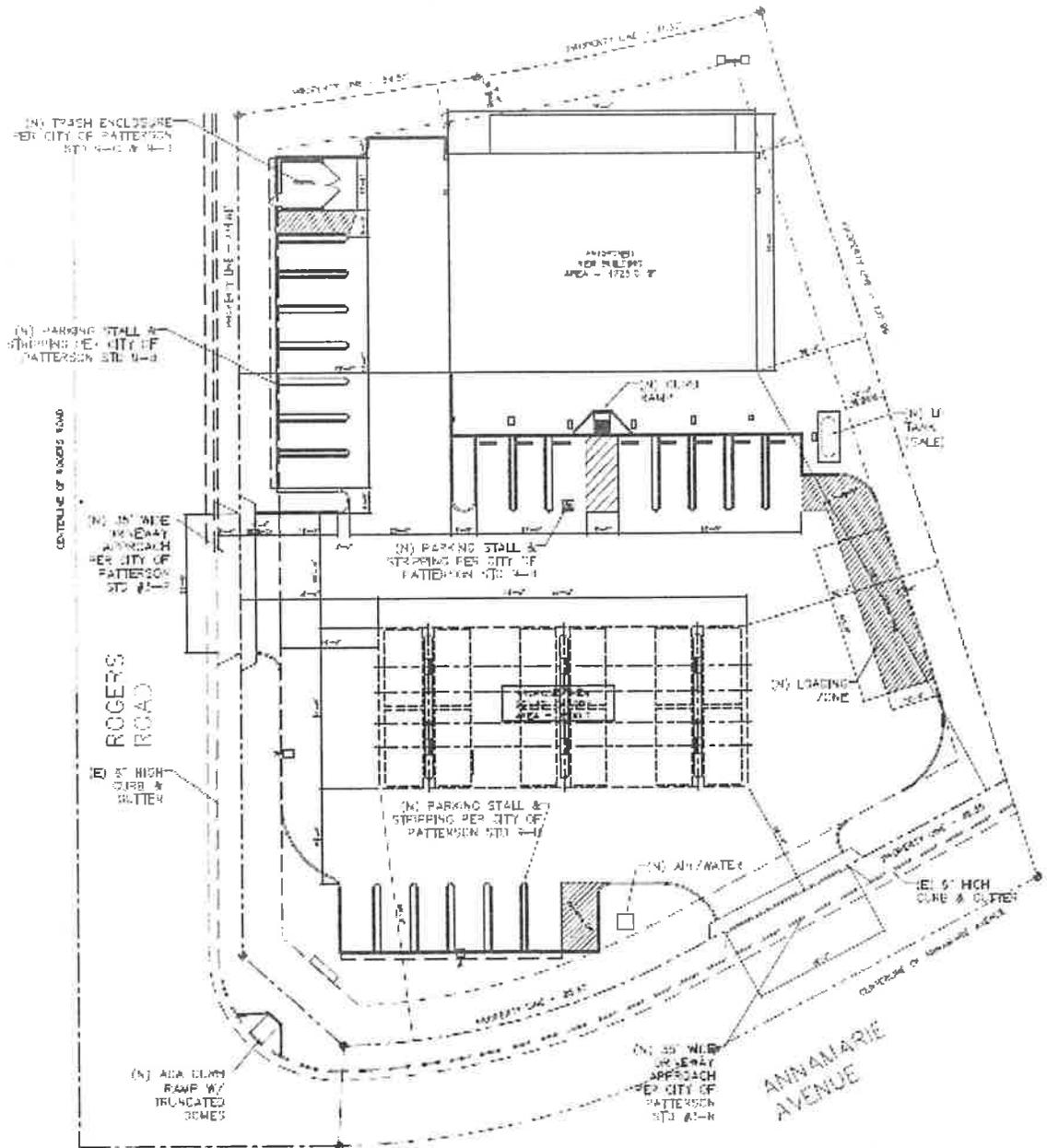


Figure 2 – Project Site



III. Initial Study Environmental Checklist

This section discusses potential environmental impacts associated with approval of the proposed project.

The following guidance, adapted from Appendix I of the State CEQA Guidelines, was followed in answering the checklist questions:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the discussion. A “No Impact” answer is adequately supported if the discussion shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained when it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. All analyses must be based on a comparison between conditions that would occur if the project were implemented and existing conditions (also known as baseline conditions).
4. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
5. “Potentially Significant unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
6. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (State CEQA Guidelines Section 15063[c][D]). Earlier analyses are discussed in the project description above under “Previous Environmental Documents and Site-Specific Information”.

The discussion that follows each section of checklist questions:

- analyzes previously certified environmental analysis and/or mitigation relevant to the issue, including the potential for each effect to be significant and adverse and standard requirements and measures that will preclude adverse impacts;
- describes proposed measures that will preclude adverse impacts;
- analyzes the potential for residual or remaining significant adverse impacts following implementation of the project and all previously identified, standard, and proposed requirements and measures; and
- summarizes the applicable mitigation measures established by the various support documents and project-specific measures that will reduce the impacts to a less-than-significant level.

Identification of the potential for residual significant adverse environmental impacts would trigger the need for preparation of an EIR. For issue areas in which no significant adverse impact would result or impacts would be reduced to a less-than-significant level by mitigation, further analysis is not required.

I. LAND USE AND PLANNING

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Conflict with general plan designation or zoning?				■
b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?				■
c. Be incompatible with existing land use in the vicinity?				■
d. Affect agricultural resources or operations (e.g., impacts on soils or farmlands, or impacts from incompatible land uses)?				■
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				■

Setting:

The basis for land use and planning in the city is the City of Patterson 2010 General Plan, adopted in November 2010. The 2010 General Plan Land Use Element provides the primary guidance on issues related to land use, land use intensity, and design. In conjunction with the General Plan, Title 18 of the City of Patterson Municipal Code establishes zoning districts in the city and specifies allowable uses and development standards for each district.

The City updated its Zoning Ordinance in 2013. As shown in the City of Patterson General Plan Zoning Map, the project site is designated Highway Service Commercial (HSC). Pursuant to section 18.42 of the City of Patterson Municipal Code, an automobile fueling station is permitted with a conditional use permit while general retail uses are permitted by right in the HSC zoning district.

A new 4,735 square foot gas station (convenience store) with a 90'x40' Canopy cover for 12 bays (6 pumps). The convenience store will house a restaurant with seating for 16 and seating for 12 in the exterior. The operational hours would be 24 hours/day 7 days/week. No impact to population or housing is anticipated.

Discussion Of Impacts:

- a) *No Impact.* The project site is located within a commercial district surrounded by similar uses.

