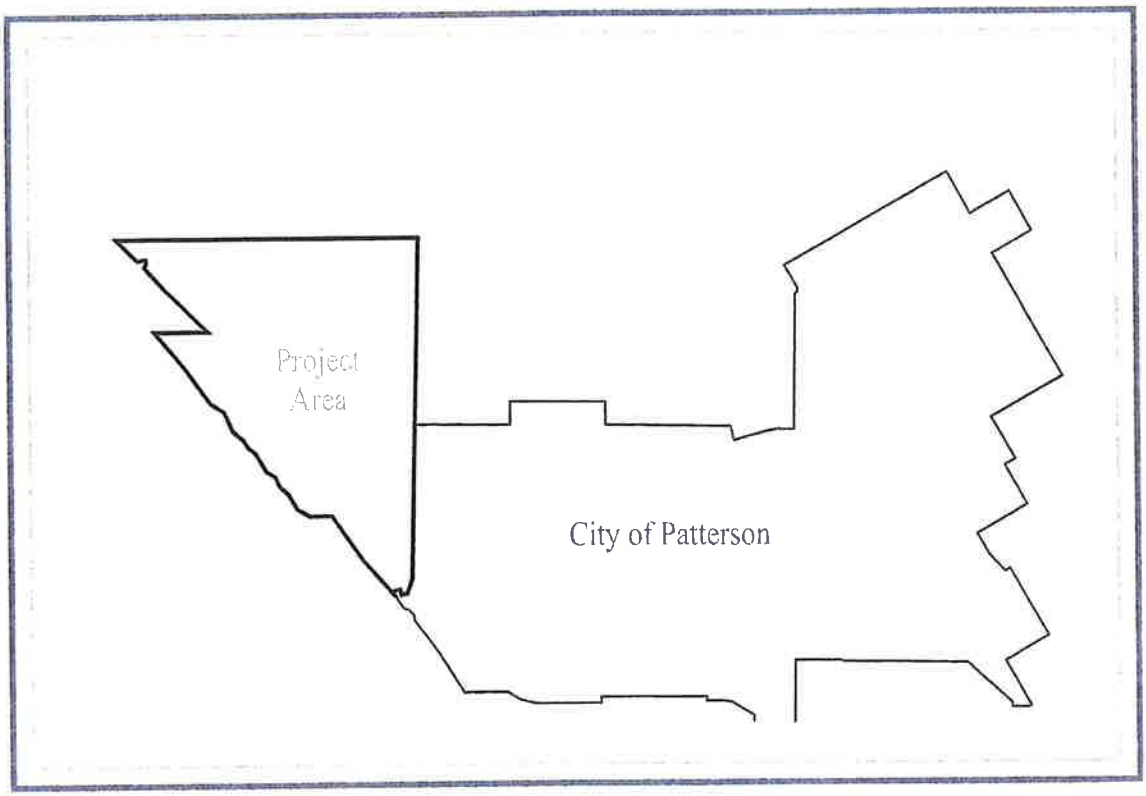
Arambel Business Park
KDN Retail Center & Business Park

West Patterson Business Park Expansion Project

MASTER DEVELOPMENT PLAN

FINAL

August, 2012



Approved by Patterson City Council on
August 14, 2012 by Resolution No. 2012 - 56

GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD SUITE G CERES CA 95307
TELEPHONE (209) 538 3360 FAX (209) 538 7370
E-MAIL gdrengr@gdr-engr.com

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I. Introduction

The West Patterson Business Park Expansion Project (WPBPEP) consists of the development of approximately 13.47 million square feet of light industrial, business park, and general commercial uses and associated infrastructure on approximately 949 gross acres. The WPBPEP area, located north of Sperry Avenue and the Villa del Lago Highway Commercial Center, east of Interstate 5, south of Zacharias Avenue, and west of Rogers Road would represent the westerly expansion of the existing, fully entitled and partially developed "West Patterson Business Park." The project consists of two components: Arambel Business Park and the KDN Retail Center / Business Park.

The goals for the WPBPEP Master Development Plan are:

- To achieve the economic development goals of the City of Patterson by implementing the policies and programs of the City of Patterson 2010 General Plan.

- To establish an infrastructure and regulatory framework conducive for the attraction and retention of light industrial / business park development and general commercial / retail centers that emphasizes job creation and high quality development.

- To establish design guidelines that express the expectations of the City of Patterson for the qualities expected in new development.

- To provide a comprehensive plan for the financing and installation of infrastructure improvements that will enable full development of the area with job-generating land uses.

To achieve these goals, the Master Development Plan addresses the following topics:

- ❑ *Land use and development standards, including design guidelines for new development (Chapter II):;*

The recommended land use plan for the WPBPEP planning area is described in Chapter II and illustrated by Figure 6. Of the 949 total developable gross acreage, 675 acres are designated *Light Industrial*, 123 acres are designated for *Industrial Business Park*, 151 acres are designated for *General Commercial* development. Allowable land uses and recommended development standards are contained in the City of

Patterson zoning districts, West Patterson Industrial Business Park (WPIBP) and West Patterson Light Industrial (WPLI) and the General Commercial zoning districts which are provided in Appendix A. The allowable land uses emphasize high-quality jobs in conventional industrial establishments, and general commercial and retail centers.

- ❑ *Infrastructure Plans (Chapter V);*

Storm Drainage

The City of Patterson 2010 General Plan emphasize using basins as groundwater recharge. The WPBPEP proposed storm drainage system uses a combination of detention basins and groundwater recharge basins.

Water

The City of Patterson would provide potable water service to the WPBPEP area. The City supplied average day factors for the domestic water usage of 625 gallons per acres per day. The irrigation water will be supplied by non-potable shallow irrigation wells located in the development area. The irrigation demand factor is 2.5 gallons per minute per acre.

Wastewater

The City of Patterson would provide wastewater collection and treatment service to the WPBPEP area. Wastewater infrastructure would be extended to the project site. The developers of the property also may choose to build a private package treatment plant in lieu of connecting to the City treatment plant.

Previous and Continuing Planning Efforts

City of Patterson General Plan

The City of Patterson General Plan was adopted in 2010 which designated several hundred acres between Interstate 5 and Rogers Road for the Light Industrial and General Commercial land uses. The City has experienced strong growth within the West Patterson Business Park and Villa del Lago Shopping Center. A need was identified for additional land for Light Industrial and General Commercial uses adjacent Interstate 5.

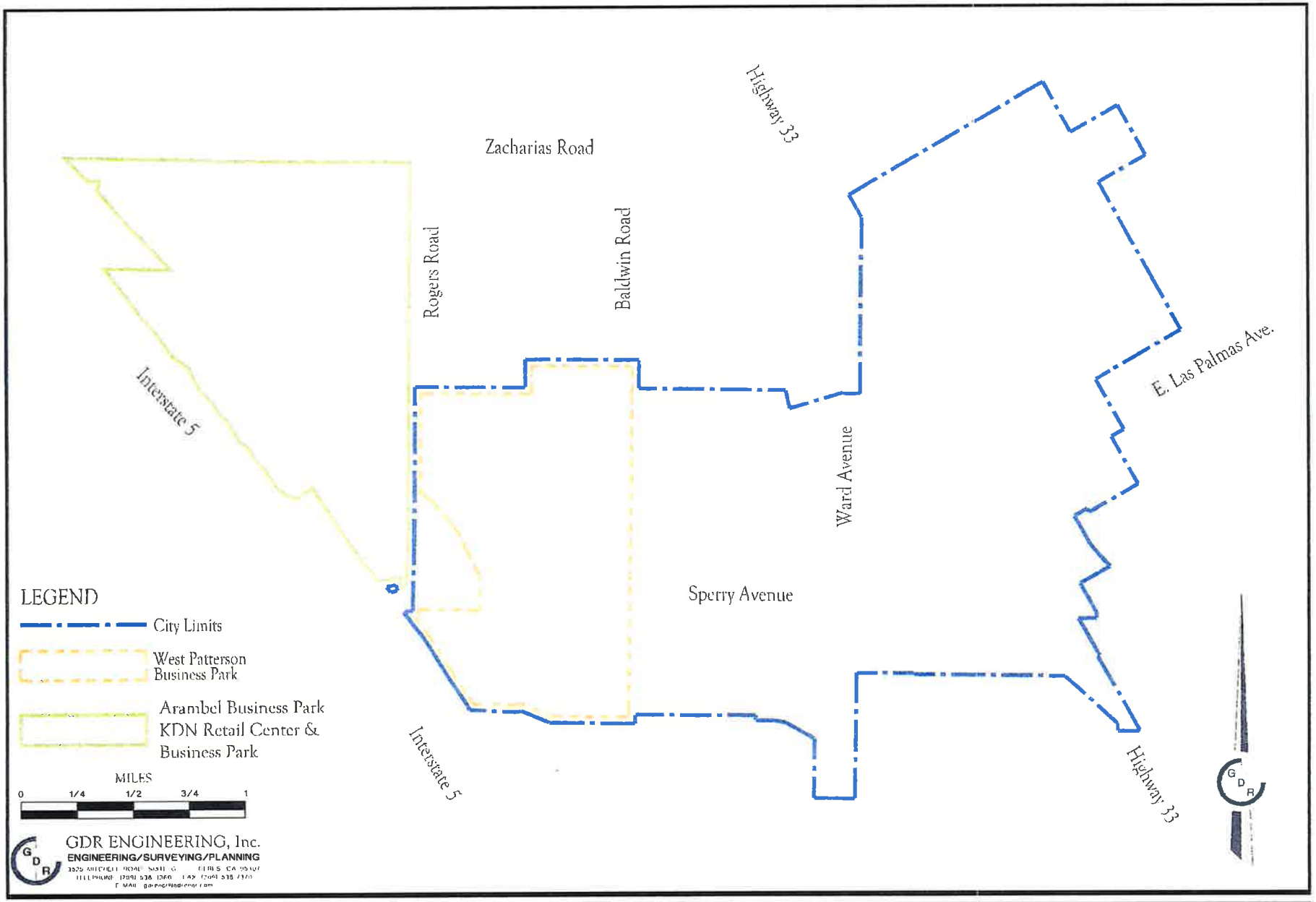
Mello – Roos District Formation

A Mello-Roos District was formed for the West Patterson Business Park to help finance the infrastructure improvements that were necessary to accommodate development and orderly growth of the Business Park. It is anticipated that a Mello-Roos District will need to

be formed to help finance necessary infrastructure improvements within the WPBPEP area (Figure 2).

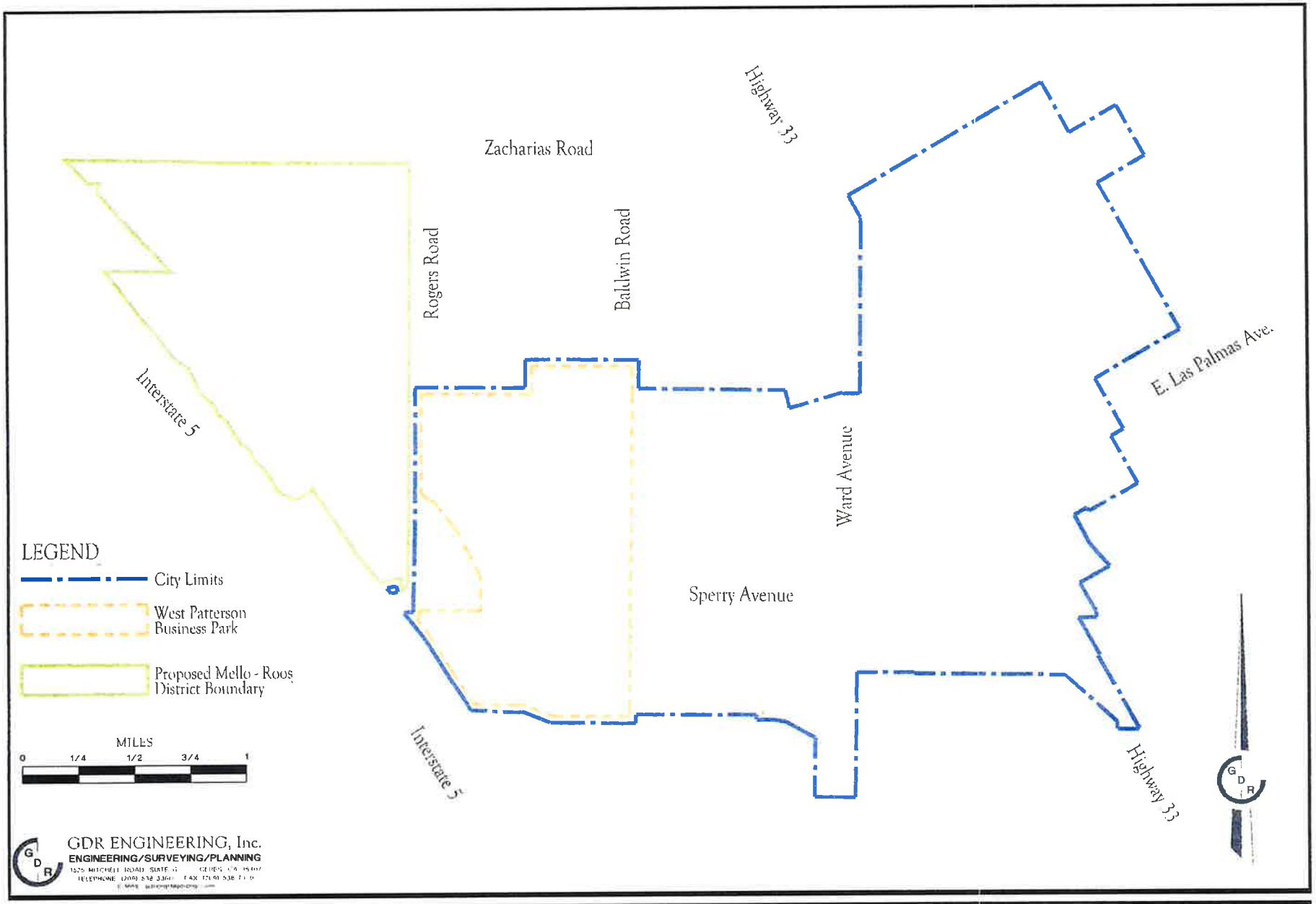
Relationship of the Master Development Plan to the City General Plans

The West Patterson Business Park Expansion Project Master Development Plan establishes the regulatory framework that will govern development of the Plan area. Once adopted by the City of Patterson, it is intended to supplement the general plans by establishing area-specific development standards and design guidelines that will apply to all new development. 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 plan for the City of Patterson.



ARAMBEL BUSINESS PARK / KDN RETAIL CENTER & BUSINESS PARK
MASTER DEVELOPMENT PLAN

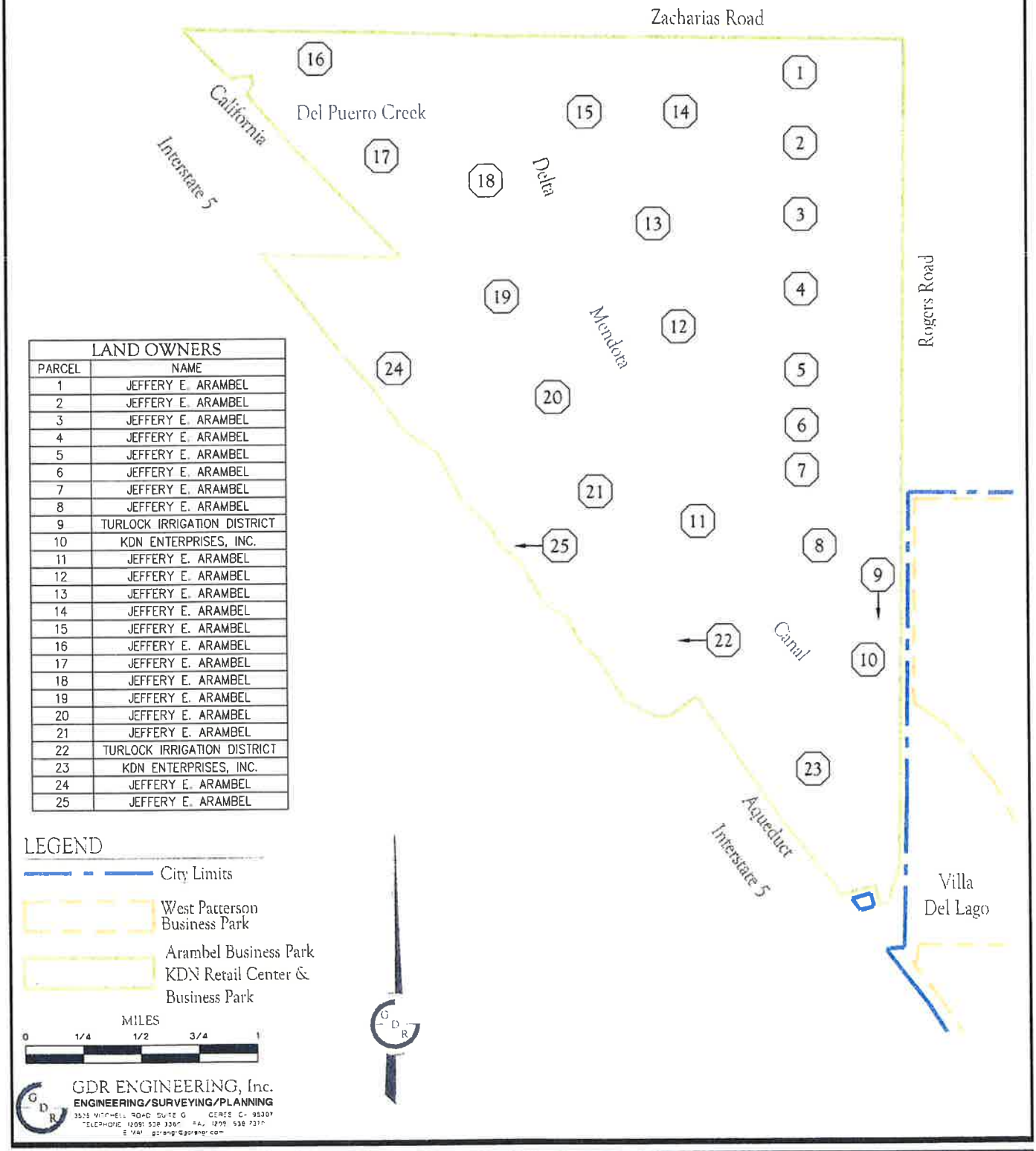
Figure 1
Planning Area & Vicinity Map



ARAMBEL BUSINESS PARK / KDN RETAIL CENTER & BUSINESS PARK

MASTER DEVELOPMENT PLAN

Figure 2
Proposed Mello-Roos District



LAND OWNERS	
PARCEL	NAME
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LEGEND

City Limits

West Patterson Business Park

Arambel Business Park
KDN Retail Center & Business Park

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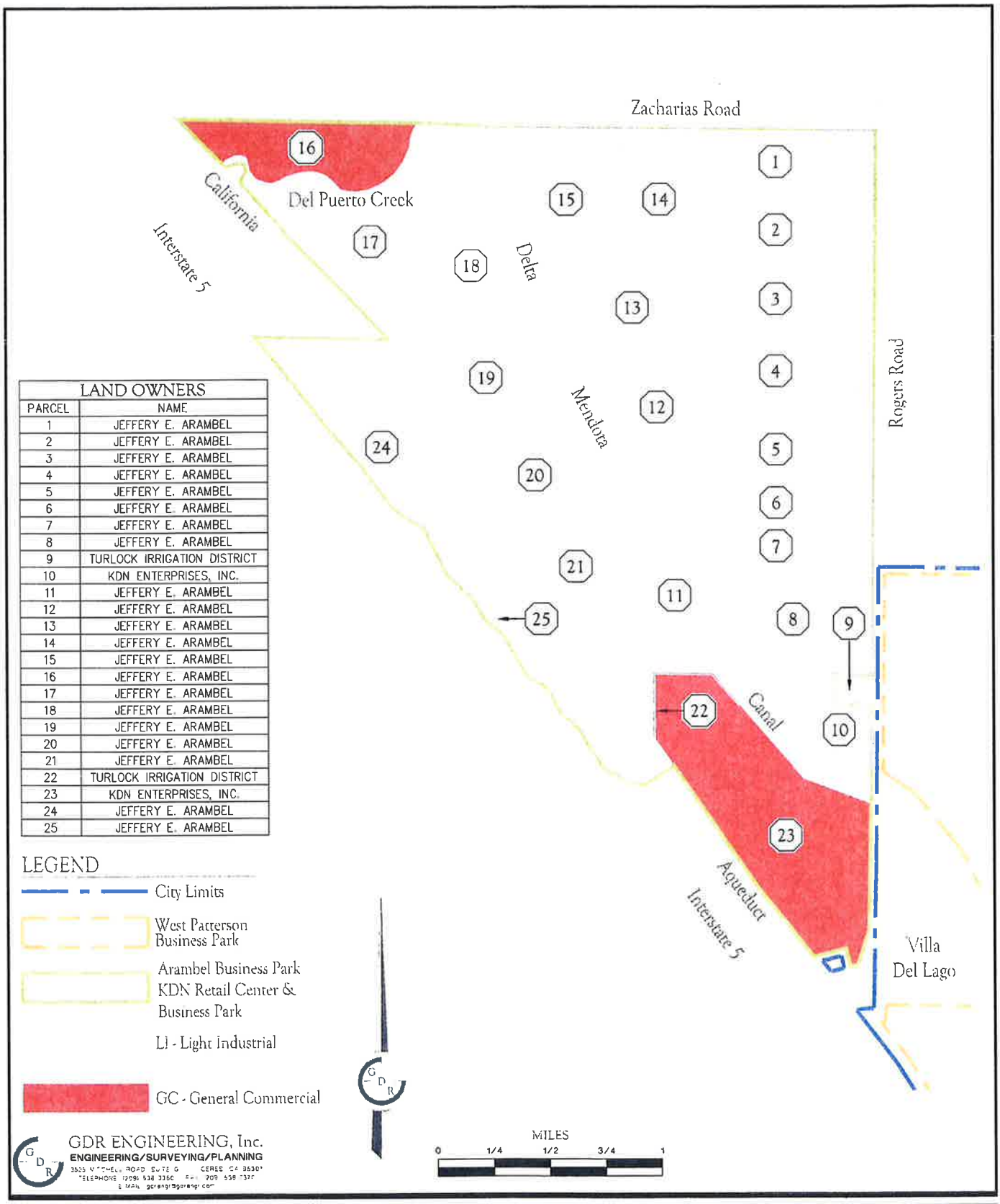
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD SUITE G CERES CA 95307
TELEPHONE (209) 538-3367 FAX (209) 538-7370
E MAIL gdrengr@gdrengr.com

ARAMBEL BUSINESS PARK / KDN RETAIL CENTER & BUSINESS PARK

MASTER DEVELOPMENT PLAN

Figure 3
Master Plan Boundaries



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ARAMBEL BUSINESS PARK / KDN RETAIL CENTER & BUSINESS PARK
MASTER DEVELOPMENT PLAN

Figure 4
Existing City General Plan
Land Use Designations

II. Land Use

Overview of the Planning Area

The WPBPEP Master Development Plan covers an area of about 1,119 gross acres shown on Figure 1, which also shows the development of the West Patterson Business Park to the immediate east. Existing land use is primarily cultivated agricultural, planted as orchards and row crops. The California Aqueduct and the Delta-Mendota Canal traverse the project site in a northwest-southeast direction. Del Puerto Creek crosses the northwestern portion of the project site. A high-voltage power line parallels the west side of the California Aqueduct. Paved and unpaved roads provide circulation within the project site. An approximate 3-acre Turlock Irrigation District electrical substation that abuts Rogers Road is surrounded by the project site on three sides. The project site contains mostly flat relief, although the California Aqueduct sits upon a raised embankment that is approximately 50 feet higher than the rest of the site.

The City of Patterson General Plan designates the project site "Light Industrial" and General Commercial." The City's land use designations will be binding after the project site is approval for annexation into the City of Patterson by Stanislaus Local Agency Formation Commission.

Constraints to Development

The Master Development Plan was based on a thorough and complete understanding of the constraints affecting the planning area if the goals of the Plan are ever to be achieved. An environmental impact report (EIR) was prepared which analyzed the impacts in detail. Figure 5 illustrates the primary constraints affecting the planning area.

