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# **AMENDED**

## **CITY OF PATTERSON PLANNING COMMISSION AGENDA REGULAR MEETING THURSDAY, FEBRUARY 12, 2026, AT 7:00 P.M. City Council Chambers 1 Plaza, Patterson, California**

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### **PUBLIC MEETING GUIDELINES**

City of Patterson Planning Commission meetings are conducted in person at City Hall Council Chambers. As a courtesy, and technology permitting, members of the public may continue to participate virtually. However, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time.

**MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING IN PERSON OR VIA TELECONFERENCE BY CALLING 1-669-900-6833, MEETING ID: 701 906 1477 PASSWORD: 20995363**  
AND WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. JOIN FROM A PC, MAC, IPAD, IPHONE, OR ANDROID DEVICE BY USING THIS URL:

<https://us06web.zoom.us/j/7019061477?pwd=VElrMTlYdmNZTk53ZitzZUdSZUQxZz09>

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Regular Planning Commission meetings are scheduled on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 7:00 p.m. January-October and on the 3<sup>rd</sup> Thursday only in November and December. The agenda/packet is usually posted by 5:00 p.m. the Thursday before a scheduled Thursday Planning Commission meeting.

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. [28 CFR 35.102-35.104 ADA Title II].

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### **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 three (3) 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

## CONSENT AGENDA

1. Planning Commission Regular Meeting Minutes of November 20, 2025.
2. Planning Commission Special Meeting Minutes of December 1, 2025.

## AGENDA ITEMS

**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.

**Public Hearing: Conditional Use Permit #26-01 – Gold Coast Sales, Inc., Pylon Sign, S. Rogers Road, APN # 021-093-001**

To consider plans for a new pylon and electronic billboard sign and Conditional Use Permit application on property located at the southwest corner of Sperry Avenue and S. Rogers Road, zoned General Commercial District. Project plans illustrate a new 90-foot-high, freeway-oriented sign to be constructed on undeveloped 1.9-acre site (APN 021-093-001) to benefit multiple businesses and properties. The Planning Commission may approve signs over 30 feet high with consideration and potential approval of a Conditional Use Permit.

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

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**CITY OF PATTERSON**  
**PLANNING COMMISSION MINUTES**  
**NOVEMBER 20, 2025**

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The Planning Commission regular meeting of November 20, 2025, was called to order by Chairperson West at 7:01 p.m.

**SHOWN PRESENT (HYBRID MEETING):** Shown present: Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu and Commissioner Alexander. Also shown present were: Community Development Director Stice, Associate Planner Rodriguez, IT Support Technician II Lane Valenzuela, Videographer Justin Danner and Planning Commission Secretary Melo. Shown excused: City Planner Andrews

**ROLL CALL:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

**ITEMS FROM THE PUBLIC:** None

**STATEMENT OF CONFLICT BY COMMISSIONERS:** None

**CORRESPONDENCE:** None

**CONSENT AGENDA:**

**Motion to approve Planning Commission Meeting Minutes of October 9, 2025**

**By:** Vice Chairperson Bendix  
**Second:** Commissioner Apland  
**Motion passed:** 5-0 Vote

**ROLL CALL:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

**Ayes:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

**Noes:** None

**Excused:** None

**Abstained:** None

**Motion to approve Planning Commission Meeting Minutes of October 23, 2025**

**By:** Vice Chairperson Bendix  
**Second:** Commissioner Sidhu  
**Motion passed:** 5-0 Vote

**ROLL CALL:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

**Ayes:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

Noes: None  
Excused: None  
Abstained: None

**AGENDA ITEMS:**

**1. Continued Public Hearing: Conditional Use Permit #25-08, Masjid Al-Tawheed Worship Use 16537 CA Hwy 33, Patterson, APN #048-042-006**

A continued public hearing to consider and potentially approve a conditional use permit for the Muslim Hall project, a place of worship, proposed within an existing small building on property at 16537 CA Hwy 33, zoned General Commercial. Places of worship are allowed with a conditional use permit in the General Commercial zone. Times of worship would occur throughout the day from 5:30 AM to 9:30 PM, with a minimal occupancy load in accordance with Fire Code standards. The project is categorically exempt from CEQA. (This project was continued from the October 23, 2025, Planning Commission meeting).

Community Development Director Stice presented the staff report. He answered questions from the Commission.

**Open Public Hearing:** 7:12 p.m.

**Mr. Mir Uddin, representative of Masjid Al-Tawheed Worship Use**

He answered questions from the Planning Commission regarding a call for prayer. He reassured the Planning Commission that all noise would be within the building and no loud speakers would be outside. He spoke in favor of the project explaining the worship services.

**Close Public Hearing:** 7:17 p.m.

Community Development Director Stice stated that the business license needs to be obtained by the project applicants.

**Motion to approve Conditional Use Permit #25-08 with two findings and twenty-four conditions of approval with additional 5 conditions from fire marshal as stated by Community Development Director Stice:**

**By:** Vice Chairperson Bendix

**Conditions of Approval**

1. Construction shall comply with construction codes as adopted and enforced by the City of Patterson to the satisfaction of the Building Official.
2. Parking lot layout shall be consistent with City of Patterson Standards.
3. Driveways shall be designed to commercial standards and any modifications shall be subject to review and approval of an encroachment permit by Caltrans.
4. All sign designs and plans shall be reviewed and approved by the Planning Division prior to installation and be consistent with applicable guidelines.
5. Landscape plans shall be subject to city review and approval.

6. Storm drainage plans shall meet the city's requirements, subject to the approval of the Public Works Director and the City Engineer.
7. All new construction shall meet the requirements of the current CA Fire Code as adopted and those amended and adopted by the City of Patterson.
8. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are constructed. When any portion of the facility or building protected is in excess of one hundred fifty (150) feet from a water supply on a public street, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided. Fire hydrants shall be accessible to the Fire Department apparatus by roads meeting the requirements of CA Fire Code.
9. Building(s) shall be properly addressed with numerals at least six (6) inches tall, contrasting with background, illuminated between dusk and dawn daily and be clearly visible from the street. Larger numbers, suite, and rear door identification, etc. may be required to facilitate emergency response.
10. To facilitate emergency response, exterior doors leading to fire service features or rooms shall be labeled as 'ROOF ACCESS', 'ELECTRICAL ROOM', 'FIRE PUMP ROOM', 'FIRE ALARM CONTROL PANEL', 'FACP', 'FIRE RISER' or similar approved wording. Letters shall be a minimum of four (4) inch tall with a minimum stroke width of half (1/2) inch.
11. Fire Department approved key boxes (Knox Key Box) shall be installed and secured in accordance with manufacturer's specifications and mounted to the right of the main entrance door with the top of box no higher than 6' above finished grade.
12. Manual sliding or electrically operated gates that cross Fire Department access shall be required to be equipped with a Knox Key Switch used by the Patterson Fire Department.
13. Knox locking caps for fire department connections shall be required on all new construction.
14. The main electrical service shall be accessible for emergency shut off from the outside of the buildings. This may be accomplished by providing one main disconnect, a Knox disconnect or shunt trip device. If, out of necessity, there is more than one (1) main service disconnect, these disconnects shall be located in close proximity to each other as approved by the Fire Chief. Exception: Electrical control room with a marked door that is directly accessible from the outside of the building.
15. An approved automatic fire sprinkler system is required in all new buildings and structures, notwithstanding the use and occupancy thereof, when the total aggregate floor area exceeds five thousand (5000) square feet. If the provisions of the current California Fire Code are more restrictive, then the more restrictive requirement shall apply.
16. Fire department connections (FDC's) are preferred to be at the street frontage and identified for the building(s) they serve.

17. Fire department connections (FDC's) shall be within seventy-five (75) feet of a fire hydrant.
18. All commercial fire alarm systems installed shall be UL listed and to be maintained throughout the life of the alarmed building.
19. Fire extinguishers within the building(s) shall be at least a 2A10BC.
20. Where required, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof.
21. This permit shall, at the discretion of the City, be reviewed approximately one year after completion of the project for compliance with the listed conditions of approval. Based on any record of complaints as well as observations made by Planning Commissioners and/or staff, the Commission may alter or add to the existing conditions of approval, or find that the use is in compliance with all conditions of approval. Further, the Commission may rescind the requirement for further review or schedule further review.

### **General Conditions**

22. The project shall comply with all applicable State and Municipal Codes, including the current Building Codes adopted by the City of Patterson, and meet the requirements of the Public Works Department, City Engineer, Building Inspector, Community Development Director and Fire Chief.
23. Trash pick-up facilities shall be consistent with City of Patterson standards, subject to review and approval by the Public Works Department.
24. 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.
25. Due to the proposed change in use and occupancy, the project shall comply with the intended use and occupancy requirements of the CA Building Code and CA Fire Code; (A-3 occupancy for places of worship) (new condition)
26. Project design plans must be submitted for review and approval and should be completed by a licensed design professional. (new condition)
27. A building permit shall be secured for any tenant improvements. (new condition)
28. 'No Parking' signs shall be added along the south fence line as this serves as a fire lane. (Dimensions of parking stalls to fence line should be included in design submittal) (new condition)
29. Operation is subject to inspection of occupancy requirements. (new condition)

**Second:** Commissioner Apland  
**Motion passed:** 4-1 Vote

**ROLL CALL:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

**Ayes:** Chairperson West, Vice Chairperson Bendix, Commissioner Sidhu, Commissioner Alexander

**Noes:** Commissioner Apland

**Excused:** None

**Abstained:** None

**2. Adjourned Public Hearing: Development Agreement – Zacharias Ranch**

A public hearing adjourned from November 13, 2025 to November 20, 2025, to consider and potentially recommend City Council approval of various development, financial processing, and timing obligations of the City of Patterson and Zacharias Ranch parties as set forth within the draft development agreement, via a draft ordinance. The proposed development applies to several properties located south of Zacharias Road. **(This item was adjourned from the November 13, 2025 Special Planning Commission meeting. Legal Staff recommends this agenda item be adjourned to a Special Planning Commission meeting on December 1, 2025, 6:00 p.m.)**

Community Development Director Stice presented the staff report. He answered questions from the Commission.

**Open Public Hearing:** 7:30 p.m.

No public testimony

**Close Public Hearing:** 7:31 p.m.

**Motion to adjourn Development Agreement Zacharias Ranch to a special meeting on December 1<sup>st</sup> at 6:00 p.m.:**

**By:** Vice Chairperson Bendix  
**Second:** Commissioner Sidhu  
**Motion passed:** 5-0 Vote

**ROLL CALL:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

**Ayes:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

**Noes:** None

**Excused:** None

**Abstained:** None

**3. Public Hearing: Conditional Use Permit #25-10 – Futbol Es Vida Indoor Soccer, 103 North First Street, APN #047-033-033**

A public hearing to review and potentially approve a Conditional Use Permit request to establish an indoor soccer facility within an existing 7,000-square-foot building located at 103 North First Street. The facility would accommodate six-on-six indoor soccer matches and operate Monday through Sunday, from 4:00 p.m. to 11:00 p.m. In addition to league play, the applicant proposes to make the facility available for private party rentals during daytime hours. The project site is located within the Heavy Industrial (HI) Zoning District. The project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1 - Existing Facilities.

Associate Planner Rodriguez presented the staff report. She answered questions from the Commission.

**Open Public Hearing:** 7:41 p.m.

**Victoriano Cortez, applicant for the project**

Mr. Cortez answered questions from the commissioners regarding alcoholic drinks and supervision at parties and also answered floor layout questions regarding alcohol consumption areas. He spoke in favor of his project and explained the men, women, youth and co-ed leagues and stated that he is ready for something bigger and a more modern facility.