- b) *No Impact.* As noted above, the project site is currently designated Highway Service Commercial. The proposed project would be consistent with the current designation; therefore the project would have no impact on the City's applicable land use plans and applicable polices.
- c) *No Impact.* No habitat conservation or natural community conservation plans are applicable to the project site. There would be no impact.

Mitigation Measures

None required.

II. POPULATION AND HOUSING

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of road or other infrastructure)?			■	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■

Setting:

According to the California Department of Finance (Jan. 2015), the population of the City of Patterson was 21,094 in 2015.

Discussion Of Impacts:

- a) *Less Than Significant Impact.* The proposed project does not include the construction of any new homes. Employment opportunities would be limited to construction workers during the construction period and an estimated 3 full-time employees five days a week. The project is proposing 2-3 full time employees at the project site. As such, the project would not add a substantial number of employees who would require additional housing or extension of roads or infrastructure. The project would not result in population growth and this impact would be less than significant.
- b) *No Impact.* Project site is currently vacant and zoned for commercial use. Therefore, project implementation would not displace any housing or people.
- c) *No Impact.*

Mitigation Measures

None Required.

III. GEOLOGIC HAZARDS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
a. Fault rupture?				■
b. Seismic ground shaking?				■
c. Seismic ground failure, including liquefaction?				■
d. Seiche, tsunami, or volcanic hazard?				■
e. Landslides or mudflows?				■
f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?			■	
g. Subsidence of the land?				■
h. Expansive soils?			■	
i. Unique geologic or physical features?				■

Setting

The area is within a zone of low seismic activity. All impacts have been addressed in the General Plan EIR. No significant soils effects or geological problems are expected which cannot be addressed through the use of current engineering standards adopted by the City and State.

Discussion of Impacts

- a) *No Impact.*
- b) *No Impact.*
- c) *No Impact.*
- d) *No Impact.*
- e) *No Impact.*
- f) *Less Than Significant Impact.* Project site soils have a low erosion potential. However, project implementation would include land clearing, excavating, and other soil disturbing activities which would expose site soils to wind and water erosion. All construction activities would be subject to California Building Code Chapter 70 standards, which would ensure implementation of appropriate measure during grading activities to reduce soil erosion.

- g) *No Impact.*
- h) *Less Than Significant Impact.* The impact of expansive soils on the project site will be less than significant. However, the project shall be designed as required for expansive soils conditions that will be addressed during the plan check phase.
- i) *No Impact.*

Conclusion

The project will not result in impacts relating to geologic hazards considered to be significant.

IV. DRAINAGE AND WATER SUPPLY

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?				■
b. Exposure of people or property to water-related hazards such as flooding?				■
c. Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?				■
d. Changes in the amount of surface water in any water body?				■
e. Changes in currents, or the course or direction of water movements?				■
f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?				■
g. Alteration to the direction or rate of flow of groundwater?				■
h. Impacts on groundwater quality?				■
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?				■

Setting

Discussion of Impacts

- a) *No Impact.*
- b) *No Impact.*
- c) *No Impact.*
- d) *No Impact.*
- e) *No Impact.*
- f) *No Impact.*

g) *No Impact.*

h) *No Impact.*

i) *No Impact.*

Conclusion

The project is not expected to result in significant impacts relating to drainage and water quality or quantity.

V. AIR QUALITY

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			■	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				■
c. result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?				■
d. Expose sensitive receptors to substantial pollutant concentrations?				■
e. Create objectionable odors affecting a substantial number of people?			■	

Setting

The project site is located within Stanislaus County which is managed by the San Joaquin Valley Air Control District (SJVACD). Both the US Environmental Protection Agency and the California Air Resources Board have established ambient air quality standards for common pollutants. The ambient air quality standards represent levels of contaminants that are considered at safe levels which avoid specific adverse health effects associated with each pollutant. The ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The SJVACD is classified as a "Severe non-attainment" area for both the federal and State standards for ozone and a "serious" non-attainment area for the federal standard for respirable particulate matter (PM₁₀, or particles 10 microns or smaller in diameter). Emissions of these air pollutants, and their precursors, will increase as a result of motor vehicle trips generated by the project, and from grading and construction operations. Together, these activities may hinder efforts to achieve and maintain air quality standards established by federal and State laws.

Discussion

- a. Development of the project site will result in short-term air pollutant emissions and dust generation from construction activities. Such activities will generate short-term fugitive

dust and vehicle exhaust emissions as a result of excavation, grading, and construction-related vehicle trips.

Construction Emissions

A project's construction phase produces many types of emissions, but PM-10 is the pollutant of greatest concern. PM-10 emissions can result from a variety of construction activities, including excavation, grading, demolition, vehicle travel on paved and unpaved surfaces, and vehicle exhaust. Construction-related emissions can cause substantial increases in localized concentrations of PM-10, as well as affecting PM-10 compliance with ambient air quality standards on a regional basis. Particulate emissions from construction activities can lead to adverse health effects as well as nuisance concerns such as reduced visibility and soiling of exposed surfaces.

The SJVUAPCD's approach to CEQA analyses of construction impacts is to require implementation of effective and comprehensive control measures rather than to require detailed quantification of emissions. PM-10 emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are a number of feasible control measures that can be reasonably implemented to significantly reduce PM-10 emissions from construction. The SJVUAPCD has determined that compliance with Regulation VIII for all sites and implementation of all other control measures as appropriate, depending on the size and location of the project site will constitute sufficient mitigation to reduce PM-10 impacts to a level considered less-than-significant.

San Joaquin Valley Unified Air Pollution Control District air quality mitigation measures are already included as mitigations for all projects as standard procedure to address these issues. Additionally, appropriate policies are dealt with in the 2010 General Plan EIR:

The City shall require all of the following as a condition of project approval of future development projects:

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- With the demolition of buildings up to six stories in height, all exterior surfaces of the

- building shall be wetted during demolition.
- When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.
 - All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)
 - Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
 - Within urban areas, track-out (earth material deposited on City streets by construction equipment) shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.
 - Any site with 150 or more vehicle trips per day shall prevent carryout and track-out.
 - Limit traffic speeds on unpaved roads to 15 mph;
 - Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.
 - Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;
 - Install wind breaks at windward side(s) of construction areas;
 - Suspend excavation and grading activity when winds exceed 20 mph; and
- Limit area subject to excavation, grading, and other construction activity at any one time. Regardless of wind speed, an owner/operator must comply with Regulation VIII's 20 percent opacity limitation.
- a. Impacts associated with the project are related to construction activities. Such impacts are temporary and have been addressed through the listed measures. As a result, no significant impact is anticipated.

