

**CITY OF PATTERSON PLANNING COMMISSION AGENDA**  
**REGULAR MEETING**  
**THURSDAY, JULY 28, 2016, AT 7:00 P.M.**  
**City Council Chambers**  
**1 Plaza, Patterson, California**

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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**

1. Sacramento Bee – Can't Afford Housing? California Leaders Are Working On It
2. APA Conference 2016 – October 22-25, 2016

**CONSENT AGENDA**

1. Planning Commission Meeting Minutes of May 26, 2016

**AGENDA ITEMS**

1. **Public Hearing:** **City of Patterson Water Well #14, Negative Declaration #16-02, APN #047-031-041**  
Consideration of the environmental review of the Well #14 project, consisting of the construction, installation, and operation of a City owned water well, equipped with a turbine pump housed in a masonry building. The completed project consists of drilling of a test well and a production well, construction of the well housing structure (pump house approximately 20' x 30'), and appurtenances consisting of piping, electrical transformer, back-up power, site fencing, and access. The site will be approximately ½ to one acre in size with connection to Olive Avenue. The project site is located in the Villages of Patterson Master Development Plan Area. The initial study associated with the environmental review determined that no significant impact to the environment is anticipated when the project is implemented.

- **ITEMS FROM COMMISSION**
- **ADJOURNMENT**

**CAPITOL ALERT** JUNE 6, 2016 6:00 AM

# Can't afford housing? California leaders are working on it

## HIGHLIGHTS

Governor's plan includes borrowing proposal, changes in permit approval rules

Some legislative Democrats want to put much more money toward problem

California's last housing bond issue is largely tapped out



1 of 2



BY JIM MILLER  
[jmiller@sacbee.com](mailto:jmiller@sacbee.com)

Affordable housing, a back-burner issue at the state Capitol for a decade, has emerged as a central part of talks on a new California budget, with Gov. Jerry Brown, lawmakers and others pressing proposals they want to be part of a final deal.

Brown's revised spending plan, released May 13, includes a Senate proposal to borrow \$2 billion against revenue from the state's mental health services tax on millionaires to subsidize affordable housing projects for people with mental illness.

The Democratic governor also wants to speed up the local land-use approval process for housing projects that include affordable units.

Lawmakers, meanwhile, have introduced measures that would go much further, committing significant general fund money to the problem. The Assembly budget includes \$650 million for various affordable housing programs, and a \$3 billion affordable housing bond for the November ballot passed the Senate with bipartisan support last week.

The attention to the issue is the most since California lawmakers voted to put a housing bond on the 2006 ballot, the second such borrowing in four years. Yet that money is almost tapped out. Also gone are hundreds of millions of dollars in affordable housing money once generated by the state's former redevelopment program.

What affordable housing assistance exists is much less than what's needed in the nation's largest and most housing-expensive state, advocates say.

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**PROPOSITION 46, A \$2.1 BILLION HOUSING BOND, PASSED IN NOVEMBER 2002.**  
**PROPOSITION 1C, A \$2.85 BILLION HOUSING BOND, PASSED IN NOVEMBER 2006.**

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"Housing affordability has just gotten worse and worse in the state," said Doug Shoemaker, president of Mercy Housing California, a nonprofit housing developer whose projects include Martin Luther King Jr. Village, a supportive housing development in south Sacramento.

“It’s spread to a lot of inland areas, and a much wider part of the population feels like they can’t afford the kind of home they want to live in,” he said.



## Why California lawmakers want affordable housing money

After an April 25, 2016 press conference announcing a \$1.3 billion affordable housing budget proposal, Assemblyman David Chiu, D-San Francisco, explains why lawmakers are focused on housing.

Jeremy B. White - [jwhite@sacbee.com](mailto:jwhite@sacbee.com)

In a recent report, the nonpartisan Legislative Analyst’s Office found that housing in California is far more expensive than in other large states, with only Hawaii having higher average housing prices. Businesses, particularly in the Bay Area, warn that the situation makes it increasingly difficult to recruit workers.

Shamus Roller, executive director of Housing California, said he senses much more interest in the issue among policymakers.

“It just feels like it’s a different conversation,” he said. “It’s become difficult for the governor to ignore because it’s hurting so many people now. And it’s hurting businesses.”

Brown’s revised budget plan highlighted new proposals meant to increase the supply of affordable housing.

One would make a major change to a 2004 ballot measure, championed by former Senate President Pro Tem Darrell Steinberg, that imposed an additional 1 percent income tax on those making \$1 million or more to pay for mental health programs.

Proposition 63 drew criticism in recent years as some county programs spent the money on activities that included yoga and horseback riding.

Now, Steinberg backs a move to borrow money against Proposition 63’s revenue stream to help build affordable housing for people with mental illnesses, long viewed as among the most challenging segments of the homeless. The plan, now in Brown’s budget, would generate up to \$300 million a year for housing – and ultimately tie up about \$130 million annually for debt service.

“You walk by people on the street, who are talking to themselves, who are obviously ill, you ask, ‘Why don’t we do more?’ ” Steinberg said.

The move would mean less of the money would go directly to counties, but no organization that receives Proposition 63 money has testified against the borrowing proposal.

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# 49,148

Number of tax returns in 2013 that paid “millionaires tax” for mental health services

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The Sacramento area has several affordable housing projects of the type that would be financed with the proposed borrowing. Those include Mutual Housing at the Highlands, a 90-unit complex off Watt Avenue in North Highlands.

Julia Chandler, 56, moved into a studio apartment at the complex last June following years of homelessness. Today she receives health care and other services, bus passes and trips to the grocery store, and sits on a tenant advisory panel.

She summarized her past months there with one word: "Freedom." "I can just live (and) not have to worry about getting kicked out," she said.

Kari Holloway has lived at the North Highlands complex since 2012. She recalled receiving a welcome package that included clean sheets when she moved in. "I could sleep soundly and not worry about where my next meal was coming from or if somebody was going to rob me," she said of her first days there.

The \$23.1 million project, opened in 2011, received almost \$3 million in Proposition 63 money. The bulk of its financing came from the federal stimulus program.

The budget proposal continues a recent state trend for affordable housing: targeting money at specific types of projects.

“

**I COULD SLEEP SOUNDLY AND NOT WORRY ABOUT WHERE MY NEXT MEAL WAS COMING FROM OR IF SOMEBODY WAS GOING TO ROB ME.**

Kari Holloway, resident of North Highlands affordable housing complex

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Two years ago, California voters approved a ballot measure to borrow \$600 million to pay for affordable housing for low-income and homeless veterans. Recent California budgets also have allocated \$200 million annually from the state's cap-and-trade program to affordable housing near transit.

"That's great," Rachel Iskow, Mutual Housing's executive director, said of the programs. "But there are so many working people, an increasing numbers of seniors, and just young people trying to get into workforce who need affordable housing. But there's a not a dime for that."

Besides the mental health money, Brown wants the state to limit the ability of local governments – or their residents – to hinder developments that include a certain share of affordable units.

State-mandated "by right" zoning, supporters say, would reduce the bureaucratic red tape that ratchets up the cost of affordable housing projects or thwarts them altogether.

“What you’re taking away is the five to 10 years of horse-trading that goes on over these projects, where any neighbor who doesn’t like it can show up and clog up the works,” said Denise Pinkston of the Bay Area Council, a business group, at a recent Assembly budget subcommittee hearing.

If the state doesn’t take action, she added, “we will continue to see a worsening of the current housing crisis.”

But city officials, construction unions and environmental groups criticize the idea, saying it would let developers avoid the state’s landmark environmental review law and cut the public out of the process.

“We believe including our communities in those policy discussions (is) a good thing,” said Dan Carrigg, a lobbyist for the League of California Cities.

# 47.8 percent

Share of occupied units in California paying rent representing 35 percent or more of household income

Recent legislative proposals meant to increase affordable housing have had mixed results. Bills that would impose a fee on real estate transactions to help subsidize affordable housing projects failed.

Legislation on the topic that advanced to Brown’s desk has met a mixed fate. Last year, the governor vetoed two housing-tax-credit bills, saying they should be considered during the budget process.

And in 2013, he vetoed a bill by then-Assembly Speaker Toni Atkins meant to enhance “inclusionary housing” rules for developers. “Requiring developers to include below-market units in their projects can exacerbate” challenges of attracting development to low- and middle-income communities, he wrote.

As for actual money, Assembly Democrats earlier this year proposed \$1.3 billion for affordable housing, reducing that amount by half last month. Yet that likely will face resistance from Brown, who is skeptical of government subsidies for affordable housing.

“You need more production, to bring down the cost,” Brown said last month. “Otherwise, through subsidies and through restrictions, we’re just spending more and more tax dollars and getting very little.”

Jim Miller: 916-326-5521, @jimmiller2

### Affordable housing

New proposals meant to address California’s housing affordability problem are part of ongoing budget talks at the Capitol. Among them:

- Borrow against revenue from the state’s mental health services tax on millionaires to generate up to \$300 million annually for affordable housing for people with mental illnesses.
- Limit local government review of proposed developments that include affordable housing.
- Consolidate various down-payment assistance programs into one and target low- and moderate-income buyers.
- Provide \$650 million from the general fund for several affordable housing programs.
- Provide \$50 million over four years for temporary housing for homeless people.

reprints

## MORE CAPITOL ALERT

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13 Comments

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**Sharon Steele**

42 days ago

Did I read this correctly. 23.1 million for 90 units??