The California Aqueduct, the Delta-Mendota Canal, and Associated Bridges.

The planning area is crossed by a number of important water conveyances, the most important of which are the California Aqueduct, part of the State Water Project, and the Delta-Mendota Canal, operated by the Department of Interior, Bureau of Reclamation.

The canals constrain vehicular circulation within the planning area because of the high cost of constructing or expanding the bridges that cross them. Currently, bridges exist for Sperry Avenue and Rogers Road and the Hansen under-crossing of Interstate 5.

The I-5 / Sperry Avenue Interchange and Sperry Avenue Gateway

Sperry Avenue provides the primary access to the City from the I-5 interchange and is perhaps the City's most important gateway. Interstate 5 is one of the four main north-south highways in California and accommodates regional commuter traffic within Stanislaus County and beyond. It is estimated that the north bound and south bound Sperry Ave. / I-5 ramps should be signalized before occupancy of 300,000 square feet. Please refer to the project Development Agreements for Arambel Business Park & KDN Retail Center and Business Park for additional details. For the WPBPEP planning area and current Commercial Center and Business Park, the I-5 interchange is important to the success of the development.

Other Infrastructure

Other important infrastructure include water supply, roads and circulation, drainage and wastewater collection and treatment. These issues are addressed by the infrastructure master plans prepared for the project area and discussed in Chapter V.

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Existing Land Use and Regulatory Setting

The Master Development Plan area consists of mostly cultivated agricultural land uses planted as orchards and row crops. The California Aqueduct and the Delta-Mendota Canal traverse the project site in a northwest-southeast direction.

General plan designations applied to the area by the City of Patterson are shown on Figure 4. Existing land use by general plan land use category is summarized on Table 1.

Water Feature and landscaping at the Villa del Lago Project.

Table 1
Summary of Existing Land Use by General Plan Land Use Category

General Plan Land Use Category	Acres
Light Industrial	**813.57**
General Commercial	**135.42**
Total	**948.99**

Patterson 2010 General Plan

The Patterson General Plan was adopted on November 30th, 2010 and includes the following elements:

Land Use
Housing
Community Design
Economic Development
Circulation
Air Resources and Climate Change
Public Services
Parks, Recreation and Cultural Resources
Health and Safety (Noise, Safety)
Natural Resources (Conservation and Open Space)
Administration and Implementation

The Master Development Plan would help further the following policies and programs of the Patterson General Plan.

Land Use

Commercial Development

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.*

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.*

Visitor-Serving Land Uses

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

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

Industrial Development

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

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-7.4: *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.*

Economic Development

Promoting the Local Economy

ED-1: *To establish and maintain a supportive business climate and a healthy, sustainable economy.*

ED-1.3: *The City shall continue to strategically market its business/industrial park opportunity areas including the West Patterson Business Park.*

Public Services

Water Supply

PS-1: *To maintain an adequate level of service in the City's water system to meet the needs of existing and future development.*

Wastewater Collection, Treatment and Disposal

PS-2: *To maintain an adequate level of service in the City's wastewater collection and disposal system to meet the needs of existing and future development.*

Storm Drainage and Flood Protection

PS-3: *To maintain an adequate level of service in the City's storm drainage system to accommodate runoff from existing and future development and to prevent property damage due to flooding.*

Location of Public Facilities

PS-9: *To promote efficiency, convenience, and harmony in the siting of public facilities.*

PS-9.1: *Land use compatibility. Public facilities-such as utility substations, water storage or treatment plants, pumping stations, and sewer treatment plants-shall be located, designed, and maintained so that noise, light, glare, or odors associated with these facilities will not adversely affect nearby land uses. Building and landscaping materials that make these facilities compatible with neighboring properties shall be used.*

PS-9.2: *Recreational use of rights-of-way. Utility company rights-of-way shall be considered for use of public or private open spaces, trails, parkland, or other compatible passive recreational uses.*

PS-9.3: *Underground utilities. The City shall, where suitable, require all new electrical and communication facilities to be installed underground or, in the case of transformers, pad-mounted. The City shall actively promote the undergrounding of existing overhead facilities.*

Recommended Land Use Plan

Land use designations recommended for the planning area are shown on Figure 6; recommended zoning districts are shown on Figure 7.
The planning area is designated Light Industrial and General Commercial, consistent with the definition used by the City of Patterson General Plan.

Table 2
Summary of Recommended Land Use Plan

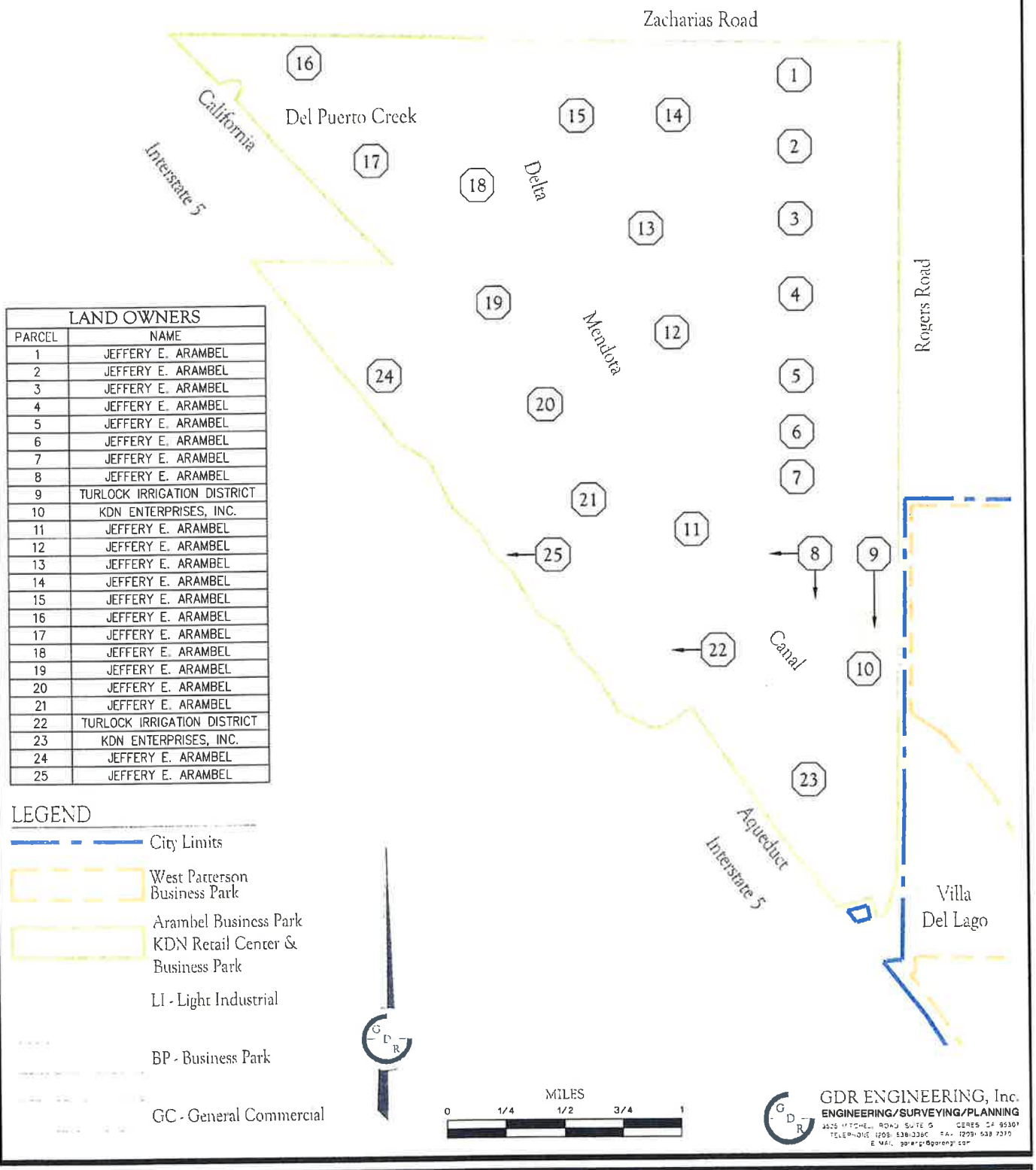
ARAMBEL BUSINESS PARK	
General Plan Land Use Category	**Net Acres**
WPLI - Light Industrial	652.46
WPIBP - Business Park	87.70
General Commercial	35.73
Sub Total	***775.89***
KDN RETAIL CENTER & BUSINESS PARK	
General Plan Land Use Category	**Net Acres**
WPIBP - Business Park	17.61
General Commercial	87.09
Sub Total	***104.70***
Grand Total	***880.59***

Arambel Business Park

The Arambel Business Park would occupy approximately 828 acres located north of the proposed future extension of Keystone Pacific Parkway. The Arambel component would consist of 42 parcels ranging in area from 1.1 to 61 acres each. Of the 42 parcels, 36 would support building envelopes and the remaining seven parcels would be designated for storm drainage purposes. The property from Rogers Road to the California Aqueduct will be designated light industrial. The property west of the California Aqueduct and a the south portion of the Arambel Business Park will be designated business park except the portion on land immediately north of Del Puerto Creek which is designated general commercial.

KDN Retail Center / Business Park

The KDN Retail Center / Business Park would occupy approximately 121.5 acres and would be located south of the proposed future extension of Keystone Pacific Parkway. The KDN component would consist of 19 parcels ranging in area from 1.5 to 17.1 acres each. Of the 19 parcels, 17 would support building envelopes and the remaining two parcels would be designated for storm drainage purposes. The property north of the Delta-Mendota Canal to Keystone Pacific Parkway will be designated light industrial and the property located south of the Delta-Mendota will be general commercial.



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ARAMBEL BUSINESS PARK
KDN RETAIL CENTER & BUSINESS PARK
MASTER DEVELOPMENT PLAN

Figure 6
Recommended Land Use Plan / General Plan Designations

Recommended Zoning, Development Standards and Allowable Uses

Recommended zoning designations for the planning area are shown on Figure 7. The two industrial zoning classifications and the General Commercial zoning designations are applied. The two industrial zoning classifications are West Patterson Industrial Business Park (WPIBP) and West Patterson Light Industrial (WPLI). The City of Patterson zoning ordinances are provided in Appendix A.

Allowable Land Uses

The list of allowable land uses associated with the two industrial zoning classifications is summarized on Table 3. The list of allowable uses associated with the General Commercial zoning classification is summarized on Table 4. One of the goals of the Master Development Plan is to continue to provide suitable locations for the development of business park, industrial, and general commercial uses within the City of Patterson.

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	**Permit Required**	
	LI	**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	-	P
Ceramic products	-	P
Communication systems research and development	P	P
Computer systems research and development	P	P
Conference center	-	P
Data Storage Facilities	P	P
Food packaging	P	P
Furniture manufacturing	P	P
Electronic repair and assembly	P	P
Interior design and office equipment sales	-	P
Manufacturing & technology support industries	P	P
Packaging	P	P
Pharmaceutical manufacturing	CUP	P
Printing and publishing, book binding	P	P
Research and Development Laboratories	P	P
Seed processing and packaging	CUP	-
Sheet metal fabrication	CUP	P
Sign fabrication companies	CUP	P
Software development	P	P
Warehouses as a principle use	P	-
Wholesale distribution and catalog sales	P	P

RETAIL AND SERVICE USES		
Artist gallery or studio	-	P
Auditoriums	-	P
Banks	CUP	P
Broadcast studios	CUP	S
Convenience store	CUP	P
Computer sales and repair	-	S
Commercial laundry	-	P
Communication towers	-	S
Contractor or building supply sales	-	P
Copying and reprographics service	P	P
Day care center	CUP	P
Exhibition building	-	P
Health club/gymnasiums/gymnastic school/exercise business	CUP	P
Medical and Health facilities and uses	-	P
Museum (non profit)	-	P
Office equipment sales	-	P
Offices	CUP	P
Hotels / Motels	-	P
Night club	-	P
Parcel delivery service	P	P
Parks and Playgrounds	-	P
Public buildings and facilities	P	P
Public utilities	-	P
Restaurants, food take-out	CUP	P
Retail shops	-	P
Colleges and Universities, private schools, technical schools	-	P
Temporary events	S	S
Transportation terminals	S	P

Development Standards

Recommended industrial development standards are summarized on Table 4 and in Appendix A. The industrial development standards are similar to those applied by the adopted City of Patterson Ordinance in January, 2003, as The West Patterson Business Park Master Development Plan.

The recommended commercial development standards are as shown within this Master Development Plan document and as adopt City of Patterson Ordinance for the General Commercial Zoning District.

Table 4 **Allowed Uses and Permit Requirements for General Commercial Zoning Districts**	**P** **Permitted Use** **S** **Administrative Approval Required** **CUP** **Conditional Use Permit Required** **-----** **Use Not Allowed**
Land Use	**Permit Required**
Apparel and accessory shops	P
Appliance stores	P
Armored car service	P
Art supply shops	P
Auction sales, not to include animals, within an enclosed building only	CUP
Auditoriums and conference centers	P
Automated teller machines	P
Automobile repair garages, excluding body and fender work, painting and upholstering, within an enclosed building only	CUP
Automobile sales, new and used	P
Automobile service stations	P
Automobile rental agencies	CUP
Automobile supply shops	P
Bakery shops	P
Banks, savings and loan and credit unions	P
Bars and cocktail lounges	P
Bed and breakfast inns	P
Bicycle sales and service	P
Billiard / arcade establishments	P
Boat and other marine sales, new	P
Bowling alleys	P
Candy stores	P
Car stereo shops	P
Car wash when appurtenant to a service station	P

Child care facilities	P
Cleaning and dyeing agencies, including pressing and repairs	P
Communication equipment buildings	CUP
Community social centers	P
Computer sales and repair shops	P
Confectionary or candy stores	P
Convenience stores	P
Country clubs and related uses	P
Dance studios	P
Day spas	P
Delicatessens	P
Dental Clinics, including laboratories in conjunction therewith	P
Department stores	P
Dress shops	P
Drug stores	P
Drug and alcohol treatment facilities as defined below may be established subject to the following: a. "Drug or alcohol abuse treatment facility" means a facility established and operated for the purpose of medical and other treatment, on a twenty-four hour basis for persons with addictions to alcoholic beverages and/or prescription or non-prescription drugs. b. The use shall be subject to all City, County, State and Federal regulations concerning such treatment facilities, health and safety, food preparation or other applicable regulation. Current of such certification shall be provided to and shall remain on file with the Planning Department. c. The Use Permit shall be subject to a review at a noticed public hearing before the Planning Commission at six (6) months and at one year after commencement of the use. Subsequent review shall be at the discretion of the Planning Commission. d. The Use Permit shall expire and shall be of no effect if the use is abandoned or, if for	CUP

any reason, any required license is forfeited, sold or transferred.	
Dry cleaning, self-service	P
Dry goods store	P
Electric distribution substations including microwave facilities in conjunction therewith	CUP
Equipment rental services	P
Farm supply stores	P
Fast food restaurants and other similar eating establishments	P
Feed and grain stores	CUP
Fire stations	P
Fish markets, retail (not including cleaning or processing)	P
Florist shops	P
Floor covering stores	P
Furniture stores	P
Gift shops	P
Golf driving ranges	CUP
Gun shops	CUP
Hardware stores	P
Health food stores	P
Health spas	P
Hobby supply shops	P
Hospitals	P
Hotels	P
Ice cream shops	P
Information centers, Chamber of Commerce, tourist, etc.	P
Itinerant/mobile vendors	CUP
Janitorial service	P
Jewelry stores	P
Liquor stores	P
Locksmith shops	P
Lodge halls	P
Markets, food	P
Meat markets, not including slaughtering	P
Medical clinics, including laboratories in conjunction therewith	P
Medical and orthopedic supply stores	P
Mobile home and manufactured housing sales,	CUP

new	
Mobile home parks	CUP
Mortuaries	CUP
Motels	P
Music stores	P
Novelty stores	P
Nurseries, including the growing of nursery stock	P
Nursery schools, pre-school children	P
Outdoor markets, sales establishments	CUP
Outdoor promotions, sales, or displays excepting outdoor eating establishments, approved farmers markets, and other temporary uses	CUP
Paint and wallpaper stores	P
Parks and playgrounds	P
Pet shops	P
Pet supply shops	P
Photographic equipment and supply stores	P
Photographic studios	P
Plumbing shops	CUP
Police stations	P
Pottery stores	P
Poultry markets, not to include slaughtering	P
Print shops	P
Private clubs	CUP
Professional and administrative offices	P
Public or private schools	CUP
Public utility storage, corporation or repair yards	CUP
Public and quasi-public uses, except for storage, corporation or repair yards	P
Radio and television stores	P
Recording studios	P
Restaurants (including sports bars/restaurants)-counter, drive through, table service	P
Retail stores	P
Second hand stores	P
Service stations	P
Signage attached to the main building and appurtenant to any permitted use	S
Shoe stores	P
Small group care facilities, nursing facilities,	CUP

convalescent facilities (must be state licensed)	
Sporting goods stores (no firearm sales)	P
Sporting goods stores (with firearm sales)	P
Stationery stores	P
Storage buildings and warehouses	CUP
Tattoo parlors	CUP
Theaters, not including drive-ins	P
Tobacco shops	P
Tourist information / visitor centers	P
Toy and hobby shops	P
Transit stops/park and ride lots/parking garage and lots	P
Travel trailer and recreational vehicle sales, not to include semi-trailers	P
Typewriter sales and repair shops	P
Variety stores	P
Veterinary clinics, small animal only	P
Visitor serving retail	P
Wholesale commercial uses	P
Wine and cheese shops	P
Wine tasting rooms	P
Other similar uses which the commission finds to fall within the intent and purpose of this district that will not be detrimental to the public welfare and which the commission finds to be of a comparable nature and of the same class as the uses enumerated in this section.	P
Other uses and structures customarily appurtenant or incidental to a principle permitted use on the same parcel, subject to applicable laws and intended soley for use by the occupants of a principle permitted use or uses. No accessory structure shall be constructed prior to the constructions of the main building, or on a lot separate from the main building	P
Temporary carnivals/circuses, not to exceed three days within any six-month period, provided the carnival/circus is located on publicly owned or leased property, on any general curriculum public or private school grounds, or on property improved with a permanently established church. The	S

sponsorship of such carnival/circus shall be confined to a public agency or a religious, fraternal or service organization directly engaged in civic or charitable endeavors	
Temporary storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipe lines and similar uses.	S
Temporary uses, such as Christmas tree, pumpkin and firework sales, grand openings and special events, freestanding signage	S
Accessory Uses: Other uses and structures customarily appurtenant or incidental to a principal permitted use on the same parcel, subject to applicable laws and intended soley for use by the occupants of a principal permitted use or uses. No accessory structure shall be constructed prior to the construction of the main building, or on a lot separate from the main building.	P
Live / Work quarters For purpose of this chapter, live/work quarters shall be defined as an integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: 1. Complete kitchen space and sanitary facilities in compliance with the California Building Standards Code; and 2. Working space reserved for and regularly used by one or more occupants of the unit	CUP

Table 5 West Patterson Industrial Districts Development Standards		
Topic	**LI**	**IBP**
Minimum lot size	Minimum area and dimensions for parcels proposed in new subdivisions	
Minimum lot area	5 acres	1.0 acres
Minimum dimensions	100 feet	75 feet
Minimum building size	25,000 sq. ft.	12,000 sq. ft.
Setbacks (2)		
Front	15 feet	Minimum setbacks required. See chapter 18.98 for setback measurements, exceptions, and allowed projections into setbacks. 15 feet.
Sides (each)	10 feet	
Rear	15 feet	
Site Coverage	50% maximum	50% maximum
Height limit (1)	45 feet	45 feet
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	
Signs	As required by City of Patterson sign regulations	

Notes

1. Maximum allowed height of structures. Exceptions may be allowed by Section 18.66.050 (exceptions).
2. The minimum setback for parking, buildings and other structures along Rogers Road shall be twenty (20) feet measured from the property line or the adopted right-of-way plan line, whichever is greater.
3. 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 feet.

Employment Targets

The main goal of the West Patterson Business Park Expansion Project Master Development Plan is to continue to attract and retain businesses that provide well-paying jobs. To that end, the following employment targets have been established.

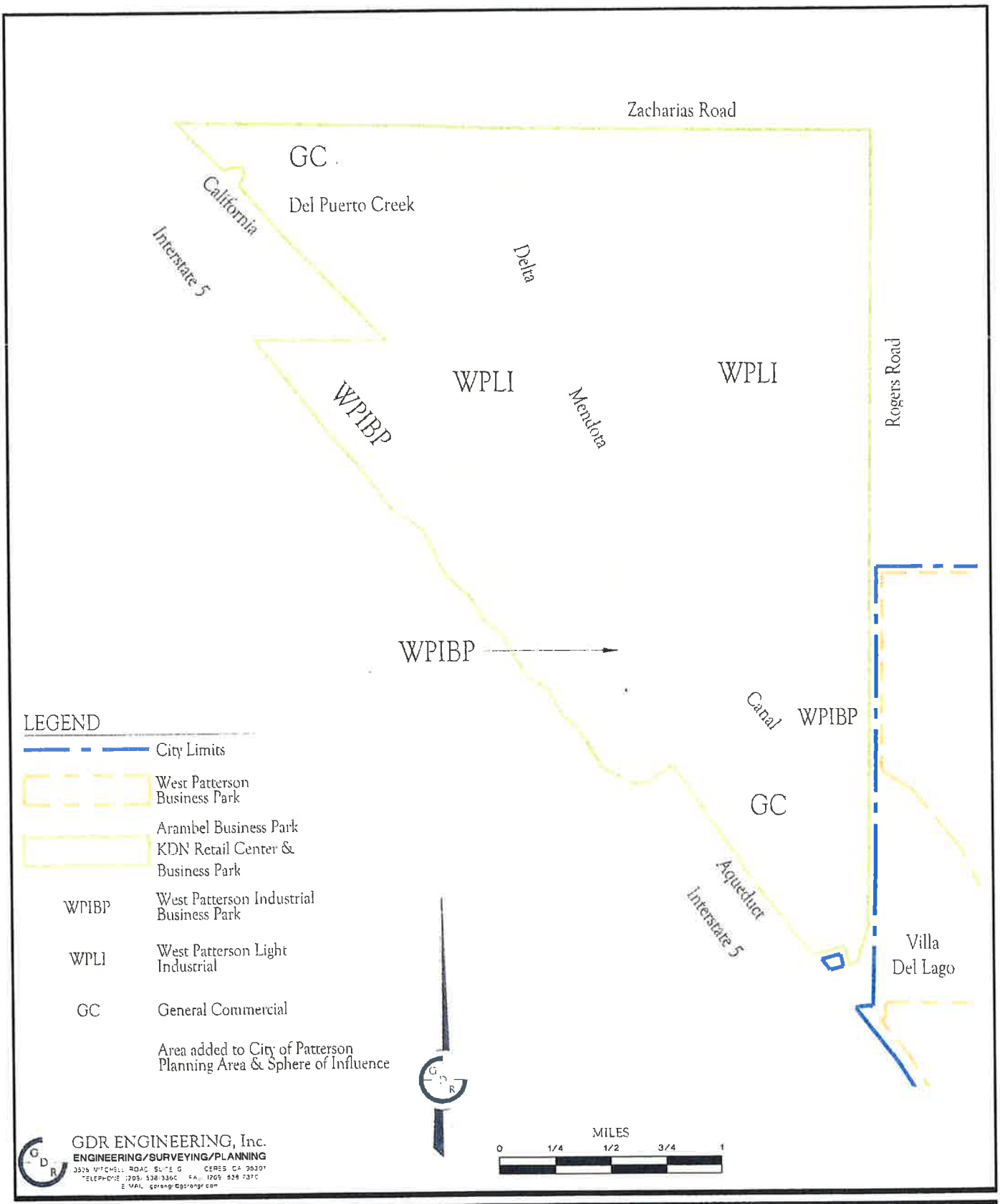
Table 6
Employment Targets

Zoning District	Desired Minimum Employment Generation (jobs per gross acre)
Industrial Business Park (IBP)	10 jobs per gross acre
Light Industrial (LI)	10 jobs per gross acre
General Commercial	14 jobs per gross acre

Notes

1. Table II-5: Employment Per Gross Acre of Non-Residential Development as shown on page II-13 of the City of Patterson 2010 General Plan.

