

LAND USE



Introduction

When considering the seven topics, or elements that a general plan is required to cover (land use, circulation, housing, conservation, open space, noise and safety), the issue of land use is probably of greatest interest to the public. The Land Use Element determines the locations within the city and its planning area where residential, commercial, industrial, public, and open space land uses may occur at present and in the future. The Land Use Element also works with the other parts of the plan to determine the location, rate and timing of new growth and development.

Expansion Areas

The Land Use Diagram (Figure II-3) designates areas surrounding the City for additional urban development. To aid in the consideration of issues affecting the outward expansion of the City, land within the General Plan area has been divided into five loosely defined expansion areas as shown on Figure LU-1. Each expansion area is described in general terms below, along with the relevant issues to be addressed in the development of each.

Northern Expansion Area

The Northwest Expansion Area is the area generally west of Highway 33, east of the Delta Mendota Canal and north of the Patterson Business Park, and consists of land designated for Low Density Residential and industrial development. Issues to be addressed in the development of this expansion area include:

- Land use compatibility issues between the high school site and surrounding industrial operations;
- Safety issues relating to access to the high school site from the south side of Zacharias Road;
- The appropriate alignment and roadway configuration for the South County Corridor;
- Land use compatibility issues between existing businesses in the West Patterson Business Park and future Low Density Residential development;
- The timing and location of a future interchange with Interstate 5 in the vicinity of Zacharias Road;
- Potential flooding impacts associated with Del Puerto Creek;
- The integration of roadway, bicycle and pedestrian circulation systems with existing neighborhoods to the south.

East Side Expansion Area

The East Side Expansion Area is the area generally east of Sycamore Avenue, west of Elm Avenue, south of Lemon Avenue and north of the

Patterson Irrigation Canal, and consists of land designated for Low Density Residential development. Issues to be addressed in the development of this expansion area include:

- The integration of roadway, bicycle and pedestrian circulation systems with existing neighborhoods to the west;
- The treatment of development along Las Palmas Avenue and the mitigation of potential noise impacts from roadway noise on adjacent Low Density Residential development;
- The appropriate alignment and roadway configuration for the South County Corridor.

Southern Expansion Area

The Southern Expansion Area generally includes land east of the Delta Mendota Canal, north of Marshal Road, west of Highway 33 and south of the current City limits. This area consists of land designated for Low Density Residential and Estate Residential development within. Issues to be addressed in the development of this expansion area include:

- The integration of roadway, pedestrian, bicycle and pedestrian circulation systems with existing neighborhoods to the north, especially in light of the status of the existing irrigation canal;
- The treatment of development along Ward Avenue, Baldwin Road and State Route 33 and the mitigation of potential noise impacts from roadway noise on adjacent Low Density Residential development;
- Development of a community college and supporting 'educational center south of the Patterson Sports Park;
- Establishment of a permanent buffer between urban development within the City and agricultural lands to the south;
- Development restrictions associated with the Airport Land Use Plan for the Crows Landing Airfield.

The Canals Expansion Area

The Canals Expansion Area lies between the Delta Mendota Canal and the California Aqueduct north of Sperry Avenue and north of Zacharias Road designated for commercial and light industrial development. Issues to be addressed in the development of this expansion area include:

- Circulation and access, especially for deliveries and employees;
- The timing and location of a future interchange in the vicinity of Interstate 5 and Zacharias Road;

- The amount, and location of, commercial development established near the future interchange;
- Visual impacts from Interstate 5;
- Traffic impacts on the Sperry Avenue/I-5 interchange;
- Potential flooding impacts associated with Del Puerto Creek.

The Foothills Expansion Area

The Foothills Expansion Area consists of land west of Interstate 5 between Del Puerto Canyon Road and Interstate 5 north of Sperry Avenue designated for Mixed Use Hillside and Highway Serving Commercial development. Issues to be addressed in the development of this expansion area include:

- Potential visual impacts as viewed from Interstate 5 and the remainder of the City;
- The mitigation of impacts to habitat for a federally endangered species;
- Connecting development of this area with the remainder of the City for motor vehicles, pedestrians and bicyclists;
- The extension of infrastructure necessary to serve the area;
- Hillside development to address grading, slope stability and visual impacts;
- The timing of development in relation to the remainder of the City and necessary infrastructure improvements.