Reply Share 1 reply

0 0



**Justin Li**

35 days ago

That's total development cost, which comes to a little more than \$250K per unit. It's very expensive to build in California. Especially where housing demand is highest.

Reply Share

0 0

**Ignacio Dayrit**

43 days ago



Wait - didn't communities have funds for affordable housing at one time? How quickly we forget that Gov. Brown abolished those tools in 2012. And Legislature has been reinventing the wheel ever since.

Reply Share

1 0

**Ed Mang**

43 days ago

Mental illness, code name for liberal.

Reply Share

0 1



**Richard Irwin**

43 days ago

Putting people in houses they could not afford wrecked the housing market and the economy in 2008. It's barely recovered, and here we go again....

Reply Share

1 0



**Dave Barrow**

43 days ago

Why don't we just raise the minimum wage?

Reply Share

1 2

**Valentina Joyce**

43 days ago

I'm all for getting homeless people into housing. But helping low-income buyers to BUY a house is crazy! In major cities in Europe and Asia middle-class people are living in apartments. Taxpayers should not have to pay for someone's American Dream!

Reply Share

3 1



**Gene Romero**

43 days ago

Nobody wants affordable housing in their backyard. Too many people and low inventory...CEQA, zoning prohibit or complicate building and thus no inventory and affordable units.

Reply Share

2 1

**Bill Tobey**

43 days ago

"Can't afford housing? California leaders are working on it"

Does this make anyone else nervous. The government is very much part of the problem of a lack of affordable housing most certainly not part of the solution UNLESS government makes the decision to get out of the way- zoning, building codes, planning department egos, etc. At this point government is 35% of the cost of housing.

Reply Share

2 0



**Niel Johnson**

43 days ago

"and a much wider part of the population feels like they can't afford the kind of home they want to live in,"

That is perhaps one of the most ridiculous things I've read.

I'd like to live in a home on several acres of land so technically I can't afford the kind of home I want to live in.

Reply Share

6 0

**Adam Nelson**

43 days ago

Over regulating an industry harms the lowest income brackets the most. When will the government figure this out???

Reply Share

3 0

Show more comments

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Registration is now open!

2016  
APA California  
Conference  
Pasadena

CRAFTING  
our  
Future

OCTOBER  
22-25

The Art  
of  
Planning

PASADENA  
CONVENTION  
CENTER

APA  
CA



## Conference-at-a-Glance



Members can earn certification credits for many activities at the conference. A notation has been made next to each creditable session/event indicating the number of pending certification credits.

*The Conference-at-a-Glance is subject to change.*

*The most current information can be found on the website at [www.apacalifornia-conference.org](http://www.apacalifornia-conference.org) and on the mobile app prior to the conference, and in the registration area when the conference begins.*



@APA2016CA

Check our website for more details [www.APACalifornia-Conference.org](http://www.APACalifornia-Conference.org)

v.11 7/8/16



# FRIDAY, OCTOBER 21

## Conference-at-a-Glance

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6:00 pm - 10:00 pm	<b>ArtNight Pasadena</b> - Enjoy a free evening of art, music and entertainment as Pasadena's most prominent arts and cultural institutions swing open their doors. <i>Free transportation is available between the venues.</i>	
TBD pm - TBD pm	<b>APA California Board Dinner</b>	TBD

# SATURDAY, OCTOBER 22

8:30 am - 10:00 am	<b>Student Registration</b>	TBD
<b>Pre-Conference Sessions</b> 9:00 am - 4:00 pm	<b>#1 Historic Preservation: New Frontiers for Local Planning</b> <i>Additional \$90 fee applies, includes lunch.</i>	CM   6.5   PENDING 207
	<b>#2 Leadership and Management Institute 2016 (CPR Session)</b> <i>Additional \$90 fee applies, includes lunch.</i>	CM   6.5   PENDING 212
	<b>#3 Geodesign Tools for Planners: Create Your Future Using Next Generation Technology Today</b> <i>Additional \$90 fee applies, includes lunch.</i>	CM   6.5   PENDING 214
	<b>#4 SB 743 Implementation: The Evolution from LOS to VMT</b> <i>Additional \$90 fee applies, includes lunch.</i>	CM   6.5   PENDING 101
10:00 am - 4:00 pm	<b>APA California Board Meeting</b>	209/210
<b>Student Session Block #1</b> 10:00 am - 11:15 am	<b>First Time Project Managers: Strategies for Success (CPF Session)</b>	204
	<b>Governing from Both Sides: Community-led Solutions Coexisting with Government Vision</b>	208
	<b>Brilliant Presentations: A Primer for Young Planners - Part 1</b>	211
11:30 am - 1:00 pm	<b>The Richard Weaver Scholarship Luncheon (Students only, ticketed invitation event)</b>	Ballroom
12:00 pm - 6:00 pm	Conference Attendee Registration	Ballroom Foyer
1:00 pm - 4:00 pm	<b>Orientation Tour - Arroyos and Foothills Tour: Pasadena, Northeast Los Angeles, and the San Gabriel Valley.</b> <i>Additional \$50 fee applies.</i>	CM   3.0   PENDING <i>Meet at 12:45 pm at the Plaza</i>
<b>Session Block #1</b> 1:00 pm - 2:30 pm	<b>Regional Equity in Concert: Challenges in Engaging Diverse Stakeholders Across the State</b>	CM   1.5   PENDING Ballroom A
	<b>Tools for Planning Affordable Housing Projects</b>	CM   1.5   PENDING Ballroom B
	<b>SANBAG: A Case Study for Successful Transit Planning in the 21st Century</b>	CM   1.5   PENDING Ballroom C
	<b>The Hots and Colds of Climate Action Plans</b>	CM   1.5   PENDING 102
	<b>Nolen, Robinson, and Burnham Look at Their Plans in 2016</b>	CM   1.5   PENDING 103
	<b>Movement: The Centennial of "The Pasadena Way"</b>	CM   1.5   PENDING 107
	<b>Growing Green in Riverside: Integrating Climate Action with Entrepreneurial Opportunity</b>	CM   1.5   PENDING 105
	<b>Accelerating Sustainability Planning - APA California's Sustainability Champion Program</b>	CM   1.5   PENDING 106
	<b>CEQA and Noticing : Best Practices for Complying with CEQA, Brown Act, and Other Public Noticing Requirements</b>	CM   1.5   LAW   PENDING 107
<b>Student Session Block #2</b> 1:15 pm - 2:30 pm	<b>10 Crucial Things Planning School Didn't Teach You</b>	204
	<b>Stepping Outside the Cubicle</b>	208
	<b>Brilliant Presentations: A Primer for Young Planners - Part 2</b>	211

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# SATURDAY, OCTOBER 22

## Conference-at-a-Glance

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Session Block #2 2:45 pm - 4:15 pm	You Put a Park Where? Creative Approaches to Urban Greening	CM   1.5   PENDING	Ballroom A
	My City - Updating the City Beautiful Movement for the 21st Century	CM   1.5   PENDING	107
	The Maker Economy: How to Adapt Your Code to Attract Makers	CM   1.5   PENDING	Ballroom C
	Barn Raising in the Burbs: Novel Strategies for Growing Food and Cultivating Community Through Urban Farming	CM   1.5   PENDING	102
	The Neighborhood Church Isn't What it Used to Be: Local Religious Institutions and Federal Law	CM   1.5   LAW   PENDING	104
	Autonomous Vehicles and the Future of the City	CM   1.5   PENDING	105
	Walkable Watersheds: Promoting Equitable Investments in Infrastructure and Watershed Planning	CM   1.5   PENDING	106
	Empowered Planners: Tools for Achieving Better Project Energy Outcomes During the Entitlements Phase	CM   1.5   PENDING	107
	Crafting Mi Casa: Lessons of Latino Informal Housing Practices in Los Angeles	CM   1.5   PENDING	103
4:30 pm - 6:15 pm	<b>Diversity Summit: The History of Diversity and Planning in California</b>	CM   1.5   ETHICS   PENDING	Ballroom
6:30 pm - 9:30 pm	<b>Opening Reception</b> - Pasadena City Hall Courtyard Enjoy food, beverages and entertainment, held outdoors	<i>The short walk from the Convention Center is encouraged as parking is extremely limited.</i>	