It should be emphasized that these are targets only, and will be one of many factors used to assess the appropriateness of a given use for the area.

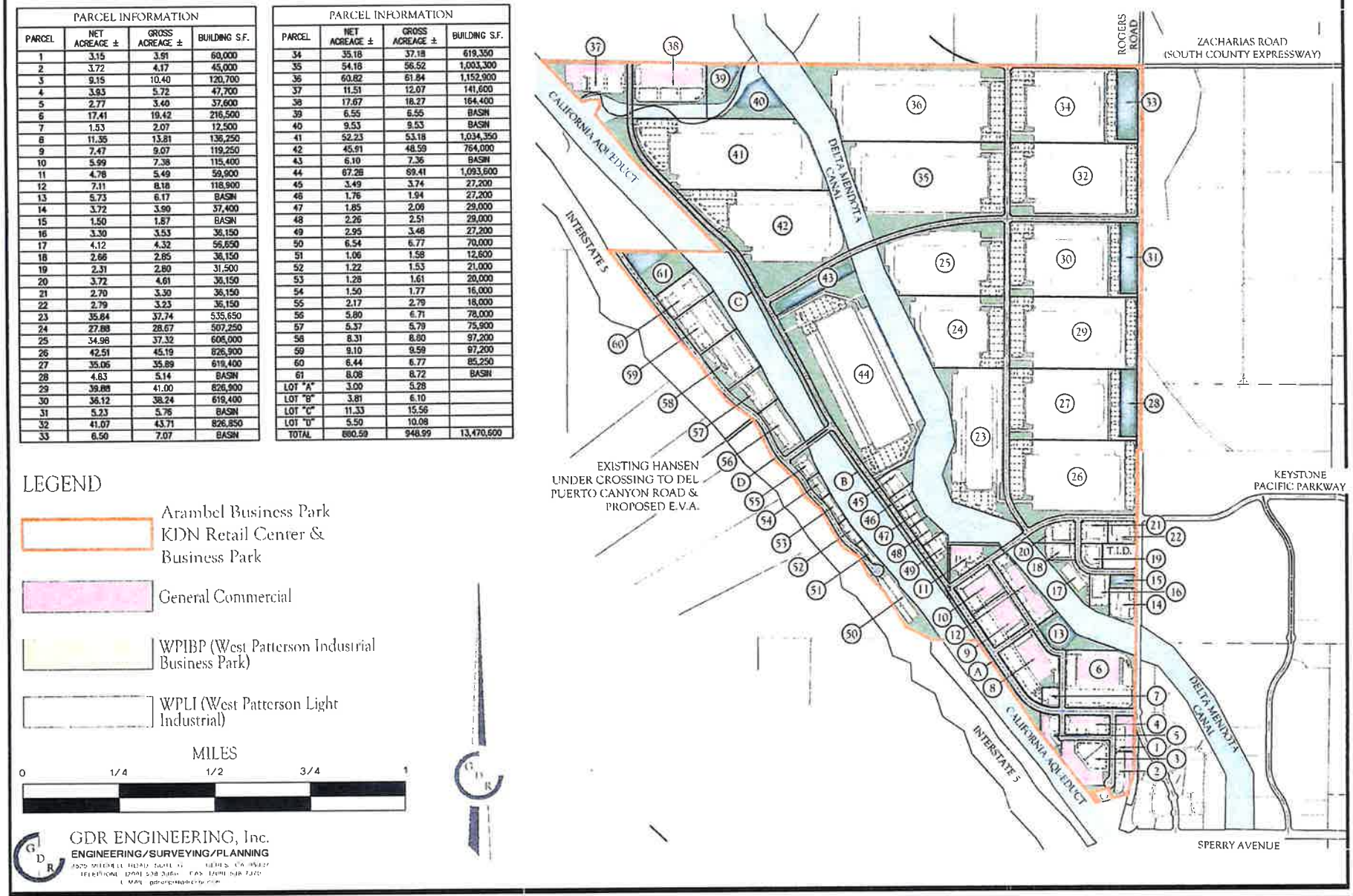


ARAMBEL BUSINESS PARK
KDN RETAIL CENTER & BUSINESS PARK
MASTER DEVELOPMENT PLAN

Figure 7
Recommended Zoning
District Boundaries

PARCEL INFORMATION			
PARCEL	NET ACREAGE ±	GROSS ACREAGE ±	BUILDING S.F.
1	3.15	3.91	60,000
2	3.72	4.17	45,000
3	9.15	10.40	120,700
4	3.93	5.72	47,700
5	2.77	3.40	37,600
6	17.41	19.42	216,500
7	1.53	2.07	12,500
8	11.35	13.81	136,250
9	7.47	9.07	119,250
10	5.99	7.38	115,400
11	4.78	5.49	59,900
12	7.11	8.18	118,900
13	5.73	6.17	BASIN
14	3.72	3.90	37,400
15	1.50	1.87	BASIN
16	3.30	3.53	36,150
17	4.12	4.32	56,650
18	2.66	2.85	36,150
19	2.31	2.80	31,500
20	3.72	4.61	36,150
21	2.70	3.30	36,150
22	2.79	3.23	36,150
23	35.84	37.74	535,650
24	27.88	28.67	507,250
25	34.98	37.32	606,000
26	42.51	45.19	826,900
27	35.06	35.89	619,400
28	4.83	5.14	BASIN
29	39.88	41.00	826,900
30	36.12	38.24	619,400
31	5.23	5.76	BASIN
32	41.07	43.71	826,850
33	6.50	7.07	BASIN

PARCEL INFORMATION			
PARCEL	NET ACREAGE ±	GROSS ACREAGE ±	BUILDING S.F.
34	35.18	37.18	619,350
35	54.18	56.52	1,003,300
36	60.82	61.84	1,152,900
37	11.51	12.07	141,600
38	17.67	18.27	164,400
39	6.55	6.55	BASIN
40	9.53	9.53	BASIN
41	52.23	53.18	1,034,350
42	45.91	48.59	764,000
43	6.10	7.36	BASIN
44	67.28	69.41	1,093,600
45	3.49	3.74	27,200
46	1.76	1.94	27,200
47	1.85	2.06	29,000
48	2.26	2.51	29,000
49	2.95	3.48	27,200
50	6.54	6.77	70,000
51	1.06	1.58	12,600
52	1.22	1.53	21,000
53	1.28	1.61	20,000
54	1.50	1.77	16,000
55	2.17	2.79	18,000
56	5.80	6.71	78,000
57	5.37	5.79	75,900
58	8.31	8.80	97,200
59	9.10	9.59	97,200
60	6.44	6.77	85,250
61	8.08	8.72	BASIN
LOT "A"	3.00	5.28	
LOT "B"	3.81	6.10	
LOT "C"	11.33	15.56	
LOT "D"	5.50	10.08	
TOTAL	880.59	948.99	13,470,600



GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING

ARAMBEL BUSINESS PARK / KDN RETAIL CENTER & BUSINESS PARK

MASTER DEVELOPMENT PLAN

Figure 8
Conceptual Development Plan

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Table 8
Project Employment Generation By Recommended Zoning District

Recommended Zoning District	Acres (Gross)	Employment Generation	Employment
Industrial Business Park	122.73	10 jobs per gross acre	1,227
Light Industrial	675.37	10 jobs per gross acre	6,754
General Commercial	150.89	14 jobs per gross acre	2,112
Total	**948.99**		**10,093**

Notes:

1. Table 11-5: Employment Per Gross Acre of Non-Residential Development as shown on page 11-13 of the City of Patterson 2010 General Plan.

III. Guidelines for the Design of New Development

Purpose and Applicability

One of the primary goals of the West Patterson Business Park Expansion Project Master Development Plan is to establish a regulatory and infrastructure framework that will continue the attraction and retention of high-quality industrial and business park development and retail commercial. Accordingly, the Design Guidelines that follow were prepared to aid designers, the public and decision-makers by expressing the community's shared vision for the quality and attractiveness expected from new development in the Plan Area. The Guidelines emphasize the use of landscaping, screening, sign control, and other techniques to improve and enhance the visual qualities of the planning area so that a visitor's first impression is a positive one.

In some instances the Guidelines are fairly precise. However, they are not rigid and inflexible, nor are they intended to stifle creativity by imposing a formula for the design of new development. Their main purpose is to ensure that new development in the West Patterson Business Park Expansion Project area enhances the quality of life in Patterson and preserves its image as a desirable place to live, work, shop and visit.

The vision embodied by these Guidelines can only be achieved through a cooperative effort among the decision-makers, private property owners and the community. The responsibility of decision-makers is to provide timely review of new projects, and to help foster private investment by implementing public improvements that enable development to occur. These Design Guidelines help achieve the former by providing a greater measure of predictability to the design review process. The role of the community is to be a sounding board with regard to new development so that decision-makers remain in touch with the preferences of City of Patterson citizens.

The Design Review Process

As with all other development-related matters in Patterson, design review is handled by the Planning Department and the appropriate decision-making body (Planning Commission and City Council). Anyone considering a development project should first make an appointment to discuss the project and these Guidelines with a member of the City Planning Department staff. The staff member can help

explain the development review procedures and determine if design review is required. The staff member can also provide an approximate timetable for the processing of the project and describe any other permits or approvals that may be required.

Design review is not a separate process apart from other discretionary approvals such as site plan review or a conditional use permit. To the extent allowed by the City's codes and ordinances, any additional planning or building permits will usually be processed concurrently.

Exceptions

It is envisioned that the great majority of projects will comply in their entirety with these Guidelines. However, it is possible that there may be unusual circumstances where a project may not be able to meet one or more of the standards due to the peculiarities of the project. In such instances, the Planning Commission may approve an exception provided that the overall intent of the Guidelines is still being met.

Amendments to the Guidelines

These Design Guidelines express the community's expectations for the design and quality of new development in the West Patterson Business Park Expansion Project industrial and commercial areas. Although they advocate basic principles of "good" design that have been found to apply in almost every occasion, they also encourage innovation and creativity. However, the Guidelines cannot anticipate how the community's expectations are likely to change over time as new design and construction techniques emerge and as tastes change. Thus, the Guidelines should be viewed as a "living document" that will evolve with the changing sentiments of the community. If amendments are deemed necessary in the future, they should be considered carefully and with the full participation of the community.

Who Does the Reviewing?

The Planning Director handles the task of design review for projects that do not require Planning Commission approval. When Planning Commission approval is required, such as a project requiring a conditional use permit, planned development or other entitlement, the Commission serves as the design review authority. When the Commission determines that a project conforms to all applicable provisions of the City Code, the project is approved. The approval may be subject to conditions that bear a reasonable relationship to the nature and intensity of development and the potential impacts such development may generate. Before a building permit may be issued,

the project must demonstrate compliance with all applicable conditions and codes. Minor exceptions to these Guidelines may be approved by the Planning Director (or the Planning Commission upon appeal) upon finding that the proposed design solution achieves the overall objectives of these Guidelines.

What Standards Will Be Used to Review My Project?

By its nature, design review involves subjective judgments: one person's idea of artistry may appear ugly to another. That is, in part, why these Design Guidelines were incorporated into the Master Development Plan and also why persons contemplating a development project should meet with City staff to discuss the design review process.

In their role as the design review authority, the Planning Director and/or Planning Commission will look at the entire design of a project, considering such factors as how the project relates to the natural features of a site and to surrounding development, and the visibility of the site along major corridors and entryways. They will also try to judge the quality of the experience people will have when working or conducting business in the development, as well as the effect the development will have on the visual character and quality of life of the community.

Design Guidelines

General Qualities of Design

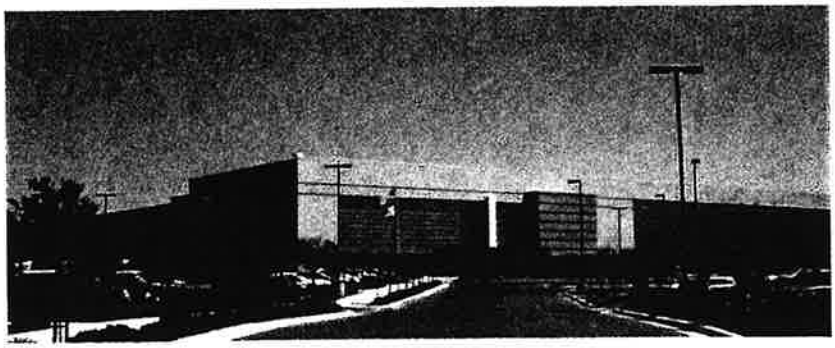
1. Industrial / business park centers shall be designed with a consistent architectural theme that employs elements to visually unify the buildings and signage. The projects conditions of approval shall be incorporated as part of the design guidelines.

2. Desirable design elements and qualities that should be incorporated into new industrial development include:

    - Variety of surface texture.
    - Wall articulation and relief (awnings, trellises, etc.).
    - Significant landscaping that complements the buildings.
    - Projection that helps identify the entrance.
    - Entries that resemble a quality office in appearance and architecturally integrated with the mass and composition of the building.

3. Large industrial buildings often convey a "box-like" appearance. The following design techniques should be employed to help reduce the box-like appearance of large scale, bulky buildings.

    - Provide articulation to the various components of a building's façade through the use of color, the arrangements of façade elements, or changes in materials.
    - Incorporating recesses, projections, trim elements and other architectural features to provide visual interest.
    - Incorporate landscaping and architectural detailing at ground level to lessen the bulk of the building.
    - Incorporating indentations, color bands, vertical seams, textured walls and articulated surfaces.



Examples of business park development

4. The roofline at the top of a structure should not run in a continuous plane. Offsets should be provided in the plane of

the roof at intervals proportional to the overall length of the façade.

Colors and Materials

5. Colors or logos indentified with an individual company should be employed as accent features to a building and should not be incorporated as a main architectural feature.

6. Large areas of bright intense colors shall be avoided. While more subdued colors usually work best for the overall color, brighter accent colors are appropriate for trim, windows, doors and key architectural elements. Bold stripes of color are not an adequate substitute for architectural detailing.

7. Wherever possible, the number of colors on a building should be minimized. Earth tones should be employed for the body of the building. Examples include shades of brown, beige, tan, brick, and gray. Generally, colors appearing on a building should be complimentary with contrasts provided by detailing or trim with primary colors.

8. Exterior materials should convey quality in design and construction.

9. Concrete construction for industrial business park buildings is encouraged and it is recommended that elements that provide articulation and visual interest be included. Examples include:

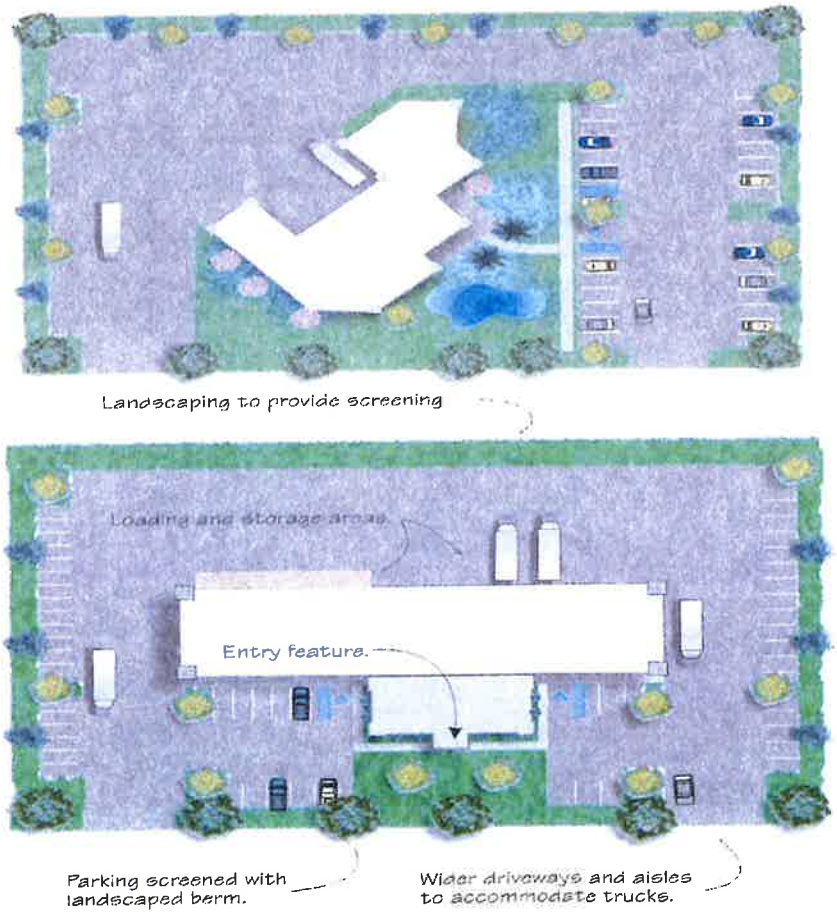
    - Texturing of the concrete surface to simulate rough or split-faced block.
    - Trim or other suitable exterior materials.
    - Painting of concrete is required. Painting on clay and concrete roofing tiles or shake roofs is prohibited.

10. Roof materials should be functional, durable and consistent with the quality of material employed on the buildings they serve.

Site Planning / Parking & Access

11. 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 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 setback 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 to not impose upon neighboring properties.



An example of a site plan for a business park use incorporating ample landscaping, a water feature and truck loading at the rear. The site plan below depicts a more conventional industrial project with loading in the rear and perimeter landscaping.

12. Large expanses of parking are to be avoided. Landscaping, including trees, shrubs and ground cover shall be provided throughout parking areas in accordance with City standards. Lighting within parking areas shall be provided in accordance with City standards.

13. Parking should be screened from view and visually subordinate to the development. Parking lots should not overwhelm the appearance of a site, or views from the site, and should incorporate landscaping for all areas not used for vehicle storage, access or circulation. Plants, berms and low walls, or a combination of these features, should be used to help screen parking from adjoining streets.

14. Parking lots shall be landscaped both on the interior and around the perimeter. In general, a planter should be provided at intervals sufficient to achieve an overall canopy of trees and should generally have minimum dimensions of six feet by eight feet.

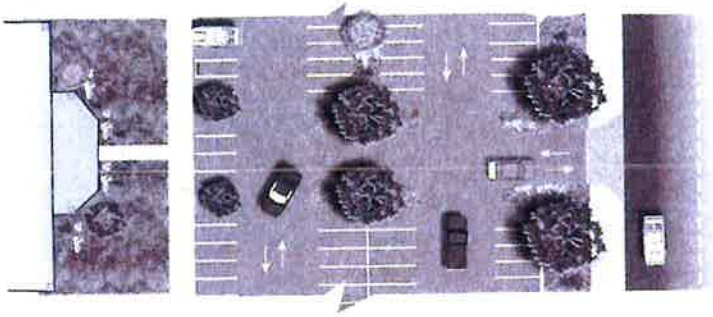
15. Entrances to parking and loading areas should be clearly marked with appropriate directional signage.

16. On-site circulation should be designed so that vehicles are not required to enter the street to move from one area to another.

17. Common driveways that provide access to more than one industrial site are encouraged and shall be utilized wherever possible.

18. Loading areas should be designed so that delivery trucks do not have to back onto the street for access.

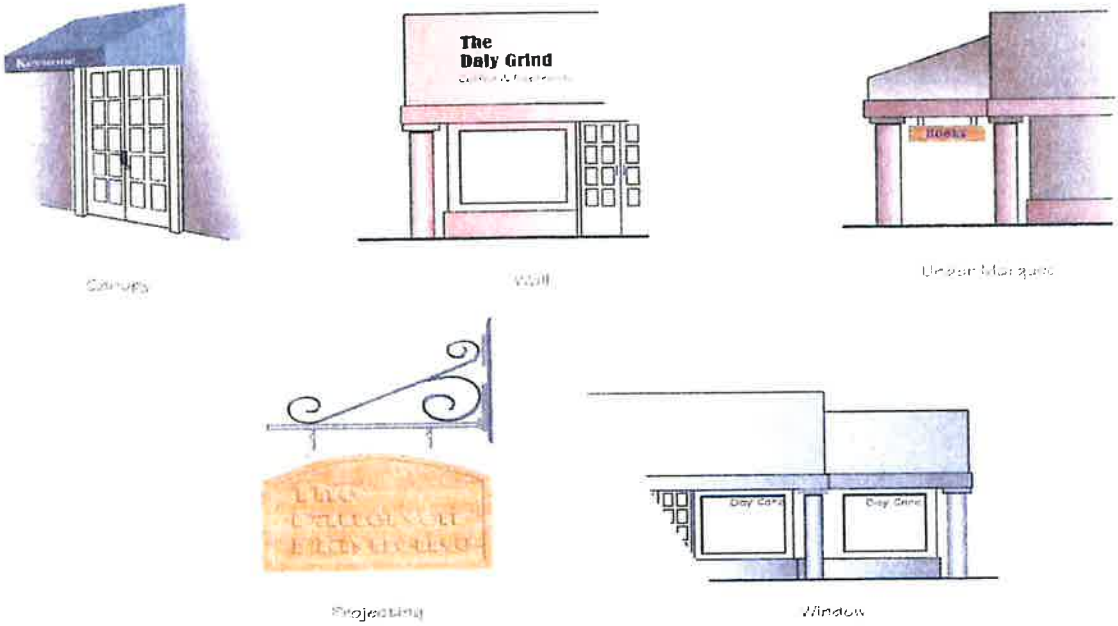
19. Landscaping should be used to define areas on the site and emphasize the entrance to buildings, parking lots, and loading areas. The use of vines on walls can help soften the appearance of large building walls.



Signs

23. All signs shall be consistent with the City of Patterson sign ordinance in addition to the Guidelines in this section.

24. Provisions for the placement of signs shall be considered in the design of buildings. Signs shall bear a direct relationship to the overall design and character of a building and shall be compatible in size, scale, colors and materials with the architectural style of the building(s).



Signs should be integrated with the style and character of the project.

25. All signs shall be constructed of high quality materials such as stone, brick, cast concrete, tile or similar materials. Bare metal, wood or other non-durable materials shall be reviewed on a case by case basis.

26. For buildings with multiple tenants, a comprehensive sign program for the entire center is required. Such development shall utilize a single monument sign on each street frontage that identifies the overall name of the center. Signs for individual tenants shall be incorporated into the design of the project consistent with the other guidelines and standards for signage contained in these Guidelines and the City Sign Ordinance.

27. Signs shall be designed with permanent (non-changeable) graphics that are either back-lit or illuminated by means of recessed light fixtures at the sign base. Back-lit sign letters fixed directly to the sign face are encouraged over cabinet signs or other types of lettering. Flashing or message-board signs are not allowed.

28. Internally-illuminated sign cabinets are strongly discouraged. The placement of sign cabinets on building walls is prohibited.

29. Signage should identify the business or industrial center. Trade slogans are not allowed as permanent signage.

30. Stark constraints in sign colors should be avoided.

31. Monument-type signs are preferred for business identification. Pole signs are not allowed. Where several tenants occupy the same site, individual wall mounted signs are appropriate in combination with a monument sign identifying the development address. Monument signs shall be no taller than eight feet and shall be integrated with landscaping around the base.

32. Monument signs shall be designed to complement the architectural style of the buildings they serve and shall utilize high quality materials such as brick, stone, tile, cast concrete or similar materials. A cabinet sign placed on a base does not meet the intent of these guidelines. Cabinet signs may be allowed provided the entire cabinet exclusive of the sign face is

encased in the above mentioned materials, or if the overall design of the sign is unique and meets the intent of these guidelines.

33. Project identification signs should be placed at key project entries and form an attractive entry statement complemented by landscaping.

Landscaping

In addition to these guidelines, all projects must comply with the City of Patterson's Drought Tolerant Landscaping Ordinance.

