

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # B-6

Urgent

Routine

AGENDA DATE January 19, 2010

CEO Concurs with Recommendation YES NO

4/5 Vote Required YES NO

(Information Attached)

SUBJECT:

Request to Authorize the Chief Executive Officer to Notify the City of Patterson that the County Concurs with the City's Proposed Modifications to the West Patterson Business Park Master Plan and Development Agreement, and Related Changes to the City's General Plan and Zoning Ordinance

STAFF RECOMMENDATIONS:

Authorize the Chief Executive Officer to notify the City of Patterson that the County concurs with the City's proposed modifications to the West Patterson Business Park Master Plan and Development Agreement, and related changes to the City's General Plan and Zoning Ordinance.

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2010-039

On motion of Supervisor DeMartini, Seconded by Supervisor O'Brien
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, DeMartini, and Chairman Grover

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Request to Authorize the Chief Executive Officer to notify the City of Patterson that the County concurs with the City's proposed modifications to the West Patterson Business Park Master Plan and Development Agreement, and related changes to the City's General Plan and Zoning Ordinance
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DISCUSSION:

The City of Patterson and the County of Stanislaus adopted various General Plan Amendments, Zoning Ordinance modifications and Agreements in an effort to facilitate development of the West Patterson Business Park near Sperry and Baldwin Roads in the Patterson area. At that time, the property was located in the unincorporated County, but has since annexed into the City Limits.

The City/County Agreement was modified to include provisions that entitled the County to review proposed uses in the Business Park after annexation to ensure that those uses complied with the overall goals of the Master Plan. Those goals focused on precluding residential development and encouraging high-quality job creating businesses within the Master Plan area. Because the County invested in various infrastructure improvements to facilitate the development of the Master Plan area (including Baldwin and Sperry Road improvements), significant financial penalties to the City were included in the City/County Agreement should the City choose to allow uses that were not consistent with the goals of the Plan.

The City now proposes to make minor modifications to the City General Plan, City Zoning Ordinance, the West Patterson Master Plan, and the Development Agreement specifically to accommodate the Del Puerto Health Care District's proposed move to the Master Plan area. The modifications also fix inconsistencies between the Development Agreement and other approvals for uses, building and parcel sizes and administrative approvals. The proposed modifications also assist in assuring that all of the related documents are legally sufficient and vertically consistent. The proposed modifications are included as Attachment 1 (Available from the Clerk).

Staff from County Counsel, the Chief Executive Office and the Department of Planning and Community Development have reviewed the proposed modifications and have found that they are consistent with the overall goals of the original approvals and agreements, and concur that the proposed changes would not violate any provisions of the previous City/County agreements.

Staff therefore recommends that the Board authorize the Chief Executive Officer to send the attached *draft letter* to the City of Patterson informing them of our findings.

POLICY ISSUES:

This action is consistent with the Board's priorities of a Strong local economy and facilitating Effective partnerships.

Request to Authorize the Chief Executive Officer to notify the City of Patterson that the County concurs with the City's proposed modifications to the West Patterson Business Park Master Plan and Development Agreement, and related changes to the City's General Plan and Zoning Ordinance
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STAFFING IMPACT:

There are no staffing impacts associated with this item.

ATTACHMENTS:

1. Proposed modifications to the West Patterson Business Park Master Plan, City of Patterson Zoning Ordinance, City of Patterson General Plan, and Keystone Development Agreement (Available from the Clerk)
2. Draft Letter of concurrence



CHIEF EXECUTIVE OFFICE

Richard W. Robinson
Chief Executive Officer

Patricia Hill Thomas
*Chief Operations Officer/
Assistant Executive Officer*

Monica Nino-Reid
Assistant Executive Officer

Stan Risen
Assistant Executive Officer

January 19, 2010

1010 10th Street, Suite 6800, Modesto, CA 95354
P.O. Box 3404, Modesto, CA 95353-3404

Phone: 209.525.6333 Fax: 209.525.4033

Cleve Morris, City Manager
City of Patterson
P.O. Box 607
Patterson, CA 95363

Re: Amendments to West Patterson Business Park Master Plan

Dear Cleve:

Thank you for requesting the County to review and comment on the proposed action by the City of Patterson to adopt changes to the City's zoning code and other documents related to the West Patterson Business Park. This project would amend the City's General Plan, the West Patterson Business Park Master Development Plan, the City Zoning Ordinance, and the Development Agreement between the City of Patterson and Keystone Pacific Corporation. This project has been referred to the County Environmental Review Committee to comment on the potential environmental effects of the project, and you will receive a separate comment letter from the Committee. I am writing to comment specifically about whether the project will conflict with the West Patterson Business Park Master Development Plan and trigger available remedies under the agreement between the County and the City related to the business park.

The First Amended and Restated Addendum No. 1 to Development Cooperation Agreement (West Patterson Business Park) (the "City/County Agreement") in Section B.11, sets forth that "all development permitted or authorized by the County or by the city within the area of the West Patterson Business Park shall be consistent with the West Patterson Business Park Master Development Plan, as may be amended by the County and the City from time-to-time, and that no residential development shall be permitted in the West Patterson Business Park by either party." The Agreement continues in Section B.11.b with a provision that permits "development to occur within the West Patterson Business Park that is either residential development or any other development that is not consistent with the West Patterson Business Park Master Development Plan" upon payment to the County of specified reimbursement, interest and damages.

Since the City has annexed the West Patterson Business Park, the County no longer has a vested interest in the Master Development Plan, except as it guides interpretation of the City/County Agreement. In that regard, County staff from the Chief Executive Office, the Department of Planning and Community Development, and the Office of County

Counsel have reviewed the proposed modifications and have found that they are consistent with the overall goals of the original approvals and agreements, and concur that the proposed changes would not violate any provisions of the City/County Agreement.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard W. Robinson', written in a cursive style.

Richard W. Robinson
Chief Executive Officer

Suzi Seibert - West Patterson Business Park - Health Care District

From: "Morris, Cleve" <cmorris@ci.patterson.ca.us>
To: "RickCEO Robinson" <RICKCEO@stancounty.com>, "Kirk Ford" <FORDK@co.stanislaus.ca.us>
Date: 1/4/10 2:50 PM
Subject: West Patterson Business Park - Health Care District
Attachments: Compromise Document final to Council 12-23-09.docx; Figure 4 Business Park Zoning.jpg; fig. 13 revised circulation plan.jpg

Rick and Kirk: The Development Cooperation Agreement between the City and the County for West Patterson requires the City and County to approve any amendments to the West Patterson Business Park Master Plan. Following is an excerpt from that agreement:

permitted in the West Patterson Business Park by either party. Therefore, in consideration of such commitment, if the City annexes all or a portion of the West Patterson Business Park, the City may approve development that is consistent with the West Patterson Business Park Master Development Plan, as such Plan may be amended by the County and the City from time-to-time, and shall elect one of the following options for approving other development within the business park:

(a) The City shall not allow, authorize or permit any residential development, or any other development that is not consistent with the West Patterson Business Park Master Development Plan, as such Plan may be amended by the County and the City from time-to-time; or

The City is currently reviewing a proposal to amend the plan to allow for medical uses within the Industrial Business Park Zoning District of the West Patterson Business Park. The attached document outlines the proposed changes. The document includes changes to our the Master Plan as well as changes to our General Plan, City Zoning Ordinance, and the Development Agreement. The only requirement for approval from the County is the Master Plan. However to make things clear I have included the amendments to the other documents also.

The purpose of this amendment is to avoid an initiative that has been submitted to go on the ballot. In order to meet the time frame to avoid putting the initiative on the ballot, we will be having the first reading of the ordinance on February 2, 2010. I know this is a tight time frame but I am hoping you can give the necessary approval so that this can move forward. Our City attorney has stated that he believes it requires board action but I will leave that to you and your legal counsel. Let me know if you have any questions or if there is any additional information I can provide.

Thanks, Cleve

M. Cleve Morris
City Manager
P.O. Box 667
Patterson, CA 95363
209-895-8015

Notes on Approach:

Accommodates DPHCD move to new location.

Fixes the inconsistencies between DA and other approvals for uses, building and parcel size, and administrative approvals.

Creates legally sufficient and vertically consistent documents.

Corrects a few typographical errors.

Business Park Master Plan subject to appropriate County action.

Zoning Chapter 18.62 (Item Z.2) is not red-lined like other sections because this is the largest part of the change and all parties should read in entirety.