# SUNDAY, OCTOBER 23

7:00 am - 9:00 am	Exhibit Set-Up		Hall C
7:00 am - 9:00 am	Coffee & Tea		TBD
7:00 am - 6:30 pm	Conference Attendee Registration		Ballroom Foyer
7:45 am - 11:45 am	<b>MOBILE WORKSHOP #1</b> - Explore Downtown Los Angeles: Complete Streets with Bikeshare. <i>Additional \$60 fee applies, includes bike and snack.</i>	CM   3.0   PENDING	Meet at 7:30 am at the Plaza
Session Block #3 8:00 am - 9:30 am	The 'Big 4' Sustainable Communities Strategies: Past, Present, and Future	CM   1.5   PENDING	101
	Livability + Accessibility = Better Transportation (Applying the Caltrans Smart Mobility Framework Equation)	CM   1.5   PENDING	102
	Purposeful Strategic Thinking: Gaining Community Support for Innovative Planning in a Challenging Environment (CPR Session) - Part 1	CM   1.5   PENDING	103
	Recreational and Medical Cannabis Regulations: Staying Above the Haze	CM   1.5   LAW   PENDING	104
	Collaborative Planning in Northridge South: The Making of a Los Angeles Great Street in Suburban San Fernando Valley	CM   1.5   PENDING	105
	Transportation and Land Use Choices for Creating Walkable and Bikeable Communities	CM   1.5   PENDING	106
	GHGmageddon: Addressing Climate Change After the Newhall Decision	CM   1.5   PENDING	107
	Voices from the Past: Organizing and Engaging with Historic Preservation Groups	CM   1.5   PENDING	204
	Mapping, Metrics, and Outreach: Assessing Park Needs in America's Most Populous County	CM   1.5   PENDING	207
	Implementing a Renewable Energy Strategy in California	CM   1.5   PENDING	208

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Mobile Workshops
  Student Sessions/Events
  Special Events
  Leadership Meetings



**Conference-at-a-Glance**

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Session Block #3 8:00 am - 9:30 am	Latina Urbanism: The Role of Gender in Shaping Urban Design	CM   1.5   PENDING 211
	Streamlining Endangered Species Permitting: Regional Habitat Planning	CM   1.5   PENDING 212
	Urban Harvest: Toward a Resilient Food Infrastructure for Healthy Cities	CM   1.5   PENDING 210
8:00 am - 11:00 am	<b>Orientation Tour - Arroyos and Foothills Tour: Pasadena, Northeast Los Angeles, and the San Gabriel Valley. Additional \$50 fee applies.</b>	CM   3.0   PENDING Meet at 7:45 am at the Plaza
8:45 am - 1:15 pm	<b>MOBILE WORKSHOP #2 - Connecting Communities and Public Transit Through the Connect US Action Plan. Additional \$55 fee applies, includes food stops. Meet at 8:30 am at the Plaza</b>	CM   3.5   PENDING
9:00 am - 2:00 pm	<b>MOBILE WORKSHOP #3 - A Walk on Avalon - The Commerical Heart of Wilmington. Additional \$65 fee applies, includes lunch.</b>	CM   4.0   PENDING Meet at 8:45 am at the Plaza
	<b>MOBILE WORKSHOP #4 - Bicycle Mobility in Historic Downtown Long Beach. Additional \$85 fee applies, includes bike and lunch.</b>	CM   4.0   PENDING Meet at 8:45 am at the Plaza
9:00 am - 5:00 pm	Exhibits Open	Hall C
9:00 am - 5:00 pm	Tech Lounge Open	Hall C
Session Block #4 9:45 am - 11:15 am	Escaping a Circular Firing Squad: Implementing the Sustainable Groundwater Management Act	CM   1.5   PENDING 101
	482 Resilient Cities? DIY California Resilience	CM   1.5   PENDING 102
	Purposeful Strategic Thinking: Gaining Community Support for Innovative Planning in a Challenging Environment (CPR Session) - Part 2	CM   1.5   PENDING 103
	The Urban Resurgence of Inglewood: How Master Planning and Economic Development Goals Meet (PEN Session)	CM   1.5   PENDING 104
	Crafting a Self-Mitigating Plan	CM   1.5   LAW   PENDING 105
	Missing Middle Housing: Is Your Planning and Coding Preparing Your City for the 21st Century Demand?	CM   1.5   PENDING 106
	So You Want to be in Charge? Trials, Tribulations and Lessons Learned from the Front Lines	CM   1.5   PENDING 107
	Paperless Preservation	CM   1.5   PENDING 204
	BID'ding for Success: Is a Business Improvement District the Answer?	CM   1.5   PENDING 208
	CEQA'S Midlife Crisis: The Planning - CEQA Relationship in Therapy	CM   1.5   PENDING 211
	California Initiatives: Democracy at Work or Working Against Democracy?	CM   1.5   LAW   PENDING 207
	Being Ready for New Transportation Technology: City of Carlsbad Coastal Corridor	CM   1.5   PENDING 212
	It's Always Sunny in California: Planning for Utility-Scale Solar Facilities	CM   1.5   PENDING 209/210
	11:30 am - 1:30 pm	<b>Opening Keynote Lunch - Robert Egger, Founder and President, L.A. Kitchen "The Power of Food. The Power of Community."</b>
Session Block #5 1:30 pm - 3:00 pm	Property Rights, Takings, Exactions, and More: A Legal and Practical Update for Planners	CM   1.5   LAW   PENDING 101
	Retooling Incentives	CM   1.5   PENDING 102
	Cal-Adapt 2.0: California's Climate Resilience Toolkit for Planners	CM   1.5   PENDING 103

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Conference-at-a-Glance

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Session Block #5 1:30 pm - 3:00 pm	Creating Pasadena City Beautiful 2.0 Through Historic Preservation, Urban Design and Community Engagement	CM   1.5   PENDING	104
	Connecting the Dots: Strategies and Tips for Making a Finding	CM   1.5   LAW   PENDING	105
	What Went Right?! Setting Up Your General Plan Advisory Committee for Success	CM   1.5   PENDING	106
	Want to Take Public Transit to LAX?	CM   1.5   PENDING	107
	Beyond Roberts Rules? Procedures for the Planning Commission (Commission and Board Session)	CM   1.5   PENDING	207
	Moving Beyond a Project's Effects on the Environment: Addressing Environmental Impacts on Projects Outside of CEQA	CM   1.5   LAW   PENDING	204
	Sea Level Rise and Living with Water in the City of the Future	CM   1.5   PENDING	208
	Parking Management for a Sharing Economy - Part 1	CM   1.5   PENDING	211
	Innovative, Collaborative, and Sustainable: The City of Hayward General Plan Update	CM   1.5   PENDING	212
	Staying Up To Speed With High-Speed Rail: Lessons Learned from Current High-Speed Rail Corridor Planning Efforts	CM   1.5   PENDING	209/210
1:30 pm - 5:30 pm	<b>MOBILE WORKSHOP #5</b> - Documenting Small Footprint Higher Density Housing Types (Missing Middle Housing) in Pasadena. <i>Additional \$40 fee applies. Meet at 12:45 pm at the Plaza. Some walking involved.</i>	CM   4.0   PENDING	
1:45 pm - 5:15 pm	<b>MOBILE WORKSHOP #6</b> - Pasadena Historic District Tour <i>Additional \$40 fee applies. Some walking involved.</i>	CM   3.0   PENDING	Meet at 1:30 pm at the Plaza
2:00 pm - 6:00 pm	<b>MOBILE WORKSHOP #7</b> - Brewing the Craft Economy in Los Angeles' Arts District <i>Additional \$70 fee applies, includes beer, spirit tastes and snacks. Some walking involved.</i>	CM   3.0   PENDING	Meet at 1:45 pm at the Plaza
3:00 pm - 3:30 pm	<b>Break</b>		Hall C
3:00 pm - 4:45 pm	Planners Emeritus Network Meeting		205
3:00 pm - 5:00 pm	<b>California Planning Foundation (CPF) Virginia Viado and Ted Holzem Silent Auction Open</b>	CM   1.5   PENDING	Hall C
Session Block #6 3:30 pm - 5:00 pm	Visualizing Sustainability Planning in Southern California	CM   1.5   PENDING	101
	Ethics Case of the Year	CM   1.5   ETHICS   PENDING	102
	Stimulating Urban Density and Managing Traffic Congestion Scenarios Post-CEQA Standards for Vehicle Miles Traveled	CM   1.5   PENDING	103
	Moving Towards City Beautiful by Planning for Transportation, Community, and Place	CM   1.5   PENDING	104
	Regional Planning Through Local Community Outreach	CM   1.5   PENDING	105
	What's the Recipe for SB 743 Implementation?	CM   1.5   LAW   PENDING	106
	Beyond the Freeway	CM   1.5   PENDING	107
	Freeway Removals and Urban Responses: Actions Taken, Lessons Learned, Visions Planned	CM   1.5   PENDING	204
	A Trail of Four Cities: Lessons in Effective Interagency Collaboration	CM   1.5   PENDING	207
	Alphabet Soup: Deciphering Sustainability Rating Systems and Lessons Learned at the Neighborhood Scale	CM   1.5   PENDING	208

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# SUNDAY, OCTOBER 23

## Conference-at-a-Glance

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Session Block #6 3:30 pm - 5:00 pm	Parking Management for a Sharing Economy - Part 2	CM   1.5   PENDING 211
	Sustainability Through Traditional Native American Land Stewardship	CM   1.5   PENDING 209/210
	Approaches to Hybrid Industrial Land Uses Throughout Los Angeles	CM   1.5   PENDING 212
5:15 pm - 7:00 pm	<b>California Planning Foundation (CPF) Virginia Viado and Ted Holzem Reception and Live Auction</b>	Hall C
7:30 pm - 9:30 pm	<b>Young Planner and Student Mixer</b>	White Horse Lounge, 41 S. De Lacey Ave., Pasadena