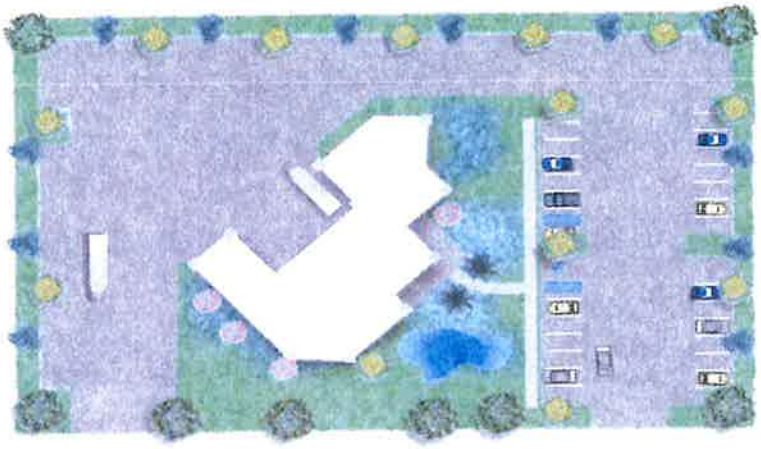
35. Landscaping should achieve the following objectives, as relevant to a particular project.

- Enhance the aesthetic appearance of development.
- Help buffer the transition between industrial and abutting residential development.
- Help control erosion.
- Screen incompatible land uses.
- Preserve the visual integrity of neighborhoods and commercial districts, and enhance pedestrian and vehicular traffic and safety by clearly distinguishing walkways and access points.
- Provide shade in parking areas.

36. Some commonly used planting design concepts include:

- Grouping specimen trees and providing rows at major focal points and entries.
- Flowering Vines on walls and arbors.
- Pots, vases, window boxes and raised planters.
- Trees to create canopy and shade, especially in parking areas and along pedestrian ways.
- Flowering trees or seasonal flowers to provide color.
- Berms, plantings and low walls to screen parking areas.

37. Landscaping and other open spaces should be integrated into the overall site design for a project. Landscaping should enhance and complement the design of the building(s), preserve and enhance views, provide buffers, transition areas and screening.



Business park site plan creating a campus-like setting by incorporating ample perimeter and parking lot landscaping, a water feature and entry statement.

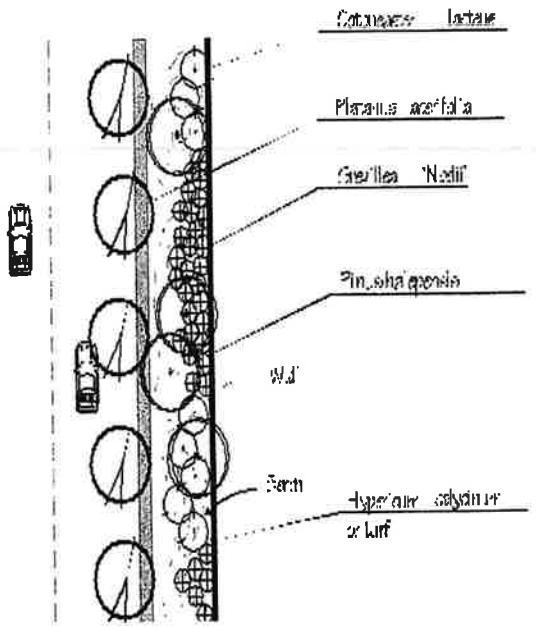
38. Landscaping should employ drought-tolerant varieties of plants, consistent with the City's Drought Tolerant Landscaping Ordinance.

39. A combination of deciduous and evergreen trees should be used to provide a variety of texture, color, and form in planting areas.

40. Trees with large canopies are required in parking lots, with accent trees at entries.

Walls and Screening

42. Screen walls should be designed to be compatible with the style and materials of the architecture of a site. Landscaping should be used in combination with such walls which covers at least 50% of the wall within five years. Berms should be incorporated into such landscaping. A conceptual landscaping plan that accomplishes these goals is provided below.



43. Long expanses of walls or fences should be interrupted with offsets and provided with accents to prevent monotony. Landscape pockets and pedestrian access through walls should be provided.

Staggered wall surface helps break up linearity.

Planter incorporated into wall provides relief from flat surface.

Variation in wall height along with foundation planting soften its appearance.

Materials that give texture to walls

44. Screening of outdoor storage should generally be solid, with a minimum height of six feet, in accordance with the City's fence height regulations. Vinyl-coated chain link fencing with slats may be appropriate for screening when not visible from the street in industrial zones. Chain link fencing is prohibited in commercial areas. Exposed chain link fencing may be used in industrial areas.

45. The use of barbed-wire or "razor wire" fencing is discouraged but may be considered in industrial areas where security of outdoor storage is a problem.

46. Where screening is required, a combination of elements should be used, including solid fences, walls, landscaped fences, landscaped berms and other landscaping.

IV. Guidelines for Commercial Development

Introduction

The form and scale of commercial development is shaped by the diverse nature of our modern economy and the manner in which consumers choose to move about, shop, work, and recreate. Each in turn influences how goods and services are produced and marketed. Accordingly, the guidelines for commercial development are organized into the following categories:

- General Principles of Design Applicable to All Commercial Development
- Large – Scale Retail Centers
- The projects conditions of approval shall be incorporated as part of the design guidelines.

General Principles of Design Applicable to all Commercial Development

Although commercial development covers a wide range of uses and settings, there are certain qualities common to each that should be expressed in the design regardless of its intended user or location within the City. The following guidelines should be applied to all new commercial development.

A. **Neighborhood Compatibility.** In designing a commercial project for a given site, it is important to analyze the areas surrounding the building site to find elements of compatibility that can be used in a new design. While a certain degree of variety is desirable and encouraged, compatibility with the neighborhood should be considered.

1. **Design.** Design factors that contribute to neighborhood compatibility include:

   a. Appropriate design theme;

   b. Proportional building scale/size;

   c. Appropriate building setbacks (if any) and massing;

d. Appropriate colors, textures, and building materials;

e. Adequate building articulation; and

f. Attention to form and function.

B. Consistency of design. Designs should demonstrate a consistent use of colors, materials, and detailing throughout all elevations of the building. Elevations which do not directly face a street should not be ignored or receive only minimal architectural treatment. Each building should look like the same building from all sides.

C. Form and mass. A building's design should provide a sense of human scale and proportion. Horizontal and vertical wall articulation should be expressed through the use of wall offsets, recessed windows and entries, awnings, full roofs with overhangs, second floor setback, or covered arcades.

D. Roofline. Roof design contributes strongly to the image of a structure as having quality and permanence.

1. A structure with a pitched roof, or pitched roofs over key building elements can sometimes project a more small-town image. Structures with flat roofs and parapets can be appropriate particularly in the downtown, but with particular special attention to the wall-to-parapet juncture, and to cornice details.

2. Pitched roofs may be gable, hip, or shed-style, but should either be full pitched or should appear so from the street. Any flat portions (i.e. equipment wells) should be relatively small and rooftop equipment should not be visible from streets or other public areas. On larger structures, pitched roofs should be multi-planed to avoid large, monotonous expanses.

3. Flat roofs are appropriate for larger commercial structures when it is determined that a project's overall design is amenable to flat roofs and is otherwise consistent with the objectives of these guidelines. When flat roofs are used, there should

be a continuous screening parapet topped with coping, or a cornice. Mansards should be used only to the extent that they maintain the same roof pitch as surrounding structures and are both high and deep enough to create the illusion of being a true roof. Steeply-pitched mansard roofs are discouraged.

E. Parapets. Parapet walls should be treated as an integral part of the building design, with architectural detailing consistent with the rest of the façade, and should not appear as unrelated elements intended only to screen the roof behind them.

F. Entries. Building entries should face the street and should be important and obvious elements in the design of a façade.

1. Each entry should be protected from the elements and should create an architectural focal point for the building.

2. Wall recesses, roof overhangs, canopies, arches, columns, signs, and similar architectural features should be integral elements of the building's entry design, and used to call attention to its importance.

3. Entries should incorporate windows to provide natural light and air, and to invite patrons.

4. Where appropriate, entries should incorporate seating, public art, lighting and areas to gather.

G. Additions to existing structures. The design of a building addition should follow the same general scale, proportion, massing, and detailing of the original structure, and not be in stark contrast to the original structure. Elements that help incorporate the main characteristics of the existing structure may include: the extension of architectural lines from the existing structure to the addition; repetition of bay, window, and entrance spacing or cornice details; roof design and ground-level details; use of the same or complimentary colors and materials; and the inclusion of similar architectural details (such as window/door trim, lighting fixtures, tile/brick decoration).

H. Materials and Colors. Colors and building material should compliment the form and massing of a building and reinforce a sense of compatibility with the neighborhood or district.

1. Building Materials. Building materials should be carefully chosen to enhance the consistency of the architectural theme and design.

a. Materials should be used honestly. Artificial or decorative façade treatments, where one or more unrelated materials appear "stuck-on" to a building (such as artificial columns or posts), should be avoided. While authentic materials such as brick, stone, and wood are preferred, artificial products that effectively imitate real materials may be appropriate in limited situations. If artificial stone-like materials are used, they should look like local natural materials (for example, river rock, serpentine stone, etc.).

b. Exterior finish materials should be chosen and applied so that they do not appear "thin" and otherwise artificial, as in the case of "brick" veneer applied to a single building face so that it is obviously only 3-inches thick when viewed from the side. Veneers should turn corners, avoiding exposed edges and continue down the side of a building to a logical break, such as a change in wall plane.

c. Downspouts and drain pipes should preferably be placed within building walls. If they must be placed on a building exterior, they should be integrated with the architectural design, colors, and finish materials of the building.

2. Colors. The exterior colors of a building are as important as the materials in determining how people think about the building and its surroundings. Colors should be compatible with the existing colors of the surrounding area but need to duplicate existing colors.

a. The use of muted tones for the structure's base color is recommended. Color should not be used as an attention getting device.

b. Accent colors should be used thoughtfully and compliment the base color or a variation of its hue, either weaker or stronger.

c. The transition between base and accent colors should relate to changes in building materials or the change of building surface planes. Colors should generally not meet or change without some physical change or definition to the surface plane.

I. **Windows.** Existing windows should be maintained, and not "walled-in" or darkened to provide more interior wall or storage space. Building street frontages where buildings are placed adjacent to the sidewalk should have windows comprising between 60 and 85 percent transparent (e.g., windows and doors).

1. Windows provided in new development should be consistent with the size and rhythm of spacing established on adjoining buildings.

2. Window casings/frames should be constructed of durable materials that compliment the form and character of the building. If aluminum is employed, it should be simple in design with a dark anodized or baked enamel finish.

3. Ground floor windows should employ clear glass only, tempered to satisfy energy conservation requirements yet sufficiently transparent to afford views into the building.

4. Traditional mullions (true divided light windows) are preferred to muntins, which are short bars used to separate glass in a sash into multiple lights. Large windows without muntin or mullions are strongly discouraged.

J. **Signs.** Every structure should be designed with specific consideration for adequate signing, including provisions for sign placement, sign scale in relation to building scale, and readability. However, building façades designed solely for the placement of signs is strongly discouraged. The colors, placement, and materials of all signs should be integrated with the architecture and façade details of the structure.

These guidelines are intended to supplement and compliment the City's sign regulations:

1. The colors and materials of signs should complement the architectural style of the building.

2. The size of a wall sign should be in proportion to the scale of the wall to which it will be installed. Similarly, the size of a freestanding or monument sign should be scaled to its proposed location and compatible with surrounding signage.

3. Building signage should be located near the business entry.

4. Signing should be consistent in location and design throughout a development. The development of a signage program is highly recommended for projects with more than one business, including shopping centers, to encourage uniformity.

5. When more than one type of sign is used in a project, the styles of the signs should be consistent with one another so that the effect of the overall program is harmonious.

6. Text should be kept to a minimum and designed for business identification, not advertising purposes. Location, size, materials, and other features of a sign should be selected to achieve legibility.

7. Wall signs, monument signs and low-profile freestanding signs are encouraged. Distinctive architectural features, planting, window displays and merchandise can often communicate some of the message and identity usually conveyed by traditional signage.

8. Monument and Freestanding Signs. The base of a monument sign or the poles supporting freestanding signs should be architecturally compatible with the architecture of site buildings and enclosed or clad in architecturally compatible materials. Freestanding pole signs are strongly discouraged. Sign faces of these types of signs should be sufficiently high to allow the placement of landscaping around the bases without obstructing sign visibility.

9. Signage for pedestrians should be provided where necessary for orientation. Suspended and small projecting signs are good choices for business identification.

10. Illumination. Where permitted, lighting for signs should not create a hazardous glare for pedestrians or vehicles either in a public street or on any private premises. The light source should be shielded from view and excessive light spillage should be avoided. Indirect light source (e.g. 'goose neck' lights) are strongly encouraged.

11. Lighting for externally illuminated signs should be indirect and utilize focused light fixtures that do not allow light or glare to shine above the horizontal plane of the top of the sign or onto any public right-of-way or adjoining property.

12. Internal illumination. For internally illuminated signs, a dark background with lighter letters and graphics is generally preferable to the reverse. Raised lettering and graphics with halos or back lighting are also preferable to flat-faced signs with a light background and dark copy.

13. Individual "channel" lettered signs are encouraged; "canister" type signs are discouraged.

K. Site Planning. The placement of building son a site and its relation to adjoining development, the street, pedestrian and vehicular access are important considerations in the design of development that complements its surroundings.

1. **Consider neighboring development.** Each development proposal should demonstrate consideration and modification of designs as necessary for the existing conditions on and off the site including the following:

    a. The uses on, and site layout of, neighboring properties;

    b. The architectural style, shape and massing of neighboring structures;

    c. Existing natural features (e.g., mature trees, landforms, etc.);

    d. Privacy and solar access of the site and neighboring properties.

    e. Opportunities for new projects to provide physical links to adjacent development using sidewalks, and shared access drives and parking, whenever possible; and

    f. Opportunities for new projects to provide visual links to adjacent development in the form of similar landscaping, trees, etc., in addition to contextual architectural design as noted in b above.

2. **Building and Parking Locations.** Buildings should generally be oriented parallel to streets and should be placed as close to the street as required setbacks and consistent building placement will permit.

    a. Buildings may be angled to create interesting juxtapositions if there is a clear and desirable design goal to be achieved. However, the definition of the street edge is an important role

for buildings and should be considered in project design. Variations from this guideline may occur for wider setbacks from the street if a pedestrian oriented use or activity area is proposed or needed (for example, outdoor dining or a rest area) or to maintain continuity with landscaped areas on adjacent properties.

b. The orientation of building should respond to the pedestrian or vehicular nature of the street. Buildings with high pedestrian use should face and be directly accessible from the sidewalk.

c. The City strongly encourages shared parking arrangements and reciprocal access where appropriate. Parking areas on adjoining parcels should be connected to allow continuous vehicle, bicycle, and pedestrian access. Pedestrian linkages between parcels from building should be located separately from vehicle connections where possible and, in all cases, clearly differentiated from vehicle ways.

d. Scenic views and natural features around the site, and a site's location on a scenic route is strongly encouraged early in project design.

e. Corner buildings should have a strong tie to the setback lines of each street. The primary mass of the building should not be placed at an angle to the corner. This does not preclude angled building corners, or an open plaza at a corner. The latter are strongly encouraged.

f. The visual impact of parking lots should be minimized by locating these facilities to a portion of the site least visible from the street and by providing adequate screening, parking lot landscaping and setbacks.

g. Parking areas should be connected to building entrances by means of enhanced (patterned or stamped) paving.

h. Handicapped access should be provided into the property from the nearest point of public transit.

i. Loading facilities should not be located at the front of buildings where they will interfere with customer and employee traffic and be difficult to adequately screen. These facilities are usually more appropriate at the rear of buildings; however, loading areas should not look like and afterthought. They should be screened from street and off-site views to the maximum extent feasible, and should be architecturally integrated with the design of the building. Special attention should be given when designing loading facilities in a rear location adjacent to residential uses. Techniques such as block walls, enhanced building setbacks with landscaping, or fully enclosed loading areas and careful attention to the location and shielding of lighting and equipment (i.e., trash compactors, generators, etc.) can help minimize adverse impacts to residents. It is sometimes preferable to require that tenant spaces within a commercial project receive and ship products through the "front door," rather than subject adjacent residential uses to the noise and night time glare associated with actual loading facilities.

L. Landscaping. Landscaped areas should be planned as an integral part of the overall project and not simply located in "left over" areas of the site.

1. Landscaping should be used to help define outdoor spaces, soften and complement a structure's appearance, and to screen parking, loading, storage, and equipment areas. Landscaping should also be employed for its utilitarian qualities, such as the provision of shade, its ability to enhance the aesthetic appeal of a street, district or commercial site, and for its capacity to reinforce and complement historic cultural values.

2. The use of on-site pedestrian amenities (such as benches, shelters, drinking fountains, lighting, and trash receptacles) is encouraged. Theses elements should be provided in conjunction with on-site open

spaces and be integrated into the site plan as primary features.

3. Trees should be used in parking lots to help visually break up large expanses of paving and to provide some shading. Some trees within parking areas should be deciduous, to provide pavement surface shading during the warmer months, and to allow for solar gain during the winter. Tree species should be selected with rooting and canopy patterns to fit the spaces provided them. In general, species with messy fruits, pods, and seeds that will drop on the surfaces below are not good choices.

4. Healthy, mature trees should be maintained and incorporated into the site design wherever possible.

5. Planting should be included on all developed sites. Planting areas should be integrated with the building design, enhance the appearance and enjoyment of the project and soften the effect of the buildings and paving. Landscaping should use a combination of trees, shrubs, and ground cover. A projects planting should blend with vegetation on nearby property if the neighboring greenery is healthy and appropriate. The City encourages innovation in planting design and choice of landscape materials.

6. Vegetation and natural features. Healthy existing vegetation should be kept and incorporated into site and planting plans if they improve the site's appearance or enhances its proposed use.

7. Extent of landscaping. A site should be adequately planted on all sides and on the interior. Trees should be planted along streets in accordance with the City's Tree Regulations. Those trees should be selected from the City's "street tree" list; trees not on the list may be used if approved by the City. Trees might be required on other parts of a site for screening.

8. Plant selection. The purpose of planting – shade, screening, erosion control or appearance, for example – should determine what types of plants

are selected. Thickness, height, variety of color (not uniform), seasonal characteristics and ultimate growth should be considered. A generous amount of vegetation should be planted.

9. Water conservation. The conservation and efficient use of water are important City goals. The City strongly promotes the use of native and drought tolerant materials and sets water efficient landscaped standards. The following landscape standards should be applied to all new development.

    a. Irrigated turf areas should not exceed 20 percent of the site's total area.

    b. Water saving turf varieties or turf substitutes (groundcovers) should be used where appropriate.

    c. Planter and turf areas will be designated for maximum water efficiency and ease of maintenance. Turf should not be used in narrow planters, raised beds, and other relatively small planters.

    d. Planting on slopes over 15 percent causes excess irrigation runoff, and will not be allowed.

    e. Use decorative paving and alternative ground covers such as pathway bark, crushed rock, wood chippings, concrete, brick, or wood pavers to attractively landscape pathways, service areas, or areas difficult to maintain.

    f. Plants should be selected appropriately according to their suitability to the climatic, geological, and topographical conditions of the site. Protection and preservation of native species and natural areas is strongly encouraged, and any proposed removal will be evaluated for its appropriateness.

    g. Plants having similar water use should be grouped together in distinct hydro-zones and irrigated by a separate valve. Non-potable water should be used wherever possible for irrigation.

h. Plant selection should clearly emphasize the use of drought tolerant and water conserving plants.

i. Curbs, header boards, pavers, and other decorative materials should be used to define the edges of planters to reduce irrigation runoff into non-planted areas, and to define turf areas.

j. Water features will be designed and maintained to use water efficiently. Pools, ponds, decorative fountains and other similar ornamental water features will use re-circulating water. Water features will be of a design, shape, and size that maintains water loss through evaporation.

k. Parking lots should be adequately landscaped to prevent large, uninterrupted expanses of paving.

l. Planted areas should have a two-inch thick layer of mulch to reduce soil moisture evaporation and discouraged weed growth.

m. Use erosion control measures on planted slopes of 3:1 (33 percent) or steeper. Where runoff and erosion are likely, planter slopes should have jute mesh, straw matting or comparable biodegradable material to reduce erosion and allow plants to become established.

10. Placement. Plants should be placed with respect for their life cycles-for such factors as their ability to maintain and reproduce themselves, their size at maturity and their life span. Placement also should respect the different environmental requirements of different plants; factors such as temperature, moisture, soil, sunlight, and wind should be considered.

11. Irrigation. Most plants need to be irrigated to look their best. The City encourages the use of drought-tolerant plants; however, even these need regular water to become established. An appropriate irrigation system might include sprinklers, bubblers, a drip system and hose bibs, for example. The

system should be designed for efficient, conservative use of water. The use of automatic watering systems, set to water at night, are encouraged. Planter areas need to be large enough to properly accommodate the proposed irrigation systems.

12. Protection for planters. Planting areas should be protected by wood, masonry or concrete curbing where necessary.

13. Trees/Landscaping removals. Proposals to remove trees over three inches in trunk diameter should be shown on plans. The type, trunk and canopy diameter, and status (e.g. to be removed, saved, relocated) needs to be noted. Landscaping should not be considered for removal as part of a demolition plan without accompanying development plan that demonstrates why the plantings cannot be saved and provides for an adequate replacement.

14. Maintenance. Landscaping plans should be designed with function and ease of maintenance in mind. Diseased vegetation should be treated and dead vegetation replaced. Configurations that tend to catch trash and debris should be avoided.

15. Other Considerations. Proposed landscaping should also be designed to address the following additional considerations:

    a. Maintenance and replacement
    b. Water shortages, potential problems with reclaimed water
    c. Effects of drought – plant loss, increased water costs
    d. Health concerns – allergies (heavy pollen producing trees)
    e. Poor soils and poor drainage
    f. Intrusion of temporary structures onto landscape space
    g. Safety issues – tree fall, root damage, visibility
    h. Disease concerns – pitch canker, borer beetle

M. Screening. Screening can protect and separate uses and site functions to decrease adverse noise, wind, or visual impacts and to provide privacy. The need for screening should be considered early in the design process so that screening elements (such as fences and walls, berms, and landscaping) can be effectively integrated into the overall project design and not added later as an afterthought.

A. The method of screening should be compatible with the adjacent structure in terms of overall design, materials, and color.

B. Where screening is required at the ground level, a combination of elements should be considered including solid masonry walls, berms, and landscaping. Surfaces that are susceptible to graffiti, such as walls, should be covered with landscaping.

C. Roof-mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and dishes should be set back from the roof edge and placed behind a parapet wall or in a wall, so they are not visible to motorists or pedestrians. Screening for equipment should be integrated into the building and roof design by the use of compatible materials, colors, and forms. Wood lattice and fence-like coverings are not allowed for screening.

N. Refuse, Storage and Equipment Areas

1. **Trash/recycling enclosures & service areas.** Refuse containers, service areas, loading docks, and similar facilities should be located out of view from the general public, and so that their use does not interfere with on-site parking or circulation areas, and adjacent uses, especially residential uses.

    a. Trash/recycling enclosures and service and loading docks should be conveniently located and large enough to accommodate the uses on the site, but should not interfere with other circulation or parking on the site.

b. Trash containers should be located away from public streets and primary building entrances, and should be completely screened with materials that are consistent with those on adjacent building exteriors.

c. Trash storage areas that are visible from the upper stories of adjacent structures should be screened with a trellis or other horizontal cover to mitigate unsightly views. The covering should be consistent with the architectural style of adjacent buildings.

d. Enclosures should be designed for long-term use and made of durable materials on a concrete pad.

O. Outdoor Storage, Display and Sales.

1. Outdoor storage areas should be screened with a solid fence, wall or mature hedge or other screen planting at least six feet high.

2. Where permanent outdoor storage of materials or sales items will exceed six feet in height. The materials should be provided with screening of comparable height and integrated with the overall design of the adjoining building.

P. Lighting. Lighting provides safety and orientation, but may also be a nuisance when it intrudes unnecessarily onto surrounding properties or the street. Conversely, lighting can enhance the aesthetic qualities of commercial development when used to complement its form and character and to create ambiance.

1. Outdoor lighting should be designed to illuminate at the minimum level necessary for safety and security, and to avoid harsh contrasts in lighting levels between the project and adjacent properties to the maximum extent possible. In all cases lighting should be designed to minimize glare by, among things, recessing the light within the fixture.