Amendments to General Plan

GP.1. General Plan, "PART I LAND USE/CIRCULATION DIAGRAMS AND STANDARDS," Section "LAND USE DIAGRAM AND STANDARDS," subsection "Medical/Professional Office (MP)" (page I-2) is hereby amended as follows:

This designation provides for medical, professional, and administrative offices, hospitals, medical and dental clinics, laboratories, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.40. This designation is applied to the existing hospital site and an area at the intersection of Sperry Avenue and Baldwin Road. This designation is not the exclusive designation in the City for the uses detailed above. For example, a number of the uses discussed above are allowed in the Downtown Core (DC), General Commercial (GC) and Light Industrial (LI) designations and the zoning districts corresponding to these designations.

GP.2. General Plan, "PART I LAND USE/CIRCULATION DIAGRAMS AND STANDARDS," Section "LAND USE DIAGRAM AND STANDARDS," subsection "Light Industrial (LI)" (page I-3) is hereby amended as follows:

This designation provides for industrial parks, warehouses, light manufacturing, light industrial, business parks, industrial business parks, office parks and office uses, medical and health facilities and uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50 ~~0.40~~. This designation primarily is applied to a large area north and south of Sperry Avenue in the western part of the Planning Area and in the southeastern corner of the Planning Area.

GP.3. General Plan, "PART II: GOALS, POLICIES AND IMPLEMENTATION PROGRAMS," Section I "LAND USE," Policy I.D.4 (page II-3) is hereby amended as follows:

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

GP.4. See Circulation Map Attached

Amendments to West Patterson Business Park Master Plan

MP.1. Master Development Plan, Chapter I "Introduction," introductory provisions (pages 1 -2) are hereby amended as follows:

For the Introduction –

“> To achieve the economic development goals of the City of Patterson and Stanislaus County and create a Master Development Plan that is consistent with each jurisdiction’s general plans prior to annexation of the area to the City of Patterson and consistent with the City’s general plan after annexation of the area to the City.

> To establish an infrastructure and regulatory framework conducive for the attraction and retention of light industrial/business park and uses compatible with this high quality development such as office and medical and health care facilities development that encourages job creation and high quality development.”

and

“The allowable land uses emphasize high-quality jobs in fields from technology-related support industries, conventional light industrial establishments, offices, and medical and health facilities and uses.”

For the “Strategies for implementation” section –

“The Master Development Plan covers properties that, at the outset of this joint City-County project, lie outside the corporate limits of the City of Patterson but largely within the City’s planning area (see Figure 1). The Plan recommends expanding the City’s planning area to the north between Baldwin Road and Rogers Road. Until properties within the plan area are annexed to the City, however, they will be developed in the county and provided with City services. Since each jurisdiction will share in the benefits of, and the costs of, development in the planning area, both will exercise development review authority, as described in Chapter V, until the entire Master Development Plan area is annexed to the City. After annexation, development review will be conducted by the City.”

MP.2. Master Development Plan, Chapter I "Introduction," Section "Relationship of the Master Development Plan to the County and City General Plans" (pages 4-5) is hereby amended as follows:

The West Patterson Business Park Master Development Plan establishes the regulatory framework that will govern development of the Plan area. The Plan is intended to provide this framework both during the initial phases of development in the County and in later phases of development after annexation to the City. Once adopted by both the City and the County, it is intended to supplement the general plans of both jurisdictions by establishing area-specific development standards and design guidelines that will apply to all new development in the Master Development Plan area. Accordingly, all new development proposals must be found to be consistent with this Master Development Plan, which in turn must be consistent with the general plans for the City of Patterson and Stanislaus County prior to the area’s annexation to the City and which must be consistent with the general plan for the City after the area’s annexation to the City.

MP.3. Master Development Plan, Chapter II "Land Use," Section "Recommended Land Use Plan" (pages 20-21) is hereby amended as follows:

Land use designations recommended for the planning area are shown on Figure 6 and are derived from and are the same as those in the City of Patterson General Plan; recommended zoning districts are shown on Figure 7. The arrangement of land uses was crafted to achieve the goals described in Chapter I and to address the physical constraints discussed above. The arrangement of uses was shaped in part by circulation and access constraints which are addressed by the circulation plan prepared by the City's traffic consultant and summarized in Chapter IV. Business park/research and development uses are concentrated along the Sperry Avenue Baldwin Road corridors, while the interior areas are reserved for larger, more massive (and inherently less attractive) uses such as warehousing and distribution centers. Accordingly, the majority of the planning area is designated *Light Industrial*, because each of the two recommended zoning districts is consistent with this land use designation. In addition, since the Master Development Plan will originally develop in the County but be annexed to the City, this land use designation is derived from and consistent with the definition of Light Industrial used by the City of Patterson General Plan and, while initial development occurs in the County, is consistent with the County General Plan *planned industrial* designation. The area designated for *Highway Commercial* development on the south side of Sperry Avenue at the I-5 interchange (Hansen) has been reduced, and the properties at the northwest corner of Sperry Avenue at Baldwin Road currently designated for *Medical/Professional Office* are recommended to be re-designated as light industrial. The acreage devoted to different land uses are summarized on Table 2.

Table 2	
Summary of Recommended Land Use in Master Development Plan by City General Plan	
Land Use Category	
City General Plan Land Use Category	Acres
Light Industrial 1	772
Highway Commercial	34
Public/Quasi-Public 2	7.7

TOTAL:	814.2
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MP.4. See Attached Revised Table 3

MP.5. Master Development Plan, Chapter II "Land Use," Section "Recommended Zoning, Development Standards and Allowable Uses," introductory provisions and subsection "Allowable Land Uses" (page 23) is hereby amended as follows:

For "Allowable Land Uses" -

The list of allowable land uses associated with these zoning classifications is summarized on Table 3 and in Appendix A.

MP.6. Master Development Plan, Chapter II "Land Use," Section "Recommended Zoning, Development Standards and Allowable Uses," subsection "Development Standards," (page 26) is hereby amended as follows:

Recommended development standards are summarized on Table 4 and in Appendix A. The development standards are similar to those applied by the City of Patterson Ordinance for the Light Industrial zone. However, deviations are recommended that relate to:

- Minimum building and lot sizes;
- The maximum allowable building height;
- Landscaping requirements and the use of on-site retention basins;
- Floor area ratio.

In addition to the development standards described in Appendix A, the Master Development Plan

incorporates design guidelines for new development (Chapter III).

MP.7. See Attached Revised Table 4

MP.8. See changes to Figure 7 Attached

MP.9. Master Development Plan, Chapter III "Guidelines for the Design of New Development," Section "Design Guidelines," subsection "Site Planning/Parking & Access," item number 12 (page 38) is hereby amended as follows:

Site planning for industrial development should address the following principles:

- Controlled site access;
- Service and loading areas located at the rear or side of the building and screened from view;
- Safe and convenient vehicular access, and, for buildings larger than 50,000 square feet, truck access separated from visitor/employee parking;
- Emphasis on the main entrance to the building;
- Landscaping within parking lot areas and in areas visible from the public right of way;
- Building setbacks should be proportionate to the scale of the buildings. Larger structures should be set back further on the lot to provide balance with open space and so that buildings do not impose upon neighboring properties.

MP.10. See Attached Revised Circulation Plan for Figure 13

MP.11. Master Development Plan, Chapter V "Implementation", Section "Introduction," (page 83) is hereby amended as follows:

The Master Development Plan is intended to govern land use and development within the West Patterson area that initially will be under the jurisdiction for land use purposes of both the City of Patterson and Stanislaus County. For the immediate future, the planning area is expected to

develop within the unincorporated county while being served by City water, sewer, drainage, and other public facilities and services. Consequently, the two jurisdictions desire, prior to annexation of the Master Development Plan area to the City, that the development review process outlined below will be the process followed (until annexation by the City) whereby both jurisdictions will exercise discretionary approval over new development. After annexation of the Master Development Plan area to the City (in whole or in part, that part annexed to the City shall be subject to development review conducted by the City.

MP.12. See Attached update to zoning districts for Appendix Z

Amendments to Zoning Ordinances.

Z.1. Zoning Ordinance Chapter 18.12 "Zone Districts," Section 18.12.020 "Districts established," subsection A, is hereby amended by adding to the end of the list:

16. West Patterson industrial business park district or IBP district;
17. West Patterson light industrial district or IL district.