# MONDAY, OCTOBER 24

7:00 am - 9:00 am	Coffee & Tea and Breakfast-on-the-Go	Hall C
7:00 am - 6:30 pm	Conference Attendee Registration	Ballroom Foyer
8:00 am - 6:30 pm	Exhibits Open	Hall C
9:00 am - 6:30 pm	Tech Lounge Open	Hall C
8:00 am - 1:00 pm	<b>MOBILE WORKSHOP #8</b> - The Creative Legacy of the Sunset Strip <i>Additional \$70 fee applies, includes lunch.</i>	CM   4.0   PENDING Meet at 7:45 am at the Plaza
Session Block #7 8:00 am - 9:30 am	Passing the AICP Exam: Who Wants to be a Certified Planner?	101
	Your New Form-Based Code Didn't Come with an Owner's Guide?	CM   1.5   PENDING 102
	Creating Resilient Places: State Resources and Incentives Available to Local Government for Responding to Climate Change	CM   1.5   LAW   PENDING 103
	TOD 2.0: Maximizing Community Benefits Through Joint Development	CM   1.5   PENDING 104
	Housing the Needy: Defining the Need and the Needy	CM   1.5   PENDING 105
	Restoring the Public Confidence of Planners Through Effective Leadership (CPR Session)	CM   1.5   PENDING 106
	Tailoring Ridesource Innovations to Connect the First and Last Mile in Your City	CM   1.5   PENDING 107
	The Ground Up: Placemaking Strategies for a Resilient Los Angeles River	CM   1.5   PENDING 204
	Legally Defensible: Sharpening a Planning Commission's Findings and Conditions of Approval (Commission and Board Session)	CM   1.5   LAW   PENDING 207
	Moving California Forward: Hard Numbers and Policy Recommendations	CM   1.5   PENDING 208
	Bridging Los Angeles: City Beautiful Now & Then	CM   1.5   PENDING 211
	Game Time! The Opportunities and Challenges in Planning for Major Sports and Entertainment Facilities	CM   1.5   PENDING 212
	Ride the First Wave of Sustainable Innovation Districts!	CM   1.5   PENDING 209/210
	Measure What You Treasure - How Data Shines a Light on Priorities	CM   1.5   PENDING Ballroom 2
8:15 am - 1:15 pm	<b>MOBILE WORKSHOP #9</b> - Light Rail to the Beach: Station Area Planning on the Expo Line. <i>Additional \$70 fee applies, includes lunch.</i>	CM   4.0   PENDING Meet at 8:00 am at the Plaza
	<b>MOBILE WORKSHOP #10</b> - Exploring Culver City's Transit Oriented Developments and the Historic Helms Bakery District. <i>Additional \$70 fee applies, includes lunch.</i>	CM   4.0   PENDING Meet at 8:00 am at the Plaza

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Mobile Workshops
  Student Sessions/Events
  Special Events
  Leadership Meetings



# MONDAY, OCTOBER 24

## Conference-at-a-Glance

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8:15 am - 1:15 pm	<b>MOBILE WORKSHOP #11</b> - Boyle Heights Joint Development: A Collaborative TOD Process. <i>Additional \$55 fee applies, includes lunch.</i>	CM   4.0   PENDING Meet at 8:00 am at the Plaza
8:30 am - 11:30 am	<b>MOBILE WORKSHOP #12</b> - 94 Years of Planning: Pasadena's Iconic Civic Center	CM   3.0   PENDING Additional \$30 fee applies. Meet at 8:15 am at the Plaza
9:30 am - 3:30 pm	<b>MOBILE WORKSHOP #13</b> - The Crenshaw Corridor: Leveraging Public Investments to Implement Local Visions for Transit-Oriented Communities. <i>Additional \$80 fee applies.</i>	CM   4.5   PENDING Meet at 9:15 am at the Plaza
9:45 am - 11:15 am	Planning Commissioner and Board Roundtable ( <i>Open only to invited Commission and Board Members</i> )	205
Session Block #8 9:45 am - 11:15 am	High Speed Rail Station Plans: Not Your Mother's TOD	CM   1.5   PENDING 101
	One Line, Two Cities: Approaches to Planning Around Expo Phase 2	CM   1.5   PENDING 102
	Effective Community Outreach for Diverse Communities: Tools, Resources & Best Practices from the Field	CM   1.5   PENDING 103
	The Future of the Los Angeles River: Impacts of Alternative 20	CM   1.5   PENDING 104
	The City of Gardens Revisited	CM   1.5   PENDING 105
	APA California 2016 Legislative Update	CM   1.5   LAW   PENDING 106
	2016 Annual CEQA Update: Laws, Courts, and Guidelines	CM   1.5   LAW   PENDING 107
	Net Zero Trips: Fact or Fiction?	CM   1.5   PENDING 207
	The Future of Mobility: What Does it Mean for Our Communities?	CM   1.5   PENDING 208
	Quick Hits: Demographics, Housing, CEQA and More	CM   1.5   PENDING 209/210
	Are Small and Medium Multi-family Housing Properties the Key to Housing Affordability?	CM   1.5   PENDING 211
	Planning Sustainable Communities, Moving Towards Implementation	CM   1.5   PENDING 212
	When NOx and the Neighborhood Must Coexist	CM   1.5   PENDING 204
9:45 am - 3:15 pm	<b>MOBILE WORKSHOP #14</b> - Master Planning the NBCUniversal ThemePark and Campus. <i>Additional \$85 fee applies, includes lunch.</i>	CM   4.5   PENDING Meet at 9:30 am at the Plaza
11:30 am - 1:30 pm	<b>Lunch on Your Own</b>	Throughout Pasadena
11:30 am - 1:30 pm	California Planning Roundtable Meeting	205
12:00 noon - 5:00 pm	<b>MOBILE WORKSHOP #15</b> - Los Angeles River Revitalization Bicycle Tour	CM   4.0   PENDING Additional \$85 fee applies, includes bike, lunch. Meet at 11:45 am at the Plaza
12:15 pm - 5:15 pm	<b>MOBILE WORKSHOP #16</b> - Re-envisioning a Transfer Station as Gateway to a Transit-Oriented Community. <i>Additional \$55 fee applies, includes lunch.</i>	CM   4.0   PENDING Meet at 12:00 pm at the Plaza
12:30 pm - 5:00 pm	<b>MOBILE WORKSHOP #17</b> - Balancing Preservation and Change in Pasadena and Los Angeles. <i>Additional \$60 fee applies. Some walking involved.</i>	CM   4.0   PENDING Meet at 12:15 pm at the Plaza
1:00 pm - 4:30 pm	<b>MOBILE WORKSHOP #18</b> - Downtown Glendale: Planning Animated	CM   2.5   PENDING Additional \$40 fee applies. Some walking involved. Meet at 12:45 pm at the Plaza
1:30 pm - 4:00 pm	<b>MOBILE WORKSHOP #19</b> - Old Pasadena: Turning Small Change into Big Dollars- Redirecting Local Parking Revenue. <i>Additional \$30 fee applies. Some walking involved.</i>	CM   2.0   PENDING Meet at 1:15 pm at the Plaza

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**MONDAY, OCTOBER 24**

**Conference-at-a-Glance**

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1:30 pm - 5:00 pm	<b>MOBILE WORKSHOP #20</b> - Reinventing City Life: Seeds of Change at Los Angeles Eco-Village. <i>Additional \$40 fee applies.</i>	<b>CM   2.5   PENDING</b> <i>Meet at 1:15 pm at the Plaza</i>
Session Block #9 1:45 pm - 3:00 pm	Planning in Disadvantaged Communities Through Public Interest Design	<b>CM   1.5   PENDING</b> 101
	Neighborhoods in Transition - A Closer Look at Gentrification and the Environmental Review Process	<b>CM   1.5   LAW   PENDING</b> 102
	It Takes a Transit-Oriented Village: Partnerships and Patience	<b>CM   1.5   PENDING</b> 103
	What Are Healthy Cities and How Can We Plan for Them?	<b>CM   1.5   PENDING</b> 104
	Sign Language: Crafting Effective, Understandable and Legally Defensible Regulations	<b>CM   1.5   LAW   PENDING</b> 105
	The Balancing Act: Genuine Public Engagement Across The Digital Divide	<b>CM   1.5   PENDING</b> 106
	City Incorporations in California: Case Studies and Prospects for New Cities	<b>CM   1.5   PENDING</b> 107
	Think Outside the Parking Lot: High Speed Rail's Sustainable Access Plan	<b>CM   1.5   PENDING</b> 204
	Evolution of the Online Zoning Code: WebCode	<b>CM   1.5   PENDING</b> 207
	LA Waterfront: The City's Next Great Place?	<b>CM   1.5   PENDING</b> 208
	Major Employer Approaches to Bike Networks: Google & Stanford Quantify the Impacts of Regional Bike Networks in New Ways	<b>CM   1.5   PENDING</b> 211
	Wayfinding: The Value of Knowing How to Get There	<b>CM   1.5   PENDING</b> 212
	The Nuts, Bolts and Windows of Sustainable Historic Buildings	<b>CM   1.5   PENDING</b> 209/210
Session Block #10 3:15 pm - 4:45 pm	Blazing the Trail: Pasadena's Path to Adopting Vehicle Miles Traveled Transportation Metrics	<b>CM   1.5   PENDING</b> 101
	Swimming with Sharks	<b>CM   1.5   PENDING</b> 102
	Crenshaw on the Move: Reimagining Community Spaces	<b>CM   1.5   PENDING</b> 103
	The Small in Big Cities: A New City Beautiful Movement	<b>CM   1.5   PENDING</b> 104
	Proven Framework & Techniques for Meaningful Public Engagement	<b>CM   1.5   PENDING</b> 105
	The Affordable Housing Quandary: We Need It, But How, and Where?	<b>CM   1.5   LAW   PENDING</b> 106
	Moving from TODs to TOCs: Creating Transit Oriented Communities, Addressing Equity & Increasing Ridership	<b>CM   1.5   PENDING</b> 107
	Generating Vibrant Downtowns People Love: Plan Downtown Oakland	<b>CM   1.5   PENDING</b> 204
	Preventing Violence by Design: The Role of Planning and Transportation in Community Safety	<b>CM   1.5   PENDING</b> 207
	Injecting Sustainable Best Practices Into Equitable Development	<b>CM   1.5   PENDING</b> 208
	Developing Local Density Bonuses: Lessons from the State, Neighbor Cities, and the Heart of San Francisco	<b>CM   1.5   PENDING</b> 211
	Quick Hits: Technology, Community Outreach and More	<b>CM   1.5   PENDING</b> 209/210