Areas Subject To Flooding

Government Code Section 65302 requires the Land Use Element to identify areas subject to flooding. Figure LU-2 identifies areas subject to flooding in accordance with the Federal Emergency Management Agency's (FEMA) 1989 Flood Insurance Study for Stanislaus County.

Standards for the Intensity of Development

Government Code section 65302 states that a General Plan must specify allowable uses for each land use district that are specific enough to provide guidance for making findings of consistency where necessary. The standards for the intensity of development are provided in Chapter II-Land Use Circulation Diagram and Standards under the heading **Standards for the Intensity of Development**.

Figure LU-1: Expansion Areas

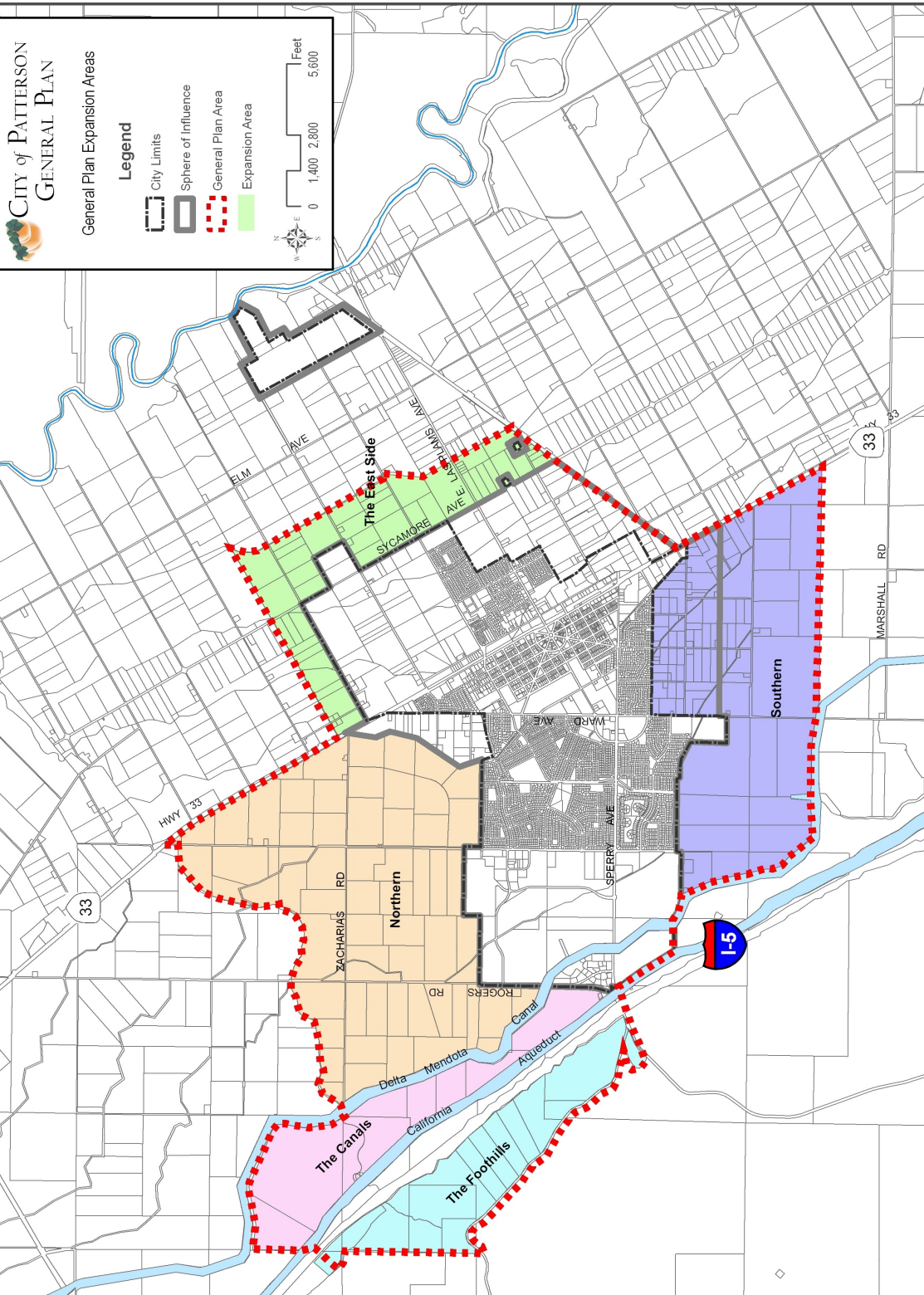
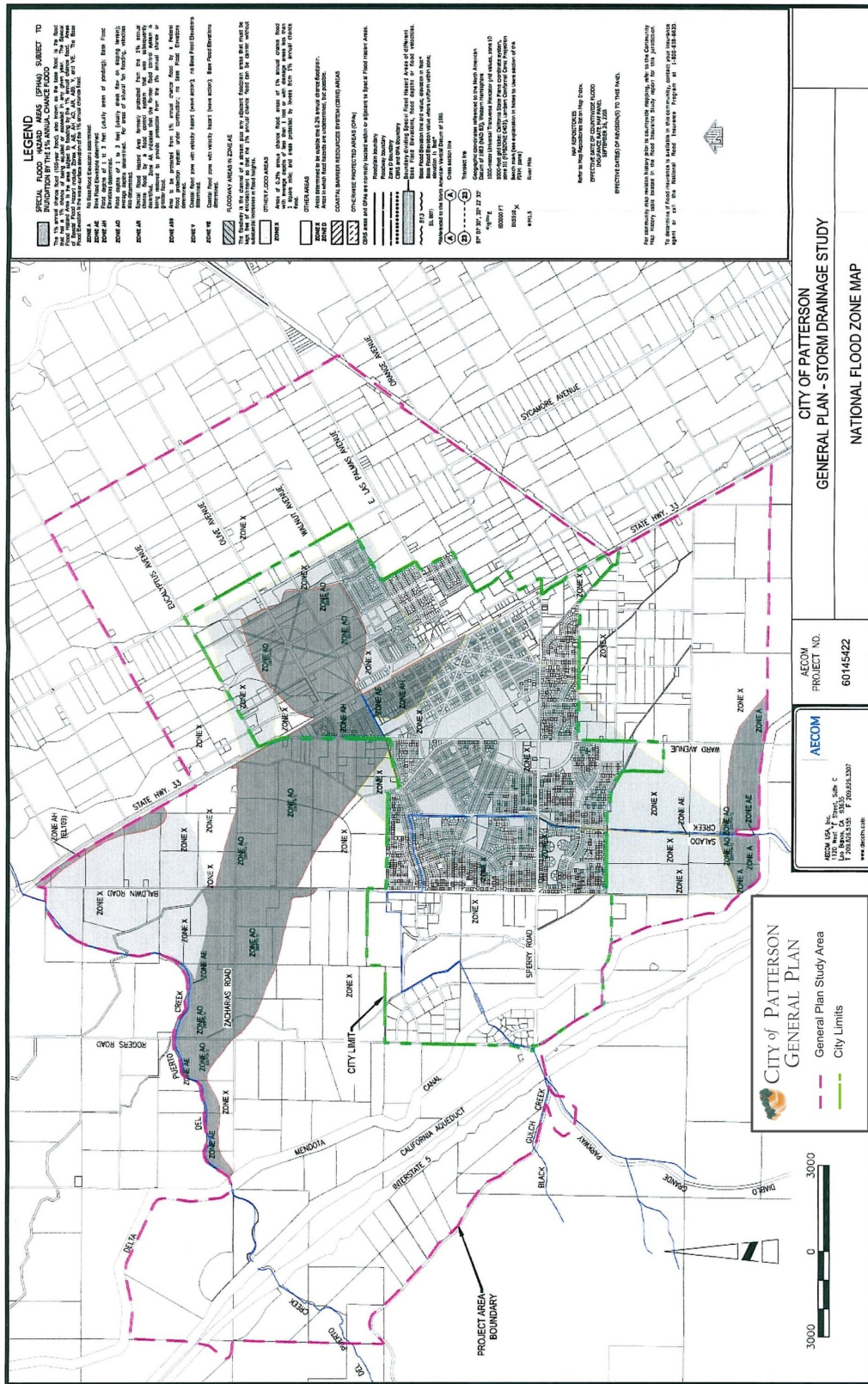