Z.2. Zoning Ordinance Chapter 18.62 "West Patterson Industrial Business Park District" is replaced with the following:

Chapter 18.62

WEST PATTERSON INDUSTRIAL BUSINESS PARK DISTRICT

Sections:

18.62.010	Purpose.
18.62.020	Permitted uses.
18.62.030	Uses permitted subject to first securing a use permit in each case.
18.62.040	Development standards.
18.62.050	Exceptions.
18.62.060	Prohibited uses.

18.62.010 Purpose.

A. This chapter lists the land uses that may be allowed within the industrial business park zoning district established by the West Patterson Business Park master development plan, determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size. The purposes of the industrial business park zoning district and the manner in which they applied are as follows.

B. IBP (Industrial/Business Park) District. The IBP zoning district is applied to areas appropriate for light industrial and business park land uses, including low-intensity manufacturing and assembly processes, research and development, corporate headquarters, offices, medical and health facilities and uses and other uses as specified in this Chapter. The land uses allowed and development standards required within the IBP district are intended to protect adjacent areas from impacts while allowing indoor, clean, and quiet industry. Land uses in the IBP zoning district are often organized as a business park, with tenants that may include some commercial and office activities.

C. The IBP zoning district is consistent with the light industrial land use designation of the City of Patterson general plan.

18.62.020 Permitted uses.

A. General Requirements. Table 18.62-1 identifies the uses of land allowed by the zoning ordinance codified in this chapter in the industrial business park zoning district, and the approval or land use permit required to establish each use, if any, in compliance with the City of Patterson zoning regulations.

Note: The far right column in Table 18.62-1 (Specific Use Regulations) may show a section number for regulations that apply to the particular use listed, in addition to the other general standards of this chapter.

B. Uses not listed. The Director may determine that a proposed use is similar to and compatible with a listed use and may be allowed after first making all of the following findings:

- a. The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;
- b. The use will be consistent with the purpose and intent of the zone;
- c. The use will be consistent with the general plan and any applicable master development plan; and
- d. The use will be compatible with the other uses allowed in the zone.

18.62.025.Uses Permitted By Right.

A. The uses listed in Table 18.62-1 that are permitted by right are subject to the development standards provided in Section 18.62.040. These uses include, but are not limited to, the following:

Crop farming and horticulture, parks and playgrounds, assembly of products, business incubator centers, business services, call centers, communication systems research and development, computer systems research and development, corporate offices, electronic repair and assembly, manufacturing and technology support industries, medical and health facilities and uses (which may include general medical/health care facilities as defined in Section 18.62.040(D) (not including hospitals)), packaging, printing and publishing companies, book binding, software development, wholesale distribution and catalog sales, offices (which may include administrative, business, governmental, public agency, private/public utility, with minimal public interaction), parcel delivery service, public buildings, copying and reprographics, business services offices or shops, fire station/emergency services/police, government facilities, health clubs and athletic facilities as a subordinate activity, laundry/dry cleaning, night clubs in association with hotel only, recreation facilities for employees.

18.62.030 Uses Permitted Subject to First Securing Administrative Approval In Each Case.

A. The uses listed in table 18.62-1 that are permitted subject to Administrative Approval as provided for in Chapter 18.96 of this title include, but are not limited to, the following:

Artist gallery/studio, banks, broadcast studios, catalog services, ceramic products, colleges and universities, contractor or building supply sales – wholesale or storage with no outside storage, convenience stores, computer sales and repair, commercial laundry, counseling services, day care centers, exhibition buildings, glass studio, gymnasium/exercise businesses, gymnastic schools, health clubs, interior design and office equipment sales, museums (non-profit), passenger/transportation terminals, private schools, public utilities, technical/trade schools, temporary outside events, communication facility towers, research and development laboratories, restaurants/food take-out, retail shops, sign fabrication, other similar and compatible uses may be found to fall within the intent and purpose of this district, that will not be detrimental to the public welfare and can be found to be of a comparable nature and of the same class as the uses in this section subject to the findings listed in 18.62.030(B)

B. Required findings for Administrative Approval. The Director may grant Administrative Approval only after making all of the following findings:

- a. The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;
- b. The use will be consistent with the purpose and intent of the zone;
- c. The use will be consistent with the general plan and any applicable master development plan; and
- d. The use will be compatible with the other uses allowed in the zone.

C. Conditional Use Permit May be Required. As provided in Chapter 18.62.060 the Director may, at his/her discretion, refer any Administrative Review application to the Planning Commission for review and approval.

18.62.035 Uses Permitted Subject to First Securing A Conditional Use Permit In Each Case

A. The uses listed in Table 18.62-1 permitted subject to a conditional use permit provided for in Chapter 18.76 of this title include, but are not limited to, the following:

Auditoriums (associated with hotel/conference centers), churches, conference center, furniture manufacturing, hotel/motels, laboratories without outside storage, pharmaceutical manufacturing, research and development laboratories, sheet metal fabrication, sign fabrication, regional offices and facilities of the county and state government, regional, state or national offices of the federal government.

Table 18.62-1 Allowed Uses and Permit Requirements for Industrial Business Park Zoning District, West Patterson Master Development Plan Area		P Permitted Use S Administrative Approval Required CUP Conditional Use Permit required	
Land Use	Permit Required IBP	Specific Use Regulations	
AGRICULTURE AND OPEN SPACE USES			
Crop production and horticulture	P		
INDUSTRY, MANUFACTURING AND PROCESSING USES			
Assembly of products	P		
Business incubator centers	P		
Business services	P		
Call centers	P		
Catalog services	S	18.62.030 B	
Ceramic products	S	18.62.030 B	
Communication systems research and development	P		
Computer systems research and development	P	18.62.040 (B)	
Conference center	CUP		
Furniture manufacturing	CUP		
Electronic repair and assembly	P		
Interior design and office equipment sales	S	18.62.030 B	
Manufacturing and technology support industries	P		
Packaging	P		
Pharmaceutical manufacturing	CUP		
Printing and publishing, book binding	P		
Research and Development Laboratories	S	18.62.030 B	
Sheet metal fabrication	CUP	18.62.040 (A)	
Sign fabrication companies	CUP	18.62.040 (A)	
Software development	P		
Wholesale distribution and catalog sales	P		
RETAIL AND SERVICES USES			
Artist gallery or studio	S	18.62.030 B	
Auditoriums	CUP	18.62.040 (F)	
Banks	S	18.62.040 (F)	
Broadcast studios	S	18.62.040 (F)	
Convenience store	S	18.62.040 (F)	
Churches	CUP		
Computer sales and repair	S	18.62.030 B	

Commercial laundry	S	18.62.030 B
Communication towers	S	18.62.030 B
Contractor or building supply sales	S	18.62.030 B
Copying and reprographics service	CUP	18.62.040 (F)
Day care center	S	18.62.040 (F)
Exhibition buildings	S	18.62.030 B
Health club/gymnasium/gymnastic school/exercise business	S	18.62.030 B
Medical and Health facilities and uses	P	18.62.040 (D)
Museum (non profit)	S	18.62.030 B
Office equipment sales	S	18.62.030 B
Offices	P	18.62.040 (C) (A)
Hotels/motels	CUP	
Night club	P	18.62.040 (G)
Parcel delivery service	P	
Parks and Playgrounds	P	
Public buildings and facilities	P	18.62.040 (E)
Public utilities	S	18.62.030 B
Restaurants, food take-out	CUP	18.62.040 (F)
Retail shops	S	18.62.040 (F)
Schools/colleges and universities, private schools, technical schools	S	18.62.030 B
Temporary events	S	18.62.030 B
Transportation terminals	S	18.62.030 B

18.62.040 Definitions and Limitations on uses. The uses listed on Table 18.62 are subject to following definitions, limitations and qualifications.

A. Use is permitted by right so long as the use is conducted entirely within an enclosed building and complies with the performance standards established by Section 18.66.120. Outdoor storage is prohibited.

B. Computer and peripheral equipment manufacturing and assembly incorporating activities defined by the North American Industry Classification System, United States Office of Management and Budget, Sub-Sectors 334 and 335, including but not limited to mainframe computers, personal computers, workstations, laptops and computer servers; peripheral equipment such as storage devices, printers, monitors, input/output devices, and terminals, and similar activities. Also included in this category is the manufacture and assembly of other parts, casings, cable sets, switches, and similar peripheral equipment in support of computer and technology industries.
(Ord. 647 (part), 2003).

C. "Offices" as used in this chapter means corporate, business, administrative, contractor, government, public and quasi-public agency, school, private and public utility, professional, and similar offices where the primary focus of the office is not walk-in or pedestrian traffic of retail, commercial, or shopping nature more appropriate to the City's downtown and its western extension.