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Mobile Workshops
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  Leadership Meetings



# MONDAY, OCTOBER 24

## Conference-at-a-Glance

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Session Block #10	Post-Redevelopment Financing of Urban Infill and Revitalization (CPR Session)	CM   1.5   PENDING 212
5:00 pm - 6:00 pm	<b>APA California Chapter Awards Ceremony</b>	Ballroom
6:00 pm - 8:00 pm	<b>Consultant's Reception</b>	Hall C
7:30 pm - 10:00 pm	<b>Planners for Diversity Mixer</b>	TBD
8:00 pm - 10:00 pm	Exhibit Tear-Down	Hall C

# TUESDAY, OCTOBER 25

7:00 am - 12:00 pm	Conference Registration	Ballroom Foyer
7:45 am - 11:45 am	<b>MOBILE WORKSHOP #21</b> - South Park: Turning Parking Lots Into Paradise <i>Additional \$45 fee applies, includes coffee and snack. Some walking involved. Meet at 7:30 am at the Plaza</i>	CM   3.0   PENDING
	<b>MOBILE WORKSHOP #22</b> - The Art, Architecture and History of the Arroyo Seco <i>Additional \$55 fee applies, includes snack. Meet at 7:30 am at the Plaza</i>	CM   3.0   PENDING
Session Block #11 8:00 am - 9:30 am	Creating Engaging and Sustainable Alleys in an Urban Environment	CM   1.5   PENDING 101
	Express Route or Train Wreck: Strategies to Keep your Projects from Derailing	CM   1.5   PENDING 102
	Form-Based Code Misconceptions: Making FBCs Meaningful and Effective	CM   1.5   PENDING 103
	Innovating for Housing Affordability	CM   1.5   PENDING 104
	Historic Preservation Planning in Three Orange County Cities	CM   1.5   PENDING 105
	Out of CEQA - Into Planning: Filling the Policy Gaps Left by CEQA's Evolution	CM   1.5   PENDING 106
	Density Bonus Dos, Do Nots, and Don't Knows	CM   1.5   LAW   PENDING 107
	Cities: Driving the Transition to a Sustainable Future	CM   1.5   PENDING 204
	Including Vulnerable Citizens in a General Plan Update: A Case Study in Social Equity	CM   1.5   PENDING 208
	Don't Snooze on Your Booze: How to Make Your Alcohol Entitlement Process Work for You	CM   1.5   PENDING 211
	Creating Sustainable Communities: Zoning for Water Neutral Development	CM   1.5   PENDING 207
	A Planner's Role in Strengthening the Creative Economy	CM   1.5   PENDING 212
	Driving the Future: Regional Planning for Alternative Fuels	CM   1.5   PENDING 209/210
	8:00 am - 11:00 am	<b>MOBILE WORKSHOP #23</b> - The Nuts and Bolts of the Foothill Gold Line Extension <i>Additional \$35 fee applies. Meet at 7:45 am at the Plaza</i>
8:00 am - 11:45 am	<b>MOBILE WORKSHOP #24</b> - Burbank Production Studios Tour <i>Additional \$65 fee applies. Meet at 7:45 am at the Plaza</i>	CM   3.0   PENDING
8:00 am - 12:00 noon	<b>MOBILE WORKSHOP #25</b> - Los Angeles' Olympic Legacy <i>Additional \$45 fee applies. Meet at 7:45 am at the Plaza</i>	CM   3.0   PENDING
8:30 am - 11:30 am	<b>MOBILE WORKSHOP #26</b> - Rose Bowl: Managing Events to Reduce Community Impacts. <i>Additional \$45 fee applies. Meet at 8:15 am at the Plaza</i>	CM   2.5   PENDING
9:45 am - 11:15 am	<b>Closing Plenary Brunch - Dr. Lucile Jones, Seismologist</b> <i>"Resilience By Design: Planning to Survive"</i>	CM   1.5   PENDING Ballroom

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Mobile Workshops
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**TUESDAY, OCTOBER 25**

**Conference-at-a-Glance**

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11:30 am - 1:00 pm	<b>Survivor: Ethics Island!</b>	CM   1.5   ETHICS   PENDING Ballroom
1:00 pm - 2:00 pm	<b>California County Planning Directors</b>	205
1:00 pm - 6:00 pm	<b>MOBILE WORKSHOP #27</b> - San Gabriel Valley Chinese Food and Culture Tour <i>Additional \$75 fee applies, includes multiple tastes.</i>	CM   3.0   PENDING Meet at 12:45 pm at the Plaza

*Don't forget to make your  
hotel reservations soon!*

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**CITY OF PATTERSON**  
**PLANNING COMMISSION MINUTES**  
**May 26, 2016**

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The Planning Commission regular meeting of May 26, 2016 was called to order by Chairperson West at 7:01 p.m.

**SHOWN PRESENT:** Chairperson West, Vice Chairperson Applegate, Commissioner Bendix, and Commissioner Bingham. Also shown present were City Planner Andrews, Associate Planner Rodriguez, City Attorney Hallinan, City Engineering Director Ulloa, and Planning Commission Secretary Ochoa. Also present were consultants Scott Davidson and Christopher Thnay.

**ROLL CALL:** Chairman West, Vice Chairman Applegate  
Commissioner Bendix, Commission Bingham

**EXCUSED:** Commissioner Barba

**ITEMS FROM PUBLIC:** None

**STATEMENT OF CONFLICT BY COMMISSIONERS:** None

**CORRESPONDENCE:** None

**INFORMATIONAL ITEMS:** None

**CONSENT AGENDA:**

**Motion to approve the Planning Commission minutes of May 12, 2016**

Commissioner Bendix

**Second:** Commissioner Bingham

**Motion passed:** 4-0 Vote

Planner Andrews introduced Scott Davidson, Christopher Thnay, and Fernando Ulloa.

**1. Public Hearing: Architectural & Site Plan Review #16-01, Conditional Use Permit #16-02, Tentative Parcel Map #16-01, Flying J**

To consider the Pilot/Flying J Use Permit, Vesting Tentative Map and Architectural and Site Plan applications. The proposed project would develop the site with a travel center and a truck yard that includes 20 fuel pumps, of which 10 are for automobiles and recreational vehicles (RVs), and 10 for trucks. The project consists of three components: 1) 14,788 square foot travel center building and parking lot, 2) 2,798 square foot fast-food restaurant within the travel center building, 3) a designated truck yard, and 4) related signs, landscaping, and other site development amenities.

Consultant Scott Davidson gave the staff report

Consultant Christopher Thnay spoke in regards to traffic and circulation for this project.

**Open Public Hearing:** 7:43 p.m.

**1. Brandon Parks, Pilot Flying J Centers, 5508 Lonas Drive, Knoxville, Tennessee**

He is with Pilot Flying J companies. This will be the 20<sup>th</sup> location in California. They have been in business since 1958. He spoke in favor of the project. He answered questions from the Commission. He stated the sign has not been finalized and will work with staff to wrap it up. He wanted to clarify they did not ask for truck stop electrification for truck parking. He stated they will look into putting in more trees, possibly on Sperry. He agrees with all the conditions of approval. They plan to employ 100 people. Projected inside sales are ½ million a month, diesel sales 1 million gallons a month, and gas 200,000 gallons a month.

**2. Rick Ringler, GDR Engineering**

He spoke about the project, stating the driveway to the east will be installed to allow cars leaving the facility to continue going east on Sperry Road. That is included in the project proposal.