**Gloria Zamora, Kicks for Autism, coordinates soccer program for kids with autism**

She started program 6-7 months ago and helps kids with learning disabilities. The facility has helped to offer sponsorship for the program. She spoke in favor of the indoor facility and how it has helped kids with autism.

**Close Public Hearing:** 7:54 p.m.

**Motion to approve Conditional Use Permit #25-10 with two findings and twelve conditions of approval:**

**By:** Vice Chairperson Bendix

**Conditions of Approval**

1. That all sign designs and plans shall be reviewed and approved by the Community Development Department prior to installation and be consistent with applicable guidelines.
2. The project shall comply with the latest edition of the California Green Building Code including sections related to Water Efficiency and Conservation for indoor and outdoor water use; Construction Waste Reduction, Disposal, and Recycling; Site Development; Construction & Demolition; Irrigation Controllers; Storm Water Drainage and Retention, etc.
3. That due to the proposed change in use and occupancy, the project shall comply with all applicable California Building Code (CBC) and California Fire Code (CFC) requirements related to the intended use and occupancy classification of the facility.
4. That the project shall meet all applicable fire requirements as per the latest California Fire Code, including, but not limited to, occupancy load, egress (path of travel), fire extinguishers, and emergency lighting (illuminated exits).

5. That all areas on the premises must remain or be made accessible in compliance with the Americans with Disabilities Act and related legislation.
6. That the Use Permit shall be reviewed at a noticed public hearing before the Planning Commission at six (6) months and at one (1) year after commencement of the use. Subsequent annual review shall be at the discretion of the Planning Commission.
7. That prior to any construction, including "tenant improvements," plans shall be submitted and approved and shall be prepared by an architect or engineer licensed to practice in the State of California.
8. That approved fire extinguishers, if required, shall be installed at locations as specified by the Fire Chief or his/her designated representative.
9. That all alcoholic beverage sales shall be incidental to the primary indoor recreational use and limited to the designated area shown on the approved floor plan.
  - A valid ABC license must be maintained.
  - Alcohol service shall not exceed two drinks per patron.
  - A security guard shall be on-site during business hours.
  - Alcohol consumption by players prior to games is prohibited.
10. The applicant shall comply with all conditions of approval.
11. 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.
12. 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.

**Second:** Commissioner Alexander  
**Motion passed:** 5-0 Vote

**ROLL CALL:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

**Ayes:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Sidhu, Commissioner Alexander

**Noes:** None

**Excused:** None

**Abstained:** None

**ITEMS FROM STAFF:**

Community Development Director Stice stated that the next Planning Commission meeting is a special meeting on Monday, December 1<sup>st</sup> at 6:00 p.m. and then the regular meeting on Thursday, December 18<sup>th</sup>. He spoke about the three development agreements and attorneys are handling the DAs. He stated that the downtown façade grants would be sent soon to Commissioner Apland, 8 applications and 5 of them meet criteria to move forward.

**ITEMS FROM COMMISSION:**

Vice Chairperson Bendix asked about the closed section of Rogers Road. Community Development Director Stice stated that there's a PG&E gas line issue. He also asked if staff had sent a letter to Savemart because there was no change to the handicap area.

**ADJOURNMENT:** Adjourn to the Special Planning Commission Meeting on December 1, 2025, at 6:00 p.m., in the City of Patterson City Council Chambers

The Planning Commission regular meeting of November 20, 2025, was adjourned by Chairperson West at 7:58 p.m.

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Prepared by Denise Melo, Secretary of City of Patterson Planning Commission

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# CITY OF PATTERSON

## PLANNING COMMISSION MINUTES

### DECEMBER 1, 2025

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The Planning Commission special meeting of December 1, 2025, was called to order by Chairperson West at 6:02 p.m.

**SHOWN PRESENT (HYBRID MEETING):** Shown present: Chairperson West, Vice Chairperson Bendix, Commissioner Apland and Commissioner Alexander. Also shown present were: Community Development Director Stice, IT Support Technician II Lane Valenzuela, Videographer Justin Danner and Planning Commission Secretary Melo. Shown excused: Commissioner Sidhu, City Planner Andrews and Associate Planner Rodriguez.

**ROLL CALL:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Alexander

**ITEMS FROM THE PUBLIC:** None

**STATEMENT OF CONFLICT BY COMMISSIONERS:** None

**CORRESPONDENCE:** None

**CONSENT AGENDA:** None

**AGENDA ITEMS:**

- 1. Development Agreement for Zacharias Project with developers Zacharias Ranch, TPF Development, and Lakeside Hills for residential parcels.**

The Planning Commission will consider a recommendation to the City Council related to an ordinance for a Development Agreement between the City of Patterson and Zacharias Ranch, TPF Development and Lakeside Hills. This agreement would apply to residential parcels of real property located in the Zacharias Area of the Master Plan. The project covers approximately 618.2 acres and would add approximately 3,941 new residential units to the City of Patterson. The proposed agreement is a Master Development Agreement intended to memorialize shared benefits, representations, warrants and obligations of the parties related to the Zacharias Project Area. This agreement provides vested rights to the Developers, establishes certain financial and infrastructure obligations for the development of the Project and reduces the economic risk of the Project for both the City and the Developers. Subsequent project-level development agreement may be required for each Developer.

Community Development Director Stice introduced City Attorney Nubia Goldstein to present the staff report. She spoke about a continuance of the meeting to next regular meeting of December 18, 2025 to give staff time and for public review.

**Open Public Hearing:** 6:08 p.m.

**Joe Hollowell with Larry Buehner one of the development parties**

He stated that it's disappointing that the meeting will be continued and hopes the city will work with Keystone and try to move forward and be in agreement. He appreciates city time and effort and is ok with moving forward a couple weeks.

**Marco Ahmada, zoom**

He asked why we aren't able to move forward with the DAs.

**Close Public Hearing:** 6:15 p.m.

**Motion to continue to December 18<sup>th</sup> Planning Commission meeting Zacharias Residential:**

**By:** Vice Chairperson Bendix  
**Second:** Commissioner Apland  
**Motion passed:** 4-0 Vote

**ROLL CALL:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Alexander

**Ayes:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Alexander  
**Noes:** None  
**Excused:** Commissioner Sidhu  
**Abstained:** None

**2. Development Agreement for Zacharias Commercial and Industrial Project with developers Zacharias Ranch and Lakeside Hills.**

The Planning Commission will consider a recommendation to the City Council related to an ordinance for a Development Agreement between the City of Patterson and Zacharias Ranch and Lakeside Hills. This agreement would apply to commercial and industrial parcels of real property located in the Zacharias Area of the Master Plan. The project covers approximately 367.9 acres and would add approximately 7,765,000 sq. feet of commercial, light industrial, and mixed-use buildings to the City. The proposed agreement is a Master Development Agreement intended to memorialize shared benefits, representations, warrants and obligations of the parties related to the Zacharias Commercial and Industrial Project Area. This agreement provides vested rights to the Developers, establishes certain financial and infrastructure obligations for the development of the Project and reduces the economic risk of the Project for both the City and the Developers. Subsequent project-level development agreement may be required for each Developer's development area.

**Open Public Hearing:** 6:16 p.m.

**No public testimony**

**Close Public Hearing:** 6:17 p.m.

**Motion to continue to December 18<sup>th</sup> Planning Commission meeting Zacharias Comm/Ind:**

**By:** Vice Chairperson Bendix  
**Second:** Commissioner Apland  
**Motion passed:** 4-0 Vote

**ROLL CALL:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland,  
Commissioner Alexander

**Ayes:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Alexander  
**Noes:** None  
**Excused:** Commissioner Sidhu  
**Abstained:** None

**3. Development Agreement for Baldwin Ranch South Project with developer Baldwin Ranch South.**

The Planning Commission will consider a recommendation to the City Council related to an ordinance for a Development Agreement between the City of Patterson and Baldwin Ranch South. This agreement would apply to residential parcels of real property located in the Baldwin Ranch South area of the Master Plan. The project covers approximately 66 acres and would add approximately 305 new residential units to the City. The proposed agreement is intended to memorialize shared benefits, representations, warrants and obligations of the parties related to the Baldwin Ranch South Project Area. This agreement provides vested rights to the Developer, establishes certain financial and infrastructure obligations for the development of the Project and reduces the economic risk of the Project for both the City and the Developer.

**Open Public Hearing:** 6:17 p.m.

**No public testimony**

**Close Public Hearing:** 6:17 p.m.

**Motion to continue to December 18<sup>th</sup> Planning Commission meeting Baldwin Ranch South:**

**By:** Vice Chairperson Bendix  
**Second:** Commissioner Apland  
**Motion passed:** 4-0 Vote

**ROLL CALL:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland,  
Commissioner Alexander

**Ayes:** Chairperson West, Vice Chairperson Bendix, Commissioner Apland, Commissioner Alexander  
**Noes:** None  
**Excused:** Commissioner Sidhu  
**Abstained:** None

**ITEMS FROM STAFF:**

None

**ITEMS FROM COMMISSION:**

Commissioner Apland made a comment about kicking the can down the street too long.

**ADJOURNMENT:**

The Planning Commission special meeting of December 1, 2025, was adjourned by Chairperson West at 6:19 p.m.

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Prepared by Denise Melo, Secretary of City of Patterson Planning Commission

**CITY OF PATTERSON  
Planning Commission Staff Report  
South Rogers Road Parcel Map  
Tentative Parcel Map #26-01  
February 12, 2026 Meeting**

**PROJECT SUMMARY**

A public hearing to consider a tentative parcel map to divide three existing parcels (located south of Sperry Avenue between the Delta Mendota Canal and the California Aqueduct) into 11 parcels.

**APPLICANT AND SITE INFORMATION**

<b>Owner/Applicant:</b>	<b>Eagle Valley Investments</b>
<b>Environmental Review:</b>	<b>CEQA Exemption § 150619(b)(3) – Common Sense Exemption</b>
<b>Location:</b>	<b>South Rogers Road south of Sperry Avenue, between California Aqueduct and the Delta Mendota Canal</b>
<b>Assessor Parcel Numbers:</b>	<b>021-093-004, 021-093-006, 021-093-007</b>
<b>Project Size:</b>	<b>16.43 acres ±</b>
<b>General Plan Designation</b>	<b>GC, General Commercial</b>
<b>Zoning:</b>	<b>GC, General Commercial</b>
<b>Present:</b>	<b>Vacant Land</b>
<b>Surrounding Land Uses:</b>	<b>Commercial, visitor-serving commercial, truck services, retail, and agricultural</b>
<b>Recommendation:</b>	<b>Conditional Approval</b>

**PROJECT DESCRIPTION**

The applicant requests approval of a Tentative Parcel Map to subdivide three existing parcels (APNs 021-093-004, -006, and -007) into eleven (11) commercial lots ranging from approximately one (1) to two (2) acres in size. The site is located along Rogers Road within an existing commercial corridor and is designated General Commercial under the General Plan and zoned General Commercial (GC). The subdivision would establish legal parcels and necessary access and utility easements to accommodate future commercial uses. No physical improvements are proposed at this time. Future development will require separate discretionary review and building permits.

**ANALYSIS**

The proposed parcel map (“Project”) area has undergone significant commercial development during the past few years, including Love’s, Grocery Outlet, Oak Harbor Freight, and other commercial services (with more in the planning and building phases). The commercial district around and within the Project site is significantly reliant upon travelers utilizing the Sperry Avenue – I-5 interchange.

At the time the South Rogers Road area was originally reviewed and approved for commercial designation (and ultimate development) by the Planning Commission and City Council, *visitor-serving* land uses were recognized as the most likely and desired land uses to compliment visitors and the Patterson Community. The existing larger parcels that comprise the existing Project site have remained in place to this present time.