D. "Medical and health facilities and uses" as used in this chapter means health centers; medicals centers (not including hospitals); surgery centers; urgent care centers; prompt care centers; medical offices, doctors offices, dental or dentist offices, psychologist offices, and health care, mental health, and

medical counseling services; medical and health care education and training; medical clinic as defined in section 18.08.020; health clinic; dental clinic; industrial and occupational medicine; physical therapy; imaging, x-ray, radiology, diagnostic, and scanning facilities; medical, health, or dental fabrication offices; medical, health, or dental laboratories; lab services; all uses may include general, primary, family, pediatric, optometry, specialist or other types or levels of care; medical and orthopedic supply stores and distributors; boutique pharmacies, optician shops, gift shops, and health-related bookstores as an ancillary use; administrative and professional offices, facilities, community facilities and rooms, or uses supporting or relating to any of the uses herein; any other facilities or uses customarily used to support the uses above, or any combination of these, or any rental or lease of facilities owned or leased by any of these to third parties for permitted uses under this zoning chapter; all of which may be provided by private, quasi-public, or public entities.

E. Includes police and fire stations, emergency services.

F. The use may be allowed as a support service in a building housing multiple tenants subject to the following findings and limitations:

1. Required findings to establish a support services:
 - a. The use will be consistent with the purpose and intent of the West Patterson Business Park master development plan;
 - b. The use will be compatible with existing and allowed uses in the master development plan area;
 - c. The use does not preclude the establishment of industrial/business park uses favored for the Master Development Plan area, as described in the West Patterson Business Park master development plan.
2. Limitations for the establishment of support services:
 - a. All such businesses must be integrated with the design of the building or group of buildings developed as a single project and shall be found to be incidental to, and supportive of, the primary industrial business or businesses;
 - b. All such businesses shall comply with the design guidelines established by the West Patterson Business Park master development plan;
 - c. No outdoor storage shall be allowed;
 - d. All signage shall comply with the provisions of this chapter and the design guidelines established by the West Patterson Business Park master development plan.

G. Night club as an incidental use associated with a hotel or motel.

H. Permit Requirement for Expansion. Any expansion of an existing use within an industrial zoning district comprising less than twenty-five (25) percent of the existing floor area shall be subject to administrative approval by the director or his/her staff. An expansion involving greater than twenty-five (25) percent of existing floor area may be allowed subject to the issuance of a conditional use permit.

18.62.050 Development standards.

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 18.62-2, in addition to any other applicable requirements of the City of Patterson zoning regulations.

Table 18.62-2
Industrial Business Park Zoning District Development Standards (4)

Minimum lot size	Minimum area and dimensions for parcels proposed in new subdivisions.
Minimum lot area	1.5 acres
Minimum dimensions	75 ft.
Minimum building size	15,000 sq. ft.
Setbacks (3)	Minimum setbacks required. See Chapter 18.08 for setback measurements, exceptions, and allowed projections into setbacks.
Front	15 ft.
Sides (each)	10 ft.
Rear	15 ft.
Site coverage	50%
Height limit (1)	45 ft. (2)
Landscaping	As required by Section 18.66.070 (Landscaping)
Lighting	As required by Section 18.66.070
Parking and loading	As required by Section 18.72 (Parking and Loading)
Signs	As required by City of Patterson sign regulations

Notes:

1. Maximum allowed height of structures. Exceptions may be allowed by Section 18.66.060 (exceptions).
2. Except as may be required by the airport land use plan for the Patterson Airport.
3. The minimum setback for parking, buildings and other structures along Rogers Road, Baldwin Road, and Sperry Avenue shall be twenty (20) feet measured from the property line or the adopted right-of-way plan line, whichever is greater.
4. Except for zero-lot line, shared wall development. For such development, total aggregate lot area and building size must meet the standards above, but an individual lot and its related building may be smaller than the standards above so long as the total building size meets the standard above. Side setbacks for the interior shared wall of such structures are 0 ft.

18.62.060 Exceptions.

Exceptions to Sections 18.62.020, 18.62.025, 18.62.030, 18.62.035 and 18.62.050 (use requirements and development standards) may be granted by the director (in the case of a permitted use or use allowed by Administrative Review) or by the planning commission upon review of a conditionally allowable use, upon making all of the following findings:

1. The exception will not constitute a grant of special privilege inconsistent with the purpose and intent of the West Patterson Business Park master development plan or the City of Patterson zoning regulations.
2. The characteristics of, and activities associated with the use/standards are similar to one or more of the listed uses/standards, and will not involve a greater intensity than the uses/standards listed in the zone;
3. The use/standard will be consistent with the purpose and intent of the zone;
4. The use/standard will be consistent with the general plan and any applicable master development plan; and
5. The use/standard will be compatible with the other uses/standards allowed in the zone.

18.62.070 Prohibited uses. The following uses are prohibited:

Adult establishments, airports/heliports, appliance sales and repair, auto/truck sales or repair or body shops, Bakery wholesale and distribution, boarding houses, boat, motorcycle, jet ski, auto and rv sales and repair, bottling plant, building materials sales with outside storage, car washes-automatic and self serve, cemeteries, mausoleums, columbaria and memorial gardens, ceramic products manufacturing, coal and wood lots, commercial dorms, concrete plants, contractor or building supply – retail with or without outside storage, contractor offices with no outside storage, convenience stores with gasoline sales, correctional facilities and jails, crematoriums, detached single family dwellings, drive-in theaters, duplexes, triplexes, and multi-family units, electric motor sale and repair, exterminators, fairgrounds, farmers markets, feed and grain sales and storage, food packaging including packing shed, , foundries, fabrication plants, forging, metal casting, freight terminal, funeral homes, furniture finishing and repair, garden centers, hazardous and nuclear material storage and disposal, heavy equipment sales or repair, hospitals, ice or water dealers, incinerators, junk yards and wrecking yards, kennels, landfills, manufacturing/storage of chemicals, manufacturing and storage of fireworks or explosives, manufactures home or office sales, mini-storage, moving and storage service, pet grooming, public schools (K-12), public sewer treatment plants, quarries or mining, rendering plants, repair shops with outdoor storage or operation, retirement centers and life care facilities, salvage and scrap yards, seed processing and packaging, service stations, sheet metal fabrication, shopping centers, slaughtering plants, stadiums and arenas, storage yards, theaters, movie theaters, transfer stations, veterinarian services (offices, clinics and hospitals), and warehouses as a principal use.

Z.3. Zoning Ordinance Chapter 18.72 “Off-Street Parking and Design Standards,” Section 18.72.160 “Off-street parking requirements,” “Parking Spaces Required” under “Use” category “Medical or dental offices,” is hereby amended as follows:

1 space per 250 sq. ft. of floor area

Z.4. Zoning Ordinance Chapter 18.90 “Signs,” Section 18.90.070 “Zoning district sign standards,” subsection B “Commercial and Industrial Zoning District Sign Standards,” is hereby amended as follows:

Each sign in the commercial and industrial zoning districts established by Chapters 18.36 through **18.66** shall comply with the requirements in Table 15-2, in addition to the provisions of Section 18.90.080 (Standards for Specific Types of Signs), as applicable.

Amendments to Development Agreement.

DA.1. Agreed upon recitals; property definition; entitlement list.

DA.2. To strike exhibit “F” (uses) and make uses consistent with zoning:

Section 2.3 “Amended Permitted Uses” (page 5) is hereby amended as follows:

Permitted and Allowable Uses. The permitted and allowable uses of the Property are those specified in the West Patterson industrial business park (IBP) district for the portion of the Property zoned IBP and in the West Patterson light industrial (IL) district for the portion of the Property zoned IL.

Exhibit F is Deleted from the DA

DA.3. To make parcel and building size consistent with zoning:

Section 2.6 “Flexibility in Building Sizes” (page 7) is hereby amended as follows:

Any building sizes shown by Landowner in conceptual plans or in the Schematic Master Plan are illustrative only and building sizes may be responsive to market conditions so long as all building

sizes conform to the requirements of the applicable zoning district.

DA.4. To make sure “permitted” uses includes “permitted and allowable” uses:

Subsection 2.8.1 “Applicable Rules, Regulations and Policies” (page 7) is hereby amended as follows:

Unless otherwise provided in this Agreement, the ordinances, rules, regulations, and official policies governing permitted and allowable uses of the Property, governing density, and governing design, improvement, and construction standards and specifications, applicable to development of the Property, shall be those ordinances, rules, regulations, and official policies in force at the Effective Date as amended by any amendment to this Agreement.

