



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

TENTATIVE PARCEL MAP

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

Application Submittal

An application for a Tentative Parcel Map shall be filed by the applicant or property owner on forms prescribed for this purpose. The application shall be submitted to the Planning Department, 1 Plaza (P.O. Box 667), Patterson, CA 95363.

Processing the Application

The processing time for a completed Tentative Parcel Map varies from one to three months depending on the complexity of the application, environmental documentation required and public notice requirements. A hearing before the Planning Commission will be scheduled and open to the public. It is recommended that the applicant or their agent attend the hearing to speak on behalf of the applicant and to answer questions the Planning Commission may have.

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

Procedure

Tentative Parcel Map:

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 ten (10) days in advance of the Planning Commission Hearing.
7. Planning Commission Meeting.



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8. Staff Produces Planning Commission Report and Recommendations.
9. Public Notice sent to the newspaper and surrounding properties at least ten (10) days in advance of the Planning Commission Hearing.

Building Permits

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

Required Findings

In order to recommend approval or approve a Tentative Parcel Map the City must find the following:

- A. That the map is consistent with the applicable general and specific plans of the City of Patterson.
- B. That the design or improvement of the proposed tentative parcel map is consistent with applicable general and specific plans of the City of Patterson;
- C. That the site is physically suitable for the type of development;
- D. That the site is physically suitable for the proposed density of development;
- E. That the design of the tentative parcel map and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- F. That the design of the tentative parcel map or type of improvements are not likely to cause serious public health problems;
- G. That the design of the tentative parcel map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed land division.



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ACCOMPANYING MATERIALS REQUIRED: This application must be accompanied by the following (unless waived in writing by the Community Development Director):

- ☐ A written report which provides the information necessary to explain the physical development that will be proposed (if any) if the tentative parcel map is approved;
- ☐ A written explanation of why the proposed tentative parcel map will meet the required findings (see above);
- ☐ Proof of owner's interest in the property (copy of deed, tax bill, etc...);
- ☐ One copy to be an 11 x 17 reproducible; provide digital copy of all plans
- ☐ Environmental Information Form (attached);
- ☐ Location map;
- ☐ **\$1986.00 Tentative Parcel Map Fee (additional fees, including engineering, final map, and environmental may be required during processing of your application).**

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

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

Additional information may be required by the Community Development Director during review of your application. Environmental assessment is required for all projects. If your project is not categorically exempt, environmental documents will be prepared and filed at the applicant's cost.

The Subdivision Map Act provides fifty (50) days for review of tentative maps beginning at the time the application is deemed complete and accepted as such. By signing this application, the owner/applicant agrees to extend the above processing time, if required by the City, in order to consider and process the subdivision application.



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Project #: _____

Name of Project / Development

Applicant Name

Mailing Address/City/State/Zip

Phone Number

Email

Property Owner

Mailing Address/City/State/Zip

Phone Number

Email

Project Location/Description:

Assessor's Parcel Number(s) APN:

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

APPLICANT: _____ **DATE:** _____

OWNER: _____ **DATE:** _____



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Environmental Information Form

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

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

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

Application Submittal

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

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



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

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

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

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

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

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



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- | Yes | No | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | One in a series of foreseeable actions that may ultimately have an impact on the environment |
| ☐ | ☐ | 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: _____