Conclusion

The project will not result in significant impacts to air quality.

VI. TRANSPORTATION/CIRCULATION

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Increased vehicle trips or traffic congestion?			■	
b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				■
c. Inadequate emergency access or access to nearby uses?				■
d. Insufficient parking capacity onsite or offsite?				■
e. Hazards or barriers for pedestrians or bicyclists?				■
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				■
g. Rail, waterborne, or air traffic impacts?				■

Discussion

a) *Less Than Significant Impact.* The project site is zoned as Highway Service Commercial. In 1992 a Focused EIR was adopted for this project as part of the approval for the Patterson Gateway Project. The EIR implemented a few mitigation measures that would alleviate some of the impacts development would have on the area. Since 1992, the five mitigation measures that were recommended in the Traffic Study have been implemented. In addition, the 2010 General Plan EIR also addressed the traffic impacts this zone would have to the area.

As part of the construction of the project, there will be minor traffic associated with it. These changes are temporary and minor so they are not considered significant.

Conclusion

The project will not result in significant impacts to transportation or circulation systems.

VII. BIOLOGICAL RESOURCES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in impacts on:</i>				
a. Endangered, threatened or rare species or their habitats (including, but not limited to, plants, fish, insects, animals, and birds)?			■	
b. Locally designated species (e.g., heritage trees)?				■
c. Locally designated natural communities (e.g., oak forest)?				■
d. Wetland habitat (e.g., marsh, riparian, and vernal pool)?				■
e. Wildlife dispersal or migration corridors?				■

Setting/Discussion

a) *Less Than Significant Impact.* Endangered, threatened, or rare species in the Patterson area include the San Joaquin Kit Fox (*Vulpes macrotis mutica*), Swainson's Hawk (*Buteo swainsoni*), Western Pond Turtle (*Clemmys marmorata*), and Burrowing Owl (*Athene cunicularia*). The San Joaquin Kit Fox's preferred habitat is grassland and rolling hills. Swainson's Hawk and Burrowing Owl both prefer grasslands. Impacts associated with biological resources were thoroughly addressed in the 1992 Patterson Gateway EIR and the 2010 General Plan.

b) *No Impact.*

c) *No Impact.*

d) *No Impact.*

Conclusion

The project will not result in significant impacts to biological resources.

VIII. ENERGY AND MINERAL RESOURCES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Conflict with adopted energy conservation plans?				■
b. Use nonrenewable resources in a wasteful and inefficient manner?				■
c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?				■

Discussion

According to the 2010 General Plan, there are no known mineral resources within the City of Patterson.

a) *No Impact.*

b) *No Impact.*

c) *No Impact.*

Conclusion

The project would not result in a significant increase in the use of energy or mineral resources.

IX. HAZARDS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal involve:</i>				
a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?				■
b. Possible interference with an emergency response plan or emergency evacuation plan?				■
c. The creation of any health hazard or potential health hazard?				■
d. Exposure of people to existing sources of potential health hazards?				■
e. Increased fire hazard in areas with flammable brush, grass, or trees?				■

Discussion

a) *No Impact.*

b) *No Impact.*

c) *No Impact.*

d) *No Impact.*

e) *No Impact.*

Conclusion

The project will have a less than significant impact on health and safety.

X. NOISE

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal result in:</i>				
a. Increases in existing noise levels?			■	
b. Exposure of people to severe noise levels?			■	

Setting

The Noise Element of the General Plan provides goals, policies, and implementation measures intended to reduce the adverse effects of noise. The Noise Element sets standards for the maximum allowable noise exposure from transportation sources as summarized on Table HS-3, below.

Table HS-3: Noise Level Performance Standards For New Projects Affected By Or Including Transportation Sources		
Land Use	Outdoor Activity Areas ¹	Interior Spaces
	Ldn/CNEL, DbLdn/CNEL,	dbLeq, Db ²
Residential	60 ³	45
Transient Lodging	60 ³	45
Hospitals, Nursing Homes	60 ³	45
Theaters, Auditoriums, Music Halls		35
Churches, Meeting Halls	60 ³	40
Office Buildings	60 ³	45
Schools, Libraries, Museums		45
Playgrounds, Neighborhood Parks	70	

1. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
1. As determined for a typical worst-case hour during periods of use.
2. Where it is not possible to reduce noise in outdoor activity areas to 60 Db Ldn/CNEL or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 Db Ldn/CNEL may be allowed, provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Noise is typically expressed in decibels (dB). The decibel scale is logarithmic because of the physical characteristics associated with noise transmission and reception. For example, a 3.0 decibel (dB) increase in noise levels normally results in a doubling of *noise energy*; however, because of the structure of the human auditory system, a 10-decibel increase is required to perceive a doubling of *noise*. A 1- to 2-decibel change in ambient noise levels is

generally not perceptible to the human ear. The A-weighted decibel (dBA) incorporates the human ear's sensitivity to sounds of different frequencies. On this scale, the sound level of normal talking is about 60 to 65 dBA.

Noise levels diminish (or attenuate) as distance from the source increases based on an inverse square rule, but the rate constant varies with the type of sound source. Sound from point sources, such as industrial facilities, attenuates at a rate of 6 dBA per doubling of distance. Heavily-traveled roads with few gaps in traffic behave as continuous line sources with an attenuation rate of 3 dBA per doubling of distance. Otherwise, roads typically have an attenuation rate of 4.5 dBA.

Construction work is the main source of noise as a result of the project.

Since the project is an infill project and surrounded by similar uses, the noise levels are less than significant.

Discussion

- a) *Less Than Significant.* Noise levels on the project site will increase as a result of construction activities associated with the project. Such noise is temporary and is not considered significant.
- b) *Less Than Significant.* Noise from the proposed use is not expected to exceed noise standards outlined in the 2010 General Plan EIR.

Conclusion

Noise levels resulting from construction and operation of the project have been addressed and can be mitigated per the 2010 General Plan EIR.

XI. PUBLIC SERVICES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i>				
a. Fire protection?				■
b. Police protection?				■
c. Schools?				■
d. Maintenance of public facilities, including roads?				■
e. Other governmental services?				■

Setting/Discussion

The project is not expected to affect the need for services.

a) *No Impact.*

b) *No Impact.*

c) *No Impact.*

d) *No Impact.*

e) *No Impact.*

Conclusion

The project will not result in a significant impact on the need for and maintenance of public services.