DA.5. To confirm legality of various provisions in DA:

New Subsection 2.8.9 “Compliance with Provisions of Development Agreement Statute” is added as follows:

2.8.9. Compliance with Provisions of Development Agreement Law. The parties agree that they, without limitation, have complied with all provisions of law governing development agreements in that: Landowners have a legal or equitable interest in the property covered by this Agreement; the permitted and allowable uses of the property covered by this Agreement are specified in the zoning and Development Entitlements; the density and intensity of use are similarly specified in the zoning and Development Entitlements and especially in the allowable floor area ratios (F.A.R.), and maximum site coverage allowed and maximum heights of buildings are similarly specified in the zoning and Development Entitlements; provisions for reservation or dedication of land are made in the Conditions of Approval for the Project as well as provided for pursuant to the Development Entitlements; the City did not modify or suspend any provisions of the development agreement upon annexation or upon amendment and restatement of the development agreement by a determination that failure to do so would place residents of the territory subject to the development agreement, or residents of the city, or both in a condition dangerous to their health or safety, or both; this Agreement is enforceable by Landowner to prevent application of any changes contemplated in Section 65865.4; the Agreement and any amendments are a legislative act; the Agreement is consistent with the City’s General Plan; the Agreement is consistent with the City’s Master Development Plan; any tentative map prepared for subdivisions under this Agreement will comply with the provisions of Government Code Section 66473.4; this Agreement is made by the mutual consent of the parties; and, upon approval of the Agreement or any amendment, recordation shall be accomplished pursuant to the time provided in Government Code Section 65868.5.

Attachments

Table 3 Allowed Uses and Permit Requirements for Light Industrial and Industrial Business Park Zoning Districts		P Permitted Use S Administrative Approval Required CUP Conditional Use Permit Required -- Use Not Allowed	
Land Use	IL	IBP	
AGRICULTURE AND OPEN SPACE USES			
Crop production and horticulture	P	P	
INDUSTRY, MANUFACTURING AND PROCESSING USES			
Assembly of products	P	P	
Bakery wholesale and distribution	P	--	
Bottling plant	P	--	
Business incubator centers	--	P	
Business services	--	P	
Call centers	P	P	
Catalog services	--	S	
Ceramic products	--	S	
Communication systems research and development	P	P	
Computer systems research and development	P	P	
Conference center	--	CUP	
Food packaging	P		
Furniture manufacturing	P	CUP	
Electronic repair and assembly	P	P	
Interior design and office equipment sales	--	S	
Manufacturing and technology support industries	P	P	
Packaging	P	P	
Pharmaceutical manufacturing	CUP	CUP	
Printing and publishing, book binding	P	P	
Research and Development Laboratories	P	S	
Seed processing and packaging	CUP	--	
Sheet metal fabrication	CUP	CUP	
Sign fabrication companies	CUP	CUP	
Software development	P	P	
Wholesale distribution and catalog sales	P	P	
RETAIL AND SERVICES USES			
Artist gallery or studio	--	S	
Auditoriums	--	CUP	
Banks	CUP	S	
Broadcast studios	CUP	S	
Churches	CUP	CUP	

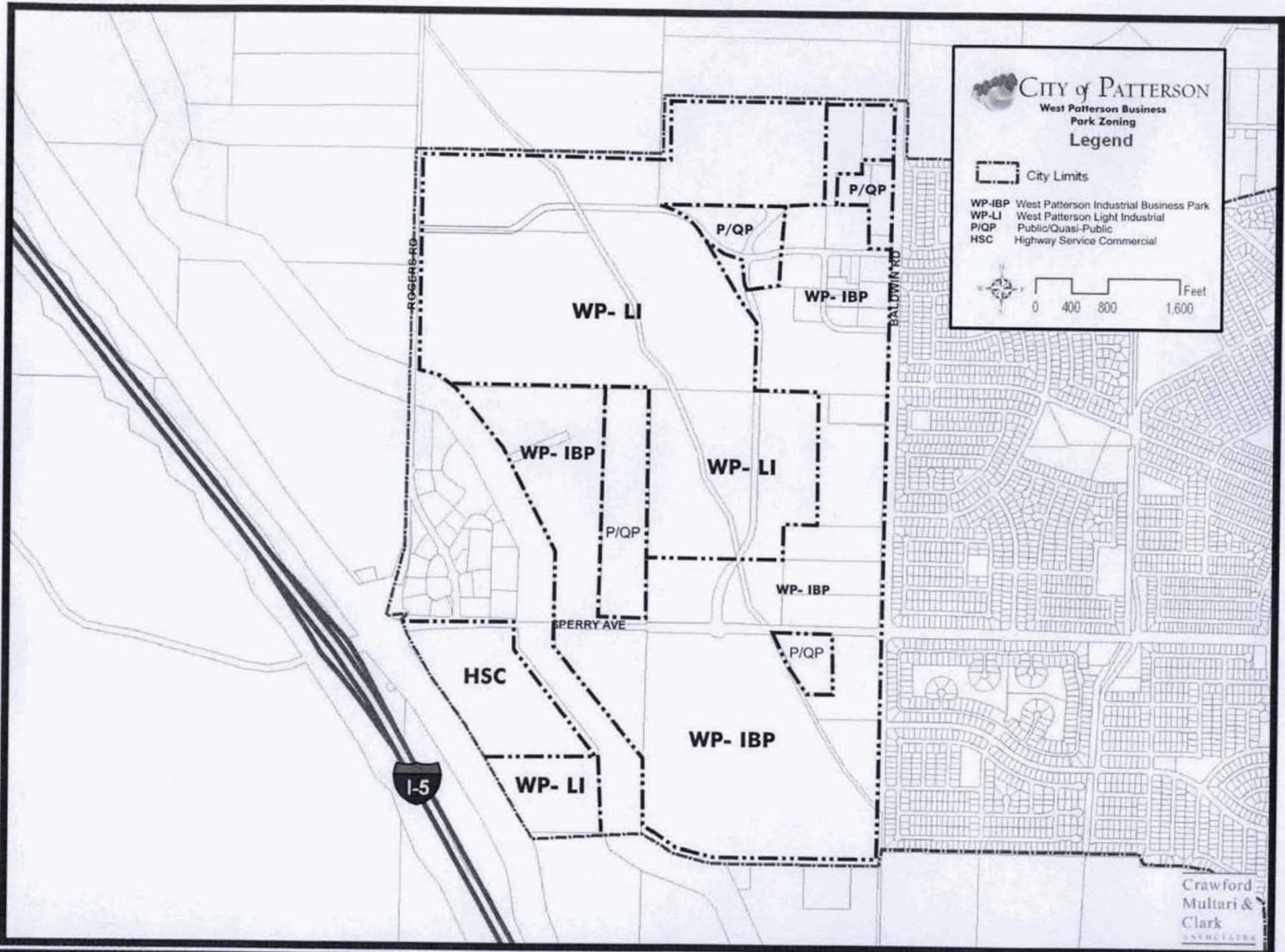
Convenience store	CUP	S
Computer sales and repair	--	S
Commercial laundry	--	S
Communication towers	--	S
Contractor or building supply sales	--	S
Copying and reprographics service	CUP	CUP
Day care center	CUP	S
Exhibition buildings	--	S
Health club/gymnasium/gymnastic school/exercise business	CUP	S
Medical and Health facilities and uses	--	P
Museum (non profit)	--	S
Office equipment sales	--	S
Offices	CUP	P
Hotels/motels	--	CUP
Night club	--	P
Parcel delivery service	P	P
Parks and Playgrounds	--	P
Public buildings and facilities	CUP	P
Public utilities	--	S
Restaurants, food take-out	CUP	CUP
Retail shops	--	S
Schools/colleges and universities, private schools, technical schools	--	S
Temporary events	--	S
Transportation terminals	--	S

Table 4
West Patterson Industrial Districts Development Standards (4)

Topic	IL	IBP
Minimum lot size	Minimum area and dimensions for parcels proposed in new subdivisions.	
Minimum lot area	5 acres	1.5 acres
Minimum dimensions	100 ft.	75 ft.
Minimum building size	50,000 sq. ft.	15,000 sq. ft.
Setbacks (3)		
Front	15 ft.	Minimum setbacks required. See Chapter 18.08 for setback measurements, exceptions, and allowed projections into setbacks. 15 ft.
Sides (each)	10 ft.	
Rear	15 ft.	
Site coverage	50% maximum	50%
Height limit (1)	45 ft. (2)	45 ft. (2)
Landscaping	As required by Section 18.66.070 (Landscaping)	
Lighting	As required by Section 18.66.070	
Parking and loading	As required by Section 18.72 (Parking and Loading)	
Signs	As required by City of Patterson sign regulations	