The applicant now seeks to further divide these three original parcels into smaller commercial lots in reaction to interested buyers that do not need the greater land areas currently available. City staff understand this aspect of the commercial market; yet staff also consider the preservation of some larger lots to be an important factor/outcome for this subdivision so these larger lots could remain available to future visitor-serving commercial development opportunities.

If approved, this subdivision would include a mixture of commercial lot sizes ranging from approximately one to two acres. Lot frontage widths would range from 108.8 feet to 225 feet wide. Of significant importance is that new commercial driveways onto S. Rogers Road would more than double and could hinder the flow of vehicle movements through this corridor if not properly addressed. Therefore, as a condition of parcel map approval, the applicant/developer is required to obtain a City Engineer approval of a driveway access plan that utilizes the necessary amount of shared driveways to mitigate potential impacts to S. Rogers Road that could occur otherwise as a result of the increased number of lots.

## **ENVIRONMENTAL REVIEW**

The project consists solely of the approval of a Tentative Tract Map to establish legal lot lines for future commercial development. No grading, construction, or physical improvements are proposed or authorized as part of this approval. Therefore, it can be seen with certainty that the project will not result in a significant effect on the environment. Pursuant to Section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption), the project is exempt from CEQA. Any future development of the parcels will be subject to separate environmental review, as required.

## **FINDINGS**

To approve the Tentative Parcel Map, the Planning Commission must make the following findings:

### **Finding 1. General Plan and Zoning Consistency (Gov. Code § 66473.5)**

The proposed Tentative Tract Map is consistent with the City of Patterson General Plan and applicable zoning regulations.

### **Finding 2. Consistency with the Subdivision Map Act (Gov. Code § 66474)**

None of the findings for denial set forth in Government Code Section 66474 can be made for the proposed subdivision.

### **Finding 3. Site Suitability (Gov. Code § 66474(b) & (c))**

The site is physically suitable for the type of development and density proposed.

### **Finding 4. Design Suitability (Gov. Code § 66474(d))**

The design of the subdivision is suitable and will not create public health or safety concerns.

**Finding 5. Environmental Protection (Gov. Code § 66474(e))**

The design and improvements of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

**Finding 6. Emergency Access (Gov. Code § 66474(f))**

The design of the subdivision provides adequate access for emergency vehicles.

**Finding 7. Public Easements (Gov. Code § 66474(g))**

The subdivision does not conflict with public access or utility easements.

**Finding 8. Availability of Public Services**

The project site is adequately served by public facilities and utilities.

**Finding 9. California Environmental Quality Act (CEQA)**

The project is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption), as it can be seen with certainty that the approval of a tentative map establishing legal lot lines only will not result in a significant effect on the environment. No construction or ground disturbance is authorized as part of this approval, and any future development will be subject to separate environmental review.

**Finding 10.** Subject to the provisions of the California Environmental Quality Act, the state CEQA guidelines and the city CEQA guidelines, the decision-making body shall review and consider any applicable environmental documents.

**Finding 11.** In reaching a decision on the tentative parcel map, the decision-making body shall consider the effect of that decision on the housing needs of the region and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

Following the close of the public hearing, the Planning Commission may approve, conditionally approve, or deny the application based upon the required findings.

## **ALTERNATIVE ACTIONS**

1. Determine that the findings for the Tentative Parcel Map can be made, and motion to approve TPM #26-01 subject to the conditions recommended in the staff report.
2. Determine that the findings for the Tentative Parcel Map can be made, and motion to approve TPM #26-01 subject to the conditions recommended in the staff report with changes/revisions as may be recommended by the Commission.
3. Determine that the findings for the Tentative Parcel Map cannot be made and deny TPM #26-01.

## **RECOMMENDATION**

Staff recommends that the Planning Commission do the following:

- Conduct a public hearing and allow members of the public to comment;
- Consider issues discussed in the Staff Report and public discourse;

- Motion to find the parcel map consistent with the 2003 West Patterson Business Park EIR and Addendum; and,
  - Motion to approve Tentative Parcel Map No. 26-01 subject to the following conditions:
1. That the project shall be subject to the mitigation measures outlined in the West Patterson Business Park EIR and Addendum.
  2. That the final map submitted for checking and recordation shall be prepared by a licensed civil engineer or land surveyor, each licensed to practice in the state of California, and shall meet all of the specifications of the state Subdivision Map Act.
  3. That the parcels shall comply with the requirements of the General Commercial zoning classification.
  4. That, prior to final map submittal, the applicant/developer shall submit to the City Engineer a driveway access plan that utilizes the necessary number of shared, City-commercial-standard driveways to mitigate potential impacts to S. Rogers Road that could occur otherwise because of the proposed increased number of lots.
  5. That the approval shall comply with all applicable state and municipal codes and meet the requirements of the City Engineer.
  6. That easements of record shall remain in effect and shall be recorded on the final map.
  7. That an access easement and agreement shall be prepared to the satisfaction of the City Engineer and recorded for any lots/parcels that either share driveways as per the required driveway access plan (above) or that do not have direct access to the public right-of-way.
  8. Public utility easements shall be granted as required by the appropriate companies and to the satisfaction of the Public Works Director and City Engineer.
  9. The applicant shall file one copy of the Tentative Parcel Map to be used for assigning addresses.
  10. That no non-conforming condition of zoning may be created by this approval.
  11. Cost of all inspections related to on-site and off-site improvements shall be paid by the subdivider/developer.
  12. In addition to payment of required development impact fees, developers of each parcel shall be responsible for their fair share of costs, as determined by the City Engineer, related to the improvement of Rogers Road and Sperry Avenue.
  13. The subdivider shall set all monuments required by the Subdivision Map Act before project acceptance for off-site improvements are approved.
  14. The applicant shall comply with the requirements of the San Luis & Delta-Mendota Water Authority (SLDMWA) as set forth in their comment letter dated February 2, 2026, which is incorporated herein by reference, and shall obtain all necessary permits and approvals prior to issuance of grading or building permits for any work adjacent to or affecting the Delta-Mendota Canal right-of-way.

15. That the applicant shall coordinate with the local electrical service provider (TID) to ensure adequate electrical service is available to all parcels. Additional Public Utility Easements (PUEs) and/or electrical easements shall be granted as required where existing or proposed electrical facilities extend beyond established easement areas or cross parcel boundaries. All required easements shall be shown on the final map or recorded prior to issuance of improvement or building permits.
16. That future development of the subdivided parcels shall comply with the City of Patterson General Plan, zoning regulations, and all applicable development standards. Specific land uses allowed within the boundaries of this subdivision shall be limited to retail, visitor services, lodging, recreation, amusement/entertainment, restaurants, auto sales (with ancillary services), and other related uses determined through subsequent development applications and any required discretionary permits in accordance with the Patterson Municipal Code.
17. That, per Patterson Municipal Code Section 16.20.010, failure to record a final map within twenty-four months of the date of approval or conditional approval of the tentative map shall terminate all proceedings, unless otherwise provided for under the Subdivision Map Act; provided, however, that upon application of the subdivider in writing, an extension not exceeding one year may be granted by the planning commission, except as provided under subsections (B) and (C) of this section. In the event the commission denies the subdivider's application for extension, the subdivider may appeal to the city council. Where proceedings have terminated because of failure to file a final map or failure to receive extension by the planning commission or city council, a new tentative map shall be filed in accordance with the provisions of this chapter before a final map may thereafter be recorded or any lot sold.
18. 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.

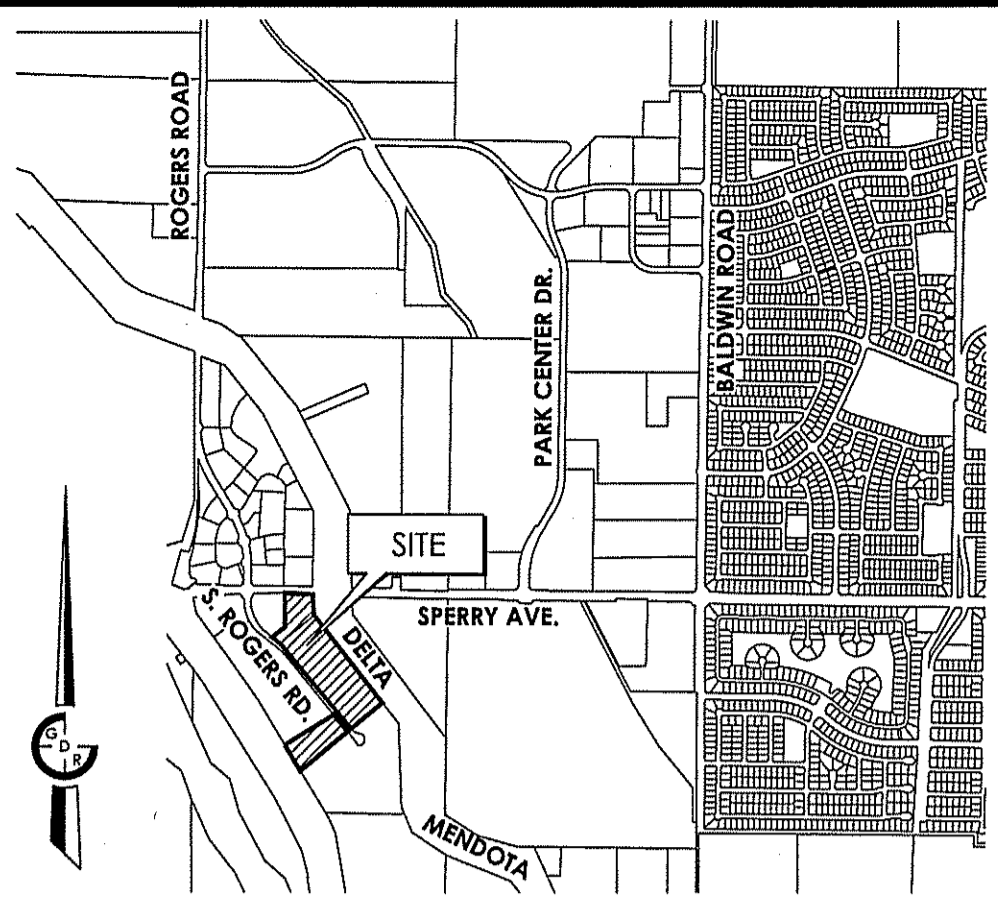
Respectfully submitted,



Teresa Rodriguez  
Associate Planner

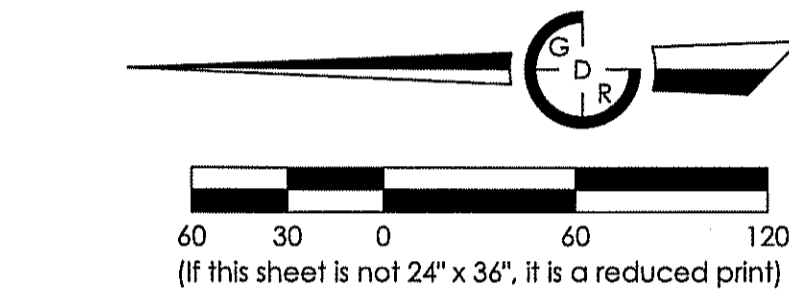
Attachments

Tentative Parcel Map  
Applicant's project description  
SLDMWA – Comment Letter  
Public Notice  
Location Map



**VICINITY MAP**  
CITY OF PATTERSON, STANISLAUS COUNTY, STATE OF CALIFORNIA

**PROPERTY DESCRIPTION**  
PARCELS 4, 6 AND 7 AS SHOWN ON THE MAP FILED IN BOOK 58 OF PARCEL MAPS, PAGE 05, STANISLAUS COUNTY, LYING IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN, CITY OF PATTERSON, STANISLAUS COUNTY, CALIFORNIA