**3. John Black**

His grandfather was a city employee. He is in favor of Patterson and the condition of Patterson. He spoke about water issues and quality and introduces a company called Safe Drain USA. They are interested in better serving the communities. Invites anyone who is interested to contact him.

**Close Public Hearing:** 8:02 p.m.

**Motion to approve the Architectural & Site Plan Review #16-01, Conditional Use Permit #16-02, Tentative Parcel Map #16-01, Flying J, Adopting Resolution #2016-04**

Commissioner Bendix

**Second:**

Commissioner Bingham

**Motion passed:**

4-0 Vote

**ROLL CALL:** Chairman West, Vice Chairman Applegate, Commissioner Bendix,  
Commissioner Bingham  
**EXCUSED:** Commissioner Barba

- 2. Public Hearing:** **Architectural & Site Plan Review #16-02 – Cuts Unlimited Roll Up Security Door, 40 S. 3<sup>rd</sup> Street, APN# 131-008-015**  
A public hearing to consider an Architectural & Site Plan Review for the placement of roll up security door at 40 S. 3<sup>rd</sup> Street. Based on the Downtown Design Guidelines, Planning Commission review is required for placement of this type of screening. Planning Commission will determine whether the design is compatible with the guidelines set out for that area. The project is exempt from review under the California Environmental Quality Act.  
**(THIS ITEM WAS CONTINUED FROM THE 5-12-16 MEETING)**

**Associate Planner Rodriguez gave the staff report**

**Open Public Hearing:** 8:24 p.m.

- 1. Adrian Garcia, Cuts Unlimited Owner, Patterson**  
He is the applicant and answered questions from the Commission. He spoke about the 3 mural options.
- 2. George McMaster, Business Owner, Patterson**  
He stated the door with a mural is a great idea. He is in favor of the project.
- 3. Ramon Rivera, Patterson Resident**  
He is a long time Patterson resident. He spoke about the mural and stated it is a good thing for the business.

**Close Public Hearing:** 8:32 p.m.

Commissioners discussed the project with staff

**Open Public Hearing:** 8:36 p.m.

- 1. Adrian Garcia, Patterson Cuts Unlimited Owner, Patterson**  
He is the applicant and answered more questions the Commission had regarding the mural and the door.

**Close Public Hearing:** 8:45 p.m.

**Motion to continue Architectural & Site Plan Review #16-02 – Cuts Unlimited Roll Up Security Door, 40 S. 3<sup>rd</sup> Street, APN# 131-008-015 adding condition #8**  
Commissioner Bendix

**Conditions of Approval**

1. That any and all security gates/grilles shall be openable from the inside without the use of a key or special knowledge or effort during periods that the space is occupied. The grills shall remain secured in the full-open position during the period of occupancy by the general public.
2. That where two or more means of egress are required, not more than one-half of the exits or exit access doorways shall be equipped with horizontal sliding or vertical security grilles during the period of occupancy by the general public.
3. That a Fire Department approved knock box be installed in an accessible area.
4. That prior to any work, a building permit shall be obtained.
5. That prior to permit being finalized, the applicant shall install the mural approved by the Planning Commission.
6. That the project shall comply with all applicable State and Municipal Codes, and meet the requirements of the Public Works Director, City Engineer, Building Official, Community Development Director, and Fire Chief. Plans submitted for construction shall be overprinted or have attached all conditions of approval.
7. That the applicant shall indemnify, defend, and hold harmless the City of Patterson, its agents, officers, and employees from any and all claims, actions, or proceedings against the City of Patterson, its agents, officers and employees to attack, set aside, void, or annul, any approval by the City of Patterson and its advisory agency, appeal board, or legislative body concerning the project, which action is brought within the time period provided for by the Government Code of the State of California. The City of Patterson shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense. If the City fails to do so, the applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.
8. That the mural be completed within 90 days of installation of the roll up metal door.

**Motion passed:** Commissioner Bingham  
4-0 Vote  
**ROLL CALL:** Chairman West, Vice Chairman Applegate, Commissioner Bendix,  
Commissioner Bingham  
**EXCUSED:** Commissioner Barba

**ITEMS FROM STAFF:**

City Planner Andrews stated that the next meeting will be June 9, 2016 with Les Schwab Tire Center on the agenda.

**ITEMS FROM COMMISSION:**

1. Vice Chairman Applegate asked staff to check on the hole that was left in the asphalt over on Sperry Road.

**Open Public Hearing:** 8:44 p.m.

1. **Ken Buehner, Patterson**  
He stated Brandon Parks asked him to apologize for him having to leave the meeting early to catch his flight back home.

**Close Public Hearing:** 8:45 p.m.

**ADJOURNMENT:** The Planning Commission regular meeting of May 26, 2016 was adjourned by Chairman West at 8:52 p.m.

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Prepared by Lisa Ochoa, Secretary  
City of Patterson Planning Commission

**CITY OF PATTERSON  
Planning Commission Staff Report  
Negative Declaration # 16-02  
City of Patterson Water Well #14 Project  
July 28, 2016 Meeting**

**PROJECT SUMMARY**

A public hearing to consider adopting a Negative Declaration for City of Patterson Water Well #14, consisting of construction, installation, and operation of a City-owned water well, equipped with a turbine pump housed in a masonry building. The completed project consists of drilling of a test well and a production well, construction of the well housing structure (pump house approximately 20' x 30'), and appurtenances consisting of piping, electrical transformer, back-up power, site fencing, and access. The site will be approximately ½ to one acre in size with connection to a transmission line located in Sycamore Avenue.

**APPLICANT AND SITE INFORMATION**

<b>Applicant:</b>	<b>City of Patterson</b>
<b>Location:</b>	<b>APN 047-031-041, along Sycamore Avenue, approximately 250 feet south of Olive Avenue</b>
<b>Area of Project:</b>	<b>½ to one acre ±</b>
<b>Existing Zoning:</b>	<b>LR, Low Density Residential</b>
<b>Environmental Review:</b>	<b>Negative Declaration</b>
<b>Present Land Use:</b>	<b>Residential and agricultural use</b>
<b>Surrounding Land Uses:</b>	<b>Agricultural uses, residences</b>
<b>Recommendation:</b>	<b>Adoption</b>

**OVERVIEW OF PROPOSAL**

This environmental review considers a Negative Declaration for the construction and installation of a new well equipped with a pump and motor, other mechanical appurtenances, all housed in a building, along with underground utilities, paved or gravel surfaces for access, and fencing. Well #14 would be located on the lot approximately 250 feet south of Olive Avenue on Sycamore Avenue. This project is intended to provide the City with potable water consistent with previously approved developments. The project will conform to all applicable state and federal laws.

The Initial Study for this project indicates that this project will have a less than significant impact on the environment. The Planning Commission should bear in mind that this review is not to approve or disapprove the project; the review considers the environmental documentation related to the project.

## **KEY ISSUES**

### **Water Quantity and Quality**

Aquifer water in the Patterson area consists of sands and gravels positioned in a series of vertical tiers separated by layers of clay. One extensive layer of clay (commonly referred to as the “Corcoran Clay layer”) is located at approximately 300’ below the ground surface, and hydraulically separates the aquifers above and below this layer. Most private wells use the upper-most tier which starts about 70 feet underground and end at about 250 feet underground. The City’s proposed well would drill through the Corcoran layer to connect with lower tiers of water which start at about 320 feet underground and end at about 450 feet underground. The well is designed to keep the two layers of water hydraulically separated so that water drawn from the City well would have a minimal, if any impact, on private users.

### **Noise**

The motor on the well pump is about as loud as the motor on a standard well and will be housed in a masonry structure, which will muffle the sound. The emergency power source would only be turned on for testing and in the event of a power failure. Testing would occur once or twice a month for five minute periods to ensure that the power source is operational in the event of an emergency.

### **Aesthetics**

The well housing structure consists of an approximately 20’ x 30’ foot structure with a gabled roof, about 15’ tall at its peak. This is about the size of a conforming secondary dwelling unit (a small, one-bedroom dwelling) within the City of Patterson. This structure receives an exterior treatment to make the structure more visibly appealing.

## **FINDINGS**

To adopt the Negative Declaration, the Planning Commission must find the following:

1. The project will not have a significant adverse effect on water or air quality or increase noise levels;
2. The project will not have a significant adverse impact 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 a significant adverse impact 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;
6. The Negative Declaration was prepared in compliance with CEQA and the CEQA Guidelines.

## **ALTERNATIVE ACTIONS**

1. Determine that the findings for the Negative Declaration can be made, and motion to adopt Negative Declaration #16-02.
2. Determine that the findings for the Negative Declaration can be made, and motion to adopt Negative Declaration #16-02 subject to the revisions submitted by the Commission.
3. Determine that the findings for the Negative Declaration cannot be made and motion to deny Negative Declaration #16-02.

## **RECOMMENDATION**

Staff recommends that the Planning Commission make the required findings and adopt Resolution # 2016-06 adopting Negative Declaration #16-02.