XII. UTILITIES AND SERVICE SYSTEMS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a. Power or natural gas?			■	
b. Communications systems?			■	
c. Local or regional water treatment or distribution facilities?			■	
d. Sewer or septic tanks?			■	
e. Stormwater drainage?			■	
f. Solid waste disposal?			■	
g. Local or regional water supplies?			■	

Setting/Discussion

- a) *Less Than Significant Impact.* Since the project includes the construction of a new gas station canopy along with a convenience store, it would include the addition of new power lines to serve the use. The project is located within an already developed area so the impact would be less than significant.
- b) *Less Than Significant Impact.* New construction would include the addition of communication systems to serve the convenience store.
- c) *Less Than Significant Impact.* The project would be subject to the City of Patterson Municipal Code Chapter 18.78 which requires implementation of various water-conserving measures and submittal of an irrigation plan detailing the irrigation equipment, water demand, and monthly irrigation schedule. Based on the 2010 General Plan, the City has adequate water supply for build out.
- d) Wastewater generated by the proposed project would be conveyed to the wastewater treatment plant. The plant currently meets all applicable water quality standards and waste discharge requirements. Therefore, the proposed project would not result in an exceedance of any wastewater treatment requirements and would have less than significant impact on wastewater
- e) *Less Than Significant Impact.* The proposed project would not require the construction of any new stormwater facilities. A drainage system consisting of new inlets and underground pipes and water treatment landscaping plants would be constructed. As such, the project would have a less than significant impact on storm water facilities.
- f) *Less Than Significant Impact.*
- g) *Less Than Significant Impact.*

Conclusion

The project will not result in a significant impact to utility or service systems

XIII. AESTHETICS

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Affect a scenic vista or scenic highway?				■
b. Have a demonstrable negative aesthetic effect?				■
c. Create light or glare?				■

Setting/Discussion

- a) *No Impact.* Project area is surrounded by similar uses in an already developed zone, the use would have no impact on any scenic highways or vistas.
- b) *No Impact.* Project is an infill project surrounded by similar uses.
- c) *No Impact.*

Conclusion

The project will not have a significant adverse effect on the aesthetic quality of the City.

XIV. CULTURAL RESOURCES

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Disturb paleontological resources?				■
b. Disturb archaeological resources?				■
c. Affect historical resources?				■
d. Have the potential to cause a physical change which would affect unique ethnic cultural values?				■
e. Restrict existing religious or sacred uses within the potential impact area?				■

Setting

A review of relevant archaeological literature found no evidence of prehistoric, historic or archeological sites within the project vicinity according to the archival record. The construction project is subject to mitigation measures from the 2010 General Plan EIR. If cultural resources are unearthed during excavation or construction, the project will be halted and appropriate agencies contacted for further site assessment.

- a) *No Impact*
- b) *No Impact*
- c) *No Impact*
- d) *No Impact*
- e) *No Impact*

Conclusion

Development of the project site will have no effect on archaeological, historic or paleontological resources.

XV. RECREATION

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<i>Would the proposal:</i>				
a. Increase the demand for neighborhood or regional parks or other recreational facilities?				■
b. Affect existing recreational opportunities?				■

Setting/Discussion

The project will not result in a significant impact to recreational resources.

- a) *No Impact.*
- b) *No Impact.*

Conclusion

Project related impacts to recreation facilities and opportunities are considered less than significant.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

Issues	Potentially Significant Impact	Potentially Significant unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				■
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?				■
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				■
d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				■

Discussion of Checklist Answers

The project is not expected to result in significant adverse impacts on the environment.

- a) *No Impact*
- b) *No Impact*
- c) *No Impact*
- d) *No Impact*

XVII. Determination

In accordance with Sections 15152 and 15168 of the State CEQA Guidelines, this initial study has been prepared to evaluate the potential impacts of the proposed project.

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the initial study. A NEGATIVE DECLARATION will be prepared.
- I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Teresa Rodriguez
Associate Planner
City of Patterson
(209) 895-8026

12/14/15

Date

**PUBLIC NOTICE
THE CITY OF PATTERSON PLANNING COMMISSION
REGULAR MEETING**

NOTICE IS HEREBY GIVEN that the City of Patterson Planning Commission will hold a Regular Meeting on **Thursday, January 14, 2016, at 7:00 p.m.**, in the City Council Chambers located at 1 Plaza, Patterson, to consider the following:

Public Hearing:

Architectural & Site Plan Review #15-03 & Conditional Use Permit #15-06 – Patterson Mobil, APN # 021-028-043

A public hearing to consider an Architectural & Site Plan Review application for the construction of a new gas station facility. The project location is the northeast corner of Rogers Road and Anna Marie Avenue. The project consists of a new 4,735 square foot convenience store and gas station. The convenience store would include a small restaurant with seating for 16 and seating for 12 along the exterior. The project includes a 90'x40' canopy covering 12 bays (6 pumps). The project would provide 20 parking stalls with 1 accessible stall. Typical business hours for this type of business are 24 hours/day 7 days/week. The project site is currently vacant of trees, buildings, and other features. A draft Negative Declaration has been prepared noting that the project will not have a significant impact on the environment under the California Environmental Quality Act.

At the above noted time and place, testimony from interested persons will be heard by the Planning Commission and duly considered prior to making a recommendation. Any material submitted to the Planning Commission for consideration (photographs, petitions, letters, etc.) will be retained by the City and cannot be returned.

If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the Public Hearing.

Lisa Ochoa, Planning Technician II
Community Development Department



CITY OF PATTERSON
City Council and Planning Commission Staff Report
2015-2023 Housing Element
Recommendation to the City Council
January 14, 2016 Meetings

PROJECT SUMMARY

This is a public hearing to adopt the 2015-2023 Patterson Housing Element.

BACKGROUND

The Housing Element is one of seven elements of the General Plan required under California State law. The Housing Element is coming before the City Council and Planning Commission, because State law requires that the Housing Element be updated every eight years and be reviewed and certified by the State Department of Housing and Community Development (HCD). The last update of Patterson's Housing Element was completed in 2010. The Housing Element was required to be adopted by December 31, 2015; however, State law provides a 120 time period following the deadline to adopt the Housing Element (i.e., April 29, 2016).

The purpose of the Housing Element is to identify and analyze existing and projected housing needs and outline goals, policies, and programs for the preservation, improvement and development of housing for households of all income levels. The law requires the following:

- An analysis of population and employment trends
- An analysis of the City's fair share of the regional housing needs
- An analysis of household characteristics
- A parcel by parcel inventory of land suitable for residential development at all densities
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance, and development of housing
- An analysis of local requirements for special needs housing
- An analysis of opportunities for energy conservation
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments

City staff conducted a community workshop on April 29, 2015, to collect input regarding the Housing Element. The Planning Commission and City Council each held study sessions on the Draft Housing Element on June 25, 2015 and September 15, 2015, respectively, prior to submitting the document to HCD.