Figure LU-2 Areas Subject to Flooding



Goals and Policies

Overall Development Strategy

Goal LU-1: To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the city's infrastructure and environmental constraints.

Policies

LU-1.1 Development strategy. The development strategy embodied in the Patterson General Plan is based on the premise that the outward urban expansion of the City will occur through the incremental annexation and development of "complete" neighborhoods, incorporating the following characteristics:



- a. A mix of housing products and densities serving the broadest range of households, incomes and ages;
- b. A neighborhood center containing higher density residential development, retail, restaurants, entertainment, office, and public uses within a short walk or bicycle ride of surrounding residences;
- c. Parks, schools and other public/quasi-public uses within a short walk or bicycle ride;
- d. A complete and interconnected system of mobility consisting of roadways, bicycle and pedestrian paths, and transit stops;
- e. Short blocks with a substantial tree canopy shading the street and sidewalk;
- f. Connectivity to surrounding neighborhoods, regional retail centers and employment;
- g. A sense of personal safety;
- h. Elements that foster the sustainable use of scarce or non-renewable resources.
- i. Mixed-use development in which complementary uses are placed on a single building site one above the other (vertically) or in close proximity (horizontally).

LU-1.2 Residential expansion areas. To achieve the objectives described in Policy LU-1.1, the General Plan applies the Low Density Residential designation to areas contemplated for new, residential development outside the current (2010) City limits. In such instances Low Density Residential designation is considered a "holding" category which will apply until such time as a general plan amendment

accompanied by a planned development is approved by the City, as required by Policy LU-1.3.

LU-1.3 Planned development requirement --

Residential Expansion Areas. Development of areas outside the current (2010) City limits designated Low Density Residential shall be accompanied by an application for a general plan amendment, tentative subdivision map, pre-zoning and reorganization, as necessary, consistent with a planned development which sets forth the following:

- a. **Land use plan.** Each planned development application shall include a land use diagram that clearly identifies the uses allowed in each neighborhood based on the land use designations described in Part I - Land Use Diagrams and Standards. The qualities desired in residential expansion areas shall include, but are not limited to, the following:
 - A mix of housing products and densities serving the broadest range of households, incomes and ages;
 - A neighborhood center containing higher density residential development, retail, restaurants, entertainment, office, and public uses within a short walk or bicycle ride of surrounding residences;
 - Parks, schools and other public/quasi-public uses within a short walk or bicycle ride;
 - A complete and interconnected system of mobility consisting of roadways, bicycle and pedestrian paths, and transit stops;
 - Short blocks with a substantial tree canopy shading the street and sidewalk;
 - Connectivity to surrounding neighborhoods, regional retail centers and employment;
 - A sense of personal safety;
 - Elements that foster the sustainable use of scarce or non-renewable resources;

The appropriate qualities for a given project will be determined by the City Council on a case-by-case basis consistent with the policies and implementation measures of the General Plan.

- b. **A description of housing products.** Each planned development application shall describe the range of housing products allowed within the project. The description shall include:

- i. Building type (single-family detached, single family attached, apartments, townhome, etc.);
 - ii. Gross residential density for each product type;
 - iii. Building elevations;
 - iv. Number of bedrooms;
 - v. Colors and materials;
 - vi. Tenure (for-sale, for rent);
 - vii. Target income group by product type.

- c. **General development standards.** These standards shall be applied to all development regardless of land use category and shall address such topics as site access, energy efficiency and sustainability, fences/screening, noise mitigation, outdoor lighting standards, and the placement of utilities.

- d. **Land use-specific development standards.** The planned development application shall describe the site development standards to be applied to new development by each land use category.