Respectfully submitted,



Joel Andrews  
City Planner

Attachments:

Resolution # 2016-06  
Project Location Map  
Proposed Negative Declaration  
Initial Study of Environmental Impact  
Public Notice

RESOLUTION 2016-06  
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PATTERSON  
ADOPTING A NEGATIVE DECLARATION FOR  
CITY OF PATTERSON WATER WELL #14 PROJECT

WHEREAS, the City of Patterson proposes to construct, install, and operate a water well equipped with a turbine pump, housed in a masonry building, with appurtenances, and;

WHEREAS, the City of Patterson prepared an initial study, which concluded that the project would not have a significant impact to the environment, and;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on July, 28, 2016 to consider the project, and;

WHEREAS, based on the staff analysis and oral and written testimony, the Planning Commission finds, after due study, deliberation, and public hearing and based on its independent judgment that the following circumstances exist:

1. The project will not have a significant adverse effect on water or air quality or increase noise levels;
2. The project will not have a significant adverse impact 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 a significant adverse impact 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;

6. The Negative Declaration was prepared in compliance with CEQA and the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Patterson as follows:

1. The Planning Commission adopts Negative Declaration #16-02.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Patterson, held on the 28<sup>th</sup> of July, 2016 by Commissioner \_\_\_\_\_, who moved its adoption, which motion was duly seconded by Commissioner \_\_\_\_\_ and it was upon roll call carried and the resolution adopted by the following vote:

AYES:

NOES:

EXCUSED:

APPROVED:

\_\_\_\_\_  
Ron West, Chairperson  
City of Patterson Planning Commission

ATTEST:

\_\_\_\_\_  
Lisa Ochoa, Secretary  
City of Patterson Planning Commission

Figure 1 - Well 14 Project Location



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

FILED  
2016 JUN 16 PM 3:22  
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 City of Patterson Water Well #14 Project which, when implemented, will not have a significant impact on the environment.

**PROJECT TITLE:** City of Patterson Water Well #14 Project

**PROJECT LOCATION:** APN 047-031-041, along Sycamore Avenue, approximately 250 south of Olive Avenue, City of Patterson, County of Stanislaus

**DESCRIPTION OF PROJECT:** The project assessed by this initial study considers the construction, installation, and operation of a City owned water well, equipped with a turbine pump housed in a masonry building. The completed project consists of drilling of a test well and a production well, construction of the well housing structure (pump house approximately 20' x 30'), and appurtenances consisting of piping, electrical transformer, back-up power, site fencing, and access. The site will be approximately 1/2 to one acre in size with connection to a transmission line located in Sycamore Avenue. The project site is located in the Villages of Patterson Master Development Plan Area.

**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:** June 16, 2016 through July 18, 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 July 18, 2016.

**DATE:** June 16, 2016

**SIGNATURE:**



Joel Andrews, City Planner

Phone: (209) 895-8020

Fax: (209) 895-8019



# CITY OF PATTERSON

## Initial Study of Environmental Impact

### I. Summary of Findings

<b>Project Name:</b>	City of Patterson Water Well #14 Project
<b>Project Description:</b>	Construction, installation, and operation of a City owned water well, equipped with a turbine pump housed in a masonry building. The completed project consists of drilling of a test well and a production well, construction of the well housing structure (pump house approximately 20' x 30'), and appurtenances consisting of piping, electrical transformer, back-up power, site fencing, and access. The site will be approximately ½ to one acre in size with connection to a transmission line located in Sycamore Avenue.
<b>Sources:</b>	This initial study was prepared using the Patterson Zoning Ordinance, General Plan, 2010 General Plan EIR, the 2015 Urban Water Management Plan, the 2001 Municipal Water Master Plan, the 2006 Water Supply Planning Study, the 2006 Villages of Patterson FEIR, and guidelines for the implementation of CEQA.
<b>Applicant:</b>	City of Patterson, 1 Plaza, PO Box 667, Patterson, CA 95363
<b>Recommendation:</b>	Negative Declaration.
<b>Location:</b>	APN 047-031-041, along Sycamore Avenue, approximately 250 feet south of Olive Avenue
<b>Date:</b>	June 16, 2016

### II. Project Description

A new well equipped with a pump and motor, other mechanical appurtenances, all housed in a building, along with underground utilities, paved or gravel surface, and fencing. These improvements would be located along Sycamore Avenue, approximately 250 feet south of Olive Avenue, on APN 047-031-041.

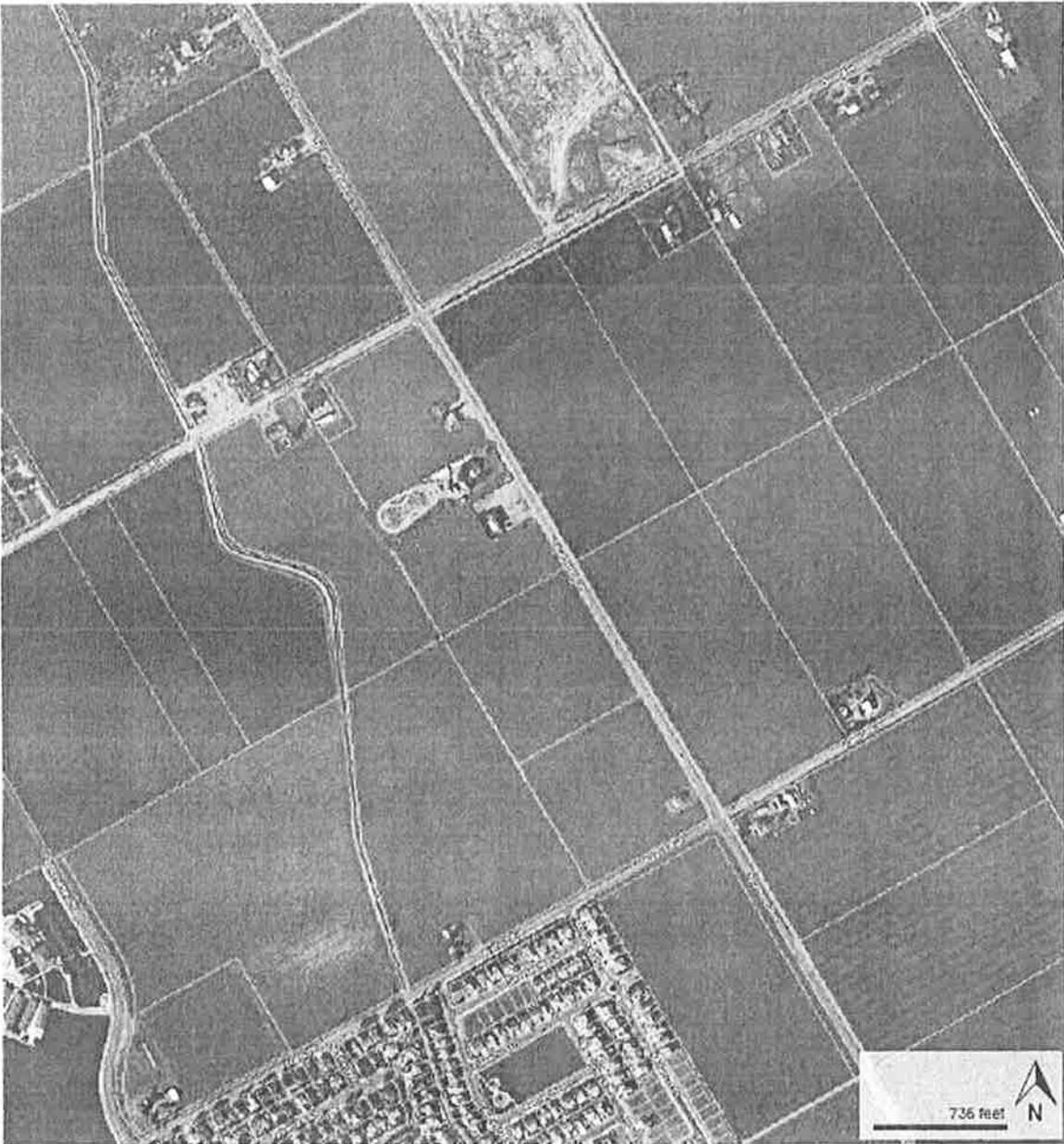
#### Environmental Setting

The City of Patterson is entirely dependent on local groundwater for its municipal and industrial water supply. This supply is provided through nine wells spaced throughout the City. Other water supply sources are either cost prohibitive or unavailable. In 2014, the State Water Resources Control Board announced a new maximum containment level (MCL) of 10 parts per billion (ppb) for chromium-6, a mineral that occurs naturally at levels above the new MCL in the City of Patterson's groundwater. Water sample results received in March 2016, showed chromium-6 levels between 14.3 to 35 ppb. The City is currently in the process to determine feasible ways to address this issue.

This well would be connected to a central transmission main for distribution into the City's water system. The proposed well would be carefully designed to yield water from aquifers that have lower levels of nitrates, chromium six, and salts to improve the overall quality of the City's water.

The site area, as well as the surrounding area, is surrounded by agricultural and residential uses.