2. Lighting fixtures should not appear as an afterthought but should be integrated with the design of the buildings, parking and landscaping.

3. Lighting for parking areas and vehicular circulation lighting should be cut-off type fixtures that contain light on the intended areas. Bollard type lighting for pedestrian activity areas may use other light sources.

4. Lighting fixtures in parking lots should be located to assure adequate light levels and to avoid displacing trees.

5. Lighting fixtures in parking lots should not exceed 20 to 25 feet in overall height from the finished grade of the parking facility, except that light standards in large-scale commercial development may be taller so long as it can be demonstrated that such lighting will not adversely impact surrounding residential neighborhoods.

6. The design, size, and placement of outdoor lighting fixtures on buildings and in parking lots should be in keeping with the architectural style of the buildings. More, smaller-scale parking lot light instead of fewer, overlay tall and large parking lot lights should be installed. Outdoor light fixtures mounted on building walls should relate to the height of pedestrians. All light fixtures should be directed downward and shielded so that the light source itself is not visible and does not spill over to adjacent properties.

7. Bollard-type luminaries 3 to 4 feet in height are encouraged as pedestrian lighting.

8. Roof lights, wall washes, lighted roof panels and other methods of illuminating buildings are discouraged, including neon.

Q. Walls and Fences. The fact that commercial and industrial uses often require large outdoor areas for production activities, parking, or storage necessitates the thoughtful design of surrounding walls and fences because they can become significant visual elements on the site. It is of primary importance to take into account the public street frontage impact of walls and fences.

1. If walls are not required for a specific screening or security purpose they should not be used. The intent is to keep walls as low as possible while still performing their screening, security and noise attenuation functions.

2. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture. Landscaping should be used in combination with such walls whenever possible.

3. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided along the wall.

4. With taller walls over five feet in height, it may be more appropriate to have a stepped design which allows for the creation of a planter area between wall components. The use of trailing vines or groundcovers in these planters is encouraged.

5. When security fencing is required, it should be a combination of solid columns, or short solid wall segments, and wrought iron grill work, rather than the entire fence being a single material. Razor wire is prohibited. However, chain link fencing may be allowed when not visible from the street and so long as the fencing is vinyl or powder coated.

6. The aesthetic quality of walls and fences along collector and arterial streets should be given special consideration, especially where used to screen parking lots. Long stretches of the identical wall or fence should be avoided; changes in the design

should be made at logical points along the length of the wall or fence, such as at intersections.

R. Public Art. Public art can enliven an urban environment, enrich pedestrian experience, and stimulate interaction between artist and viewer. In the City, public art, as with all other improvements, is subordinate to the overall purpose of enhancing the beauty and enjoyment of the center.

1. Examples of appropriate public artwork include (but are not limited to) sculptures, murals, fountains, and kinetic art. Public art should reflect a city-wide collection of diverse media and style.

2. Proposals for placement of public art should consider and describe the relationship of proposed works to their immediate surroundings and to the City, especially as the proposed locations or artistic endeavor is reflective of important people and places in the history of Patterson.

3. Plans for development may identify specific locations for public art, and works may be commissioned or purchased to strengthen the context of these locations.

4. Poorly maintained public art is detrimental to a given commercial project and to the City. Works should not be installed (whether acquired by gift or purchase) unless accompanied by an endowment for long-term maintenance.

5. Public art should be incorporated into streetscape elements such as paving, bus shelters, benches, tree grates, and fences, whenever feasible.

6. Sites larger than 5 acres should create an open space or plaza with amenities such as benches, monuments, kiosks or public art. Amenities should be in prominent location, interconnected with the uses and walkways on the site, and be landscaped.

S. **Telecommunications Facilities.** The placement and design of telecommunication facilities are regulated by provisions of the City's Municipal Code to promote the aesthetic appearance of the City, to ensure public safety, and to acknowledge and provide the community benefit associated with the provisions of advanced communication services within the City.

1. The placement of telecommunications facilities (including towers for cellular phones, satellite earth stations, and associated facilities) shall be subject to relevant provisions of the City Code which prescribes standards for the location, screening, minimum setbacks, structure height, colors, and materials.

T. **Drainage and Water Quality.** Site planning, grading, and landscaping that incorporates screening through the use of berms shall be designed to comply with the relevant provisions of the National Pollution Discharge Eliminations System (NPDES).

Guidelines for Large-Scale Commercial Projects

Large-scale commercial projects generally exhibit the following characteristics:

- A building site of ten or more acres;
- At least one large "anchor" tenant space, along with multiple smaller attached tenant spaces;
- One or more detached tenant spaces, or "pad spaces" located near the street;
- Total building floor area of 100,000 square feet or more (project area);

Larger commercial centers present a number of design challenges relating to the size, form and mass of buildings and mass of parking area, an emphasis on customers who arrive primarily by motor vehicle (and by extension issues relating to on-site circulation for motor vehicles and pedestrians) and how such development can create desirable settings for shopping.

A. **Site planning for large-scale development.** Project site planning should emphasize pedestrian-oriented features, even though most customer trips to these facilities may be by auto. Even people who arrive by

auto must walk from car to building; in addition, some customers may arrive by transit, bicycle or on foot. Buildings in parts of the City that are more suburban and auto-oriented in character should incorporate major on-site plazas, open space areas and streetscape elements for pedestrian use between the major tenants and the parking lot. In the case of new commercial structures located on major arterials, it may also be appropriate to provide landscape setbacks between buildings and streets.

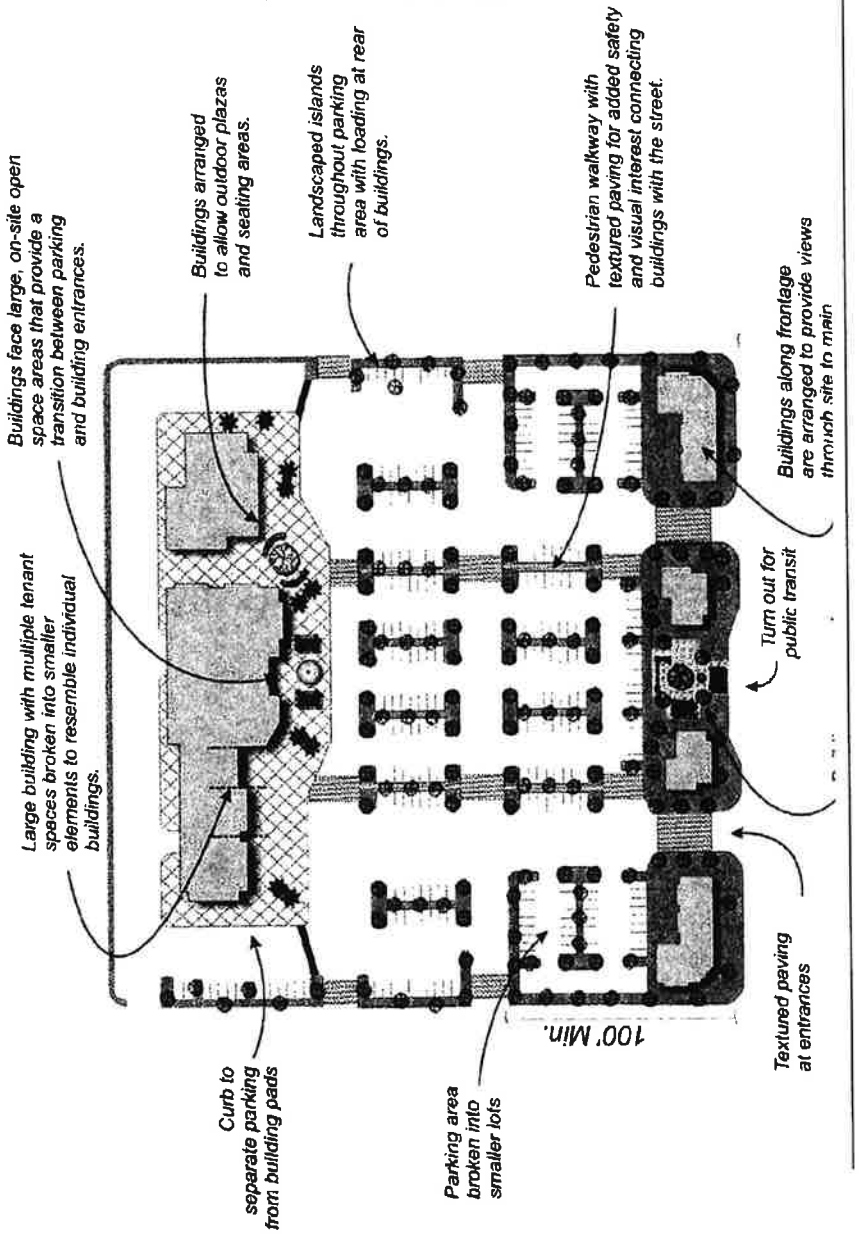
1. The layout of buildings and parking on the site should emphasize a strong relationship to adjoining streets, and encourage pedestrian circulation and access between the buildings and the street. Buildings should be placed near the street frontage on streets with slower traffic speeds and a pedestrian orientation, but may be located farther from a wide street with higher traffic speeds. The placement of buildings should also consider solar orientation, and the protection of outdoor pedestrian areas from the wind.

2. Site planning should include an outdoor use area or focal point adjacent to major building entrance. The area should provide public amenities such as a water feature, benches, landscaped areas with shade trees, public square, etc. Projects with two or more structures should group the buildings to define this space.

3. Buildings backing onto and visible from Interstate 5 should allow for clusters of evergreen trees and other extensive plantings to screen undesirable views of buildings.

4. Large scale commercial projects and shopping centers should be designed to locate a minimum of 30 percent of the total site frontage at the front setback line, with direct pedestrian access to the buildings form the sidewalk. Locating buildings near the front of the property, together with substantial landscaping, strengthens the overall streetscape, and helps screen off-street parking areas.

5. Multiple buildings in a single project should be designed to create a visual and functional relationship with one another. Whenever possible, multiple buildings should be clustered to achieve a "village" scale. This creates opportunities for plazas and pedestrian areas while preventing long rows of buildings. When clustering is impractical, a visual link should be established between buildings. This link can be accomplished through the use of an arcade system, trellis, colonnade, landscaping and trees, or enhanced paving.



6. The location of open space areas should be accessible from the majority of structures, and should be oriented to take advantage of sun or shade, and offer wind protection, as appropriate.

7. As a desirable objective, projects should seek to achieve a connection between the on-site pedestrian circulation system with the off-site public sidewalk at least once in each 200 linear feet of sidewalk adjacent to a project.

B. Parking Areas. Parking lots for large-scale commercial centers should be designed to be equally pedestrian and vehicular oriented, as follows:

1. Location and Designing of Parking. Parking should not be the dominant visual element of a site. Large, expansive paved areas between the building and the street are to be avoided in favor of smaller multiple lots separated by landscaping or buildings, or located to the sides and rear of buildings. The design of large-scale retail centers should provide a portion of the required parking at the sides and rear of the building to avoid the appearance of a large expanse of asphalt between the buildings and the street.

2. Landscaping. Parking areas should include substantial landscaping, including trees planted in an "orchard" layout. Extensive landscaping throughout parking areas and the project site is highly desirable because landscaping can soften the appearance of large structures, assist in energy conservation by shading cars and by reducing heat gain by buildings adjacent to large asphalt areas, and make walking around the site a more pleasant experience for pedestrians.

3. Pedestrian Routes. Safe and direct pedestrian routed should be provided through parking areas to primary entrances, and designed as noted under "Pedestrian Circulation."

4. Overflow and Employee Parking. Where appropriate because of site characteristics,

surrounding land uses, and project site planning, parking areas intended for employees and peak-season overflow may be allowed to have screening perimeter landscaping only, with no internal plantings, provided that these parking areas are located behind the main structures and not readily visible from streets or residential areas.

5. Shopping Carts (when appropriate to the tenant). Parking areas should include shopping cart corrals of sufficient quantity and frequency so that carts can be conveniently dropped off without obstructing vehicle, bicycle, or pedestrian movement, or being left in landscaped planters.

C. Pedestrian Circulation and Amenities. It is the nature of large retail uses that most customers arrive by car and make purchases that cannot be carried home by foot or bike. Nevertheless, the large parking lots in theses projects cause much of the customer's experience to be as a pedestrian, often walking long distances form car, to entrance and back, as well as between buildings. Safe accommodation for pedestrians is essential and should be an integral part of site design.

1. Sidewalks at least ten feet in width should be provided along all sides of the lot that abut a public street.

2. Sidewalks should be provided along the full length of the building along any façade with a customer entrance, and along any façade abutting a parking area. The sidewalks should be located at least six feet from the façade to provide area for landscaping to help soften the transition from hardscape to the building, except where the façade incorporates pedestrian-oriented features such as pedestrian entrances or ground floor windows. Sidewalks should be ten feet wide, exclusive of any area planned for outdoor display or storage. The sidewalks should have wells (with 5' by 5' iron tree grates) for canopy trees at 30-foot intervals along the sidewalk edge adjacent to parking areas or vehicle access ways, so that the combination of

building wall, sidewalk, and trees provide an enhanced pedestrian experience.

3. Pedestrian walkways within the site should be provided an all-weather protection feature such as an awning within 15 feet of either side of all customer entrances, which should also cover nearby short-term bicycle parking.

4. Pedestrian walkways within the site should be distinguished from driving surfaces through the use of special pavers, bricks, or colored/textured concrete to enhance pedestrian safety and the attractiveness of walkways. Pedestrian circulation in parking areas should be parallel to traffic flow toward building entrances, and separated from drive aisles within 50 feet of entrances. Sidewalk landings should be provided and extended between parking spaces where needed to connect pedestrians to walkways, and accented with landscaping.

5. Clearly demarcated and direct pedestrian routes should extend from peripheral public sidewalks and transit stops to the sidewalks that from commercial outlets. These routes should be distinguished from driving surfaces by using contrasting pavement materials.

D. Building Design / Human Scale. Building design should be site-specific, and incorporate design themes and features reflecting Patterson's character and history. Building details should relate to the scale of pedestrians as well as passing motorists.

E. Entrances. Where practical in the context of business operations, each side of a principal building facing a public street should feature at least one customer entrance. Where a principal building directly faces more than two abutting streets, this guideline should apply only to two sides of the building. The use of a corner entrance will satisfy the entrance requirements for only one side of the building.

Customer entrances should be clearly defined and highly visible, with features, such as canopies or

porticos, arcades, arches, wing walls, and integral planters.

F. Exterior Wall Materials. Predominant exterior materials should be of high quality. Examples of these materials include brick, wood, stone, tinted/textured stucco, and tile accents. Smooth or split-faced concrete masonry units, tilt-up concrete panels, or prefabricated steel panels should generally be avoided for expansive wall surfaces, but may be appropriate in limited areas as building accents.

1. Building walls should incorporate the same quality and level of detail of ornamentation on each elevation visible from a public right-of-way.

2. Building façade details and materials should incorporate elements found in the traditional architectural vernacular of Patterson, and integrated into building design, and should not be or appear as artificial "glued/tacked-on" features, such as trellises that do not support plant materials, encouraging the perception of low quality.

G. Wall Design. All building walls, especially those visible from public roadways or residential areas should be designed to break up the appearance of a box-like structure.

1. Façade Articulation. For walls more than 100 feet in length, include extensive façade articulation in the form of horizontal and vertical design elements to provide variations in wall plane and surface relief, including providing a variety of surface textures, recesses and projections along wall planes. Ideally, theses recesses or projections should accommodate secondary uses/liner shops, and/or reflect the different internal functions of the store. Primary building façades with prominent architectural elements such as arcades, colonnades, repeated awnings, or shade/weather protection are strongly encouraged. Such elements should be placed around, and extend from the front to the rear of the building. Alternative treatments may be approved by the Planning Director through design review.

2. Ground Floor Windows. Ground floor windows with bulkheads are highly encouraged. Theses should ideally provide pedestrians with views into the building, but even display windows can improve the pedestrian experience of the building at the street or sidewalk level.

3. Design Details. A variety of building and wall features should be used, in ways that avoid a cluttered appearance. These may include varying colors, reveals, an external wainscot or bulkhead at the building base to reduce apparent bulk, cornices and parapets details, and moldings. The feature should employ a variety of materials as appropriate for the architectural style.

Bulkheads should be constructed of a durable material other than stucco, such as tile, rock, or pre-cast concrete.

4. Corporate Identification. Colors logos identified with an individual company should be employed as building accent features, and not used as the main or dominant architectural feature of any wall.

5. Colors. Large areas of bright, intense colors should generally be avoided. While more subdued colors usually work best for large façade areas, brighter accent colors may be appropriate for trim, windows, doors, and other key architectural elements. Bold stripes of color are not an adequate substitute for architectural detailing. Color schemes should be complementary and not clash.

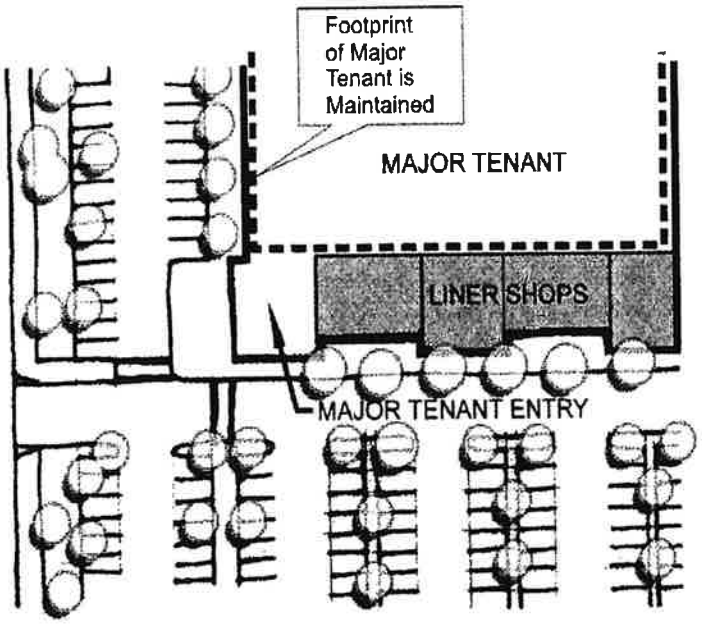
H. Vertical Wall Articulation. The height of building walls facing streets or on-site pedestrian areas should be carried so that the vertical mass is divided into distinct, human-scaled elements.

1. Except on a pedestrian-oriented public street where buildings are at the back of the sidewalk, structures over 20 feet in height (typical for structures of two stories or more) should step back in the building mass or visual design to provide visual variation.

2. The façade of the areas stepped-back above the actual or apparent first floor should include detailed building articulation with windows, eaves, and decorative details such as tiles, wood trim, etc. as appropriate. It is also important that the façade below the step-back have a substantial structural appearance, and not simply appear as an awning "tacked-on" to the building.

I. **Rooflines.** The roof lines should be carried to break up the mass of the building. Pitched roofs with roof overhangs proportional to the scale of the adjoining building wall are encouraged. Major roof-mounted equipment should not be visible from off the site. Cornices and decorative parapets should be utilized to conceal flat roofs and to screen any roof-mounted mechanical equipment.

J. **Secondary Uses/"Liner" Shops.** One approach to help break up the appearance of the large, primary building with more human-scale elements is to arrange secondary uses or departments such as pharmacies, photo finishing/department, snack bars, dry cleaning, offices, storage, etc., along the outside of the anchor building by projecting them outward or recessing them inward, while maintaining the overall floor plan and area of the major tenant. This includes providing the individual uses with separate entrances and windows facing the outside, eating areas with table, chairs, umbrellas, etc.



K. Loading Areas. Loading docks, trash collection areas, outdoor storage, and similar facilities should be incorporated into the overall design of the building and landscaped, so that the visual and acoustic impacts of these functions are fully contained, and out of view from adjacent properties and streets. Any screening materials should be of the same quality and appearance as those used on the building itself.

L. Landscaping. Landscaping that complements and is in scale with the building should be provided adjacent to structures. Landscaping should include evergreen trees, shrubs and ornamental landscaping (and berms where appropriate) with all landscape areas having a minimum width of six feet. Landscaping should be used to create a focal point near front building entrances. Sidewalks and other walkways should also be integrated with landscape areas around building base and in parking lot areas. Trees should be planted in notable clusters within larger planting areas, and not exclusively in lines along building façades.

M. Signs. The signs provided in conjunction with a large-scale retail project should comply with the following guidelines:

1. Proposed large-scale retail projects should include a comprehensive program that effectively integrates signage into the project design.

2. Signs designed for freeway exposure should be incorporated into the design of a project. Lettering/sign elements should be in scale with the form and mass of the building.

3. Along with typical auto-oriented wall and freestanding signage, permanent, pedestrian-oriented window, awning, projecting, and suspended signs should also be provided as substitutes for excessive wall signs.

4. Given the topography of the site and its relation to the adjacent canals and Interstate 5, it is expected that the signage identifying a regional shopping center should be designed for long distance visibility. Such sign design should be sufficient to

locate and promote the center from a reasonable distance and to provide safe transition for traffic exiting Interstate 5 to the center.

V. Infrastructure

Introduction / Background

In 2010 The City of Patterson adopted its current General Plan. A Water Supply Analysis for General Plan Update, Wastewater Master Plan, and Storm Drainage Study were developed as part of the General Plan to analyze the three different land uses identified in the General Plan. These Master Plans were used as the basis for the Project Specific Master Plans for Water, Sanitary Sewer and Storm Drainage as prepared by GDR Engineering, Inc. for the West Patterson Business Park Expansion Project. In addition to the Phasing sections listed below, please refer to Arambel Business Park and KDN Retail Center and Business Park Development Agreements.

Water Supply, Storage and Distribution

General

Based on the General Plan, implementation measure PS 15.h on page PS-18, the water system will be a "dual" water system: domestic and non-potable. A Water Supply Analysis for General Plan Update was prepared for the General Plan that provided exhibits showing the general layout of the potable and non-potable water mains. The general locations of the proposed water wells and storage reservoirs are shown on figures 9.1 and 9.2.

Design Parameters

The Water Supply Analysis for the General Plan Update used an average day factor for the potable water usage of 625 gallons per acre per day (GPAD) for commercial and retail development. The peak day demand was calculated using a peaking factor of 1.5 applied to the average day demand. The peak hour demand was calculated using a peaking factor of 3.68 applied to the average day demand.

The non-potable demand was calculated using a factor of 2.5 GPM per acre.

The reservoirs will be sized in conformance with the factors listed in the Water Supply Analysis for General Plan Update. These factors include an Operational Storage Factor of 0.3 and an Emergency Storage Factor of 0.5 that are applied to the Maximum Daily Demand. In addition, the reservoirs must store the demands required for fire suppression of 1,080,000 gallons.

The booster pumps at the reservoirs will be sized to supply the peak hour demand and fire flow demand. The development is located within Zone 2 of the City Domestic Water System. Due to the elevation differential in the area generally between the California Aqueduct and Interstate 5, an in-line booster pump station may be required to serve this area.

Water Demand and Storage

The maximum day potable water demand for KDN Retail Center / Business Park will require 0.12 MGD and the Arambel Business Park will require 0.78 MGD to meet this demand. The total demand is 0.90 MGD (625 GPM).

The irrigation demand for KDN Retail Center / Business Park will require 0.15 MGD and the Arambel Business Park will require 1.03 MGD to meet this demand. The total demand is 1.18 MGD (820 GPM).

The storage requirement for the annexation area is approximately 2,700,000 gallons. There is an existing reservoir on the site that has a storage capacity of 1,300,000 gallons. This would require the annexation area to construct reservoirs with an additional storage of 1,400,000 gallons.

System Design

Pipelines

The domestic water distribution system would consist of looped systems consisting of 16-inch and 12-inch lines that would provide domestic water and fire flow. A 16-inch transmission main will supply water to the proposed reservoir. The layout of the water lines is shown in Figures 9.1 and 9.2.

Water Supply

The domestic well water will be provided by the City of Patterson capable of delivering the maximum day demand (625 GPM) and pumping to reservoirs for the distribution system.