- e. **Services and infrastructure plans.** Infrastructure plans for water supply, wastewater collection and treatment, storm water runoff, and circulation shall be required. In addition, the planned development shall describe the provision of necessary facilities, equipment and staffing for police and fire protection, parks and recreation, and schools.

- f. **Infrastructure financing program.** Each planned development shall be accompanied by an infrastructure financing program which sets forth the method of revenue generation (e.g., special district, etc.), the obligations of the project and the City towards the cost of infrastructure necessary to serve the project.

- g. **Phasing plan.** Each planned development application shall be accompanied by a phasing plan which describes the following:
 - i. The boundaries of each phase reflecting a logical order of development;
 - ii. The number of dwelling units in each phase by tenure and target income group, and the acreage and estimated building floor area for each non-residential land use type;

- iii. Infrastructure plans for each phase, including water supply, wastewater collection, storm drainage and circulation, along with the location and acreage designated for other public facilities required for each phase. Such facilities may include, but is not limited to, school sites, police and fire protection facilities and parks.

LU-1.4 Planned development requirement – Mixed Use Hillside Development. Development of areas designated Mixed Use Hillside Development shall be accompanied by an application for a general plan amendment, tentative subdivision map, pre-zoning and reorganization, as necessary, consistent with a planned development which sets forth the following:

- a. **Land use plan.** Each planned development application shall include a land use diagram that clearly identifies the uses allowed in each neighborhood based on the land use designations described in Part I - Land Use Diagrams and Standards. The qualities desired in residential expansion areas include, but are not limited to, the following:
 - A mix of housing products and densities serving the broadest range of households, incomes and ages;
 - A neighborhood center containing higher density residential development, retail, restaurants, entertainment, office, and public uses within a short walk or bicycle ride of surrounding residences;
 - Parks, schools and other public/quasi-public uses within a short walk or bicycle ride;
 - A complete and interconnected system of mobility consisting of roadways, bicycle and pedestrian paths, and transit stops;
 - Short blocks with a substantial tree canopy shading the street and sidewalk;
 - Connectivity to surrounding neighborhoods, regional retail centers and employment;
 - A sense of personal safety;
 - Elements that foster the sustainable use of scarce or non-renewable resources;

The appropriate qualities for a given project will be determined by the City Council on a case-by-case

basis consistent with the policies and implementation measures of the General Plan.

- b. **A description of housing products.** Each planned development application shall describe the range of housing products allowed within the project. The description shall include:
 - i. Building type;
 - ii. Gross residential density for each product type;
 - iii. Building elevations;
 - iv. Number of bedrooms;
 - v. Colors and materials;
 - vi. Tenure (for-sale, for rent);
 - vii. Target income group by product type.

- c. **General development standards.** These standards shall be applied to all development regardless of land use category and shall address such topics as site access, minimum lot size to accommodate slopes and view protection, energy efficiency and sustainability, fences/screening, noise mitigation, outdoor lighting standards, and the placement of utilities.

- d. **Land use specific development standards.** The planned development application shall describe the site development standards to be applied to new development by each land use category.

- e. **Compliance with Federal and State Endangered Species Acts.** A project with the potential to adversely impact special status species or their habitat shall provide evidence of compliance with relevant provisions of state and federal laws relating to the preservation of such habitat prior to project approval and/or prior to construction as determined by the requirements set forth the federal and state Endangered Species Acts, the federal Clean Water Act, and the federal Rivers and Harbors Act and the Implementation Measures provided in Appendix NR of the Natural resources Element.

- f. **Services and infrastructure plans.** Infrastructure plans for water supply, wastewater collection and treatment, storm water runoff, and circulation shall be required. In addition, the planned development shall

describe the provision of necessary facilities, equipment and staffing for police and fire protection, parks and recreation, and schools.