Figure 1 - Well 14 Project Location



### 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/Discussion

The project includes the construction and operation of a new well located along Sycamore Avenue, approximately 250 feet south of Olive Avenue, on APN 047-031-041. The project site is located within the Low Density Residential General Plan Designation with a Planned Development zoning designation as part of the Villages of Patterson Master Development Plan. This is a public use, consistent with General Plan and zoning. The project is taking place behind an existing residence at a location surrounded by agricultural and sparse residential uses. Development of the area was contemplated as part of the 2006 Villages of Patterson FEIR. This project is not expected to create a significant impact to agricultural resources or operations.

### Conclusion

The project will not result in significant impacts relating to the loss of agricultural land or land use compatibility.

## 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. Cumulatively exceed official regional or local population projections?				■
b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?			■	
c. Displace existing housing, especially affordable housing?				■

### Setting/Discussion

This project will add a water well to the City's water distribution system. This project is sized to serve the existing and approved development in the City of Patterson. The project will not directly induce population growth, but has the potential to stimulate additional housing by expanding capacity to previously approved levels. Related impacts have been dealt with in the 2010 General Plan and the 2006 Villages of Patterson FEIR.

### Conclusion

The project is consistent with the applicable general plan and zoning requirements and will not result in significant impacts to housing and population.

### 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 City of Patterson, including the project site 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

- f.,h. Grading and excavation required to implement the proposed changes to the water system creates the possibility of unstable soil conditions. However, no significant soils effects or geological problems are expected which can not be addressed through the use of current engineering and water quality standards adopted by the City and State.

#### 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

The City is completely dependent on local groundwater for its water supply. Currently, the system includes seven potable and two non-potable wells spaced throughout the City. In 2014, the State Water Resources Control Board announced a new maximum containment level (MCL) of 10 parts per billion (ppb) for chromium-6, a mineral that occurs naturally at levels above the new MCL in the City of Patterson's groundwater. Water sample results received in March 2016, showed chromium-6 levels between 14.3 to 35 ppb. The City is currently in the process to determine feasible ways to address this issue. The proposed well is would examine block off zones that exceed the chromium-6 MCL to comply with drinking water requirements. The proposed well is anticipated to produce approximately 1,000 gallons per minute (gpm), with a maximum production capacity of 1,500 gpm.

#### Discussion

a, f, g, h,. Installation of the proposed water system improvements will allow the City to use groundwater without exceeding the chromium-6 MCL.

Overdraft is unlikely based on the 2010 General Plan EIR. The estimated sustainable yield from the deep and shallow aquifers is approximately 11,285 acre feet annually, not including deep percolation of water and seepage from unlined canals and Salado and Del

Puerto Creeks. The City's projected maximum annual withdrawal level of 8,300 acre feet is within the annual recharge increment. Constructing new water wells is expected to cause an insignificant change in absorption rates, and alter the flow of ground waters, as these wells pull water from the aquifer. The water withdrawn from the aquifer is not expected to substantially affect groundwater recharge capability.

A prime consideration in placement of new wells is proper spacing between each well. If wells are located too closely, it can induce a phenomenon called "mutual interference." Mutual interference occurs when the cone of influence of one well intercepts the cone of influence of another well. The result is significant drawdown and reduction in well production and efficiency. In 2005, studies of local aquifers indicated that optimum spacing of high production wells in and around the City of Patterson is approximately 2000 feet. The proposed well is located over 2,000 feet from any other City well.

Additionally, aquifer water in the Patterson area is positioned in a series of tiers with nearly impervious barriers separating the tiers. Most (99 percent) private users connect to the upper-most tier which starts about 70 feet underground and ends about 250 feet underground. The proposed well would drill through one of the impervious layers to connect with a lower tier of water which starts at about 320 feet underground and ends at about 450 underground. The well is designed to keep the two layers of water hydraulically separated so that water drawn from the City well would have a minimal, if any, impact on private users.

All impacts have been dealt with in the 2010 General Plan EIR and the 2001 municipal water master plan.

#### **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. Violate any air quality standard or contribute to an existing or projected air quality violation?			■	
b. Expose sensitive receptors to pollutants?				■
c. Alter air movement, moisture, or temperature, or cause any change in climate?				■
d. Create objectionable odors?				■

### Setting

Currently, the San Joaquin Valley Air Basin 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 (PM<sub>10</sub>, 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. 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 and traffic associated with operation of the project. Such impacts have been addressed through the listed measures. As a result, no significant impact is anticipated.

Greenhouse gas emissions resulting from the project are not expected to increase above those considered as part of the Villages of Patterson Master Development Plan.

### **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?				■

### Setting

The project would connect the proposed well to a distribution line in Sycamore Avenue. Access to the site would be provided through an access easement on Sycamore Avenue.

### Discussion

a. The project would incrementally add vehicle trips that are necessary to transport construction equipment, materials, and personnel to the project site while the project is built. During operation, a facility of this size and type is would require minimal vehicle trips and would not trigger improvements necessary based on level of service criteria.

### 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

No special status plants are known to occur within the project area. Endangered, threatened, or rare species in the Patterson area include the San Joaquin kit fox (*Vulpes macrotis mutica*), Swainson's hawk (*Buteo swainsoni*), and burrowing owl (*Athene cunicularia*). The San Joaquin kit fox's preferred habitat is grassland and rolling hills west of Interstate 5. Swainson's hawk and burrowing owl both prefer grasslands for foraging. No nesting trees suitable for Swainson's hawk are located at the project site. Burrowing owls nest in ground squirrel burrows. There is no evidence of ground squirrel burrows on the site. The project site is relatively small, ½ acre to 1 acre on previously disturbed land behind an existing residence. The project is not expected to cause impacts to biological resources above significant levels.

### 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

- b. The project will add incrementally to the demand for energy and non-renewable resources used to pump the ground water, but not above levels anticipated by the 2010 General Plan. These impacts are considered adverse, but not significant.

### Conclusion

The project would not result in a significant increase in the use of energy of 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

The project is not expected to create or increase hazards. All potential hazards have been discussed and addressed through the 2010 General Plan EIR and in the Year 2001 Municipal Water Master Plan.

### 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 1, below.

Land Use	Outdoor Activity Areas <sup>1</sup>	Interior Spaces	
	Ldn/CNEL, dB	Ldn/CNEL, dB	Leq, dB <sup>2</sup>
Residences, Transient Lodging, Hospitals, and Nursing Homes	60 <sup>3</sup>	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Offices	60 <sup>3</sup>	--	45
Churches, Meeting Halls	60 <sup>3</sup>	--	40
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

#### Notes:

- 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.
- As determined for a typical worst-case hour during periods of use.
- For other than residential uses, where an outdoor activity area is not proposed, the standard shall not apply. 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.

### **Discussion**

a., b. Noise levels on the project site will increase as a result of construction activities associated with development. Such noise is temporary and is not considered significant. The pumps from the new wells will create some noise due to operation. These pumps are about as loud as the motor of a standard well and will be housed in a masonry structure, which will muffle the sound. The emergency power source would only be turned on for testing and in the event of a power failure. Testing would occur once or twice a month for five minute periods to ensure that the power source is operational in the event of an emergency. Such noise levels will meet General Plan requirements and are considered insignificant and will meet noise level requirements.

### **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

Installation of the project will require maintenance of the well, but not above levels anticipated in the 2010 General Plan.

### 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

c. and g. As stated in Section IV: Water, installation of the proposed water system improvements will add a new well to the City's water distribution system. This includes construction of the well, the well housing structure (pump house approximately 20' x 30'), and appurtenances consisting of piping, electrical transformer, back-up power, site fencing, and access. All impacts have been dealt with in the 2010 General Plan EIR and the 2001 municipal water master plan.

### 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

The well housing structure consists of an approximately 20' x 30' structure. While the project site is currently located primarily among agricultural uses, the project is located within the Villages of Patterson Master Development Plan in a residentially designated area. For this reason, the well housing structure would include architectural elements to ensure that it blends with the character of the future neighborhood. While such a facility may block a portion of some views, the project is not considered to provide a significant negative impact.

#### Conclusion

The project will not have a significant adverse affect 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.

#### 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.

### 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**

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

## 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.

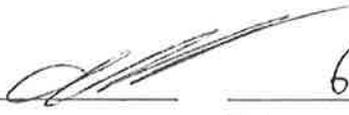
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the initial study. A NEGATIVE DECLARATION will be prepared.

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.

  
\_\_\_\_\_  
Joel Andrews  
City Planner  
City of Patterson  
(209) 895-8024

  
\_\_\_\_\_  
Date

6-16-16

**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, July 28, 2016, at 7:00 p.m.**, in the City Council Chambers located at 1 Plaza, Patterson, to consider the following:

**Public Hearing:           City of Patterson Water Well #14, Negative Declaration #16-02,  
APN #047-031-041**

Consideration of the environmental review of the Well #14 project, consisting of the construction, installation, and operation of a City owned water well, equipped with a turbine pump housed in a masonry building. The completed project consists of drilling of a test well and a production well, construction of the well housing structure (pump house approximately 20' x 30'), and appurtenances consisting of piping, electrical transformer, back-up power, site fencing, and access. The site will be approximately ½ to one acre in size with connection to Olive Avenue. The project site is located in the Villages of Patterson Master Development Plan Area. The initial study associated with the environmental review determined that no significant impact to the environment is anticipated when the project is implemented.

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

