

**CITY OF PATTERSON
NOTICE OF PUBLIC HEARING
CITY OF PATTERSON CITY COUNCIL
REGULAR MEETING
TUESDAY, JULY 18, 2017**

NOTICE IS HEREBY GIVEN that the City of Patterson City Council will hold a Regular Meeting on **Tuesday, July 18, 2017, at 7:00 p.m.**, in the City Council Chambers located at 1 Plaza, Patterson, to consider the following:

Public Hearing: Architectural & Site Plan Review #17-01, Conditional Use Permit #17-02, Planned Development Permit #17-01 - Hamen Truck Wash, on the East side of Park Center Drive North of the Flying J Travel Center, APN 021-026-072

A public hearing to consider Architectural and Site Plan Review, Conditional Use Permit, and Planned Development Permit for construction of an approximately 15,200 square foot shop area with two truck wash bays, a lube bay, a tire bay, two break rooms, three offices, two storage areas, two restrooms, a chemical storage area, a tire display area, and a 384 containment room. In addition, the project proposes a small second story that consists of a training office, a break room, a bedroom, and a bathroom. Finally, the exterior of the proposed project consists of driveways and maneuvering room for the trucks that will be serviced at this facility, parking for employees, drainage from the truck wash, and landscaping. The facility would operate from 7 a.m. to 7 p.m. in the beginning of operations and summer hours of 6 a.m. to 9 p.m. Monday through Friday.

The project site is located within the West Patterson Projects area, for which the West Patterson Projects EIR was certified in October of 2002. The amount of commercial development proposed by this project was included and analyzed in the certified West Patterson Projects EIR. The city has evaluated the project against the environmental checklist, as recommended in Appendix G of the CEQA Guidelines, to compare the environmental impacts of the “proposed project” with those of the “approved project” (i.e., development approved in the West Patterson Projects EIR) and to identify whether the proposed project would likely result in new significant environmental impacts. Based on this analysis, Staff is recommending that no additional environmental is necessary.

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
For:
Joel Andrews, City Planner