- g. **Infrastructure financing program.** Each planned development shall be accompanied by an infrastructure financing program which sets forth the method of revenue generation (e.g. special district, etc.), the obligations of the project and the City towards the cost of infrastructure necessary to serve the project.
- h. **Phasing plan.** Each planned development application shall be accompanied by a phasing plan which describes the following:
 - i. The boundaries of each phase reflecting a logical order of development;
 - ii. The number of dwelling units in each phase by tenure and target income group, and the acreage and estimated building floor area for each non-residential land use type;
 - iii. Infrastructure plans for each phase, including water supply, wastewater collection, storm drainage and circulation, along with the location and acreage designated for other public facilities required for each phase. Such facilities may include, but is not limited to, school sites, police and fire protection facilities and parks.
- I. **Geotechnical investigation.** Each planned development application within the area designated Mixed-Use Hillside Development shall be accompanied by a geotechnical investigation to address the following:
 - i. Areas subject to slope instability or other geologic hazard and areas with slopes in excess of 20 percent shall be identified and mapped; the resulting acreage shall be deducted from the gross acreage for purposes of determining the allowable developable area .
 - ii. The geotechnical investigation shall recommend appropriate grading, drainage, building foundations, and road improvement requirements suitable to the soils, slope and other characteristics of the site.

LU-1.5 Multiple applications. The City recognizes that it may be desirable to allow for the consideration of multiple residential projects under a single planned development project. In allowing such combinations, no remnant areas within a residential expansion area shall be excluded, and each must be approved by the City prior to development.

LU-1.6 Small town character. The City shall seek to preserve Patterson's traditional small-town qualities and agricultural heritage, while increasing its residential and employment base.

LU-1.7 Preferences for the timing of urban development. In general, the preferred timing of urban development in accordance with the General Plan is as follows:

- a. First Priority—Vacant or underutilized areas within the current City limits;
- b. Second Priority—Vacant or underutilized areas within the City's currently-adopted sphere of influence;
- c. Third priority—Vacant or underutilized areas within the General Plan area;

LU-1.8 Managing the pace of development. The City shall link the rate of growth in Patterson to the provision of adequate services and infrastructure, including schools. The City shall, through specific plans and/or planned development plans for major projects, ensure that urban development proceeds in an orderly fashion and in pace with the expansion of public facilities and services.

LU-1.9 Managing the relationship between jobs and housing. The City shall monitor residential and non-residential development and encourage adjustments as necessary in land use designations and the rate of project approvals to promote a reasonable citywide balance between new employment-generating development and housing development and to minimize traffic impacts.

LU-1.10 Fiscal impact of new development. Fiscal impact of new development. The City shall use a fiscal impact model to inform decisions relating to new major development projects as defined by Municipal Code Section 18.08.020 and other new development as determined by

the City Council. The purpose of a fiscal impact analysis is such and to ensure that the designation of areas for urban development and the approval of development projects do not hinder efforts to maintain a positive fiscal balance for the City.

LU-1.11 Protect the downtown. The City shall promote growth that complements, and does not adversely compete with, the downtown.

LU-1.12 Status of land prior to urban development. Land within the General Plan Area shall ultimately be developed to urban standards described in Part I - Land Use and Development Standards. Pending connection to City services, such land shall remain in agricultural, open space, or other low intensity uses.

LU-1.13 Development of unincorporated land within the General Plan area. The City shall encourage the County to require development on unincorporated lands within the Patterson Planning Area to be developed to standards consistent with City standards, including architectural compatibility, provision of adequate infrastructure improvements, and provision of City sewer service, and to ensure that such development adequately mitigates potential adverse impacts to the City.

LU-1.14 County development within the City's sphere of influence. The City shall encourage the County to continue to abide by the memorandum of understanding that requires all new urban development within the City's adopted sphere of influence to be:

- a. Designed consistent with City building and design standards;
- b. Referred to the City for consideration prior to County approval; and
- c. Subject to the payment of all applicable development impact fees imposed by the City.

LU-1.15 Provision of public services. Consistent with the policies and implementation measures of this General Plan, the City shall consider the adequacy of public services prior to approving new development.

Residential Development

Goal LU-2: To designate adequate land in a range of residential densities to address the housing needs of all income groups expected to reside in Patterson.

Policies

LU-2.1 Adequate supply of residential land. The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate projected household growth, maintain normal vacancy rates, and minimize residential land costs.

