



Community Development Department
1 Plaza, PO Box 667
Patterson, CA 95363
209.895.8020
email: planning@pattersonca.gov
www.pattersonca.gov

MASTER PLAN

This information is provided as a guide to assist you in the preparation of the application for a **Master Plan**. It is also intended to explain the process by which the City analyzes and acts upon the application.

What is a Master Plan?

The purpose of a Master Plan is to allow for the coordinated comprehensive planning of a subarea of the City in order to protect a unique environmental, historical, architectural or other significant area and provide flexibility for developments beyond conventional zoning regulations.

Application Submittal

An application for a Master Plan shall be filed by the property owner or their representative/agent on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

Processing the Application

The processing time for a completed application for a Master Plan varies depending on the complexity of the application, any required environmental documentation and public noticing requirements. A hearing before the Planning Commission will be scheduled and open to the public. It is recommended that the applicant or their agent attend the hearing to speak on behalf of the applicant and to answer questions the Planning Commission may have. Planning staff will prepare a staff report for the Planning Commission. The staff report contains an analysis of the application and a recommendation for action by the Planning Commission.

Note: If the application is not complete within thirty (30) days of receipt the City of Patterson Planning Department will deem the application incomplete, request additional information or return the application and application fee(s) to the applicant.



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Procedure

Master Plan Review:

1. Pre-Application Conference with Planning Department Staff (Optional).
2. Submit Application.
3. Staff Review Application for Completeness.
4. Staff Evaluation of Application.
5. Staff Produces Staff Report and Recommendations.
6. Public Notice sent to the newspaper and surrounding properties at least 10 days in advance of the Planning Commission Hearing.
7. Planning Commission Meeting.
8. After meeting:
 - a. If Approved: Application is valid 10 business days after Planning Commission meeting, unless an aggrieved party appeals the Planning Commission decision to the City Council.
 - b. If Denied: Petitioner can appeal the decision of the Planning Commission to the City Council.

Decisions and Appeal Process

After the Planning Commission has rendered a decision, you will receive written communication of this determination, and if approved, any conditions of approval. Any interested party, aggrieved by the determination of the Planning Commission, may appeal this decision to the City Council, within ten (10) business days after such date of determination.

Approval of the application is not in effect until the appeal period has expired, or any appeal filed has been acted upon by the City Council. Appeals must be made in written form, addressed to the City Council and accompanied by the required fee of \$605.00.

Building Permits

Application for a Master Plan does not constitute an application for a building permit. Separate building permit applications are required prior to any construction. Building permits shall not be issued until the appeal period has expired or any appeals filed have been acted upon by the City Council.



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Required Findings

In order to grant approval of a Master Plan application, the Planning Commission/City Council must find the following:

- The proposed master plan is consistent with the goals, policies, and objectives of the general plan.
- The proposed master plan meets the requirements set forth in this title.

Application Contents

- Elevations of proposed buildings, structures, facilities
- Color rendering of the project which states colors and materials to be utilized
- Floor plans showing proposed seating or public assembly areas
- Location of all on-site vehicular and pedestrian circulation
- Location of all on-site parking, garages or carports
- Location and extent of street improvements
- Location of all garbage and refuse facilities
- All dimensions required by the applicable provisions of the Patterson Municipal Code
- All proposed signage and on-site lighting
- All proposed structures and anticipated timing of their construction
- The landscaping and irrigation plan in accordance with the adopted Water Efficiency Landscape Ordinance (\$238.00)
- A completed Environmental Information Form
- Written summary of the proposed project
- Any evidence or other information that demonstrates that the required findings can be made
- Proof of owner's interest in property (i.e. copy of deed, tax bill, etc.)
- Location Map
- Site Plan, depicting proposed project with dimensions
- A written list of other permits or approvals required or already obtained for this project
- A completed Environmental Information Form (attached)
- Other information and/or attachments as may be required by the Community Development Director
- Application Fee \$3618.00**



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Note: One copy of all the maps, site plans, floor plans, etc., must be provided as an 8.5 x 11" or 11" x 17" reproducible copy. Depending on the scope of the application, a larger format may be required; provide a digital copy of all plans

Note: Should your project require an environmental review, the applicant is responsible for the environmental filing fees (effective 1-1-2026) as follows:

- Negative Declaration (ND) or Mitigated Negative Declaration (MND)* \$3043.75
 - Environmental Impact Report (EIR)* \$4227.50
 - Environmental Document Pursuant to a Certified Regulatory Program* \$1437.25
 - County Clerk Processing Fee \$57.00
- (*Department of Fish and Game Fees)



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Application for Master Plan

Project #: _____

Name of Project / Development

Applicant Name

Mailing Address/City/State/Zip

Phone Number

Email

Property Owner

Mailing Address/City/State/Zip

Phone Number

Email

Property Description / Location:

Street Address

Assessor's Parcel Number(s) APN:

SIGNATURES:

The above information as well as the plans and materials submitted herewith in support of this application are, to the best of my/our knowledge, true and correct.