**PROPERTY OWNER**  
NAME: EAGLE VALLEY INVESTMENTS INC.  
CONTACT: LARRY BUEHNER AND KEVIN BUEHNER  
MAILING ADDRESS: 515 KEYSTONE BLVD.  
CITY/STATE/ZIP: PATTERSON, CA 95363

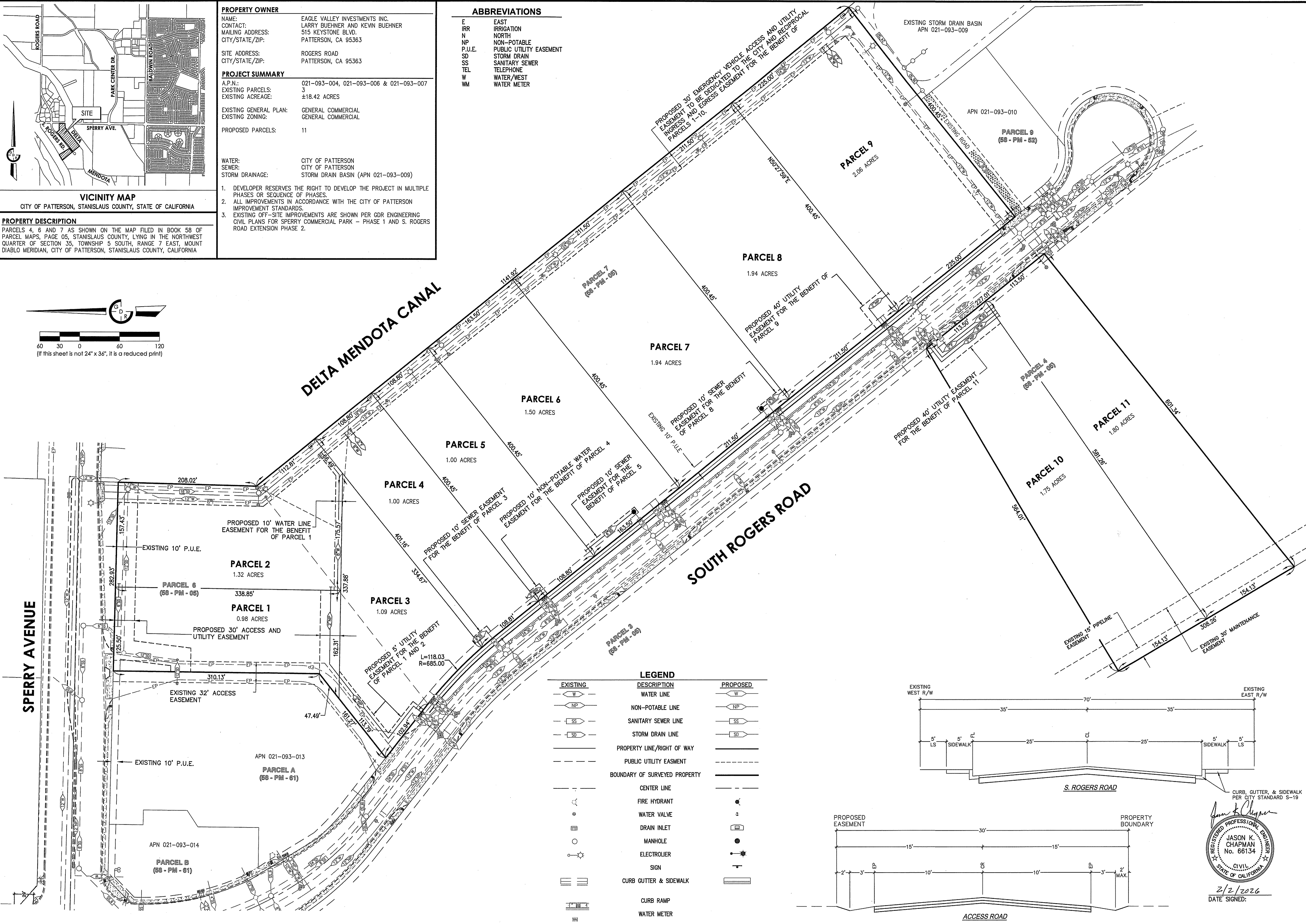
**PROJECT SUMMARY**  
A.P.N.: 021-093-004, 021-093-006 & 021-093-007  
EXISTING ACREAGE: ±18.42 ACRES  
EXISTING GENERAL PLAN: GENERAL COMMERCIAL  
EXISTING ZONING: GENERAL COMMERCIAL  
PROPOSED PARCELS: 11

WATER: CITY OF PATTERSON  
SEWER: CITY OF PATTERSON  
STORM DRAINAGE: STORM DRAIN BASIN (APN 021-093-009)

1. DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT IN MULTIPLE PHASES OR SEQUENCE OF PHASES.
2. ALL IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF PATTERSON IMPROVEMENT STANDARDS.
3. EXISTING OFF-SITE IMPROVEMENTS ARE SHOWN PER GDR ENGINEERING CIVIL PLANS FOR SPERRY COMMERCIAL PARK - PHASE 1 AND S. ROGERS ROAD EXTENSION PHASE 2.

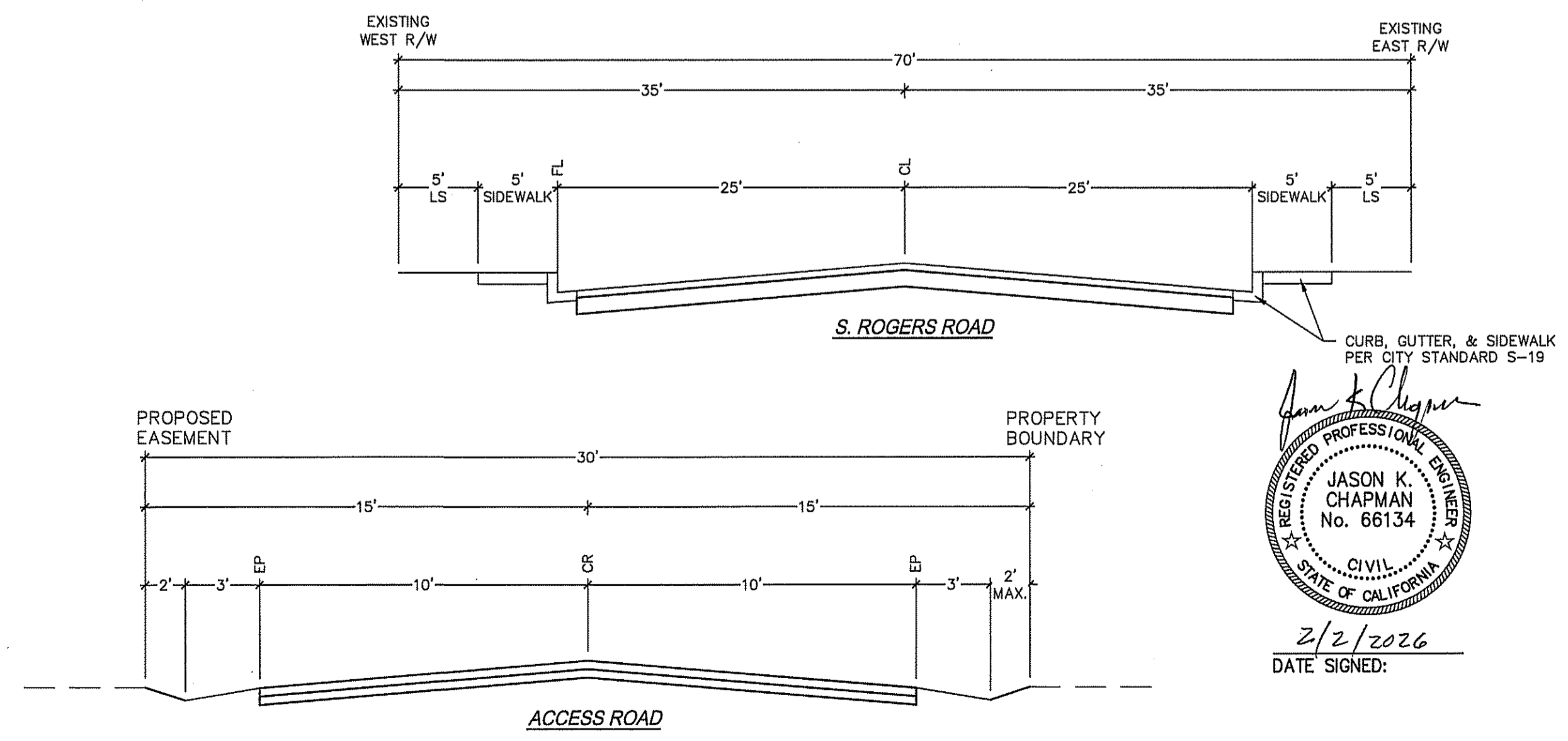
**ABBREVIATIONS**

E	EAST
IRR	IRRIGATION
N	NORTH
NP	NON-POTABLE
P.U.E.	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
TEL	TELEPHONE
W	WATER/WEST
WM	WATER METER



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
W	WATER LINE	W
NP	NON-POTABLE LINE	NP
SS	SANITARY SEWER LINE	SS
SD	STORM DRAIN LINE	SD
---	PROPERTY LINE/RIGHT OF WAY	---
---	PUBLIC UTILITY EASEMENT	---
---	BOUNDARY OF SURVEYED PROPERTY	---
---	CENTER LINE	---
+	FIRE HYDRANT	+
+	WATER VALVE	+
+	DRAIN INLET	+
+	MANHOLE	+
+	ELECTROLIER	+
+	SIGN	+
---	CURB GUTTER & SIDEWALK	---
---	CURB RAMP	---
+	WATER METER	+



*Jason K. Chapman*  
 REGISTERED PROFESSIONAL ENGINEER  
 JASON K. CHAPMAN  
 No. 66134  
 CIVIL  
 STATE OF CALIFORNIA  
 2/2/2026  
 DATE SIGNED:

REVISIONS	DATE

**GDR ENGINEERING, Inc.**  
 ENGINEERING/SURVEYING/PLANNING  
 3525 MITCHELL ROAD, SUITE G  
 PATTERSON, CA 95307  
 TELEPHONE: (209) 536-3560 FAX: (209) 536-7370  
 WWW.GDRENGINEERING.COM

**TENTATIVE PARCEL MAP FOR  
 EAGLE VALLEY INVESTMENTS  
 CITY OF PATTERSON, CALIFORNIA**

DATE: FEBRUARY, 2026  
 SCALE: AS SHOWN  
 FILE: TPM  
 JOB: 25054  
 SHEET:  
 1  
 OF 1 SHEETS



Two existing right-in/right-out driveways along Sperry Avenue provide additional access through the site via existing and proposed access easements shown on the Tentative Parcel Map.

Full street improvements will be constructed along the South Rogers Road frontage. Additional sewer and water services will be extended to parcels where needed. Storm drainage will be conveyed to the existing basin located south of Parcel 10.

No additional right-of-way dedication is proposed. Utility and access easements will be provided as necessary.

February 2, 2026

**Via E-Mail**

Teresa Rodriguez  
Planning Department  
P.O. Box 667  
Patterson, CA 95363

***RE: Tentative Parcel Map #26-01, Eagle Valley Investments - Comments***

Dear Ms. Rodriguez:

The San Luis & Delta-Mendota Water Authority (SLDMWA) appreciates the opportunity to comment in response to the City of Patterson's Planning Commission Meeting for the **Tentative Parcel Map #26-01, Eagle Valley Investments located at S. Rogers Road, APN#'s 021-093-004, 021-093-006, 021-093-007**. The Tentative Parcel Map #26-01 (Project) proposes development that encroaches upon and/or is adjacent to the Delta-Mendota Canal (DMC) and its right-of-way (ROW). The DMC is an integral part of the federal Central Valley Project, conveying water for agricultural, municipal, industrial, and environmental uses. The continued safe and reliable operation of the DMC is critical to the communities and ecosystems that it serves.