HOUSING ELEMENT FRAMEWORK

Patterson's Housing Element is organized into four primary sections:

Housing Needs Assessment: This section summarizes demographic, employment, and housing characteristics for the City of Patterson. This section provides a comprehensive

assessment of housing needs as the basis for developing responsive policies and implementation programs.

Opportunities: This section provides an inventory of adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

Constraints: The purpose of this section is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement, and development of housing in the city of Patterson. A discussion of Patterson's efforts to remove constraints is included.

Goals, Policies, and Implementation Programs: The purpose of this section is set a policy course that will guide the City of Patterson toward the development, improvement, and preservation of housing for all economic levels.

PROCESS

Since the City Council and Planning Commission study sessions, City staff and consultants revised the document based on Council and Commission comments and submitted the new draft to the California Department of Housing and Community Development (HCD) for review. City staff and Consultants had a meeting with HCD and addressed all HCD comments (see list below), which finalized the review process. On November 30, 2015 HCD issued to the City a pre-approval letter, which indicates HCD will certify the Housing Element, provided the document is not changed prior to adoption. The 2015-2023 Patterson Housing Element will be brought before the Planning Commission on January 14, 2016, and City Council on February 2, 2016, for adoption.

KEY UPDATES

Updated the Housing Element to highlight community outreach, demand for farmworker housing, and residential uses permitted by zone. The majority of the revisions were to programs in Section 5: Housing Goals, Policies, and Programs.

Added new programs: Lot Consolidation (H-4.C), Second Units (H-1.E), City Incentives (H-2.E), Employee Housing Act (H-3.G), Farmworker Housing (H-3.H), Single Room Occupancy (SRO) Units (H-3.I), and Design Review (H-4.C).

Added quantified objectives to programs: New Funding Sources (H-2.A), First Time Homebuyer Down Payment Assistance (H-2.C), Regulatory and Financial Incentives (H-2.D), City Incentives (H-2.E), Development Fees for Low-Income Housing (H-4.B), and At-Risk Units (H-5.E).

Revised quantified objective for Rezone Program (H-1.A) from 424 to 496 lower-income units based on analysis of commercial sites.

Revised program timeframes: City-Owned Land (H-1.D), New Funding Sources (H-2.A), Energy Efficiency and Water Conservation Awareness (H-6.A), and Fair Housing Materials (H-7.A).

RECOMMENDATION

Staff recommends that the Planning Commission recommend adoption of the 2015-2023 Patterson Housing Element to the City Council.

Attachments:

Public Hearing Draft 2015 Housing Element
HCD Compliance Letter

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 30, 2015

Mr. Ken Irwin, City Manager
City of Patterson
P. O. Box 667
Patterson, CA 95363

Dear Mr. Irwin:

RE: Review of the City of Patterson's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Patterson's draft housing element update that was received for review on October 1, 2015 along with additional revisions received on November 19 and 30, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on October 27, 2015 with Ms. Teresa Rodriguez, Associate Planner, and the City's consultant, Mr. Ted Holzem of Mintier Harnish.

The revised draft housing element meets the statutory requirements of State housing element law. This finding was based on, among other reasons, Program H-1.A (Rezone Program) which commits to rezone adequate sites to accommodate a shortfall of 496 units for lower-income households pursuant to GC Section 65583.2 (h) and (i). The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City utilized STAN COG's pre-approved housing element data.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of December 31, 2015 for STAN COG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Mr. Ken Irwin, City Manager
Page 2

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication provided by Ms. Rodriguez and Mr. Holzem in preparation of the housing element and looks forward to receiving Patterson's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in black ink, appearing to read "P. McDougall". The signature is stylized and written in a cursive-like font.

Paul McDougall
Housing Policy Manager



2015-2023 Patterson Housing Element

**HCD Review Draft
September 2015**

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SECTION 1: INTRODUCTION TO THE HOUSING ELEMENT

State Housing Element Law (Government Code Section 65580 *et seq.*) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Patterson Housing Element Background Report provides current (as of April 2015) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, and constraints. It also evaluates progress made since Patterson's last Housing Element was adopted in 2010. The Housing Element Background Report identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document.

The previous housing element, adopted in 2010, served a five-year planning period from June 30, 2009, to June 30, 2014. This current (2015) update of the Housing Element will serve an eight-year planning period from January 31, 2015, to January 31, 2023.

OVERVIEW OF STATE REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of its city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local governments to plan to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, affordable housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, and local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs; state the community's goals and objectives with regard to housing production, rehabilitation, conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups, such as persons with disabilities and homeless persons.

BACKGROUND REPORT

As required by State Housing Element Law (Government Code Section 65583(a)), the assessment and inventory for this Housing Element includes the following:

- Analysis of population and employment trends and projections and a quantification of the locality's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes Patterson's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including overcrowding and housing stock condition.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and services to these sites.
- Identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for the elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with female heads of household, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of "at-risk" assisted housing developments that are eligible to change from lower-income housing to market rate housing during the next 10 years.

The Housing Element Background Report satisfies State requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report sections draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from Stanislaus Council of Governments (StanCOG) pre-approved data package¹ as well as the 2010 U.S. Census, 2013 American Community Survey (ACS), California Department of Finance (DOF), and Patterson records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Patterson comes from City staff, other local public agencies, and several of private sources.

ORGANIZATION

Patterson's Housing Element is organized into three primary sections:

Summary of Existing Conditions: This section includes an inventory of resources, housing cost and affordability, at-risk units, suitable land for development, and a section discussing constraints, efforts, and opportunities.

Housing Needs, Issues/Trends: This section includes a discussion of State issues and policies, regional housing policies, and Patterson's Regional Housing Needs Assessment (RHNA) and housing issues.

Housing Program: This section identifies housing goals, policies, and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

RELATIONSHIP TO OTHER ELEMENTS

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City. All elements of the Patterson General Plan have been reviewed for consistency and the Housing Element was prepared to assure compatibility with the remaining elements.

¹ StanCOG compiled a significant amount of data needed to update the Background Report and received pre-approval from HCD regarding this data. The pre-approved data does not need to be reviewed again by HCD once the Housing Element is submitted.

CITIZEN PARTICIPATION

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element..." (Government Code Section 65583). In order to satisfy this requirement, the City conducted a community meeting and public hearings to receive community input concerning Patterson's housing goals and policies. The dates of these meetings are listed below. In addition, City staff used posted notices, published notices, letters and verbal notices to housing advocacy groups, property owners, and community contacts to publicize meetings dates for study sessions and public hearings.