Reservoirs

The total storage required for peak day plus fire flow is 2.70 million gallons. There is an existing 1.3 million gallon tank on the KDN

Development site. An additional 1.4 million gallons will need to be provided in the Arambel Development. There are two potential reservoir sites shown in Figure 9.1 that will provide the storage required. The tank location will be finalized as development occurs. The existing tank and the proposed tank will be connected with a 16-inch transmission line.

Booster Pumps

The booster pump station would have two pumping systems, one to meet the domestic demand and one to meet the fire flow demand. The peak hour demand for the KDN Retail Center / Business Park was calculated to be 0.43 MGD (300 GPM) and the Arambel Business Park was calculated to be 2.87 MGD (2,000 GPM). The total potable water booster pump flow required is 2,300 GPM. The fire booster pumps would need to be able to pump 4,500 GPM.

An in-line booster pump will be required to service the area between the California Aqueduct and Interstate 5.

Non-Potable Water System

The irrigation water will be supplied by non-potable shallow irrigation wells located in the development area. It was assumed that there will be irrigation wells constructed at each of the detention basin sites. Existing wells could also be utilized for irrigation. The irrigation wells will be interconnected through a non-potable pipe distribution system. The layout of the non-potable water lines is shown in Figures 10.1 and 10.2.

Phasing

Developer shall drill and construct a non-potable well before occupancy of any building. Developer shall also install and dedicate a new one million four hundred thousand (1,400,000) gallon water tank or a pressure reducing zone valve and a potable well prior to occupancy of more than two million two hundred sixty-five thousand one hundred (2,265,120) square feet of the Project has been developed unless the City's Fire Chief requires earlier installation for fire suppression during construction. For further detail please refer to the Arambel Business Park and KDN Retail Center and Business Park Development Agreement.

Sanitary Sewer System

General

A Sanitary Sewer Master Plan was prepared by GDR Engineering, Inc. for the Arambel Business Park and KDN Retail Center that provided exhibits showing the general layout of the sewer lines and flow rates.

The Wastewater Master Plan prepared by Lee & Ro, Inc. for the 2010 General Plan, also provided sewage flow rates used for the analysis of the sewer lines shown for the Arambel Business Park/KDN Retail Center.

Design Parameters

The average sewage flow rate and the peak sewage flow rate from the project area was calculated based on the sewage flow rates listed in the Wastewater Master Plan prepared by Lee & Ro, Inc. The flow rate is 562 gallons per acre per day (GPAD) for Commercial/Industrial use. The average flow was increased by 3% for Infiltration and a peaking factor of three was applied to the flow rates as per the Sanitary Sewer Master Plan

System Design

General

The average flow rate was determined to be approximately 0.55 million gallons per day (MGD) and the peak flow rate was determined to be approximately 1.65 million gallons per day (MGD). The project sewage collection system will be designed to be conveyed to the City of Patterson Sewage Treatment Plant via existing sewer mains in Sperry Avenue. Preliminary calculations show that there is available capacity in the mains to serve the project. The flow in the mains will be field monitored to verify the calculations prior to design of the collection system. A pump station will be required to transfer the flow from the project site to the Sperry Avenue sewer main. The layout of the sewer lines are shown in Figures 11.1, 11.2 and 11.3. The majority of the Commercial / Retail development will connect to an existing line that is stubbed out to the project in Rogers Road.

Packaged Sewer Treatment Plant

The developer may decide to build a packaged sewer treatment plant within the project. The effluent from the plant will be in compliance

with California Title 22 requirements. The treated effluent will be disposed through irrigation of the landscaping within the project, groundwater recharge, and/or agricultural irrigation. The operation and maintenance of the plant will be performed by the developer.

Phasing

Developer shall have the option to construct a new on-site sewer treatment plant ("Option 1"), see Vesting Tentative Parcel map for location, or pay its fair share through participation in a New CFD to fund the expansion of the wastewater treatment plant ("Option 2"). If Developer elects Option 1, no development of more than seven million five hundred thousand (7,500,000) square feet shall occur until the new sewer treatment plant is operational. If Developer elects Option 2, the expansion of the wastewater treatment plant shall only be permitted if unallocated capacity remains available to support the Project. Under Option 2, no development of more than seven million five hundred thousand (7,500,000) square feet shall occur until the wastewater treatment plant expansion is complete. For further detail please refer to the Arambel Business Park and KDN Retail Center and Business Park Development Agreement.

Storm Drain System

General

Stoddard and Associates prepared a Master Storm Drainage Plan in February, 2001 for the City of Patterson Western Expansion area. Stoddard's report covered the area east of Rogers Road to Baldwin Road. The proposed storm drain system for the Arambel Business Park/KDN Retail Center uses a combination of detention basins and groundwater recharge basins similar to the system in the referenced Stoddard study. GDR Engineering prepared the Storm Drainage Master Plan for the Arambel Business Park and KDN Retail Center.

Both the General Plan EIR and the General Plan discuss and support groundwater recharge. Groundwater Recharge has been incorporated as part of the storm drain design.

Design Parameters

The detention basins were sized for a pump discharge 50 year, 24 hour event, 2.24 inches of rainfall per Patterson City Standards, Section 7. This allows the flexibility in case pumping is needed, but when final design is done, the basin sizes may change. The side slopes were

increased since the basins are not intended to be used as parks. The side slopes on the basins were increased to a 3:1 on the sides that are not adjacent to public walkways. The side slopes were set at 5:1 slopes on the sides that are adjacent to public walkways. The depth of the basins may be revised at the time of final design to enhance groundwater recharge.

System Design

Groundwater Recharge

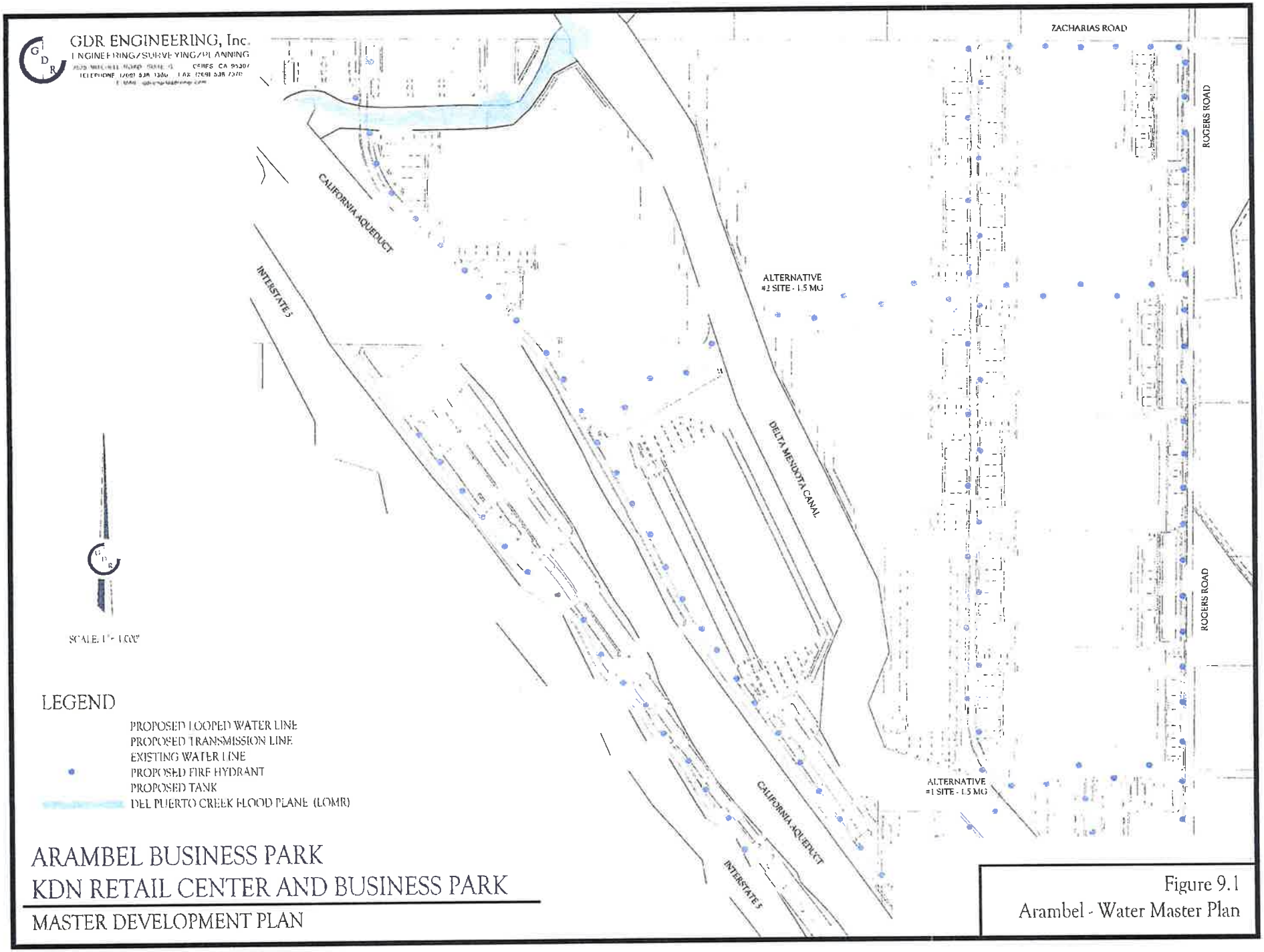
Krazan and Associates performed a drilling and soil analysis for 5 borings located in Arambel Business Park along Rogers Road in January, 2010. Boring B5 showed evidence of gravel starting at 4 feet below the surface and the boring had to be stopped 18 feet due to the gravel and cobble strata, see log of drill hole B5 on page 2 of the report which is included in the Storm Drainage Master Plan. Technicon Engineering Services also performed a drilling and soil analysis for borings in the project. The locations of the borings are shown on Figure 13. The borings were analyzed by Kenneth Schmidt, Groundwater Quality Consultant. A report was prepared by Kenneth Schmidt that identified the basins suitable for groundwater recharge. These basins are numbers 4, 5, 6, 7, and 9 and are provided in the Storm Drain Master Plan prepared by GDR Engineering, Inc.

Detention Basins and Groundwater Recharge Basins

Watersheds one and two as shown on Figure 13 will collect the storm water through pipelines and drain into detention basins. These basins will have control structures to release the storm water when there is capacity, to existing pipeline facilities in Keystone Pacific Parkway. Watershed three as shown on Figure 13 will detain water in basins, and using control structures, release storm water into a pipeline to basins four & five for groundwater recharge. Watershed eight as shown on Figure 13 will detain water in basins, and using control structures, release storm water into a pipeline to basin seven for groundwater recharge Watersheds six and nine will act as its own recharge basin.

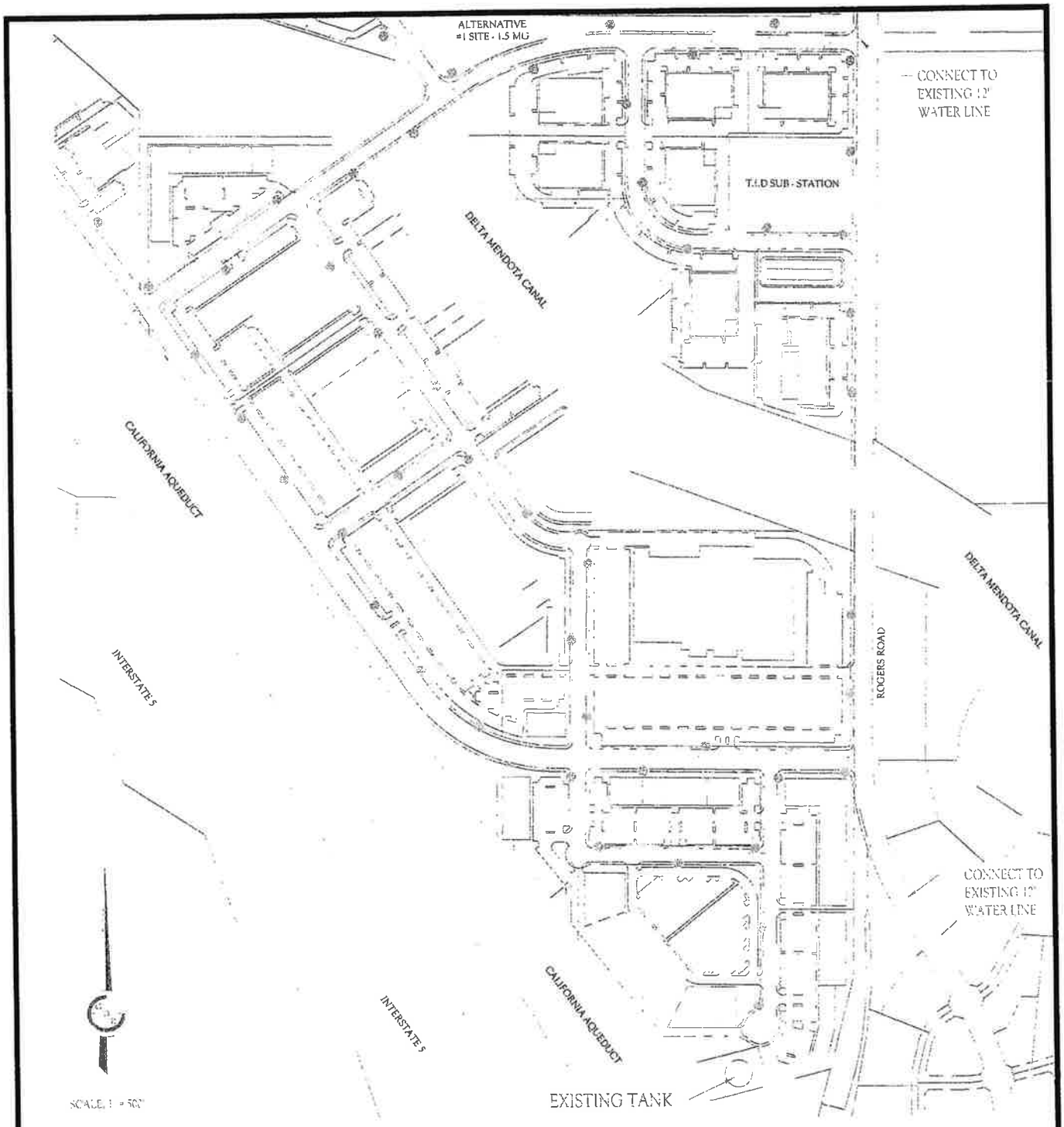
Pipelines

The pipeline sizes were designed using the Patterson City Engineering Standards, Section 7. The storm flow from each watershed will be piped to their corresponding basins. The basin system, where needed, will be piped such that the outflow can be regulated to each discharge point.



ARAMBEL BUSINESS PARK
KDN RETAIL CENTER AND BUSINESS PARK
MASTER DEVELOPMENT PLAN

Figure 9.1
Arambel - Water Master Plan



GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3626 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE (209) 535-3360 FAX (209) 632-7370
E-MAIL gdrengr@gdrengr.com

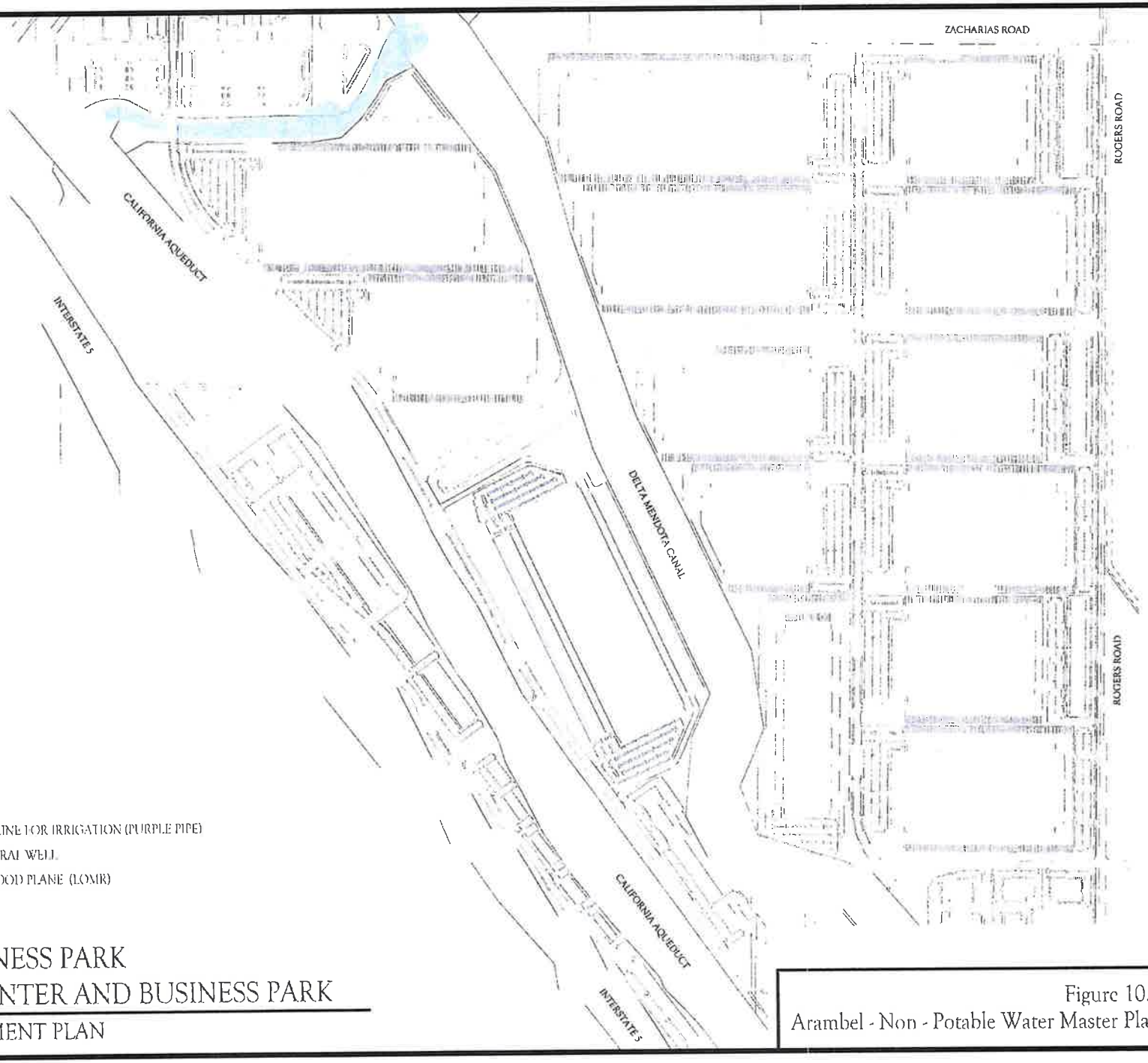
LEGEND

- PROPOSED LOOPED WATER LINE
- PROPOSED TRANSMISSION LINE
- EXISTING WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED TANK

Figure 9.2
KDN - Water Master Plan

ARAMBELL BUSINESS PARK / KDN RETAIL CENTER AND BUSINESS PARK
MASTER DEVELOPMENT PLAN

GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3575 MITCHELL ROAD SUITE C [illegible] CA 95307
TELEPHONE (209) 538-3260 FAX (209) 538-7370
E-MAIL gdrengr@gdrengr.com



SCALE: 1" = 1000'

LEGEND

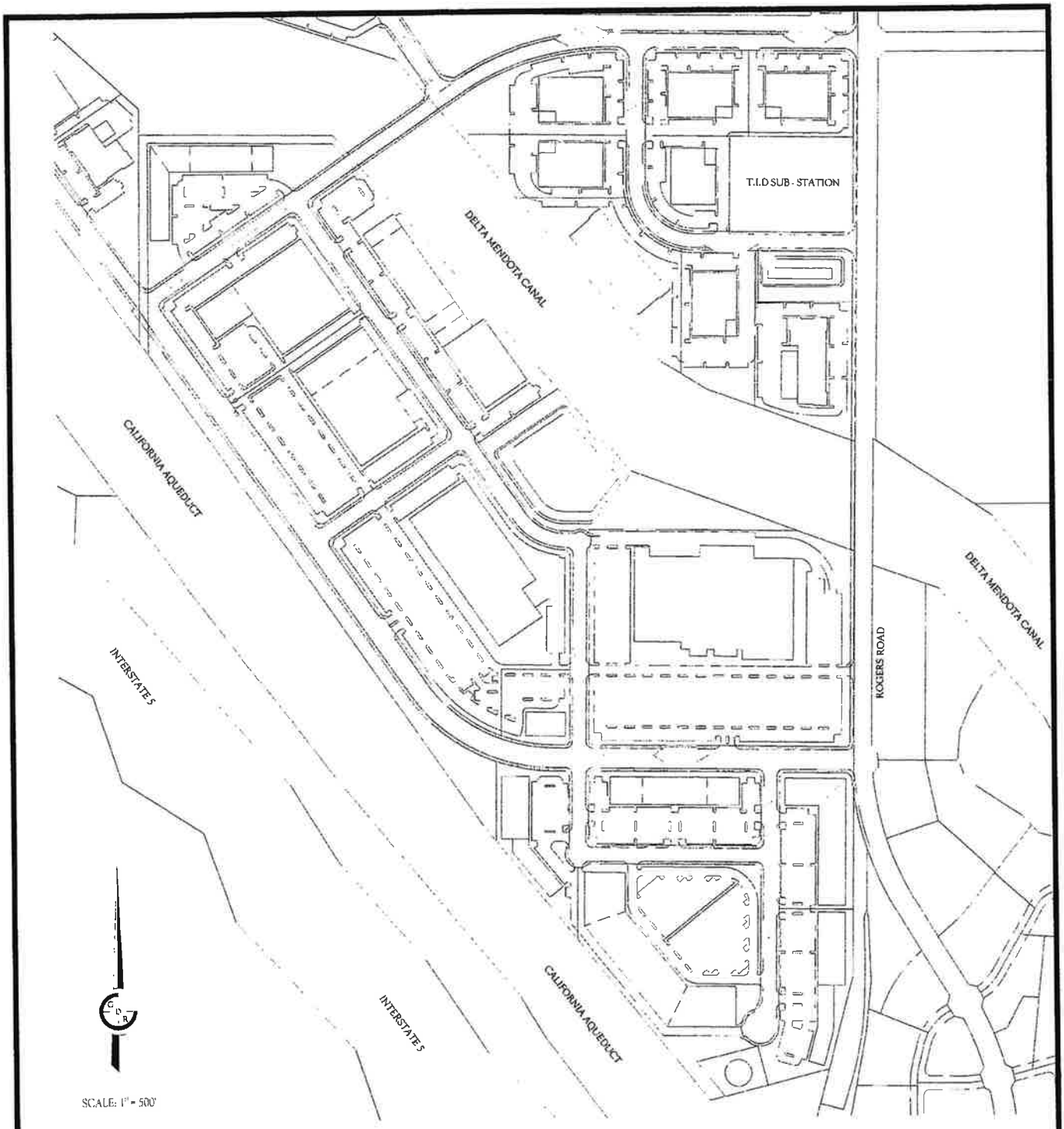
NON-POTABLE WATER LINE FOR IRRIGATION (PURPLE PIPE)

PROPOSED AGRICULTURAL WELL

DEL PUERTO CREEK FLOOD PLANE (LOMR)

ARAMBEL BUSINESS PARK
KDN RETAIL CENTER AND BUSINESS PARK
MASTER DEVELOPMENT PLAN

Figure 10.1
Arambel - Non - Potable Water Master Plan



GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD SUITE G CERES, CA 95307
TELEPHONE (209) 538-3360 FAX (209) 538-7370
E-MAIL gdrengr@gdrengr.com