LU-2.2 Affordable housing. The City shall promote the development of affordable housing to meet the needs of low- and moderate-income households.

LU-2.3 Neighborhood centers. Generally, higher density housing should be located in areas served by the full range of urban services, within walking distance of neighborhood shopping areas.



LU-2.4 Protect existing neighborhoods. The City shall promote the preservation of existing stable residential neighborhoods.

LU-2.5 Residential development and public services. The City shall ensure that new residential development pays its share in financing public facilities and services.

Commercial Development

Goal LU-3: To designate adequate land and provide support for the development of commercial uses providing goods and services to Patterson residents and to become the commercial service hub for western Stanislaus County.

Policies

LU-3.1 Promotion of commercial sector. The City shall promote, and assist with the maintenance and expansion of , Patterson’s commercial sector to meet the needs of Patterson residents, employees, and visitors. The City shall continue to gather market information to inform decisions regarding efforts to promote local businesses and attract new businesses.

LU-3.2 Retail development. The City shall promote the establishment, maintenance, and expansion of businesses in Patterson that generate high retail sales taxes as important contributors to the local economy.

LU-3.3 Regional centers. The City shall encourage regional shopping malls/centers at sites capable of support by a full range of transportation options.

The Downtown

Goal LU-4: To revitalize the downtown as the civic, cultural, financial, and entertainment center of the City.

Policies

LU-4.1 Support for Downtown. The City shall support downtown merchants in the improvement of facades, promotion of downtown, and solutions to problems within the historic downtown.

LU-4.2 Business association coordination. The City shall work with local business groups and associations, such as the Patterson-Westley Chamber of Commerce, to promote businesses in the Downtown.

Visitor-Serving Land Uses

Goal LU-5: To designate sufficient land to accommodate land uses serving the traveling public.

Policies

LU-5.1 Highway Commercial development. The City shall support the development of highway-serving commercial area near the Sperry Avenue/Interstate 5 interchange and near a future interchange in the vicinity of Zacharias Road.

Health Care Services

Goal LU-6: To designate adequate land and provide support for the development of hospital and medical offices to serve Patterson residents and to become the medical service hub for western Stanislaus County.

Policies

LU-6.1 Hospital facilities. The City shall encourage the maintenance and expansion of hospital and medical facilities to meet the needs of Patterson residents, employees, and visitors.

LU-6.2 Health care industry. The City shall encourage efforts to attract medical industry and health professionals to Patterson.

LU-6.3 Del Puerto Health Care District. The City shall work with the Del Puerto Health Care District and other health care entities, in their efforts to provide health care services and facilities to serve Patterson residents, as such work and support is consistent with other City goals and policies.

Industrial Development

Goal LU-7: To designate adequate land and provide support for light and heavy industrial uses that create jobs and enhance the economy of Patterson.

Policies

- LU-7.1 West Patterson Business Park. The City shall promote and assist the maintenance and expansion of Patterson's industrial sector by implementing the West Patterson Business Park Master Development Plan.
- LU-7.2 Location of industrial development. New industrial development shall be located along arterials with easy freeway or rail access and shall be served by full City services.
- LU-7.3 Highway 33 industrial area. The City shall support the preservation and expansion of the industrial areas along the east side of Highway 33.
- LU-7.4 Clean industries. The City shall promote the development of clean industries that do not pose health risks associated with water and air pollution or potential leaks or spills.

Public and Quasi-Public Land Uses

Goal LU-8: To designate adequate land for development of public and quasi-public uses to support existing and new residential, commercial, and industrial land uses.

Policies

- LU-8.1 Land for public facilities. The City shall designate adequate, appropriately-located land for City, County, School District, and Hospital District facilities.
- LU-8.2 Clustering of public facilities/joint use. The City shall promote the clustering of public and quasi-public uses such as schools, parks, libraries, child care facilities, and community activity centers. Joint-use of public facilities shall be promoted, and agreements for sharing costs and operational responsibilities among public service providers shall be encouraged.
- LU-8.3 Public safety facilities. The City shall pursue the development of additional public safety facilities as needed to serve the growing population.