Community Workshop

The City of Patterson held a community workshop on April 29, 2015 to provide an overview of the Housing Element Update process and solicit input from the public on housing issues prior to preparing the Draft 2015-2023 Housing Element. The City noticed the workshops in local newspapers and on the City's website and posted flyers publicizing the workshops in public areas in both English and Spanish. After a brief presentation introducing the housing element, participants engaged in a wide-ranging discussion of Patterson's housing issues and possible solutions. Participants identified key issues that included a lack of housing options for seniors, large households, and homeless persons, as well as a lack of adequate funding for housing programs and projects. Many of the proposed solutions involved increasing coordination and cooperation with other jurisdictions and agencies to maximize efforts and funding. Spanish translators were available at the workshop. A full summary of the workshop and list of stakeholders invited to attend the workshops are included in Appendix A.

Planning Commission and City Council Meetings

On June 25, 2015, the City of Patterson held a study session with the Planning Commission as part of the 2015-2023 Housing Element Update. The purpose of the study session was to provide an overview of the Housing Element Update process and solicit feedback from the Commission and public on the Public Review Draft Housing Element prior to the City Council study session and submitting the Element to HCD.

On September 15, 2015, the City of Patterson held a study session with the City Council to present the Public Review Draft Housing Element to the Council, solicit feedback, and provide the public an opportunity to comment on the Draft Element. The City Council gave direction to City staff to submit the document to HCD for the mandatory review for compliance with State law.

SECTION 2: HOUSING NEEDS ASSESSMENT

This section summarizes demographic, employment, and housing characteristics for the City of Patterson. This section provides a comprehensive assessment of housing needs as the basis for developing responsive policies and implementation programs. The main source of the information is the 2010 U.S. Census, but 2000 and 1990 Census data are also shown to demonstrate trends. Other sources of information include the following: the California Department of Finance (DOF), the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), American Community Survey (ACS), and local economic data (e.g., home sales prices, rents, wages). Stanislaus Council of Governments also provided a pre-approved data package for jurisdictions countywide, which is noted in the sources for several of the data tables in this section.

POPULATION TRENDS AND CHARACTERISTICS

Population Change

Table 1 shows population trends in Stanislaus and neighboring counties over the past 24 years. The average annual growth rate in Stanislaus County from 2010 to 2014 was 0.6 percent. Stanislaus County's growth rate was slower than its neighbors to north (San Joaquin County with 1.0 percent) and south (Merced County with 0.8 percent). Santa Clara County experienced the highest annual growth rate during the same period (1.2 percent) while Calaveras and Tuolumne Counties experienced decreases in population during this period.

TABLE 1
COUNTY POPULATION TRENDS
Stanislaus County and Neighboring Counties
2014

County	1990	2000	2010	2014	Average Annual Growth Rate (2010-2014)
Calaveras	31,998	40,554	45,602	44,650	-0.5%
Merced	178,403	210,554	255,399	264,922	0.9%
San Joaquin	480,628	563,598	684,057	710,731	1.0%
Santa Clara	1,497,577	1,682,585	1,781,427	1,868,558	1.2%
Stanislaus	370,522	446,997	514,330	526,042	0.6%
Tuolumne	48,456	54,501	55,294	53,604	-0.8%

Source: 2000-2010, U.S. Census, 1990 and 2000, Department of Finance, E-1 Report, 2013-2014.

BACKGROUND REPORT

The city of Patterson experienced the second-highest percent change in population in the region from 2000 to 2010 (75.9 percent) (Table 2). The City of Hughson experienced the greatest change with 78.8 percent). The city of Modesto, the most populous city in the region, experienced 9.5 percent growth during the same period. Patterson’s annual average growth rate was also the highest in the region from 2000 to 2014 (5.8 percent). From 2010 to 2014 Patterson’s growth rate slowed considerably to an average annual growth rate of just 0.6 percent. . However, all growth rates in the region slowed from 2010 to 2014 when compared to 2000-2010 due to the downturn in the housing market in 2008 and the effects of the Great Recession.

**TABLE 2
NEIGHBORING POPULATION TRENDS
Neighboring Cities and Stanislaus County
2014**

City	1990	2000	2010	2014	Change 2000-2010		Change 2010-2014	
					Percent Change	Average Annual Growth Rate	Percent Change	Average Annual Growth Rate
Ceres	26,314	34,609	45,417	46,463	34.3%	2.7%	2.3%	0.5%
Hughson	3,259	3,980	6,640	7,118	78.8%	5.2%	7.2%	1.7%
Newman	4,151	7,077	10,224	10,668	50.7%	3.7%	4.3%	1.0%
Modesto	164,730	188,856	201,165	206,785	9.5%	0.6%	2.8%	0.6%
Patterson	8,626	11,606	20,413	20,922	75.9%	5.8%	2.5%	0.6%
Turlock	42,198	55,810	68,549	70,132	25.7%	2.0%	2.3%	0.5%
Stanislaus County	370,522	446,997	514,453	524,124	15.1%	1.4%	1.8%	0.5%

Source: U.S. Census, 1990 and 2000; DOF, 2008; HCD Pre-Approved Data Package, E-5 Population Estimates, 2011-2014 with 2010 Census Benchmark, May 2014.

Table 3 shows historic population trends in the city of Patterson since 1980. Patterson experienced its fastest rate of growth from 1980 to 1990 with an average annual growth rate of 8.24 percent. During this time the city’s population more than doubled (120.7 percent increase). The city’s population growth slowed to about 3 percent during the 1990s, but picked up to 5.85 percent during the 2000s. Although the city has continued to experience population growth since 2010, its average annual growth rate slowed significantly due to the Great Recession.

TABLE 3
HISTORICAL POPULATION TRENDS
City of Patterson
1980-2014

Year	Population	Percent Change	Average Annual Growth Rate
1980	3,908	--	--
1990	8,626	120.7%	8.24%
2000	11,606	34.5%	3.01%
2010	20,413	75.9%	5.8%
2014	20,922	2.5%	0.6%

Source: U.S. Census, 1980, 1990, and 2000; HCD Pre-Approved Data Package, DOF, E-5 Population Estimates, 2011-2014.

Population Projections

Table 4 shows Stanislaus Council of Governments (StanCOG) population projections for the city of Patterson and Stanislaus County from 2010 through 2040. Over the next 30 years, the city's population is expected to more than double from 20,413 to over 46,000, an increase of over 25,700 people. In contrast, Stanislaus County is only projected to increase by 32.7 percent. Of the 249,607 new people projected to live in Stanislaus County by 2040, about 10.3 percent (25,711) are expected to live in the city of Patterson. Note Table 4 data are projections and does not reflect the current population.