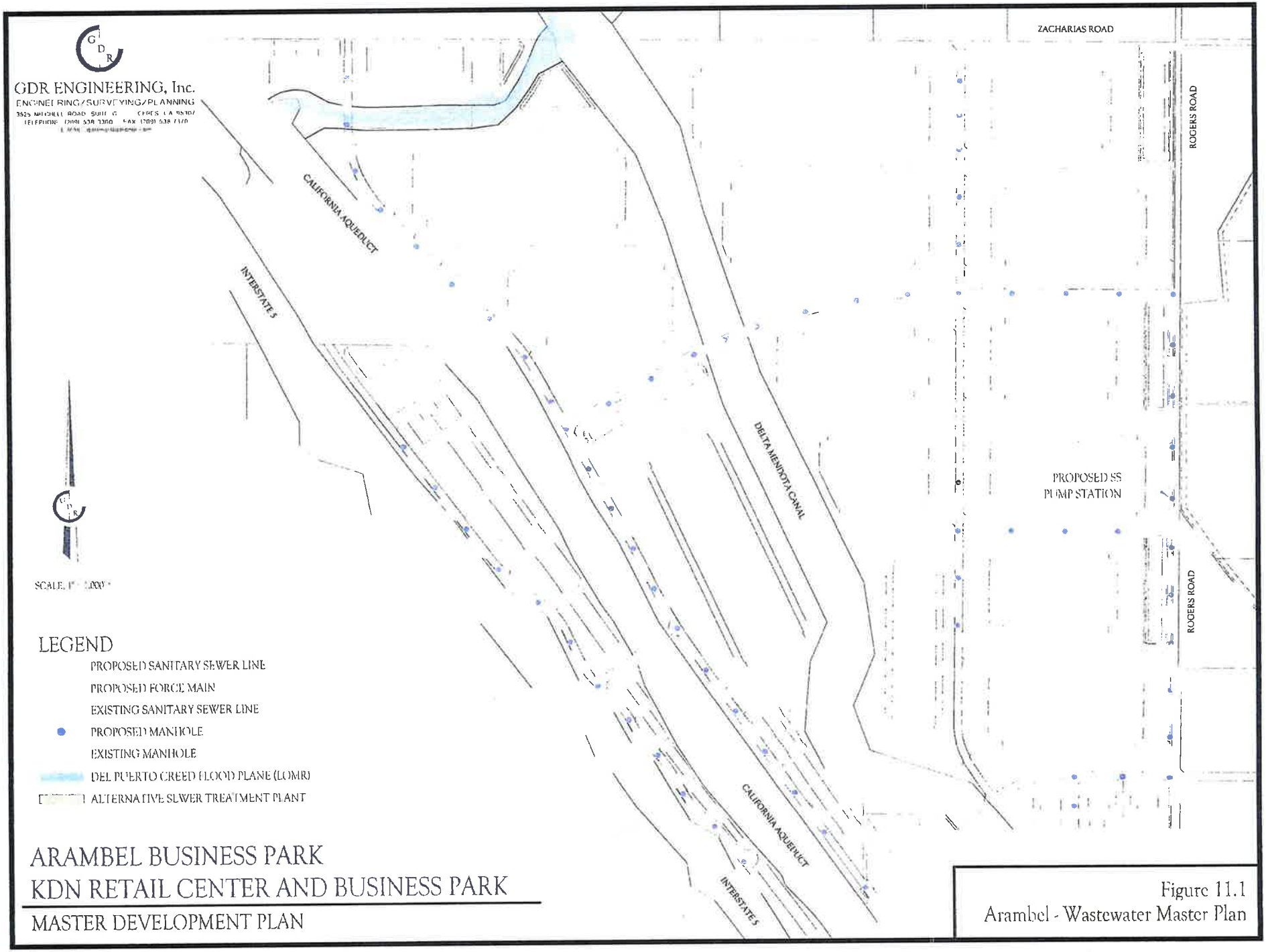
LEGEND

NON-POTABLE WATER LINE FOR IRRIGATION (PURPLE PIPE)

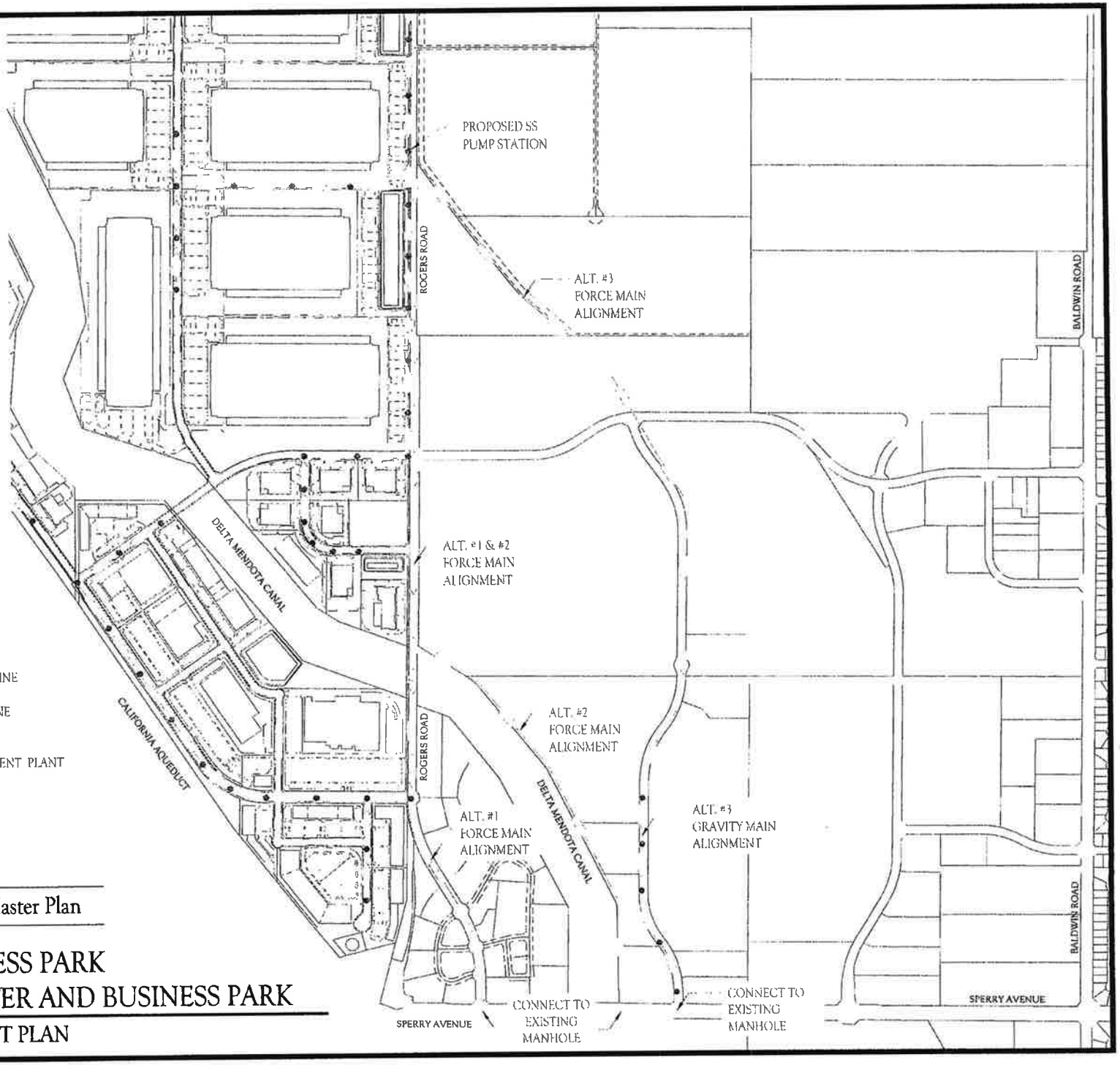
PROPOSED AGRICULTURAL WELL

Figure 10.2
KDN - Non - Potable Water Master Plan

ARAMBELL BUSINESS PARK / KDN RETAIL CENTER AND BUSINESS PARK
MASTER DEVELOPMENT PLAN


GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
ZACHARIAS ROAD
ROGERS ROAD
CALIFORNIA AQUEDUCT
INTERSTATE 5
DELTA MENDOTA CANAL
PROPOSED SS
PUMP STATION
ROGERS ROAD
CALIFORNIA AQUEDUCT
INTERSTATE 5
LEGEND
PROPOSED SANITARY SEWER LINE
PROPOSED FORCE MAIN
EXISTING SANITARY SEWER LINE
PROPOSED MANHOLE
EXISTING MANHOLE
DEL PUERTO CREED FLOOD PLANE (LOMR)
ALTERNATIVE SEWER TREATMENT PLANT
ARAMBEL BUSINESS PARK
KDN RETAIL CENTER AND BUSINESS PARK
MASTER DEVELOPMENT PLAN
Figure 11.1
Arambel - Wastewater Master Plan

GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD SUITE D CERES CA 95307
TELEPHONE (209) 538-3060 FAX (209) 538-7210
E MAIL gdrengr@gdrengr.com



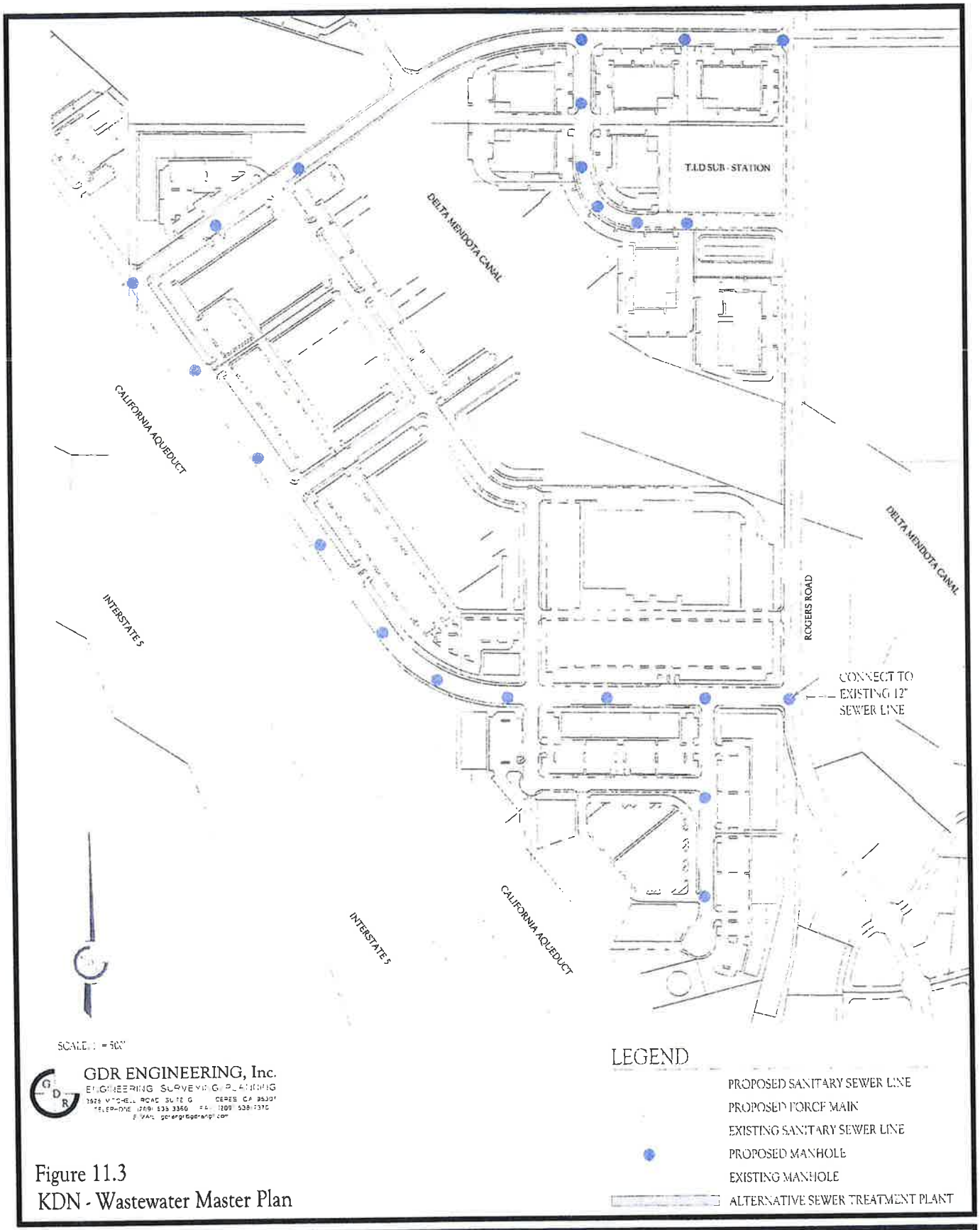
SCALE 1" = 1,000'

LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED FORCE MAIN
- EXISTING SANITARY SEWER LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- ALTERNATIVE SEWER TREATMENT PLANT

Figure 11.2 - Wastewater Master Plan

ARAMBELL BUSINESS PARK
KDN RETAIL CENTER AND BUSINESS PARK
MASTER DEVELOPMENT PLAN

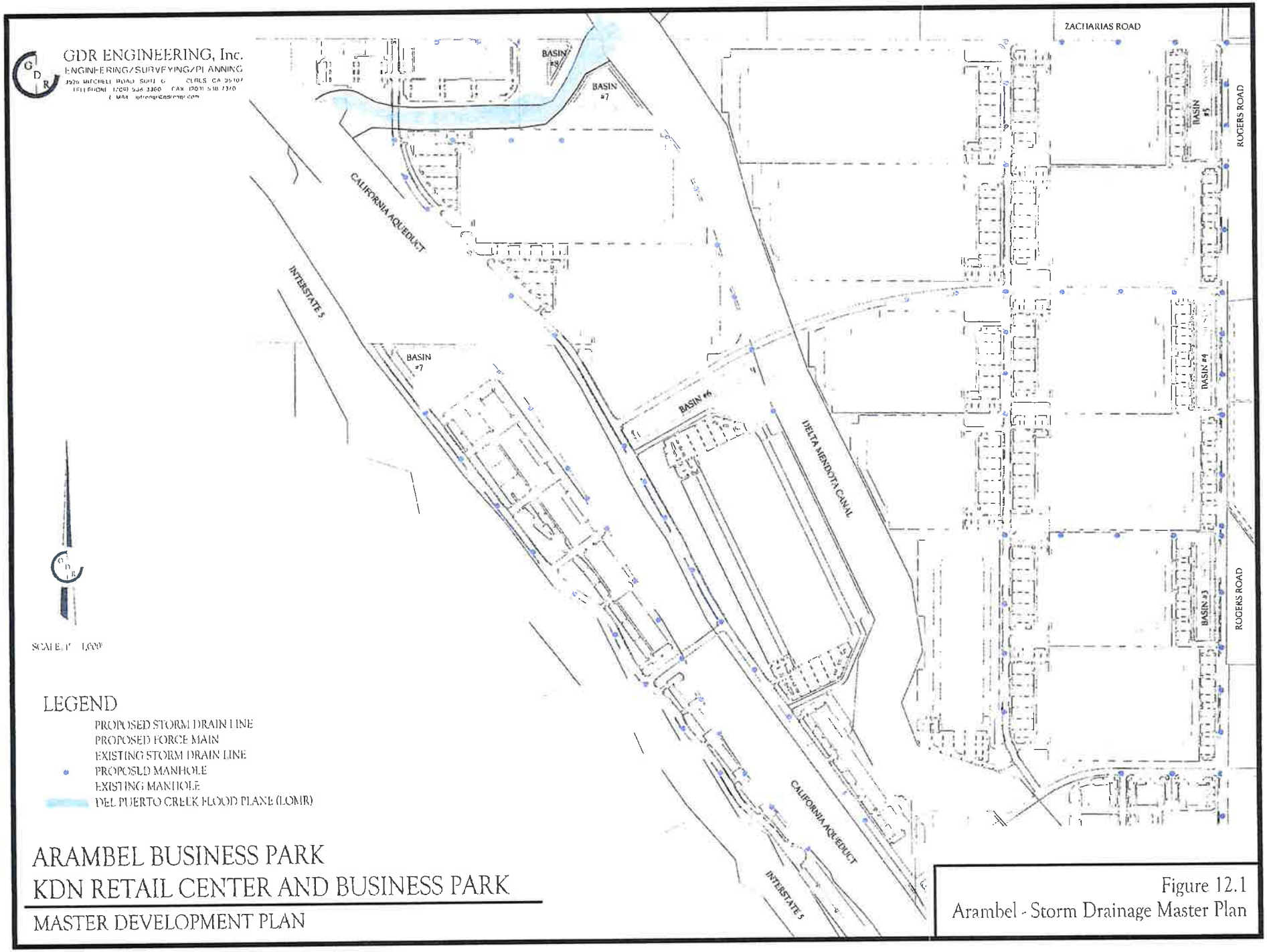


GDR ENGINEERING, Inc.
ENGINEERING SURVEYING PLANNING
3626 MITCHELL ROAD SUITE G CERES CA 95307
TELEPHONE (209) 538-3360 FAX (209) 538-7370
E-MAIL gdrengg@gdrengr.com

Figure 11.3
KDN - Wastewater Master Plan

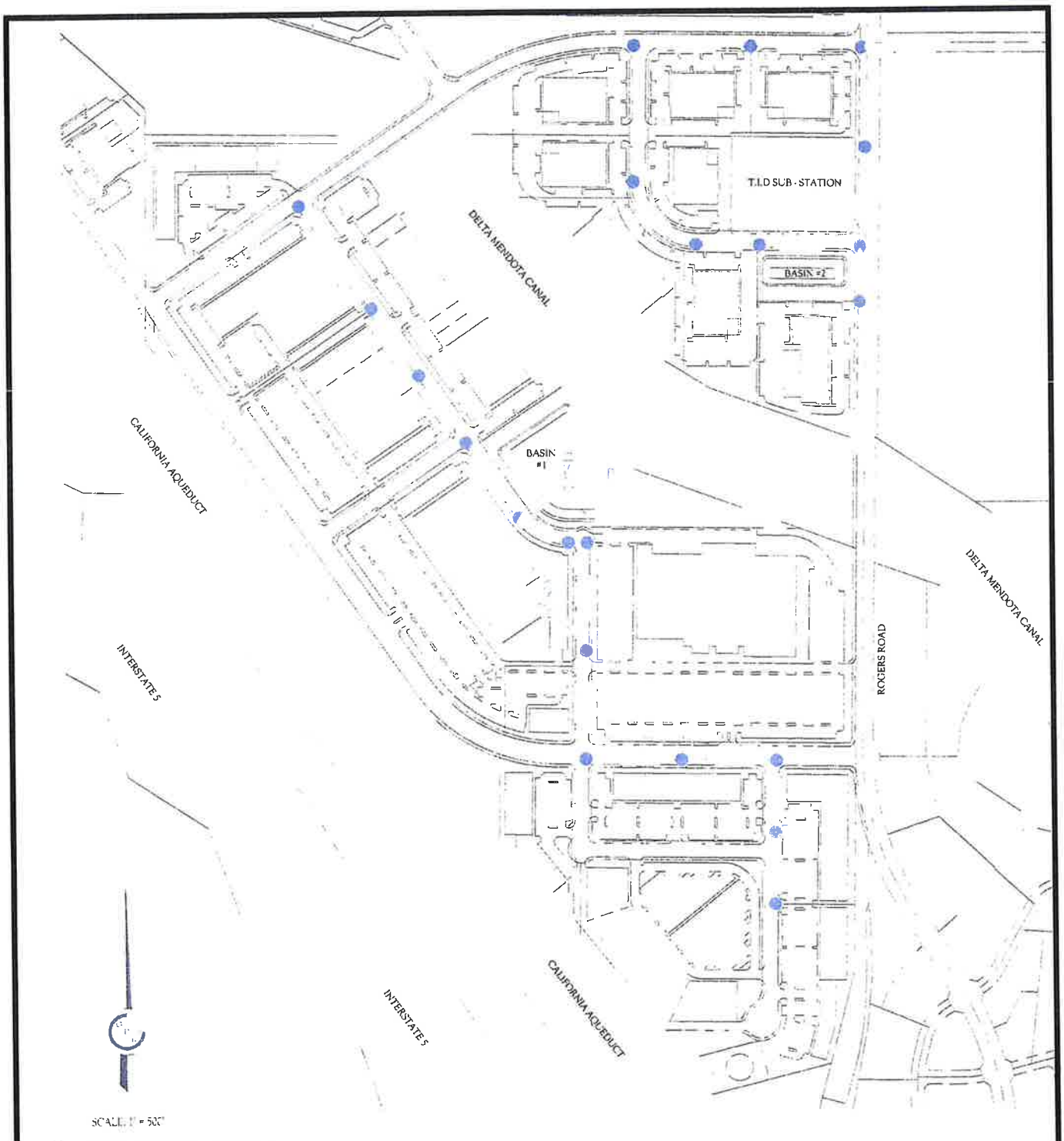
ARAMBELL BUSINESS PARK / KDN RETAIL CENTER AND BUSINESS PARK

MASTER DEVELOPMENT PLAN



ARAMBEL BUSINESS PARK
KDN RETAIL CENTER AND BUSINESS PARK
MASTER DEVELOPMENT PLAN

Figure 12.1
Arambel - Storm Drainage Master Plan



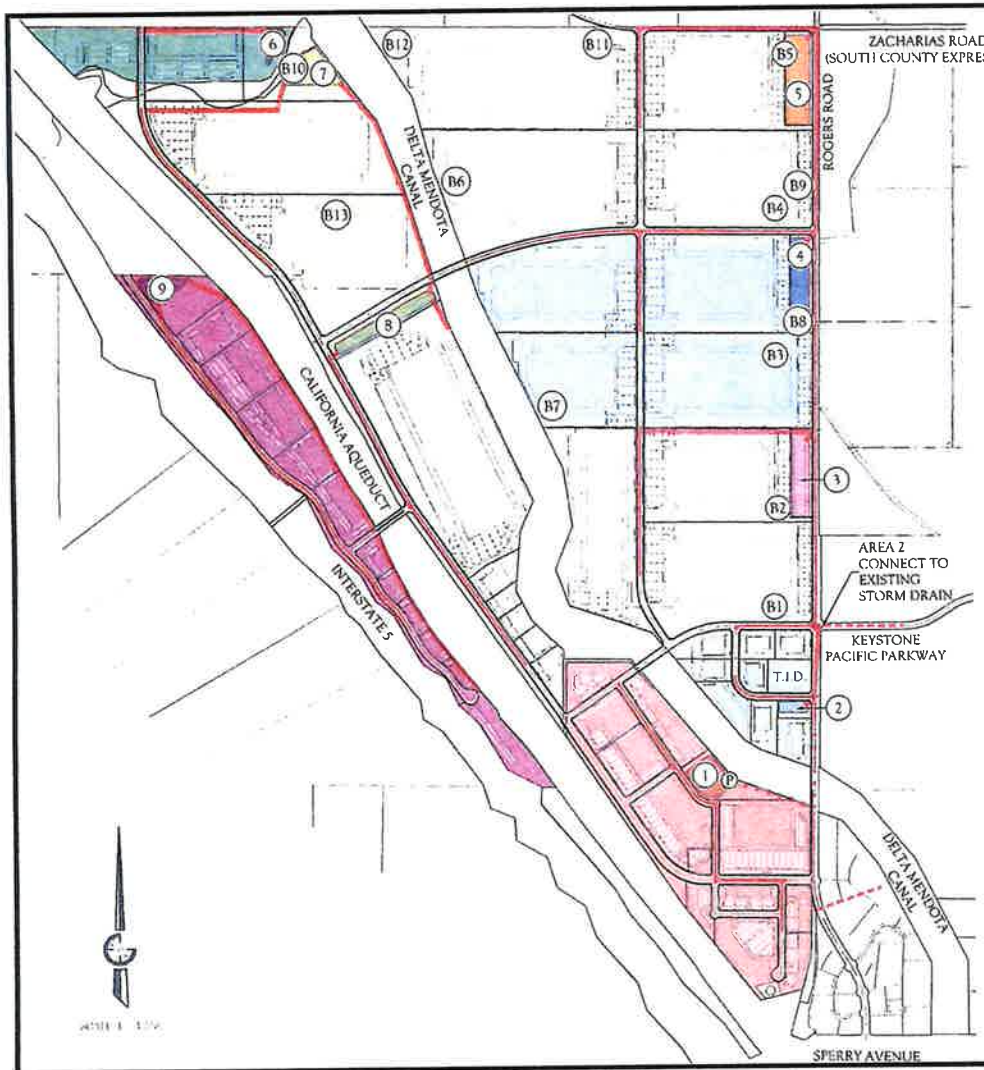
SCALE: 1" = 500'

GDR ENGINEERING, Inc.
ENGINEERING / SURVEYING / PLANNING
3626 MITCHELL ROAD SUITE G CERES CA 95307
TELEPHONE (209) 538 3350 FAX (209) 532 7370

LEGEND

- PROPOSED STORM DRAIN LINE
- PROPOSED FORCE MAIN
- EXISTING STORM DRAIN LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE

Figure 12.2
KDN - Storm Drainage Master Plan



GDR ENGINEERING, Inc.
ENGINEERING/SURVEYING/PLANNING

WEST PATTERSON BUSINESS PARK EXPANSION PROJECT - STORM DRAIN BASIN DESIGN

COLOR DESIGNATION	SHED AREA	BASIN	ACREAGE	AREA @ TOP	AREA @ H.W.L.	AREA @ BOTTOM	SIDESLOPE	FREEBOARD	WATER DEPTH	BASIN DEPTH	VOLUME REQUIRED	VOLUME CALC'D
	1	1	104.5	127,636 S.F. (2.9 AC)	117,688 S.F.	85,736 S.F.	3:1, 5:1	2'	7'	9'	15.8 AC. FT.	16.3 AC. FT.
	2	2	19.3	34,238 S.F. (0.8 AC)	27,911 S.F.	9,376 S.F.	3:1, 5:1	2'	7'	9'	2.9 AC. FT.	3.0 AC. FT.
	3	3	135.1	180,492 S.F. (4.1 AC)	163,257 S.F.	105,234 S.F.	3:1, 5:1	2'	7'	9'	20.2 AC. FT.	21.6 AC. FT.
	4	4	151.0	191,287 S.F. (4.4 AC)	173,027 S.F.	112,720 S.F.	3:1, 5:1	2'	7'	9'	22.8 AC. FT.	23.0 AC. FT.
	5	5	206.3	244,949 S.F. (5.5 AC)	225,509 S.F.	162,131 S.F.	3:1, 5:1	2'	7'	9'	30.9 AC. FT.	31.2 AC. FT.
	6	6	36.9	48,583 S.F. (1.1 AC)	43,745 S.F.	25,191 S.F.	3:1	2'	7'	9'	5.5 AC. FT.	5.5 AC. FT.
	7	7	128.9	146,563 S.F. (3.4 AC)	138,755 S.F.	104,304 S.F.	3:1	2'	7'	9'	19.0 AC. FT.	19.4 AC. FT.
	8	8	96.6	148,730 S.F. (3.4 AC)	128,471 S.F.	61,175 S.F.	3:1, 5:1	2'	7'	9'	14.5 AC. FT.	15.2 AC. FT.
	9	9	72.5	94,207 S.F. (2.2 AC)	84,952 S.F.	54,732 S.F.	3:1	2'	7'	9'	10.9 AC. FT.	11.2 AC. FT.