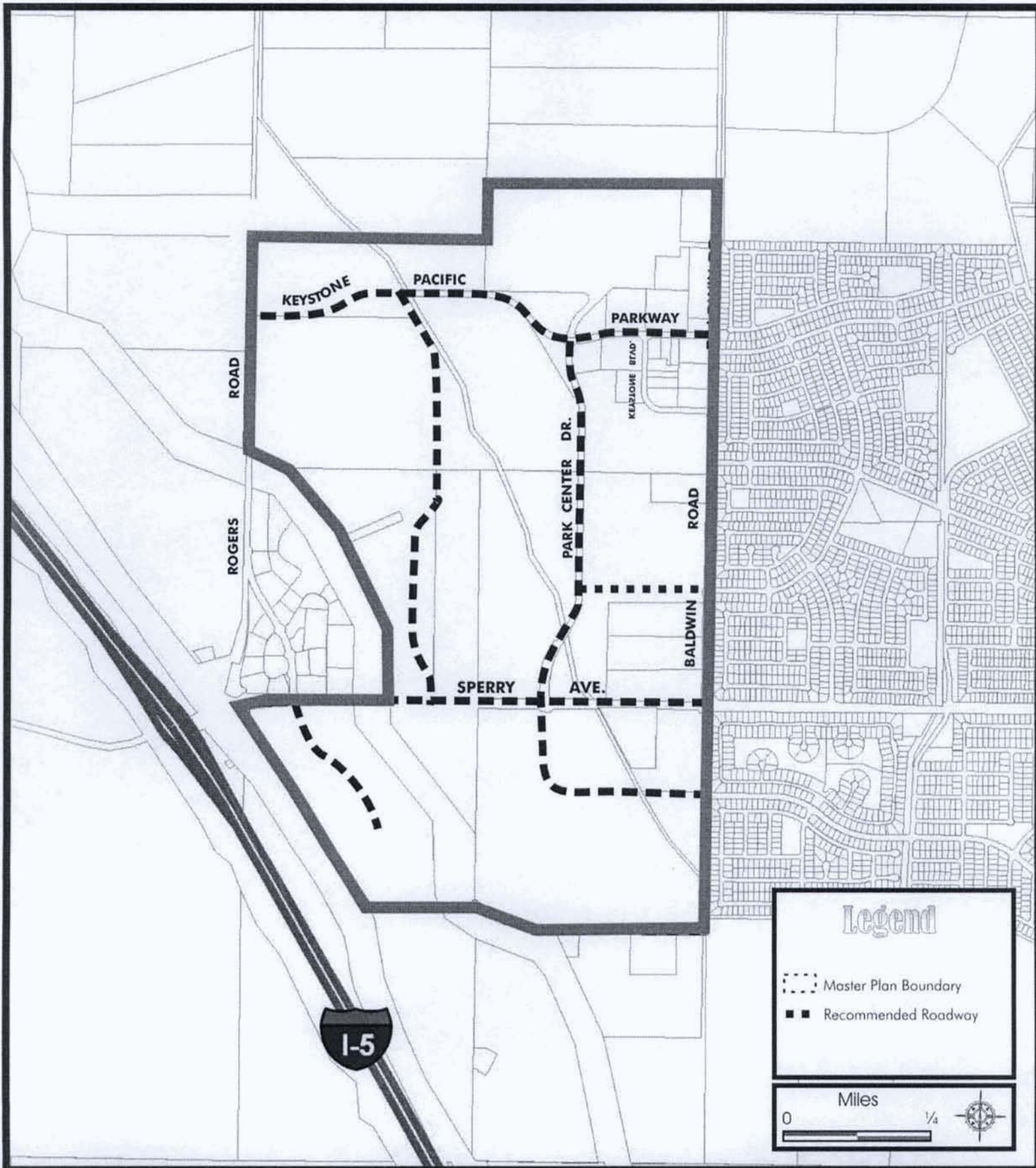
Notes:

5. Maximum allowed height of structures. Exceptions may be allowed by Section 18.66.060 (exceptions).
6. Except as may be required by the airport land use plan for the Patterson Airport.
7. The minimum setback for parking, buildings and other structures along Rogers Road, Baldwin Road, and Sperry Avenue shall be twenty (20) feet measured from the property line or the adopted right-of-way plan line, whichever is greater.
8. Except for zero-lot line, shared wall development. For such development total aggregate lot-area and building size must meet the standards above, but an individual lot and its related building may be smaller than the standards above so long as the total building size meets the standard above. Side set backs for the interior shared wall of such structures are 0 ft.



West Patterson Master Development Plan

Figure 7
Recommended Zoning
Districts



West Patterson Business Park Master Development Plan

Figure 13
Recommended Circulation
Plan

Attachment A-2

West Patterson Business Park Master Development Plan Amendments

The West Patterson Business Park Master Development Plan is hereby amended as follows with deleted sections shown as ~~strikeout~~ and added sections shown as **Bold**:

Master Development Plan, Chapter I “Introduction,” introductory provisions (pages 1 -2) are hereby amended as follows:

For the Introduction –

► To achieve the economic development goals of the City of Patterson and Stanislaus County **and create a Master Development plan that is consistent with each jurisdiction’s general plans prior to annexation of the area to the City of Patterson and consistent with the City’s general plan after annexation of the area to the City.** ~~by implementing the policies and programs of each jurisdiction’s general plans.~~

► To establish an infrastructure and regulatory framework conducive for the attraction and retention of light industrial/business park development, ~~that emphasizes~~ **and uses compatible with this high quality development such as office and medical and health care facilities development that encourages** job creation and high quality development.

► The allowable land uses **emphasize high-quality jobs in fields from technology-related support industries, conventional light industrial establishments, offices, and medical and health facilities and uses.**

For the “Strategies for implementation” section –

The Master Development Plan covers properties that, **at the outset of this joint City-County project,** lie outside the corporate limits of the City of Patterson but largely within the City’s planning (see Figure 1). The Plan recommends expanding the City’s planning area to the north between Baldwin Road and Rogers Road. Until properties within the plan area are annexed to the City, however, they will be developed in the county and provided with City services. Since each jurisdiction will share in the benefits of, and the cost of, development in the planning area, both will exercise development review authority, as described in Chapter **† V, until the entire Master Development Plan area is annexed to the City. After annexation, development review will be conducted by the City.**

Master Development Plan, Chapter I “Introduction,” Section “Relationship of the Master Development Plan to the County and City General Plans” (pages 4-5) is hereby amended as follows:

The West Patterson Business Park master Development Plan establishes the regulatory framework that will govern development of the Plan area. **The Plan is intended to provide this framework both during the initial phases of development in the County and in later phases of development after annexation to the City.** Once adopted by both the City and the County, it is intended to supplement the general plans of both jurisdictions by establishing area-specific development standards and design guidelines that will apply to all new development **in the Master Development Plan area.** Accordingly, all new development proposals must be found to be consistent with this Master Development Plan, which in turn must be consistent with the general plans for the City of Patterson and Stanislaus County **prior to the area's annexation to the City and which must be consistent with the general plan for the City after the area's annexation to the City.**

Master Development Plan, Chapter II "Land Use," Section "Recommended Land Use Plan" (pages 20-21) is hereby amended as follows:

Land use designations recommended for the planning area are shown on Figure 6 **and are derived from and are the same as those in the City of Patterson General Plan;** recommended zoning districts are shown on Figure 7. The arrangement of land uses was crafted to achieve the goals described in Chapter I and to address the physical constraints discussed above. The arrangement of uses was shaped in part by circulation and access constraints which are addressed by the circulation plan prepared by the City's traffic consultant and summarized in Chapter IV. Business park/research and development uses are concentrated along the Sperry Avenue Baldwin Road corridors, while the interior areas are reserved for larger, more massive (and inherently less attractive) uses such as warehousing and distribution centers. Accordingly, the majority of the planning area is designated *Light Industrial*, **because each of the two recommended zoning districts is consistent with the definition used by the City of Patterson General Plan and consistent with the County General Plan planned industrial designation. this land use designation. In addition, since the Master Development Plan will originally develop in the County but be annexed to the City, this land use designation is derived from and consistent with the definition of Light Industrial used by the City of Patterson General Plan and, while initial development occurs in the County, is consistent with the County General Plan planned industrial designation.** The area designated for *Highway Commercial* development on the south side of Sperry Avenue at the I-5 interchange (Hansen) has been reduced, and the properties at the northwest corner of Sperry Avenue at Baldwin Road currently designated for *Medical/Professional Office* are recommended to be re-designated as light industrial. The acreage devoted to different land uses are summarized on Table 2.