APPLICANT: _____ **DATE:** _____

OWNER: _____ **DATE:** _____



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Environmental Information Form

This information is provided as a guide to assist you in the preparation of the **Environmental Information Form**. It is also intended to explain the process by which the City analyzes and acts upon the form.

The State of California requires that most development projects submitted to the City of Patterson undergo some level of review under the California Environmental Quality Act (CEQA). CEQA is a state law that requires an analysis and public report on the potential environmental effects of any project that is conducted or approved by the City. The Environmental Information Form is used to determine whether a project needs to be reviewed under the CEQA regulations. The City of Patterson is responsible for reviewing the project to determine whether it is exempt from CEQA review.

If CEQA review is required, three types of reports are typically prepared for projects: 1) CEQA Exemption, 2) a Negative Declaration, or 3) an Environmental Impact Report. The majority of projects are either Exempt or Negative Declarations. Planning Staff will let you know what type of documentation is required based upon the type of project that is being proposed, the characteristics of the property, and other factors that are spelled out in State CEQA regulations.

Application Submittal

The Environmental Information Form shall be filed by the property owner or their representative agent on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

Additional information may be required by the Planning Director during the review of the application.



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Number of Units, Unit Size, Range of Sale Prices/Rents, and Type of Household Size expected (Residential Only)

Type of Development (Regional, City or Neighborhood), Square Footage of Sales Area and Loading facilities (Commercial Only)

Type, Number of Employees per Shift and Number of Loading Facilities (Industrial Only)

Major Function Employees per Shift, Occupancy, Loading Facilities, Community Benefit of Project (Institutional Only)

Are the following items Applicable to the project or its effects? Please explain on additional sheets all items checked 'Yes'.

- | Yes | No | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Inconsistent with the City of Patterson's General Plan. |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect the use of a recreation area or area of important aesthetic value. |
| <input type="checkbox"/> | <input type="checkbox"/> | Affects the functioning of an established community/neighborhood. |
| <input type="checkbox"/> | <input type="checkbox"/> | Displace community/neighborhood residence. |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect unique natural or man-made features in the project area |
| <input type="checkbox"/> | <input type="checkbox"/> | Significantly affects the potential use, extraction or conservation of a scarce natural resources |
| <input type="checkbox"/> | <input type="checkbox"/> | Significantly affect a historical or archeological site |
| <input type="checkbox"/> | <input type="checkbox"/> | Serve as wildlife habitat for rare/endangered plant or animal species |
| <input type="checkbox"/> | <input type="checkbox"/> | Affect fish, wildlife or plant life |
| <input type="checkbox"/> | <input type="checkbox"/> | Result in soil erosion of agricultural land |
| <input type="checkbox"/> | <input type="checkbox"/> | Change the pattern, scale, or character of the general area of the project |
| <input type="checkbox"/> | <input type="checkbox"/> | Require certification, authorization or issuance of a permit by a Local, State, or Federal environmental control agency |
| <input type="checkbox"/> | <input type="checkbox"/> | Require facilities to be constructed in a flood plain |
| <input type="checkbox"/> | <input type="checkbox"/> | Require facilities to be constructed on land with greater than a 15% slope |
| <input type="checkbox"/> | <input type="checkbox"/> | Require constructing facilities on an active geologic fault |
| <input type="checkbox"/> | <input type="checkbox"/> | Generate significant amounts of dust or noise (in either the construction or operational stages) |
| <input type="checkbox"/> | <input type="checkbox"/> | Generate significant amounts of solid waste |
| <input type="checkbox"/> | <input type="checkbox"/> | Substantially change existing noise or vibration levels |
| <input type="checkbox"/> | <input type="checkbox"/> | Endanger the quality of the regional air or water resources |
| <input type="checkbox"/> | <input type="checkbox"/> | Cause a significant change in the hydrology of the area |



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- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | One in a series of foreseeable actions that may ultimately have an impact on the environment |
| <input type="checkbox"/> | <input type="checkbox"/> | Involve the application, use or disposal of potentially hazardous waste |

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct the best of my knowledge and belief. **If any of the facts represented here change it is my responsibility to inform the City of Patterson.**

Applicant: _____ Date: _____