The DMC and the DMC ROW are owned by the U.S Bureau of Reclamation (Reclamation). SLDMWA operates and maintains (O&M) the DMC under a transfer agreement with Reclamation. Reclamation and SLDMWA work together to ensure that any infrastructure improvements and/or development activities on or near the DMC ROW will not have a negative impact on the DMC or on SLDMWA's ability to operate and maintain the DMC.

**1. Project Planning and Design Must be Consistent with Reclamation's Guidelines**

Development and construction that encroaches upon and/or is adjacent to the DMC must be consistent with Reclamation's Engineering and O&M Guidelines for Crossings, April 2008 (Reclamation's Guidelines).<sup>1</sup> Applicants requesting to encroach upon Reclamation's land, such as the DMC ROW, must obtain a written land use authorization from Reclamation (Reclamation's Guidelines, Section 2.0; 43 C.F.R. § 429). It has been SLDMWA's experience that the most efficient way for applicants to ensure consistency with Reclamation's Guidelines is to proactively involve SLDMWA and Reclamation during a project's design and planning phase and for approving entities to require SLDMWA and/or Reclamation's approval as a condition of their approval.

Below is a non-inclusive list of requirements from Reclamation's Guidelines typically encountered by applicants during the plan review process that the developer must consider

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<sup>1</sup> Reclamation Guidelines available at [https://www.usbr.gov/gp/mtao/canal\\_crossing\\_guidance.pdf](https://www.usbr.gov/gp/mtao/canal_crossing_guidance.pdf).

during planning and design activities and that the approving entities must require as a condition of their approval. Applicable sections from Reclamation's Guidelines are noted in parenthesis.

- The applicant shall not utilize the DMC ROW in any way without express approval by a land use agreement through Reclamation (Section 2.0), or temporary access permit from SLDMWA, where applicable (Section 3.2.6).
- All storm drainage shall be conveyed away from the DMC ROW (Sections 3.2.12, 3.2.13, and 4.4).
- Full compliance with NEPA is required for any improvements occurring within the DMC ROW.
- Fencing around the ROW boundaries shall be designed to protect the DMC from trespassers and vandalism. Proper fencing must be installed 1 foot outside of Reclamation's ROW and maintained by the new development (Section 4.5.3 and 4.5.8).
- At all roadway intersections, gates shall be designed and installed to prevent unauthorized access to DMC roadways (Section 4.1.10).
- Bridge crossings with public walkways must be designed to prevent unwanted debris from being discharged into the canal (Section 3.2.13).
- The modification of existing bridges, or the construction of new bridges shall take the existing O&M roads into consideration. American Association of State Highway and Transportation Officials (AASHTO) criteria for sight distances at the intersection of the O&M roads and roadways at new bridges shall be met to allow O&M vehicles to cross them safely (Section 4.1.4). Where existing or new proposed bridge crossings exceed 2 lanes of travel in either direction, additional requirements may be necessary to provide safe crossings. The proposed crossing modifications shall be reviewed and approved by Reclamation and SLDMWA.
- All new crossings shall be full span. No supports are allowed within the canal prism, and power poles shall be located outside of the ROW (Sections 4.6.2-2, 4.6.3.2).
- Subsidence is a wide spread issue on the DMC, and all new construction shall take subsidence impacts into consideration for the design life of the structure (Section 4.1.3). Consultation with SLDMWA and Reclamation will be required to discuss subsidence rates and future predicted elevations.
- All utility crossings of the DMC ROW shall be reviewed and approved by SLDMWA and Reclamation (Section 4.6).

- Existing drain inlets are to be plugged to the satisfaction of SLDMWA and Reclamation (Section 4.4.12). Refer to SLDMWA drawing No. 2202033 '*DRAIN INLET ABANDONMENT STANDARD PLAN*'. Note: All work required within the canal prism will be completed by SLDMWA staff at the applicant's expense. All other abandonment requirements will be responsibility of the applicant. Applicable fees shall apply.
- Existing turnouts are to be either plugged, or protected in place to the satisfaction of SLDMWA, Reclamation, and the appropriate water district (Section 4.4.12). Refer to SLDMWA drawing No. 2202034 '*TURNOUT ABANDONMENT STANDARD PLAN*'. Applicant will be required to work directly with the appropriate water district for all activities related to the turnouts. Note: All work required within the canal prism will be completed by SLDMWA staff at the applicant's expense. All other abandonment requirements will be the responsibility of the applicant. Applicable fee shall apply.

## **2. Impacts of the Project on the DMC That Affect the Environment Must Be Analyzed**

The Project's potential impact on the DMC may affect the environment in a way that must be considered. For example, Project construction may lead to an increase in erosion and, thus, sediment discharge into the DMC, and the existence of the Project in the long-term may lead to an increase in trash being discarded into the DMC. Both of these examples could negatively affect the water quality of the water that is conveyed through the DMC for municipal, agricultural, and environmental uses. Such impacts must be analyzed and properly accounted for.

Lastly, please include the Reclamation Lands Division in Fresno on all future notices. Notices should be addressed to the following:

Bureau of Reclamation; Lands Division  
Attn: Michael Inthavong  
1243 N Street  
Fresno, CA 93721-1813

## **Conclusion**

Thank you for this opportunity to submit these comments. SLDMWA looks forward to working with the City to ensure that the Project is consistent with Reclamation's Guidelines.

Letter to Ms. Teresa Rodriguez

February 2, 2026

Page 4 of 4

Any questions for SLDMWA can be sent to the Engineering Department at 15990 Kelso Rd, Byron, CA 94514. I can be reached for questions at (209) 832-6221 or through email at [jaime.mcneil@sldmwa.org](mailto:jaime.mcneil@sldmwa.org).

Sincerely,

A handwritten signature in blue ink that reads "Jaime McNeil". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jaime McNeil, P.E.  
Engineering Manager

**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](http://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



**CITY OF PATTERSON  
Planning Commission Staff Report  
McDonald’s Freeway-Oriented Sign  
Conditional Use Permit # 26-01  
February 12, 2026 Meeting**

**PROJECT SUMMARY**

A Conditional Use Permit to construct a 90-foot-tall freeway-oriented sign with an electronic messaging center (“EMC) located along Sperry Avenue (west of South Rogers Road).

**APPLICANT AND SITE INFORMATION**

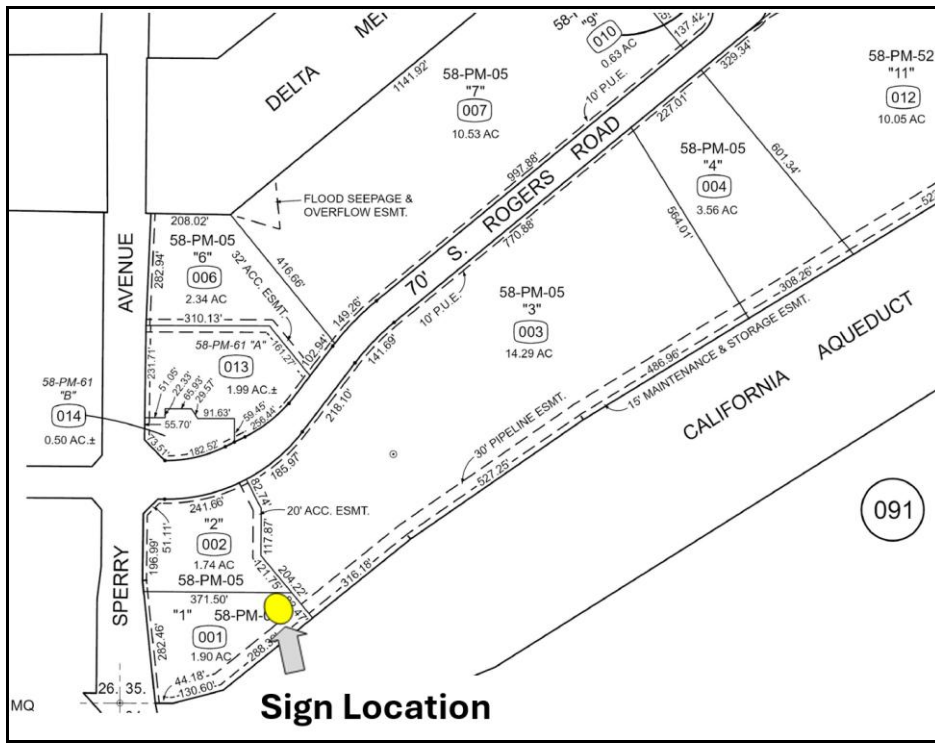
<b>Owner/Applicant:</b>	<b>Gold Coast Sales, Inc</b>
<b>Environmental Review:</b>	<b>Categorically Exempt – Section 15332</b>
<b>Location:</b>	<b>Northwest corner of Sperry Avenue &amp; South Rogers Road</b>
<b>Assessor Parcel Numbers:</b>	<b>021-093-001</b>
<b>Project Size:</b>	<b>1.9 acres ±</b>
<b>General Plan Designation:</b>	<b>General Commercial</b>
<b>Zoning:</b>	<b>General Commercial</b>
<b>Present Use:</b>	<b>Vacant commercial land</b>
<b>Surrounding Land Uses:</b>	<b>Vacant and developed visitor-service commercial uses to the north, Love’s Travel Center to the south, Grocery Outlet and Dutch Bros to the east, and the California Aqueduct and Interstate 5 to the west.</b>
<b>Recommendation:</b>	<b>Conditional Approval</b>

**PROJECT SITE**

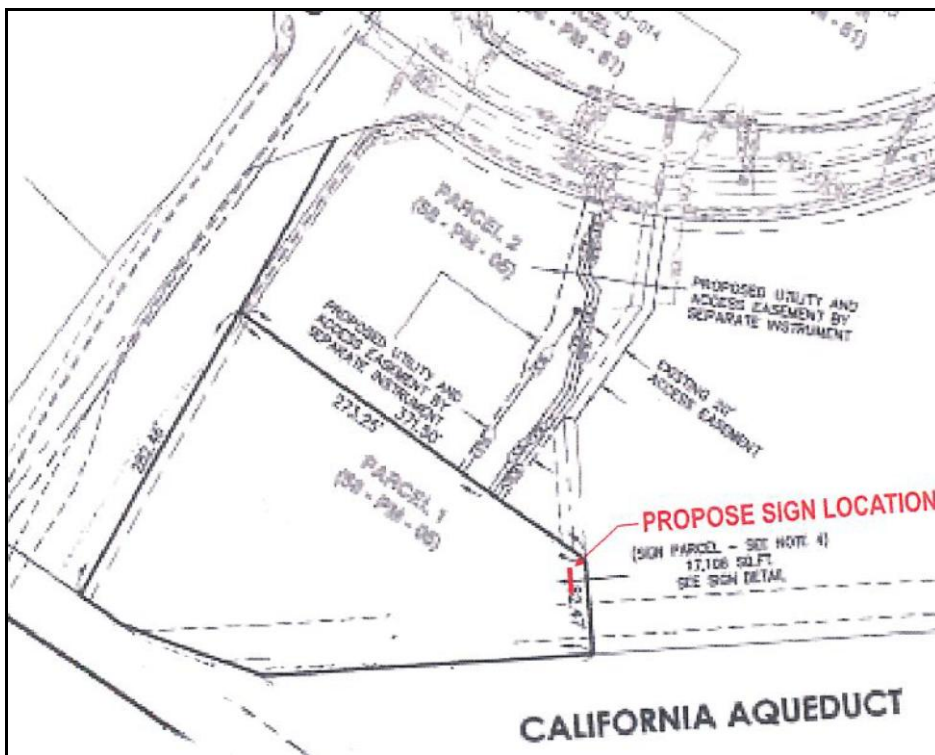
The project site is a small portion (the southwest corner) of APN 021-093-001 approximately 300 feet west of S. Rogers Road and 350 south of Sperry Avenue (see **Figures 1 & 2**). The project site is currently vacant land and immediately to the west of the recently approved McDonald’s restaurant (proposed for development in 2026 on 1.74 acres). This site sits approximately 20 feet below grade from the California Aqueduct (west) and Sperry Ave. (north). Existing commercial uses surround the site to the north (across Sperry Avenue), east

and south. A 30-foot-wide gas line utility easement is located between the site and the toe of the Aqueduct's sloped bank.