Master Development Plan, Chapter II “Table 2 Summary of Recommended Land Use” (page 20) is hereby amended as follows:

Table 2 Summary of Recommended Land Use in Master Development Plan by City General Plan Land Use Category	
City General Plan Land Use Category	Acres
Light Industrial 1	772
Highway Commercial	34
Public/Quasi-Public 2	7.7
TOTAL:	814.2

Master Development Plan, Chapter II “Table 3 Allowed Uses and Permit Requirements for Light Industrial and Industrial Business Park Zoning Districts” (pages 24-25) is hereby amended as follows:

Table 3 Allowed Uses and Permit Requirements for Light Industrial and Industrial Business Park Zoning Districts	P Permitted Use S Administrative Approval Required CUP Conditional Use Permit Required -- Use Not Allowed	
	IL	IBP
Land Use		
AGRICULTURE AND OPEN SPACE USES		
Interim Crop production and horticulture	P	P

<p style="text-align: center;">Table 3 Allowed Uses and Permit Requirements for Light Industrial and Industrial Business Park Zoning Districts</p>	<p>P Permitted Use S Administrative Approval Required CUP Conditional Use Permit Required -- Use Not Allowed</p>	
	IL	IBP
Land Use		
INDUSTRY, MANUFACTURING AND PROCESSING USES		
Assembly of products	P	P
Bakery wholesale and distribution	P	--
Bottling plant	P	--
Business incubator centers	--	P
Business services	--	P
Call centers	P	P
Catalog services	--	S
Ceramic products	--	S
Communication systems research and development	P	P
Computer systems research and development	P	P
Conference center	--	CUP
Food packaging	P	
Furniture manufacturing	P	CUP
Electronic repair and assembly	P	P
Interior design and office equipment sales	--	CUP S
Manufacturing and technology support industries	P	P
Packaging	P	P
Pharmaceutical manufacturing	CUP	CUP
Printing and publishing, book binding	P	P
Research and Development Laboratories	CUP P	CUP S
Seed processing and packaging	CUP	--
Sheet metal fabrication	CUP	CUP
Sign fabrication companies	CUP	CUP
Software development	P	P
Warehouses as a principle use	P	--
Wholesale distribution and catalog sales	P	P
RETAIL AND SERVICES USES		

<p style="text-align: center;">Table 3 Allowed Uses and Permit Requirements for Light Industrial and Industrial Business Park Zoning Districts</p>	<p style="text-align: center;">P Permitted Use S Administrative Approval Required CUP Conditional Use Permit Required -- Use Not Allowed</p>	
<p style="text-align: center;">Land Use</p>	<p style="text-align: center;">IL</p>	<p style="text-align: center;">IBP</p>
Artist gallery or studio	--	S
Auditoriums	--	CUP
Banks	CUP	CUP S
Broadcast studios	CUP	CUP S
Convenience store	CUP	CUP S
Computer sales and repair	--	S
Commercial laundry	--	S
Communication towers	--	S
Contractor or building supply sales	--	S
Copying and reprographics service	CUP	CUP
Day care center	CUP	CUP S
Exhibition buildings	--	S
Health club/gymnasium/gymnastic school/exercise business	CUP	CUP S
Medical and Health facilities and uses	--	P
Museum (non profit)	--	S
Office equipment sales	--	S
Offices	CUP	-CUP P
Hotels/motels	--	CUP
Night club	--	P
Parcel delivery service	P	P
Parks and Playgrounds	--	P
Government Public buildings and facilities	CUP	CUP P
Public utilities	--	S
Restaurants, food take-out	CUP	CUP
Retail shops	--	S
Colleges and universities, private schools, technical schools	--	S
Temporary events	--	S
Transportation terminals	--	S

Master Development Plan, Chapter II “Land Use,” Section “Recommended Zoning, Development Standards and Allowable Uses,” introductory provisions and subsection “Allowable Land Uses” (page 23) is hereby amended as follows:

For “Allowable Land Uses” -

The list of allowable land uses associated with these zoning classifications ~~are~~ **is** summarized on Table 7 3 and in Appendix A. ...

Master Development Plan, Chapter II “Land Use,” Section “Recommended Zoning, Development Standards and Allowable Uses,” subsection “Development Standards,” (page 26 - 27) is hereby amended as follows:

Recommended development standards are summarized on Table 4 and in Appendix A. The development standards ~~largely mirror~~ **are similar to** those applied by the City of Patterson Zoning Ordinance for the Light Industrial zone. However, ~~minor~~ deviations are recommended that relate to:

- Minimum building and lot sizes;
- The maximum allowable building height;
- Landscaping requirements and the use of on-site retention basins;
- **Floor area ratio.**

In addition to the development standards described in Appendix A, the Master Development Plan incorporates design guidelines for new development (Chapter III).

Table 4
West Patterson Industrial Districts Zoning Development Standards (4)

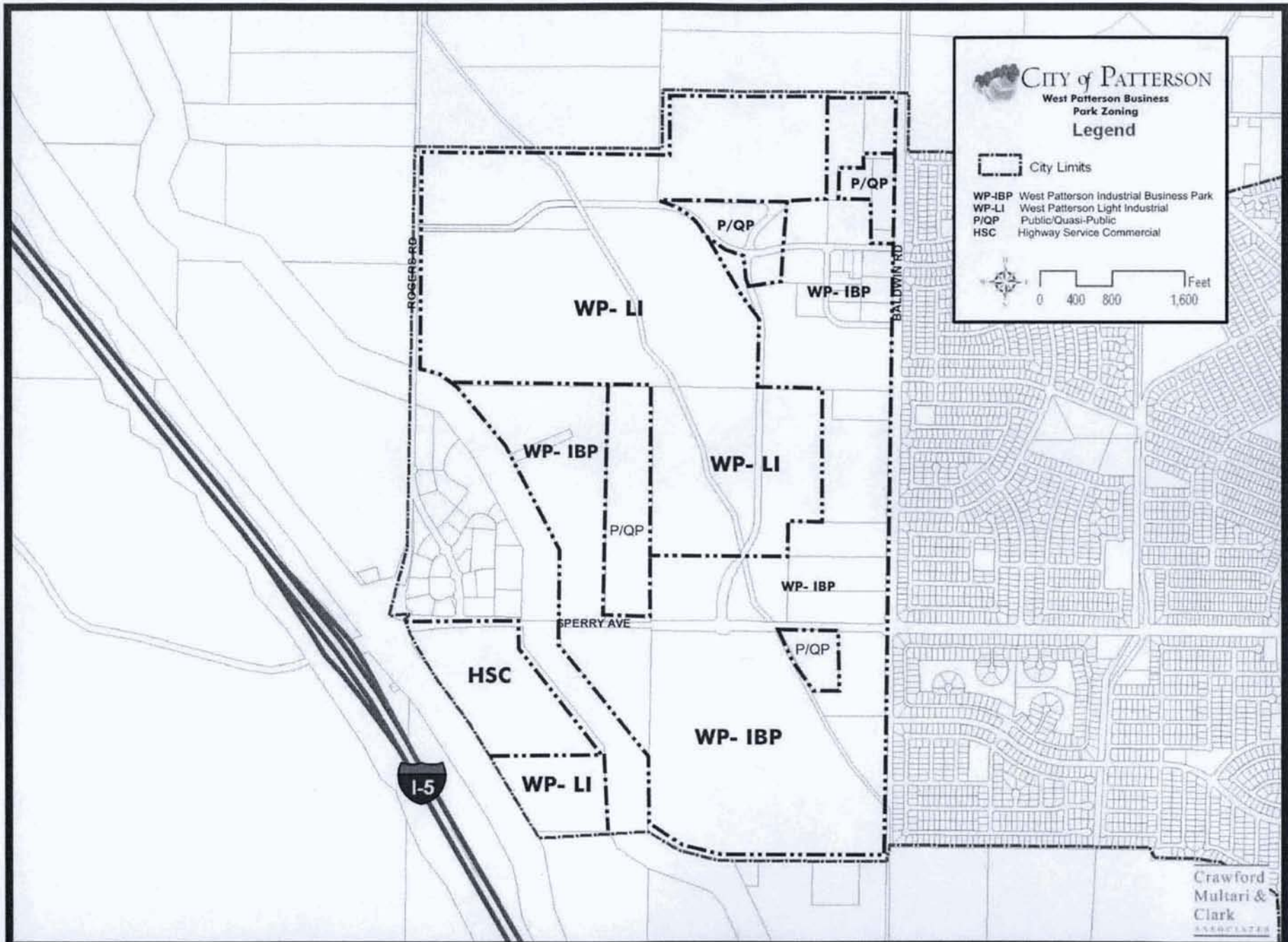
Topic	IL	IBP
Minimum lot size	Minimum area and dimensions for parcels proposed in new subdivisions.	
Minimum lot area	2 acres 5 acres	5 acres 1.5 acres
Minimum dimensions	100 ft.	400 ft. 75 ft.
Minimum building size	25,000 50,000 sq. ft.	50,000 15,000 sq. ft.
Setbacks (3)		Minimum setbacks required. See Chapter 18.98 for setback measurements, exceptions, and allowed projections into setbacks.
Front	15 ft.	15 ft.
Sides (each)	10 ft.	
Rear	15 ft.	
Site coverage	50% maximum	50% maximum

