

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: City of Patterson
1 Plaza (P.O. Box 667)
Patterson, CA 95363

County Clerk
County of Stanislaus
1021 I Street, Suite 101
Modesto, CA 95354

Project Title: City of Patterson 2023-2031 6th Cycle Housing Element Program 1.11 Implementation – General Plan Land Use Amendments and Zoning Map Amendments

Project Applicant: City of Patterson

Project Location – Specific: Various parcels within City limits

Project Location – City: Patterson

Project Location – County: Stanislaus

Description of Nature, Purpose and Beneficiaries of the Project:

The proposed project consists of General Plan land use redesignations and zoning map amendments for sites identified in Housing Element Program 1.11 to facilitate higher-density residential and mixed-use development.

The proposed amendments apply to the following sites:

1. 154 Poppy Avenue (APN 048-042-001): amendment of the General Plan and zoning designations from General Commercial (GC) to High-Density Residential (HR);
2. 16451 Highway 33 (APN 048-042-008): amendment of the General Plan and zoning designations from General Commercial (GC) to High-Density Residential (HR);
3. 440 Sperry Avenue (APN 048-043-002): amendment of the General Plan and zoning designations from General Commercial (GC) to High-Density Residential (HR);
4. 125 Poppy Avenue (APN 048-043-015): amendment of the General Plan and zoning designations from General Commercial (GC) to High-Density Residential (HR);
5. 801 West Las Palmas Avenue (APN 048-048-007): amendment of the General Plan and zoning designations from General Commercial (GC) to Downtown Core (DC);
6. 0 Rogers Road (APN 021-028-007): amendment of the zoning designation to apply a mixed-use overlay to the existing Highway Service Commercial (HSC) designation;
7. 0 Rogers Road (APN 021-028-008): amendment of the zoning designation to apply a mixed-use overlay to the existing Highway Service Commercial (HSC) designation; and
8. 0 Sperry Avenue (APN 021-098-003): amendment of the zoning designation to apply a mixed-use overlay to the existing General Commercial (GC) designation.

The specified sites are included in the Housing Element sites inventory and, upon redesignation and rezoning, will be available for residential development at densities sufficient to accommodate lower- and moderate-income housing consistent with State law. The proposed amendments do not approve any specific development project. Physical development of the identified sites would require formal development applications, technical studies, and further evaluation in accordance with CEQA and City plans, ordinances, and standards.

Name of Public Agency Approving Project: City of Patterson

Name of Person or Agency Carrying Out Project: City of Patterson

Exempt Status: *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Common Sense Exemption (Sec. 15061(b)(3))

Statutory Exemptions. State code number: Public Resources Code 21080.085

Reasons why project is exempt:

The City has evaluated the potential environmental impacts of the proposed General Plan land use amendments and zoning map amendments and determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and further pursuant to Public Resources Code 21080.085.

Pursuant to Public Resources Code 21080.085, subdivision (a), CEQA does not apply to a “rezoning that implements the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code.” The proposed project is statutorily exempt from CEQA, as it includes site-specific land use changes and rezones that implement the schedule of actions contained in the 6th Cycle Housing Element.

The land use and zoning amendments are further exempt pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). The above action involves land use designation and rezoning actions to implement the City’s identified sites to advance attainment of the City’s RHNA targets. The proposed project does not grant any development entitlements or authorize development of new housing on any of the above sites. Physical development of the identified sites would require project-specific review and formal development applications, technical studies, and further evaluation in accordance with CEQA and City plans, ordinances, and standards. Without any tangible development application for specific sites, there is no foreseeable, reasonable possibility that adopting the proposed project would result in a significant effect on the environment.

Lead Agency

Contact Person: Bryan Stice, Community Development Director

Area Code/Telephone/Extension: 209-895-8074

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Bryan Stice

Date: 5-21-26

Title: Community Development Director

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

Revised 2011