

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

NOTICE IS HEREBY GIVEN that the City of Patterson (“City”) Planning Commission will hold a Regular Meeting on **Thursday, February 12, 2026, at 7:00 PM**, in the City Council Chambers located at 1 Plaza, Patterson, AND via video conferencing and Zoom teleconference, to consider the following:

Public Hearing: **Tentative Parcel Map #26-01 – Eagle Valley Investments, S. Rogers Road, APN #'s 021-093-004, 021-093-006, 021-093-007**
The project consists of a Tentative Parcel Map to subdivide three existing parcels (Assessor’s Parcel Numbers 021-093-004, 021-093-006, and 021-093-007), totaling approximately 16 acres, located along Sperry Avenue and Rogers Road, into eleven (11) parcels. The proposed parcels would range in size from approximately one (1) to two (2) acres and are intended for future commercial development. The parcels are zoned General Commercial District. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions), as the proposal involves the subdivision of property in an urbanized area and does not include any construction or expansion of use at this time. Any future development of the subdivided parcels will be subject to separate discretionary review and environmental analysis, as required.

NOTICE: THIS MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC. ALL MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING VIA **VIDEO CONFERENCING AND ZOOM TELECONFERENCE BY CALLING 1-669-900-6833, MEETING ID: 701-906-1477, PASSWORD: 20995363.** JOIN FROM A PC, MAC, IPAD, IPHONE, OR ANDROID DEVICE BY USING THIS URL:

<https://us06web.zoom.us/j/7019061477?pwd=VElrMTlYdmNzTk53ZitzZUdSZUQxZz09>

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (209) 895-8020. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [ADA Title II; 28 CFR 35.102-35.104.]

The Planning Commission agenda and supporting public documents are available for viewing at City Hall, Planning Department, 1 Plaza, 2nd Floor, Patterson, California during normal business hours. The Planning Commission agenda and supporting public documents will be available on the City’s website www.pattersonca.gov listed under Agenda Center “Planning Commission.”

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 to the City Council. 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.

Denise Melo, Administrative Assistant II
Community Development Department