Height limit (1)	45 ft. (2)	45 ft. (2)
Landscaping	As required by Section 18.66.070 (Landscaping)	
Lighting	As required by Section 18.66.120	
Parking and loading	As required by Section 18.72 (Parking and Loading)	
Signs	As required by City of Patterson sign regulations Section 18.90	

Notes:

1. Maximum allowed height of structures. Exceptions may be allowed by Section 18.62.060 (exceptions).
2. Except as may be required by the airport land use plan for the Patterson Airport.
3. The minimum setback for parking, buildings and other structures along Rogers Road, Baldwin Road, and Sperry Avenue shall be twenty (20) feet measured from the property line or the adopted right-of-way plan line, whichever is greater.
4. **Except for zero-lot line, shared wall development. For such development total aggregate lot-area and building size must meet the standards above, but an individual lot and its related building may be smaller than the standards above so long as the total building size meets the standard above. Side set backs for the interior shared wall of such structures are 0 ft.**

Master Development Plan, Chapter II “Figure 7 Recommended Zoning Districts” (page 29) is hereby amended as follows:



West Patterson Master Development Plan

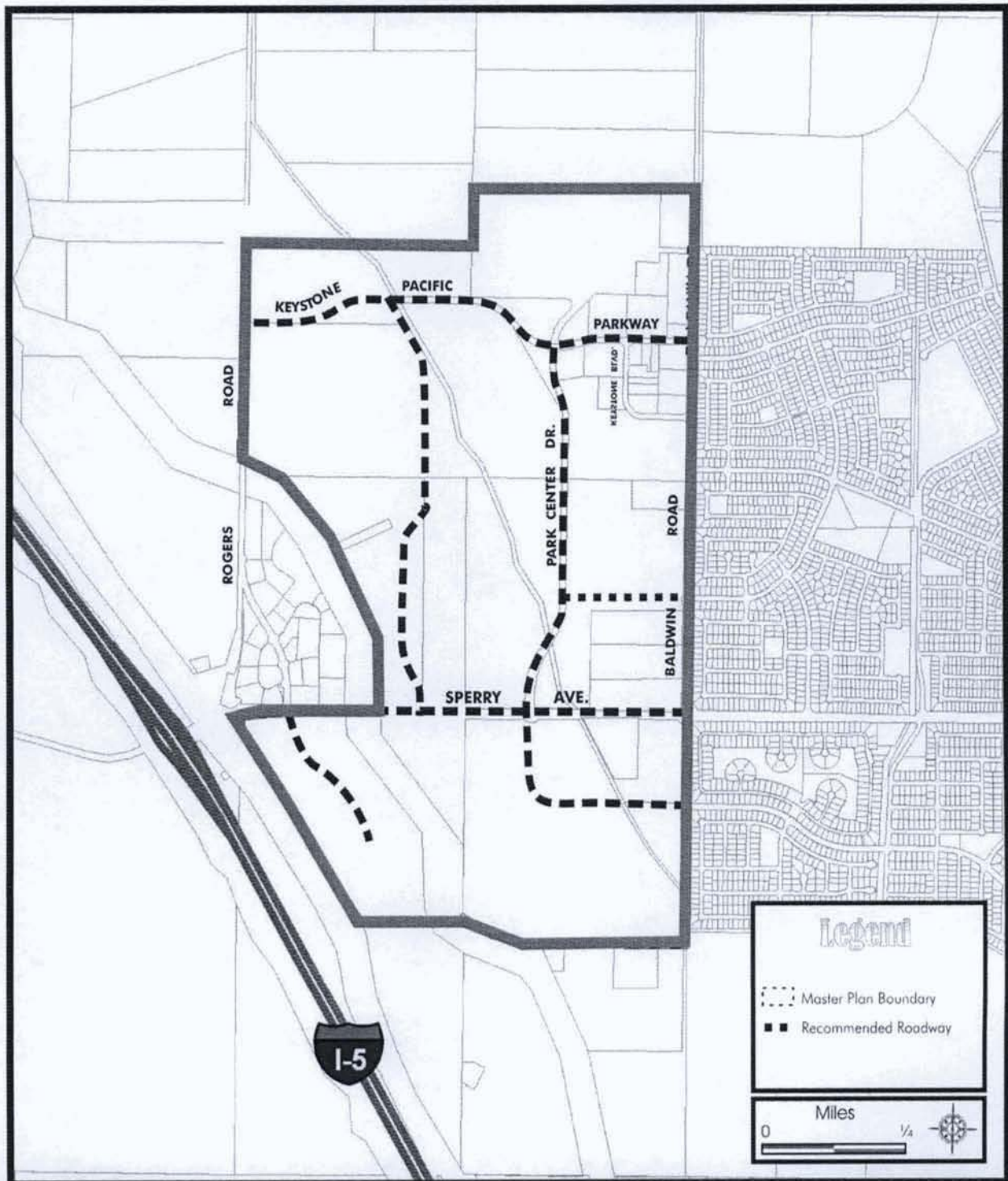
Figure 7
Recommended Zoning Districts

Master Development Plan, Chapter III “Guidelines for the Design of New Development,” Section “Design Guidelines,” subsection “Site Planning/Parking & Access,” item number 12 (page 38) is hereby amended as follows:

Site planning for industrial development should address the following principles:

- Controlled site access;
- Service and loading areas located at the rear or side of the building and screened from view;
- Safe and convenient vehicular access ~~in which~~, **and, for buildings larger than 50,000 square feet**, truck access is separated from visitor/employee parking;
- Emphasis on the main entrance to the building;
- Landscaping within parking lot areas and in areas visible from the public right of way;
- Building setbacks should be proportionate to the scale of the buildings. Larger structures should be set back further on the lot to provide balance with open space and so that buildings do not impose upon neighboring properties.

Master Development Plan Chapter IV “Infrastructure” Section “Circulation” Recommended Circulation Plan (page 80). Is hereby amended as follows:



West Patterson Business Park Master Development Plan

Figure 13
Recommended Circulation
Plan

Master Development Plan, Chapter V “Implementation”, Section “Introduction,” (page 83) is hereby amended as follows:

The Master Development Plan is intended to govern land use and development within the West Patterson area **that initially will be** under the jurisdiction **for land use purposes** of both the City of Patterson and Stanislaus County. For the foreseeable **immediate** future, the planning area is expected to develop within the unincorporated county **while being** served by City water, sewer, drainage, and other public facilities and services. ~~However~~ **Consequently, the two jurisdictions desire, prior to annexation of the Master Development Plan area to the City, that** the development review process outlined below ~~describes the roles of both jurisdictions in exercising discretionary approval over new development~~ **will be the process followed (until annexation by the City) whereby both jurisdictions will exercise discretionary approval over new development. After annexation of the Master Development Plan area to the City (in whole or in part, that part annexed to the City shall be subject to development review conducted by the City.**

Master Development Plan Appendix A “Recommended Industrial Zoning Districts: (page 92-112) is hereby deleted from the Master Development Plan. Relevant Zoning Codes have been adopted in Title 18 of the City of Patterson Municipal Code