**Figure 1: Vicinity Map**



**Figure 2: Sign Location Map**



## PROJECT DESCRIPTION AND ANALYSIS

The project (“Project”) consists of a new 90-foot-high pylon sign, which will advertise primarily to motorists traveling along Interstate 5 near the Sperry Avenue interchange. This “freeway-oriented sign” is designed and capped with significant consideration and prominence for the new McDonald’s restaurant to be located adjacent (easterly) to the subject site. Project plans illustrate additional sign areas to be included within an EMC digital display and equally sized as well as in evenly spaced sign cabinets on the pylons below the traditional McDonald’s “golden arches” (forming the letter “M”).

The proposed freeway-oriented sign would be the third such sign located within this visitor-serving area if approved by the Planning Commission. The first freeway-oriented sign (Villa Del Lago) is located approximately 550 feet to the north of the Project site; and the second freeway-oriented sign (Love’s Travel Stop) is located approximately 1,330 feet to the south. The northbound I-5 offramp is located approximately 650 feet to the west of the Project.

### Sign Design

The proposed freeway-oriented sign includes the following design components (see attached sign illustrations):

- Dual, two-toned pylon columns with squared caps located at both the taper transitions as well as at the top;
- A digital EMC measuring 11 feet high by 24 feet wide enclosed within a frame matching the sign structure;
- Four (4) individual double-sided sign cabinets, measuring six (6) feet high by 24 feet wide to accommodate various other businesses;
- An approximately 11-foot-high “golden arch” (atop a narrow red bar) centered between the columns and caps;

The electronic message center component of the sign is proposed to advertise various other businesses, events and information that this type of advertising can offer. As a condition of conditional use permit approval, the brightness and electric display effect of the sign are strictly regulated and subject to potential staff/Commission review and correction of its operation if warranted.

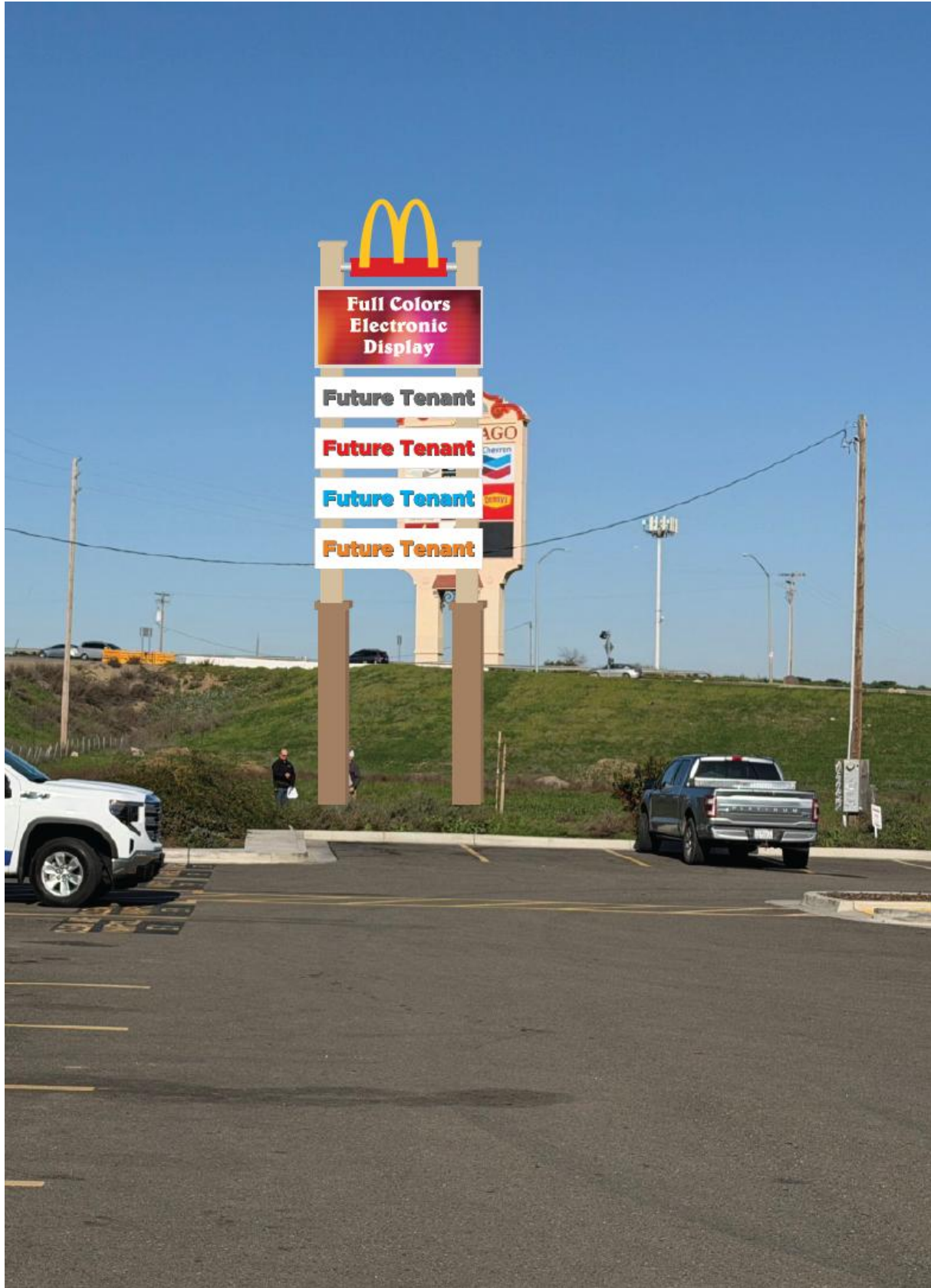
Materials comprising the proposed sign include: tapered steel poles, wrapped with square columns (measuring four (4) feet wide at the base and tapering to three (3) feet wide at 30 feet above grade); textured aluminum fabricated cladding; and aluminum fabricated sign cabinets with satin painted finishes.

Staff worked closely with the applicant to provide a sign structure that closely resembles the scale, design, materials, and architecture similar to the Love’s Travel Stop sign located one quarter mile south of the Project site. **Figures 3 and 4** (below) illustrate the similarities between the Project and existing freeway-oriented signs at Love’s and Villa Del Lago, respectively.

Figure 3: Project Sign as viewed looking south towards Love's Travel Center Signs



Figure 4: Project Sign as viewed looking north towards Villa Del Lago sign



The City of Patterson's Sign Ordinance (Section 18.82) prohibits certain signs and includes standards for specific types of signs (Section 18.82.070), including standards for freeway-oriented signs as follows:

- Per Section 18.82.040.M, pole signs are prohibited unless approved by a special permit. The applicant has requested an exception. The proposed sign would be mounted on poles and wrapped with cladding, substantially consistent with the neighboring Love's Travel Center. As a freeway-oriented sign, the size of the signs is larger and taller, and would be supported by poles, if the Commission grants this exception by approving this permit.
- Per Section 18.82.040.N, freestanding signs over 30 feet in height are prohibited unless approved by a special permit. The proposed pylon sign is 90 feet in height. The applicant has requested an exception.

*Freestanding Signs.* Because the proposed sign is over thirty feet tall, the sign would not comply with Section 18.82.070, including the recent amendment (Ordinance No. 794) adopted for freeway-oriented signs unless the conditional use permit required for the sign allows greater height Section 18.82.070(d)(1)).

Per Section 18.82.070(d), the Planning Commission has the ability to approve a Conditional Use Permit for freeway-oriented signs if the Commission first finds that the site cannot be adequately identified by other signs permitted within the applicable zoning district; and, finds that a majority of the project's anticipated customers will be freeway travelers.

Anticipated Customers. The Project applicant intends to advertise to and pull travelers from Interstate 5 for the new McDonald's restaurant, the recently approved Delta Market Place shopping center, and various other businesses already in the vicinity. The EMC is a significant dynamic advertising component of the Project and would be designed, oriented, programmed, and helpful to, predominantly, freeway travelers.

Location. Sperry Avenue, where the Project is located, is the only major arterial roadway that connects to I-5. However, the future businesses for which the Project is intended are planned for development on lots that are well out of sight from I-5 due to lower elevation, distance, and the California Aqueduct and Delta Mendota Canal banks.

## **FINDINGS**

The Planning Commission should consider the following findings as a part of their review of the Project in compliance with Patterson Municipal Code Chapter 18.18.020 (C):

1. That the development is consistent with the city general plan and the municipal code; and
2. That the establishment, maintenance, or operation of the proposed use or structure will conform to the requirements and the intent of this title; and that such proposed use or structure will not, under the circumstances of the particular case or as conditioned, be

injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the city; and

in compliance with Patterson Municipal Code Chapter 18.82.070(d):

1. That the use or site cannot be adequately identified by other signs permitted within the applicable zoning district; and
2. That the majority of the project's anticipated customers shall be freeway travelers.

## **ENVIRONMENTAL REVIEW**

The Project is Categorically Exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15332 (In-fill Development).

## **RECOMMENDATION**

Staff recommends that the Planning Commission take the following action:

1. Consider the issues discussed in this report;
2. Conduct a public hearing and allow members of the public to testify;
3. Make the required findings above; and
4. Adopt Resolution 2026-01, approving the Freeway-oriented sign Project CUP 26-01