LU-8.4 Community Center. The City shall pursue the development of a community center complex at the corner of Ward Avenue and West Las Palmas Avenue.

LU-8.5 Environmental justice. The City shall ensure that public facilities are equitably distributed throughout the city, avoiding over-concentration in areas that are well-served, and shall ensure that facility location and design are compatible with nearby land uses.

Airports

Goal LU-9: To ensure consistency with the requirements of applicable airport land use plans.

Policies

LU-9.1 Airport land use plans. The City shall continue to ensure that amendments to the General Plan are consistent with applicable adopted airport land use plans.

LU-9.2 Development within airport land use plan areas. The City shall ensure consistency with the development restrictions associated with the applicable Airport Land Use Plan for the Crows Landing Airfield by employing strategies that may include (but are not limited to), the following:

- a. Requiring the clustering of residential lots beyond airport land use restriction areas;
- b. Applying zoning regulations to establish a minimum residential parcel size consistent with the applicable land use restrictions;
- c. Requiring land within airport restricted areas to be designated as open space or parks;
- d. Other strategies consistent with the purpose and intent of the Airport Land Use Plan;

Implementation Measures

No.	Implementation Measure	Policies/ Goals	Responsibility	Timeframe			
				Near-Term	Mid-Term	Long-Term	Ongoing
LU-1	The City shall review and revise, as necessary, the Zoning Ordinance to accomplish the following purposes: a. Ensure consistency with the General Plan in terms of zoning districts and development standards. b. Ensure consistency with the General Plan in terms of the distribution and boundaries of zoning districts. c. Create separate new zoning districts to adequately implement the General Plan (e.g., downtown core and highway service commercial). d. establish open space zoning as it may be required by Government Code section 65910 and 65912.	LU-1.1	City Council Community Development Department	¢			
LU-2	The City shall prepare and adopt master development plans (e.g., specific plans and planned unit development plans) as deemed necessary for new development areas.	LU-1.3, LU-1.4	City Council Community Development Department				¢
LU-3	The City shall establish and maintain a program to monitor residential and non-residential development.	LU-1.7 LU-1.8	Community Development Department				¢
LU-4	The City shall monitor the city's population growth on an annual basis and shall institute a growth management program if necessary.	LU-1.8 LU-1.9	City Council Community Development Department				¢
LU-5	The City shall work with the County to develop joint land use plans and design standards for the unincorporated area within the Sperry Avenue and East Las Palmas Avenue corridors.	LU-1.13 LU-1.14	Community Development Department				¢
LU-6.	The City shall develop an economic development plan/employment strategy to identify strategies to attract new commercial development and industry to Patterson. The Economic Strategic Commission will direct these efforts.	LU-1.9 LU-3.1 LU-4.1 LU-4.2	City Council City Manager Economic Strategic Commission				¢
LU-7	The City shall establish and maintain a program to monitor the fiscal status of the City as it relates to the implementation of the General Plan.	LU-1.10	City Manager Finance Department Community Development Department				¢
LU-8	The City shall undertake a space-needs study for the development of a new public safety facility for the Patterson Police and Fire Departments, as well as other service providers who might appropriately be located in such a facility.	LU-8.3	City Manager Police Department Fire Department		¢		
LU-9	The City will continue to enforce the provisions of development agreements which require the contribution of fees or other assistance to the Del Puerto Health Care	LU-6.1 LU-6.3	City Council City Manager Community Development				¢

Implementation Measures

No.	Implementation Measure	Policies/ Goals	Responsibility	Timeframe			
				Near-Term	Mid-Term	Long-Term	Ongoing
	District, and to include provisions for such assistance in development agreements that may be executed by the City in the future.		Department				
LU-10	The City will continue to coordinate the review of development projects with the Del Puerto Health District to ensure compliance with applicable State and federal environmental review laws, including (but not limited to) documents prepared in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).	LU-6.1 LU-6.3	Community Development Department				¢

Near-Term = Within 5 Years Mid-Term = Within 10 Years Long-Term = 10 Years and Beyond