



Community Development Department
1 Plaza, PO Box 667
Patterson, CA 95363
Ph. 209.895.8020
Fax 209.895.8019
www.ci.patterson.ca.us

REZONE

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

What is a Rezone?

The Patterson City Code allows for the modification of the rules and regulations that govern land-use in the City. A Rezone is the process by which uses and development requirements can be changed to specific areas in the city through the Zoning Ordinance.

Application Submittal

An application for a Rezone 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. The City may also apply to rezone property as part of an overall map update.

Additional information may be required by the Community Development Director during the review of the application. Environmental documents will be prepared and filed at the applicant's cost.

Processing the Application

The processing time for a completed application for a Rezone varies depending on the complexity of the application, any required environmental documentation and public noticing requirements.

The Planning Commission will forward their recommendation to the City Council, including the reasons for the recommendation and the relationship of the proposal to the general plan or specific plan. The City Council will hold a public hearing and either adopt the Rezone by ordinance or deny the amendment.

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

Review

1. Pre-Application Conference with Planning Department Staff (Optional).
2. Submit Application/Fees.
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.

Note: At least one copy of all the submittals must be provided as an 8.5" x 11" or 11" x 17" reproducible copy.

Application Contents

This application must be accompanied by the following:

- A report which sets forth the justification for the Zoning Amendment and provides the information necessary to explain the proposal;
- Environmental Information Form;
- Proof of owner's interest in property (copy of deed, tax bill, etc.)
- Owner's concurrence in this application if owner does not sign below;
- Location map and site plan if proposed amendment involves a change to General Plan land use designations;
- Rezone: \$3,000.00**



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Note: Should your project require an environmental review, the applicant is responsible for the environmental filing fees (effective 1-1-2023) as follows:

- Negative Declaration (ND) or Mitigated Negative Declaration (MND)* \$2764.00
 - Environmental Impact Report (EIR)* \$3839.25
 - Environmental Document Pursuant to a Certified Regulatory Program* \$1305.25
 - County Clerk Processing Fee \$57.00
- (*Department of Fish and Game Fees)



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Application for Rezone

Project #: _____

Applicant Name

Mailing Address/City/State/Zip

Phone Number

Email

Property Owner

Mailing Address/City/State/Zip

Phone Number

Email

Project Description (attach additional pages if needed)

Assessor Parcel Number(s) APN:

Lot Size/Acres/Sq.Ft:

a. Proposed General Plan land use amendments:

b. Description of physical development proposed if amendment(s) approved:

List any other permits or approvals required or already obtained for this project (date, agency, application/permit #)



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

SIGNATURES:

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 carried out 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. A 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"/> | Affect 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 affect the potential use, extraction or conservation of a scarce natural resource |
| <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: _____