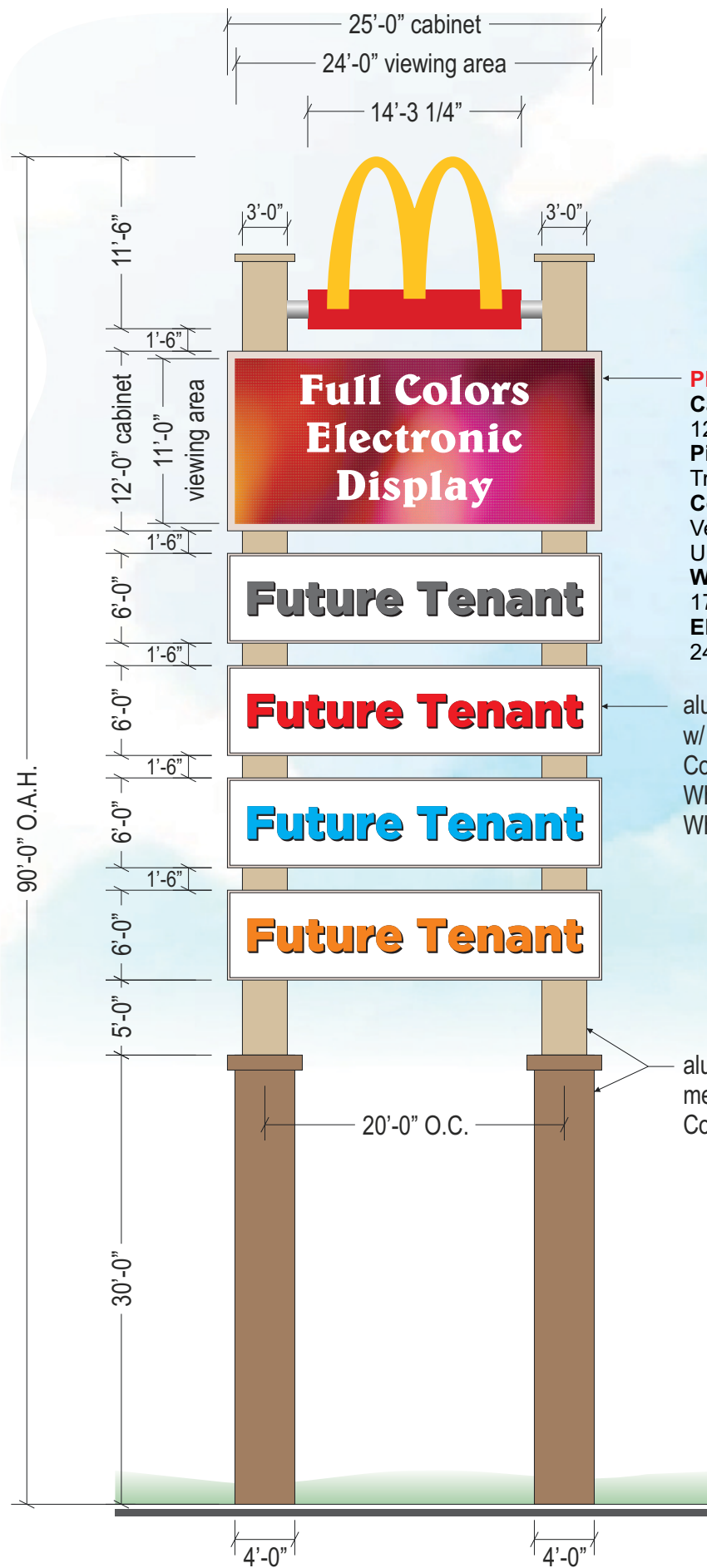
Respectfully Submitted,

*Bryan Stice*

Bryan Stice  
Community Development Director

### **Attachments:**

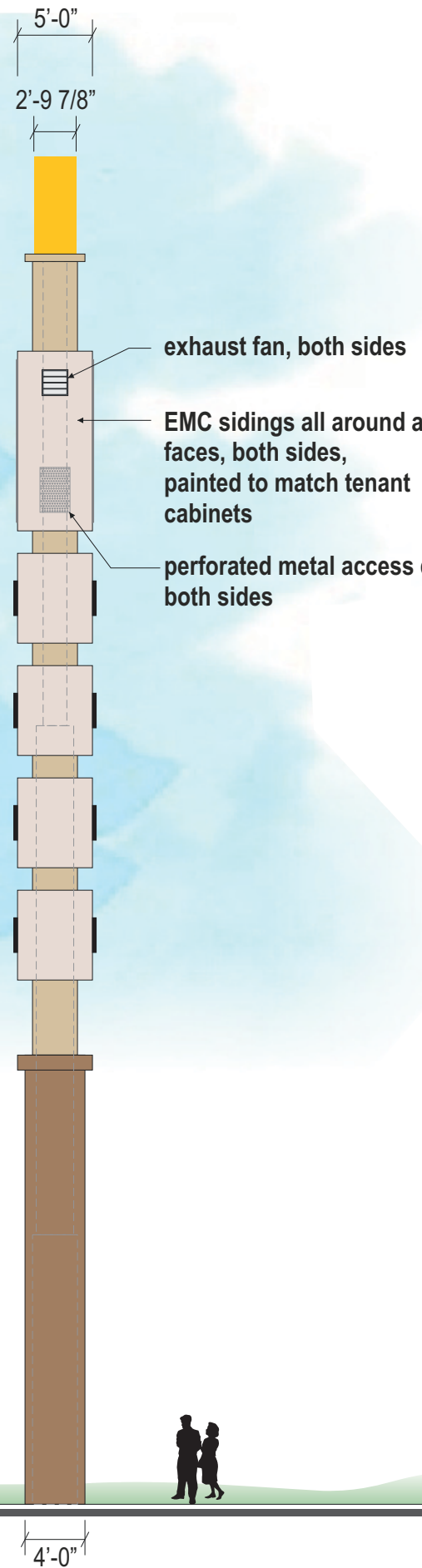
Sign Plans and Illustrations  
Planning Commission Resolution  
Exhibit A – Conditions of Approval  
Public Hearing Notice



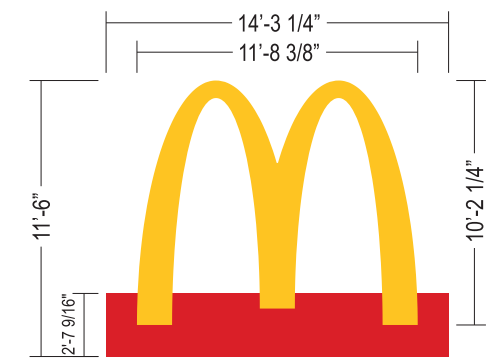
**PRODUCT SPECIFICATIONS - M Class**  
**Cabinet Size | Style:**  
 12ft x 25ft x 8in D | Front/Rear Service  
**Pixel Pitch | Matrix:**  
 True 16mm | 198 X 432  
**Compliance Information:**  
 Verified up to IBC 2021 and ASCE7-16, UL48, CUL48,  
 UL Energy Efficiency Verified  
**Wind Load Capacity:**  
 175 mph  
**Electrical Service:**  
 240 Volts, Single Phase

alum. fab. tenant cabinets  
 w/ 2" retainer painted satin finish.  
 Color T.B.D.  
 White Flex faces w/ vinyl overlay.  
 White LED's illumination.

alum. fab. cladding  
 med. texture and painted.  
 Color T.B.D.



exhaust fan, both sides  
 EMC sidings all around and  
 faces, both sides,  
 painted to match tenant  
 cabinets  
 perforated metal access door  
 both sides



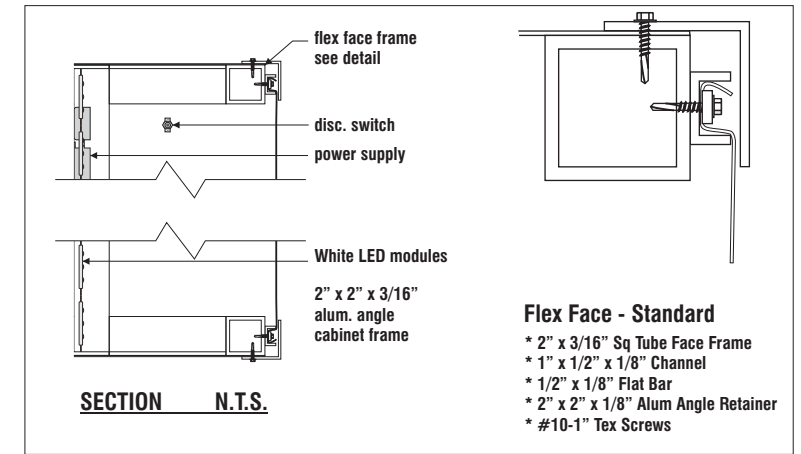
PYLON DETAIL  
 SCALE: 1/8" = 1'-0"



CANARM Moisture Proof Single Stage  
 K-Kontrol Thermostat 30F - 110F  
 Kj16110 (2 REQUIRED)

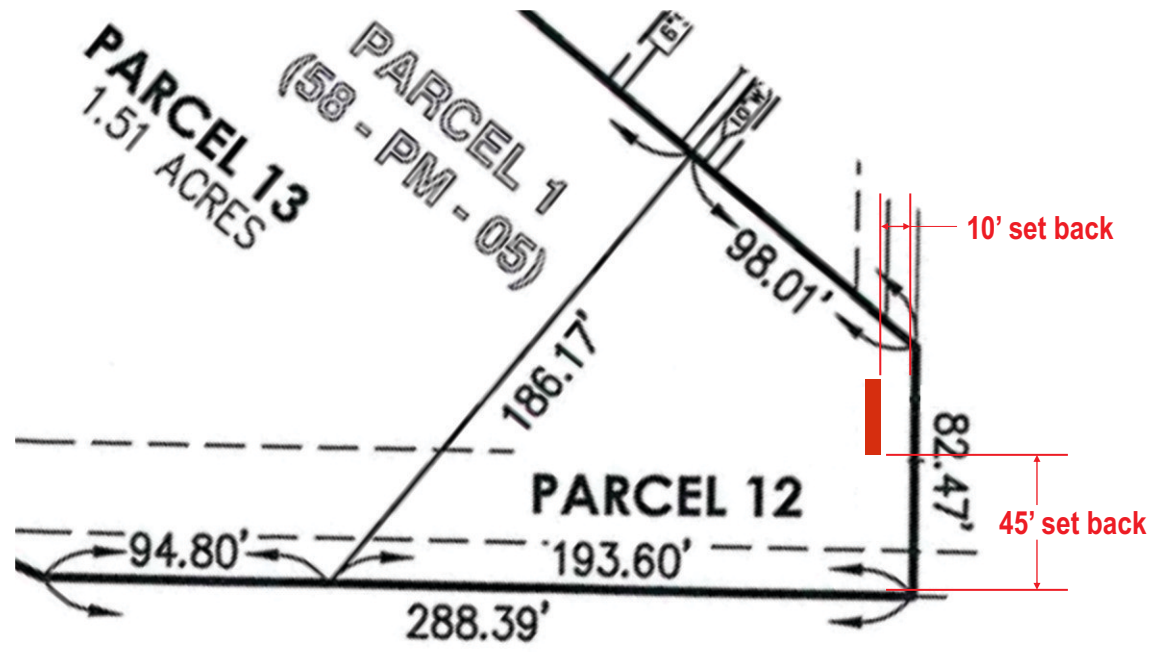


Maxx Air Exhaust Fan w/ Shutters  
 1 Speed 18 inch 3000 CFM Direct Drive  
 IF18UPS 120V / 5.34A (2 REQUIRED)