The city of Patterson is expected to experience steady population growth at an average annual growth rate of 2.9 percent over the next 30 years. The city's growth is expected to be higher in the near term with growth rates over 3 percent through 2025, and then taper off to about 1.2 percent by 2035. Patterson's average annual growth rate over the 30 year period (2.9 percent) is projected to be higher than Stanislaus County as a whole (1.3 percent) due to the city's higher projected growth rates between 2015 and 2030. However, by 2035 Patterson's growth rate is expected to be the same as Stanislaus County (1.2 percent).

**TABLE 4
POPULATION PROJECTIONS
City of Patterson and Stanislaus County
2010-2040**

Year	Patterson			Stanislaus County		
	Population	Percent Change	Annual Average Growth Rate	Population	Percent Change	Average Annual Growth Rate
2010	20,413	--	--	514,453	--	--
2015	25,065	22.80%	4.20%	551,668	7.2%	1.4%
2020	30,375	21.20%	3.90%	594,146	7.7%	1.5%
2025	35,685	17.50%	3.30%	636,625	7.1%	1.4%
2030	40,995	14.90%	2.80%	679,403	6.7%	1.3%
2035	43,559	6.30%	1.20%	721,582	6.2%	1.2%
2040	46,124	6.00%	1.20%	764,060	5.9%	1.2%
Change/Average	25,711	55.70%	2.80%	249,607	32.7%	1.3%

Source: Stanislaus Council of Governments, 2015.

Note: Data does not reflect current population. These are projections.

Age Characteristics

Between 1990 and 2010, the median age in Patterson increased from 26.5 to 29.1 years of age (Table 5). Children and youth between the ages of 0 to 19 represented 39.7 percent of the population in 2000, but only 37.3 percent of the population in 2010. Adults between the ages of 20 to 64 (i.e., working age population) represented 53.1 percent of the population in 2000, and increased to 56.5 percent of the population in 2010. The senior and elderly population, age 65 and over, represented 7.3 percent of the population in 2010, but only 6.28 percent of the population in 2010. Patterson’s working age population is increasing relative to children, youth, and seniors.

**TABLE 5
POPULATION BY AGE TRENDS
City of Patterson
1990-2010**

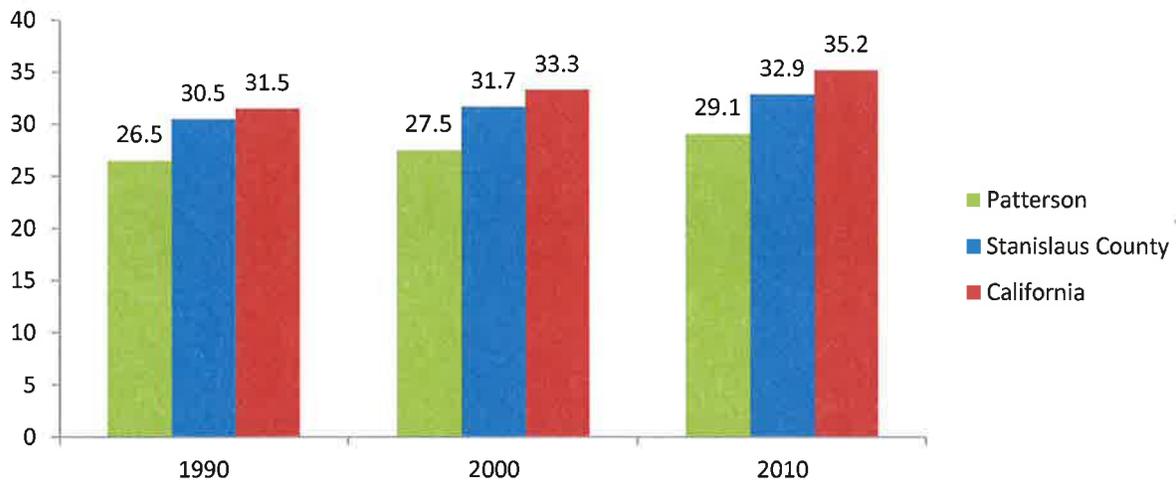
Age Cohorts	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Children and Youth						
Under 5 years	836	9.7%	1,061	9.1%	1,771	8.7%
5 to 9 years	822	9.5%	1,222	10.5%	1,898	9.3%
10 to 14 years	790	9.2%	1,225	10.6%	1,982	9.7%
15 to 19 years	529	6.1%	1,098	9.5%	1,952	9.6%
Subtotal	2,977	34.5%	4,606	39.7%	7,603	37.2%
Working Age Adults						
20 to 24 years	551	6.4%	820	7.1%	1,427	7.0%
25 to 34 years	1,773	20.6%	1,600	13.8%	2,857	14.0%
35 to 44 years	1,200	13.9%	1,880	16.2%	2,965	14.5%
45 to 54 years	637	7.4%	1,197	10.3%	2,617	12.8%
55 to 59 years	359	4.2%	373	3.2%	896	4.4%
60 to 64 years	390	4.5%	290	2.5%	767	3.8%
Subtotal	4,910	56.9%	6,160	53.1%	11,529	56.5%
Seniors and the Elderly						
65 to 74 years	435	5.0%	450	3.9%	748	3.7%
75 to 84 years	238	2.8%	285	2.5%	386	1.9%
85 +	66	0.8%	105	0.9%	147	0.7%
Subtotal	739	8.6%	840	7.2%	1,281	6.3%
Total	8,626	100.0%	11,606	100.0%	20,413	100.0%
Median Age	26.5		27.5		29.1	

Source: U.S. Census, 1990, 2000, and 2010.

BACKGROUND REPORT

Over the past 20 years (1990 to 2010) California has experienced an average increase in its median age. Overall, the citywide and countywide median age has been slightly lower than that of the state (Figure 1). For example, in 1990 the statewide median age was 31.5 years, while the city and countywide median ages were 26.5 years and 30.5 years, respectively. From 2000 to 2010, the citywide, countywide, and statewide median age increased to 29.1, 32.9, and 35.2 respectively. Although Patterson's median age has increased in each 10-year interval, the median age has consistently remained below the countywide and statewide median ages. Overall, the statewide median age has increased more (3.7 years) than Patterson (2.6 years) and Stanislaus County (2.4 years).

FIGURE 1
MEDIAN AGE COMPARISONS
Patterson, Stanislaus County, and California
1990-2010



Source: U.S. Census Data; 1990, 2000, and 2010.