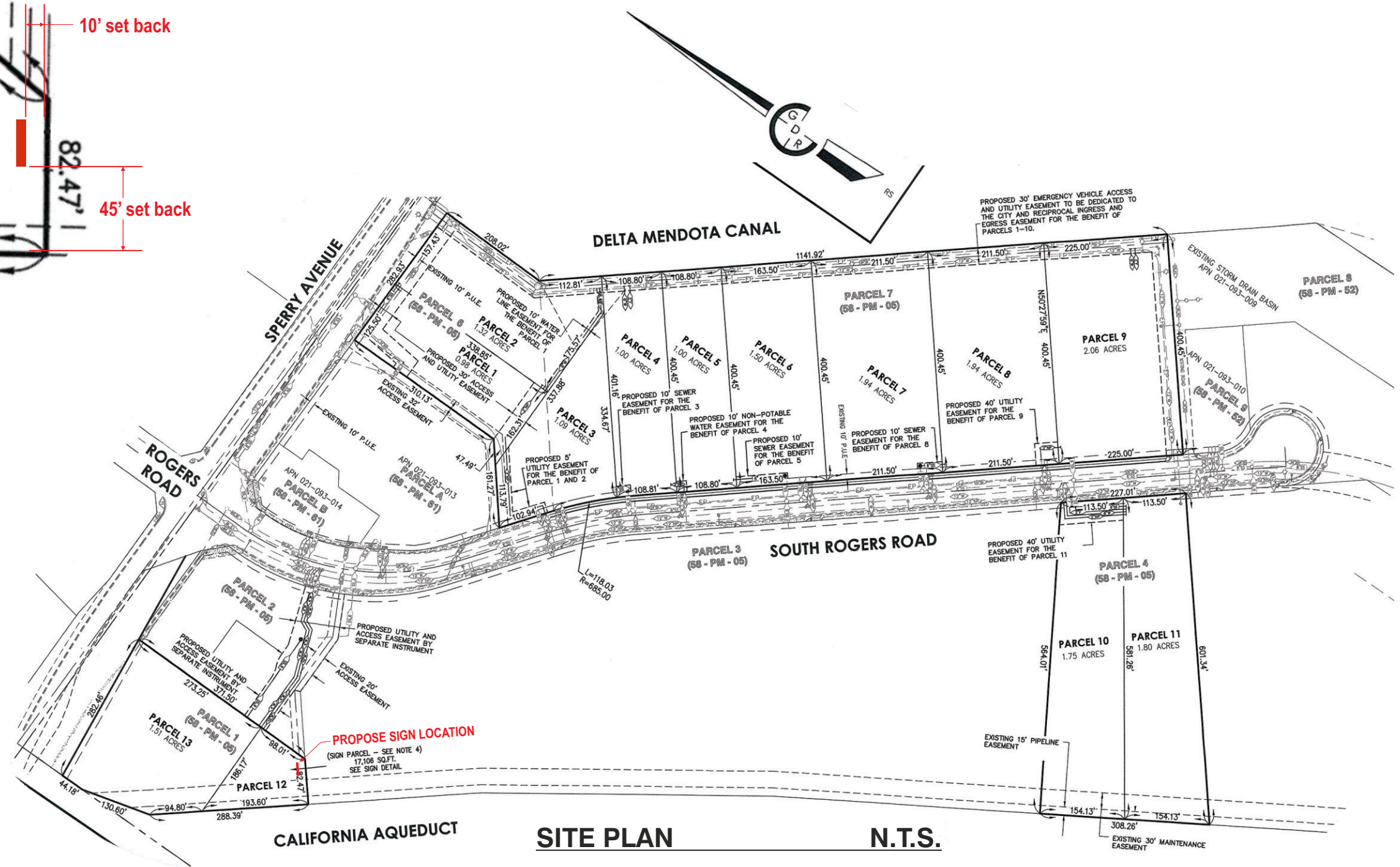


D/F LED ILLUMINATED PYLON SIGN Scale: 3/32" = 1'-0"

SIDE VIEW Scale: 3/32" = 1'-0"



**ENLARGED SITE PLAN @ SIGN LOCATION**  
Scale: 1/64" = 1'-0"



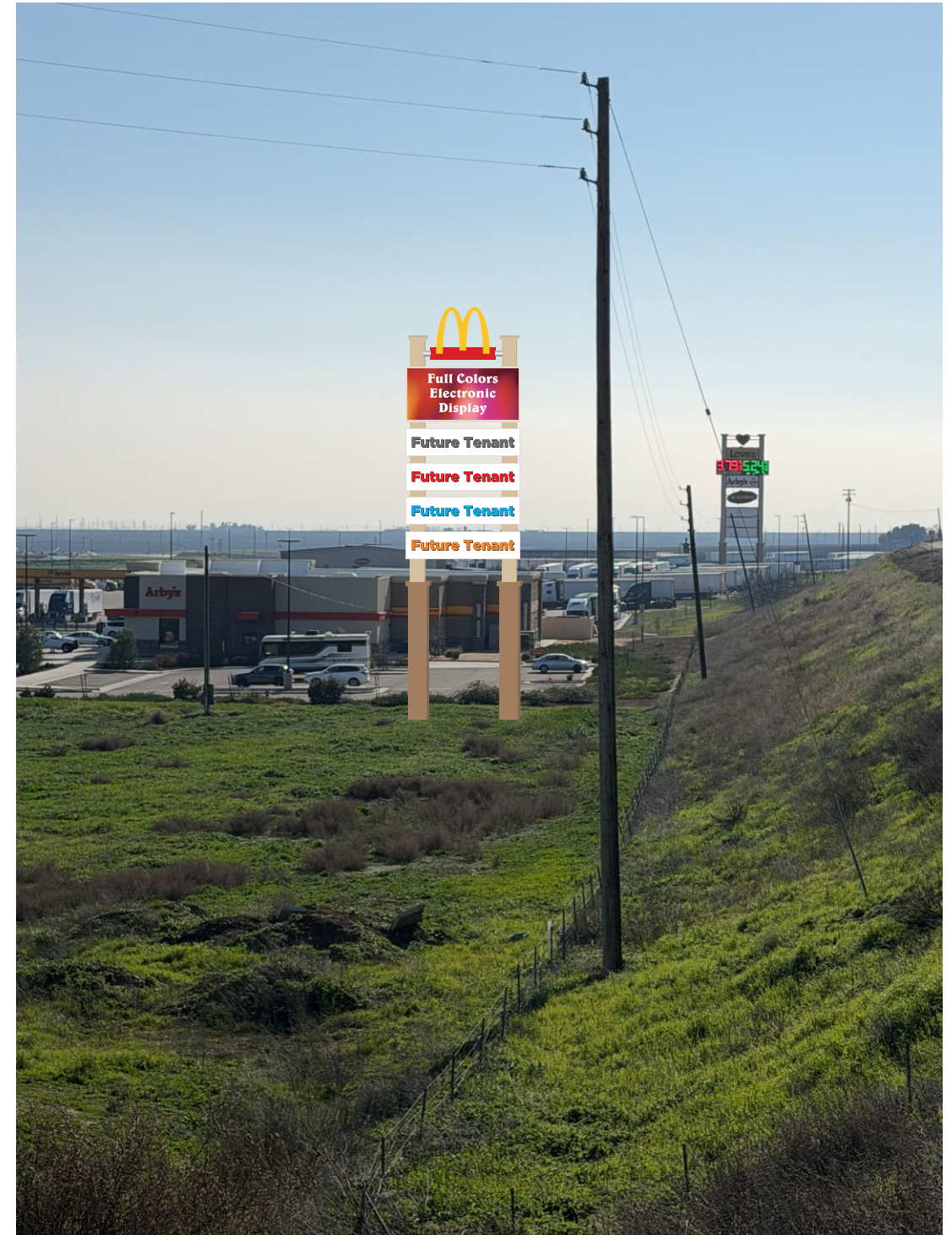
**SITE PLAN N.T.S.**

**USS UNITED**  
**SIGN SYSTEMS**  
*The Industry Leader for Over 25 Years!*  
SINCE 1995



LOVE "TC" VIEW

N.T.S.



SPERRY VIEW SOUTH VIEW

N.T.S.



I-5 NORTH VIEW

N.T.S.



I-5 SOUTH VIEW

N.T.S.

**RESOLUTION 2026-01**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF PATTERSON APPROVING A CONDITIONAL USE PERMIT FOR A 90-  
FOOT-TALL FREEWAY-ORIENTED SIGN PROJECT, CONSISTING OF AN ELECTRONIC  
MESSAGING CENTER (BILLBOARD), LOCATED ON APPROXIMATELY  
1.9 ACRES SOUTH OF SPERRY AVENUE,  
NEAR THE SOUTHWEST CORNER AT ROGERS ROAD**

WHEREAS, the City of Patterson has received an application from Gold Coast Sales, Inc. for a conditional use permit for a 90-foot-tall freeway-oriented sign project, consisting of pylons w/ a McDonald's logo, an electronic messaging center (billboard), and multiple sign cabinets, located south of Sperry Avenue, near the intersection with Rogers Road, a portion of APN 021-093-001, otherwise known as the McDonald's Freeway Sign project; ("Project").

WHEREAS, the City of Patterson Municipal Code regulates signs and advertising within the City of Patterson to provide standards and limitations to ensure the orderly development of property;

WHEREAS, the Project applicant intends to attract freeway travelers to multiple businesses within the City of Patterson, including McDonalds, Delta Market Place and others;

WHEREAS, The Project is Categorically Exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15332 (In-fill Development);

WHEREAS, Patterson City staff conducted a full analysis of the project to ensure compliance with the City's General Plan, Zoning Code, and other applicable laws, regulations, and standards;

WHEREAS, the Planning Commission of the City of Patterson conducted a duly noticed public hearing on February 12, 2026, and;

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

1. The style and general appearance of the sign structure and grounds shall have architectural unity and be in keeping with the character of the neighborhood as not to be detrimental to the orderly and harmonious development of the city, or to the desirability of investment or occupation of the neighborhood.
2. The site plan is consistent with the municipal code, development standards and design guidelines.
3. That the proposed CUP is consistent with the City of Patterson General Plan and Zoning Ordinance.
4. That the establishment, maintenance, and operation of the proposed use and structures will conform to the requirements and the intent of the Zoning Ordinance and that the proposed use/structures will not, at conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City.
5. That the freeway-oriented sign includes no more height than the minimum necessary for the message area of the sign to clear the identified obstruction(s).

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

1. The Planning Commission approves the Conditional Use Permit for the McDonald's Freeway Sign Project subject to the conditions listed in Exhibit A.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Patterson, held on the 12th day of February, 2026, by \_\_\_\_\_, 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:

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Denise Melo, Secretary  
City of Patterson Planning Commission

# Exhibit A

## **CONDITIONS OF APPROVAL**

1. The project shall comply with all applicable State and Municipal Codes, including the California Building Codes and meet the requirements of the Public Works Department, City Engineer, Building Inspector, Planning Department and Fire Chief.
2. The applicant shall comply with all conditions of approval and adopted mitigation measures.
3. Development shall occur in substantial conformance with the plans as approved by the Planning Commission.
4. All signage shall be submitted for a sign permit and shall be in accordance with relevant provisions of the Patterson Zoning Ordinance and that any proposed monument sign shall be constructed with design elements and materials reflective of those of the main building.

## **Additional Approvals**

5. A Caltrans Outdoor Advertising Permit is required where applicable.
6. Approval by the City does not authorize installation or operation of an electronic billboard without all required state permits.
7. Applicants must acknowledge that final approval is contingent upon Caltrans authorization.

## **Brightness (Luminance) Standards**

8. Electronic billboards shall not exceed a maximum brightness of 500 nits from sunset to sunrise.
9. Daytime brightness must be automatically adjusted based on ambient light conditions. Automatic dimming technology is required at all times.

## **Glare and Safety**

10. Electronic billboards shall not produce glare, light spill, or brightness that impairs driver visibility or interferes with traffic control devices.
11. Sign orientation and illumination must be compatible with surrounding land uses.
12. The City retains authority to require modification or temporary shutdown if a sign is deemed unsafe by the Community Development Director or Caltrans

### **Message Display and Operation**

13. Only static images are permitted.
14. Each message must be displayed for a minimum of eight (8) seconds, with a transition time not exceeding one (1) second.
15. Flashing, scrolling, video, animation, or simulated motion effects are prohibited.

### **Measurement and Compliance**

16. Brightness must be measurable using industry-standard testing methods.
17. Applicants must agree to post-installation testing upon request by the City or Caltrans.
18. Noncompliance may require immediate adjustment or temporary shut-off until corrective actions are implemented.

### **Regulatory Hierarchy**

19. Where local, state, or federal regulations differ, the more restrictive standard shall apply. Compliance with City requirements does not guarantee issuance of a Caltrans Outdoor Advertising Permit. These standards are intended to provide clear expectations for applicants, streamline interagency coordination, and reduce the risk of post-approval conflicts with state and federal highway regulations.

### **Indemnity**

20. The applicant shall agree to defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.

**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:            Conditional Use Permit #26-01 – Gold Coast Sales, Inc., Pylon Sign, S. Rogers Road, APN # 021-093-001**

To consider plans for a new pylon and electronic billboard sign and Conditional Use Permit application on property located at the southwest corner of Sperry Avenue and S. Rogers Road, zoned General Commercial District. Project plans illustrate a new 90-foot-high, freeway-oriented sign to be constructed on undeveloped 1.9-acre site (APN 021-093-001) to benefit multiple businesses and properties.

The Planning Commission may approve signs over 30 feet high with consideration and potential approval of a Conditional Use Permit.

**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](http://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