Population by Race/Ethnicity

Table 6 summarizes the city of Patterson and Stanislaus County population by race and ethnicity according to the 2011-2013 ACS. Patterson had a significantly lower percentage of persons who identified themselves as White–Not Hispanic (20.5 percent) compared to the countywide population (45.4 percent), and a higher percentage of people who identify themselves as of Hispanic origin (54.1 percent) compared to the county (43.0 percent). Patterson also had a higher share of their population identify as Black–Not Hispanic, Asian/Pacific Islander–Not Hispanic, and Two or More Races–Not Hispanic (24.4 percent) compared to Stanislaus County (13.7 percent). The percentage of Asian/Pacific Islander–Not Hispanic residents and Black-Not Hispanic residents in Patterson, in particular, were significantly higher (13.1 percent and 8.6 percent, respectively) compared to the county (5.7 percent and 2.5 percent, respectively).

TABLE 6
POPULATION BY RACE AND ETHNICITY
Patterson and Stanislaus County
2013

Category	City of Patterson		Stanislaus County	
	Number	Percent	Number	Percent
White–Not Hispanic	4,260	20.5%	237,067	45.4%
Black–Not Hispanic	1,781	8.6%	13,120	2.5%
Am. Indian–Not Hispanic	19	0.1%	2,407	0.4%
Asian/Pac. Islander –Not Hispanic	2,721	13.1%	30,178	5.7%
Other–Not Hispanic	132	0.6%	921	0.1%
Two or More Races –Not Hispanic	576	2.7%	13,511	2.5%
Hispanic Origin	11,199	54.1%	224,393	43.0%
Total	20,688	100%	521,597	100%

Source: U.S. Census Bureau, 3-Year ACS, 2011-2013.

HOUSEHOLD TRENDS AND CHARACTERISTICS

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single family homes or condominiums to accommodate children, while single persons generally occupy smaller apartments or condominiums. Single-person households may include seniors living alone or young adults.

Historical Growth

Table 7 shows citywide and countywide historical household growth from 1980 to 2013. Patterson has historically had a faster rate of household growth compared to the county. For example, from 1980 through 1990, Patterson's household growth was more than double the rate for the county (7.2 percent versus 2.8 percent, respectively), and from 2000 to 2008 Patterson's household growth was eight times the rate for the county (8.4 percent versus 2.8 percent, respectively).

Although Patterson experienced significant household growth from 2000 to 2008, the city lost 369 households from 2008 to 2010 and only added 163 households between 2010 and 2013. In Stanislaus County, the average annual growth rate for households slowed to 0.3 percent between 2010 and 2013, but did not result in a loss of households.

TABLE 7
HOUSEHOLD FORMATION TRENDS
Patterson and Stanislaus County
1980-2013

Year	City of Patterson			Stanislaus County		
	Households	Change	Average Annual Growth Rate	Households	Change	Average Annual Growth Rate
1980	1,278			94,842		
1990	2,557	1,279	7.2%	125,375	30,533	2.8%
2000	3,146	589	2.1%	145,253	19,878	1.5%
2008	5,999	2,853	8.4%	158,836	13,583	1.1%
2010	5,630	-369	-3.1%	165,180	6,344	2.0%
2013	5,793	163	1.0%	166,883	1,703	0.3%

Source: U.S. Census, 1980, 1990, and 2000; HCD Pre-Approved Data Package, DOF E8 by Geography, 2000-2010, 5-Year ACS, 2009-2013.

Forecasted Growth

Table 8 shows household projections from 2010 through 2040 in Patterson and Stanislaus County according to the Stanislaus Council of Governments. Over the next 30 years, Patterson's households are expected to more than double from 6,328 to over 13,314, an increase of over 6,986. In contrast, the number of households in Stanislaus County is only projected to increase by 30 percent. Of the 77,032 new households projected to live in Stanislaus County by 2040, about 9.1 percent are expected to form in the city of Patterson. Patterson is projected to add more households between 2015 and 2030 (4,396 households or 63 percent of the city's total household growth). Over the next 30 years Patterson is expected to experience an average annual household growth rate of 2.5 percent, which is double the county's projected average annual growth rate of 1.2 percent for the same period.

TABLE 8
HOUSEHOLD PROJECTIONS
Patterson and Stanislaus County
2015

Year	City of Patterson			Stanislaus County		
	Households	Percent Change	Average Annual Growth Rate	Households	Percent Change	Average Annual Growth Rate
2010	6,328	--	--	179,503	--	--
2015	7,041	10.1%	2.2%	185,207	3.1%	0.6%
2020	8,189	14.0%	3.1%	194,388	4.7%	1.0%
2025	9,654	15.2%	3.3%	206,111	5.7%	1.2%
2030	11,437	15.6%	3.4%	220,377	6.5%	1.3%
2035	12,309	7.1%	1.5%	237,185	7.1%	1.5%
2040	13,314	7.5%	1.6%	256,535	7.5%	1.6%
Change/Average	6,986	52.5%	2.5%	77,032	30.0%	1.2%

Source: Stanislaus Council of Governments, 2015.

Household Formation and Composition

From 1980 to 2000 the average number of persons per household in Patterson increased from 3.0 to 3.6 (16.5 percent) (Table 9). Since 2000 household size has remained steady. Historically, Patterson's average persons per household has been higher than the countywide average, and average persons per household citywide (3.6) remains slightly above the countywide average (3.1).

**TABLE 9
PERSON PER HOUSEHOLD TRENDS
Patterson and Stanislaus County
2010**

Year	City of Patterson	Percent Change	Stanislaus County	Percent Change
1980	3.0		2.6	
1990	3.3	10.0%	2.9	11.5%
2000	3.6	9.0%	3.1	6.9%
2008	3.6	0%	3.1	0%
2013	3.6	0%	3.1	0%

Source: Census, 1980, 1990 and 2000; HCD Pre-Approved Data Package, DOF E8 by Geography, 2000-2010.

Household Income

Household income is a key factor affecting housing opportunity. It determines a household’s ability to balance housing costs with other basic necessities. Income levels can vary considerably among households based upon tenure, household type, location of residence, and race/ethnicity, among other factors.

The State and Federal governments classify household income limits into several categories based on the relationship to the county area median income (AMI), adjusted for household size. The State of California uses the income groups shown in Table 10.

**TABLE 10
INCOME CATEGORIES**

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

Federal housing programs use the Federal estimate of AMI. According to HUD, the AMI for a median-income four-person household in Stanislaus County was \$52,700 in 2014 (Table 11). For all income categories HUD defines income limits for various household sizes based on a four-person household as a reference point The State income limits are used throughout this Housing Element, except as noted where data has been compiled by HUD.