BASIN DESIGN CRITERIA

CITY OF PATTERSON STANDARDS - SECTION 7 (DATED FEB., 2008)
- GRAVITY DISCHARGE: 10 YEAR, 24 HOUR EVENT
- 1.73 INCHES OF RAINFALL
- PUMP DISCHARGE: 50 YEAR, 24 HOUR EVENT
- 2.24 INCHES OF RAINFALL
- MAXIMUM HIGH WATER LEVEL: 1' BELOW LOWEST PIPE
- MAXIMUM SIDESLOPE: 3:1 AT LANDSCAPING & 5:1 AT ROAD SIDE
- RUNOFF COEFFICIENT: 0.80 (INDUSTRIAL) BASINS 2,7 & 9
- RUNOFF COEFFICIENT: 0.80 (COMMERCIAL) BASINS 1 & 8
- FORMULA: CAR / 12

LEGEND

- EXISTING 18 IN STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN FORCEMAIN
- EXISTING CONTOURS
- (1)-(9) PROPOSED BASIN
- (B1)-(B5) APPROXIMATE BORING LOCATION PER KRAZAN REPORT DATED 02/19/2010
- (B6)-(B13) APPROXIMATE BORING LOCATION PER TECHNICON REPORT DATED 01/24/2017
- (P) PUMP FOR STORM DRAIN FORCEMAIN

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. RINGLER
No. 37099
EXP. 6/30/12
CIVIL
STATE OF CALIFORNIA

DATE SIGNED:

ARAMBELL BUSINESS PARK / KDN RETAIL CENTER AND BUSINESS PARK
MASTER DEVELOPMENT PLAN

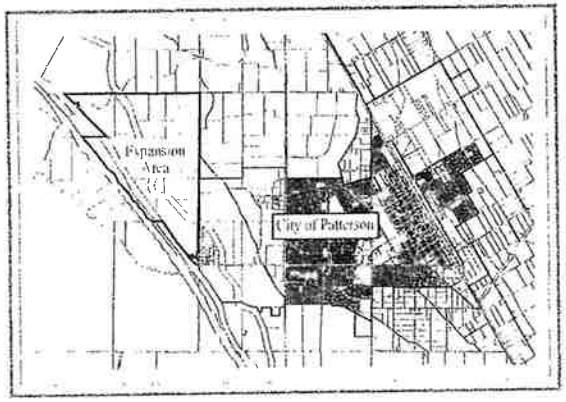
Figure 13
Storm Drainage Master Plan - Shed Areas

ARAMBEL BUSINESS PARK
KDN RETAIL CENTER & BUSINESS PARK
WEST PATTERSON BUSINESS PARK EXPANSION PROJECT

City of Patterson, California

Final Development Plan

November, 2012



Approved by Patterson City Council on
November 20, 2012 by Resolution 2012-75

GDR Engineering, Inc.

Engineering / Surveying / Planning
3525 Mitchell Road, Suite G
Ceres, California 95307
Richard Ringler
Max Garcia

Master Developer for Arambel Properties

Jeffery E. Arambel
Joe Hollowell
433 Roxanne Drive
Patterson, California 95363
(Harold & Laura Arambel, Founders)

Master Developer for KDN Properties

KDN Enterprises, Inc.
Nancy Pedersen
2260 Stephen Place
Turlock, California 95381

Property Owners

Jeffery E. Arambel
433 Roxanne Drive
Patterson, California 95363

KDN Enterprises, Inc.
Nancy Pedersen
2260 Stephen Place
Turlock, California 95381

Turlock Irrigation District
P.O. Box 949
Turlock, California 95381

ARAMBEL BUSINESS PARK
KDN RETAIL CENTER & BUSINESS PARK
WEST PATTERSON BUSINESS PARK EXPANSION PROJECT

City of Patterson, California

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ARAMBEL BUSINESS PARK
KDN RETAIL CENTER & BUSINESS PARK
WEST PATTERSON BUSINESS PARK EXPANSION PROJECT

City of Patterson, California

Project Description

OVERVIEW

Applications for the Arambel Business Park / KDN Retail Center are herby submitted to the City of Patterson by Jeffery E. Arambel and KDN Enterprises, Inc. This new Business Park and Retail Center will be a westerly expansion to the City of Patterson and adjacent to the West Patterson Business Park. Jeffery Arambel and KDN Enterprises, Inc. control all the land within the project area, with the exception of land owned by Turlock Irrigation District, and areas of the California Aqueduct and Delta Mendota Canal.

The Applications will consist of Pre-Zone and Annexation, Planned Development, Vesting Tentative Parcel Maps, Development Agreement, and Environmental Information Form. The Annexation request will also include a request for Sphere of Influence expansion to Stanislaus County LAFCO. A new Master Plan has beed prepared for the Arambel Business Park / KDN Retail Center project area. The Arambel Business Park/KDN Retail Center Master Plan is based on the West Patterson Business Park Master Plan.

PLAN AREA

The proposed project area is located on the west side of Rogers Road, east of Interstate 5, north of Sperry Avenue and south of Zacharias Road. The project site consists of approximately 1,119 gross acres. Within the project area there are currently 26 Assessors Parcels, A.P.N. 021-022-018, 024, 027, 028, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, A.P.N. 021-025-019, 020, 022. 024, 026, 027, 028, and 029, and indicate approximately 955 gross acres. The gross acreage also includes the area of the California Aqueduct and Delta Mendota Canal within the project area boundaries.

Two of the parcels (A.P.N. 021-025-020 and 026) are currently enrolled in the Williamson Act. A Notice of Non-Renewal has been filed on these two parcels and the expiration date on the contracts is December 31, 2014 for A.P.N. 021-025-020 and December 31, 2012 for A.P.N. 021-025-026

If future construction is scheduled for A.P.N. 021-025-020 and 026 prior to the expiration dates, the owners would coordinate with appropriate agencies for cancellation.

PURPOSE

The purpose of this document is to identify the existing property conditions, the design character envisioned, the proposed land uses, the proposed circulation system, anticipated improvements for water, sanitary sewer, and storm drainage.

The proposed project area is consistent with the City of Patterson General Plan that indicates this area as Light Industrial and General Commercial Designations. For zoning consistency with the General Plan, A.P.N. 021-025-022, 025, 026 and A.P.N. 021-022-027 are proposed as the General Commercial and the other listed A.P.N.'s would be the Light Industrial Zoning area. The proposed project would be adjacent to the West Patterson Business Park Land use area. Land uses in the West Patterson Business Park such as West Patterson Industrial Business Park (WPIBP) and West Patterson Light Industrial are planned for the Arambel Business Park.

ARAMBEL BUSINESS PARK
KDN RETAIL CENTER & BUSINESS PARK
WEST PATTERSON BUSINESS PARK EXPANSION PROJECT

City of Patterson, California

Project Description

PLANNED DEVELOPMENT

The Arambel Business Park / KDN Retail Center Development Plan strives to create a well planned expansion to the existing West Patterson Business Park. The Development Plan establishes the location of proposed land uses. These land uses are intended to allow the City of Patterson to be well positioned to attract more and better paying jobs and help the City of Patterson meet its Economic Development goals.

A Conceptual Development Plan consistent with the lot layout shown on the Vesting Tentative Parcel Maps is included in the Planned Development Application. The Conceptual Development Plan indicates the proposed project phasing (four phases) which are intended to guide future development of the sites. Infrastructure Plans for water, sewer and storm drainage are included as part of the Planned Development Application. These plans have been prepared incorporating guidelines, policies and goals addressed in the recently adopted City of Patterson 2010 General Plan. Following are narratives of each infrastructure:

WATER

Based on the General Plan, implementation measure PS 15.h on page PS-18, the water system will be a "dual" water system: domestic and non-potable. The City supplied average day factors for the domestic water usage of 625 gallons per acre per day (GPAD). The irrigation demand factor is 2.5 GPM per acre.

The domestic water will be provided by the City. It will be able to supply the peak day demand and provide storage to meet fire flow and peak hour demands. The reservoirs will store the fire flow and water required for peak hour flow. The booster pumps at the reservoirs will be able to supply the Peak Hour demand and fire flow requirements. The development is located within Zone 2 of the City Domestic Water System. An in-line booster pump station may be required to serve the area between the California Aqueduct and Interstate 5.

The irrigation water will be supplied by non-potable shallow irrigation wells located in the development area. It is assumed that there will be irrigation wells constructed at each of the detention basin sites. Existing wells could also be utilized for irrigation. The irrigation wells will be interconnected through a non-potable pipe distribution system.

SANITARY SEWER

The average sewage flow rate and the peak sewage flow rate from the proposed annexation area was calculated based on the sewage flow rates listed in the Wastewater Master Plan prepared by Lee & Ro, Inc. The flow rates are 562 gallons per acre per day (GPAD) for Commercial / Industrial use. The average flow was increased by 3% for infiltration. A peaking factor of 3 was applied to the flow rates as per the Master Plan. The average flow rate was determined to be approximately 0.56 million gallons per day (MGD) and the peak flow rate was determined to be approximately 1.64 million gallons per day (MGD).

The sewage flow will be conveyed to the City of Patterson Sewage Treatment Plant via existing sewer main in Sperry Avenue, Ward Avenue, 'M' Street, and Walnut Avenue.

ARAMBEL BUSINESS PARK
KDN RETAIL CENTER & BUSINESS PARK
WEST PATTERSON BUSINESS PARK EXPANSION PROJECT

City of Patterson, California

Project Description

STORM DRAINAGE

The City of Patterson's 2010 General Plan has emphasized using basins as groundwater recharge. Completed borings identified a potential recharge areas within the Arambel Business Park. The most promising is located at the southwest corner of Rogers Road and Zacharias Road. The proposed storm drainage system uses a combination of detention basins and groundwater recharge basins. The storm water systems collect the drainage from the nine watersheds with pipes and then drains into basins. The discharge from basins #1 and #2 will discharge into existing facilities located on Keystone Pacific Parkway. The remaining basins will be used to help recharge the groundwater.

CIRCULATION

The Conceptual Development Plan establishes the general layout and circulation of roadways within the project area in conformance with the Circulation Plan in the City of Patterson 2010 General Plan. Roadway facilities would be constructed with various phases of construction.

DESIGN STANDARDS

The proposed project land uses and design standards will be consistent with the Arambel Business Park and KDN Retail Center "Master Development Plan".

VESTING TENTATIVE PARCEL MAP

A Vesting Tentative Parcel Map for the Arambel properties consists of 45 parcels, 7 of which are designated for storm drainage purposes. The parcel sizes vary from approximately 1.1 net acres to 67.3 net acres. The total area of the Vesting Tentative Parcel Map is approximately 775.9 net acres with the storm drainage basin parcels being approximately 55 net acres. The storm drainage basin parcels may be dedicated to the City of Patterson.

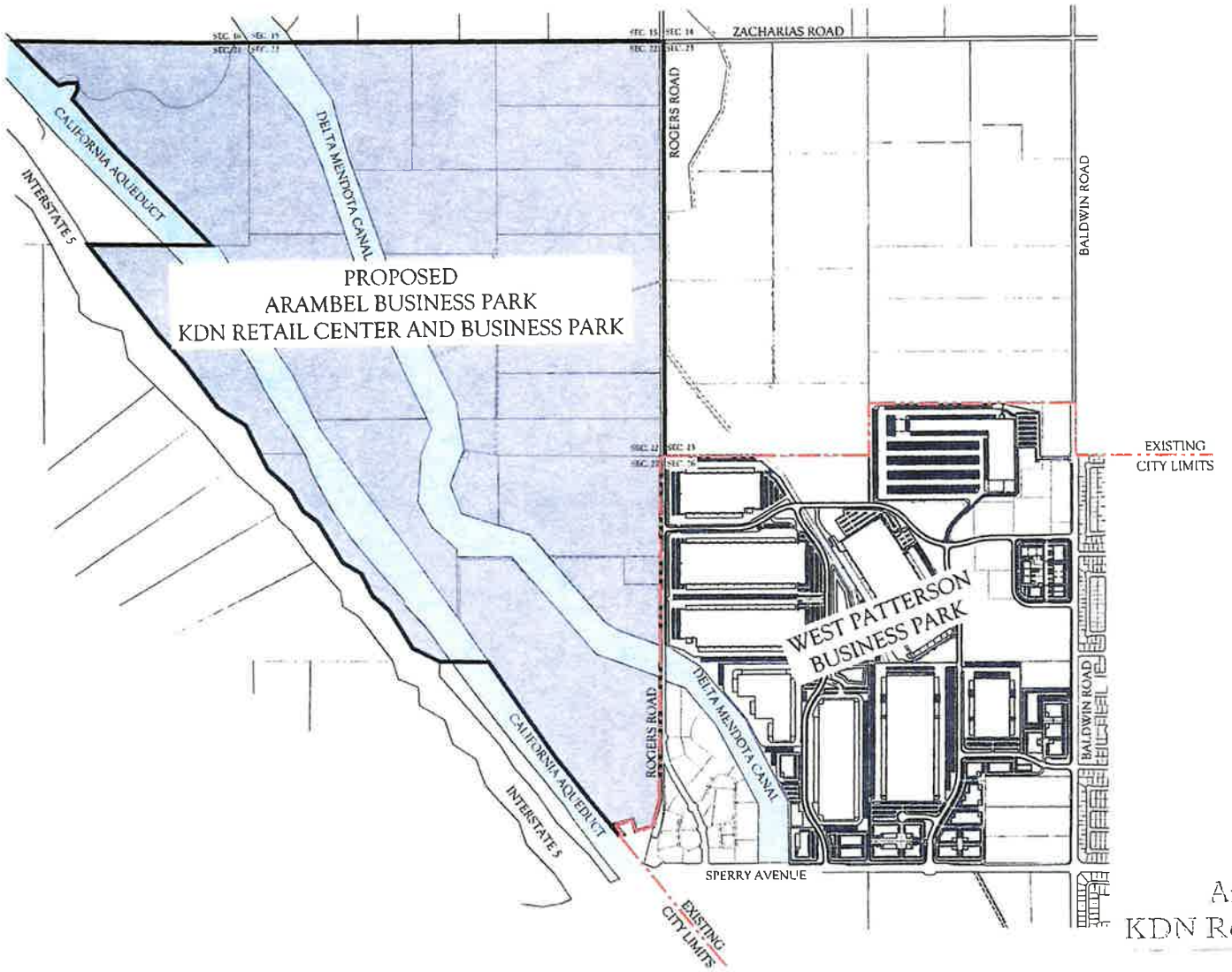
A Vesting Tentative Parcel Map for the KDN Enterprises. Inc. properties consists of 22 parcels, 2 which are designated for storm drainage purposes. The parcel sizes vary from approximately 1.5 net acres to 17.1 net acres. The total area of the Vesting Tentative Parcel Map is approximately 121.5 net acres with the storm drainage basin parcels being approximately 7.2 net acres. The storm drainage basin parcels may be dedicated to the City of Patterson.

ENVIRONMENTAL INFORMATION FORM

An Environmental Information Form has been prepared for the proposed project, and a project level Environmental Impact Report has been prepared for the project. The project area was included in the environmental studies, reviews and reports that were prepared and adopted with the City of Patterson's 2010 General Plan. The project is located within the City of Patterson's 2010 General Plan.

FUTURE APPLICATIONS / APPROVALS

Future approvals include submitting building plans and site plans for each individual parcel.The building plans and site plans should include all information needed for the City of Patterson to issue a building permit and grading permit.

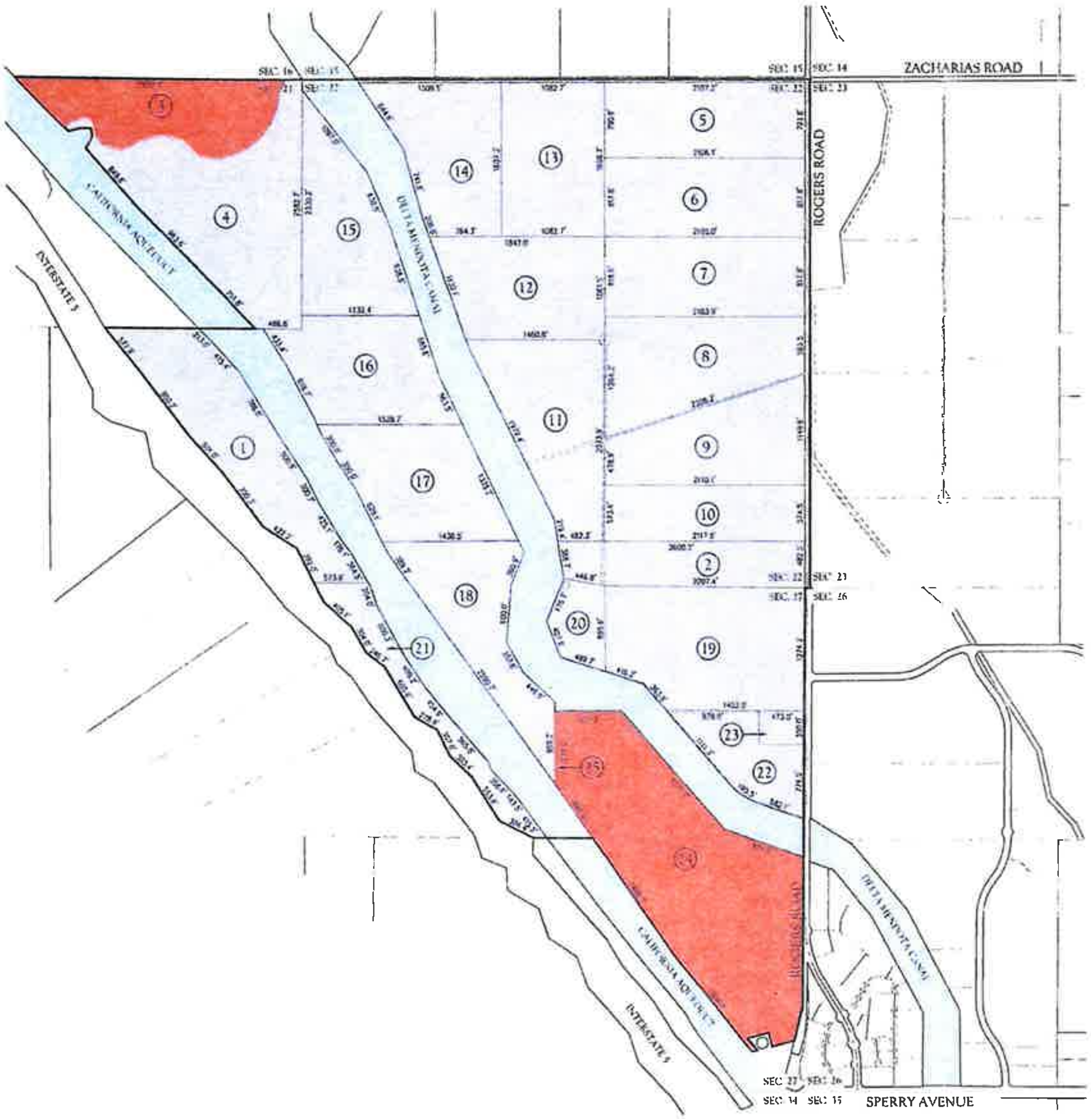


Arambel Business Park
KDN Retail Center & Business Park

Expansion Area

City of Patterson, Stanislaus County, State of California

November, 2012



LAND OWNERS INFORMATION					
PARCEL	A.P.N.	PROPERTY OWNER	ACREAGE ±	WILLIAMSON ACT CONTRACT #	EXPIRATION DATE
1	021-022-018	JEFFERY E. ARAMBEL	52.14	N/A	
2	021-022-024	JEFFERY E. ARAMBEL	26.79	N/A	
3	021-022-027	JEFFERY E. ARAMBEL	39.04	N/A	
4	021-022-028	JEFFERY E. ARAMBEL	65.92	N/A	
5	021-022-033	JEFFERY E. ARAMBEL	38.32	N/A	
6	021-022-034	JEFFERY E. ARAMBEL	39.53	N/A	
7	021-022-035	JEFFERY E. ARAMBEL	39.53	N/A	
8	021-022-036	JEFFERY E. ARAMBEL	44.64	N/A	
9	021-022-037	JEFFERY E. ARAMBEL	39.34	N/A	
10	021-022-038	JEFFERY E. ARAMBEL	28.11	N/A	
11	021-022-039	JEFFERY E. ARAMBEL	45.22	N/A	
12	021-022-040	JEFFERY E. ARAMBEL	40.30	N/A	
13	021-022-041	JEFFERY E. ARAMBEL	40.28	N/A	
14	021-022-042	JEFFERY E. ARAMBEL	39.29	N/A	
15	021-022-043	JEFFERY E. ARAMBEL	39.67	N/A	
16	021-022-044	JEFFERY E. ARAMBEL	39.67	N/A	
17	021-022-045	JEFFERY E. ARAMBEL	39.68	N/A	
18	021-022-046	JEFFERY E. ARAMBEL	39.67	N/A	
19	021-025-019	JEFFERY E. ARAMBEL	59.38	N/A	
20	021-025-020	JEFFERY E. ARAMBEL	10.86	76-2413	12/31/14
21	021-025-022	JEFFERY E. ARAMBEL	20.24	N/A	
		TOTAL ACREAGE	827.82		
22	021-025-026	KDN ENTERPRISES	19.55	73-1458	12/31/12
23	021-025-027	TURLOCK IRRIGATION DISTRICT	3.80	N/A	
24	021-025-028	KDN ENTERPRISES	101.96	N/A	
25	021-025-029	TURLOCK IRRIGATION DISTRICT	1.00	N/A	
		TOTAL ACREAGE	126.31		

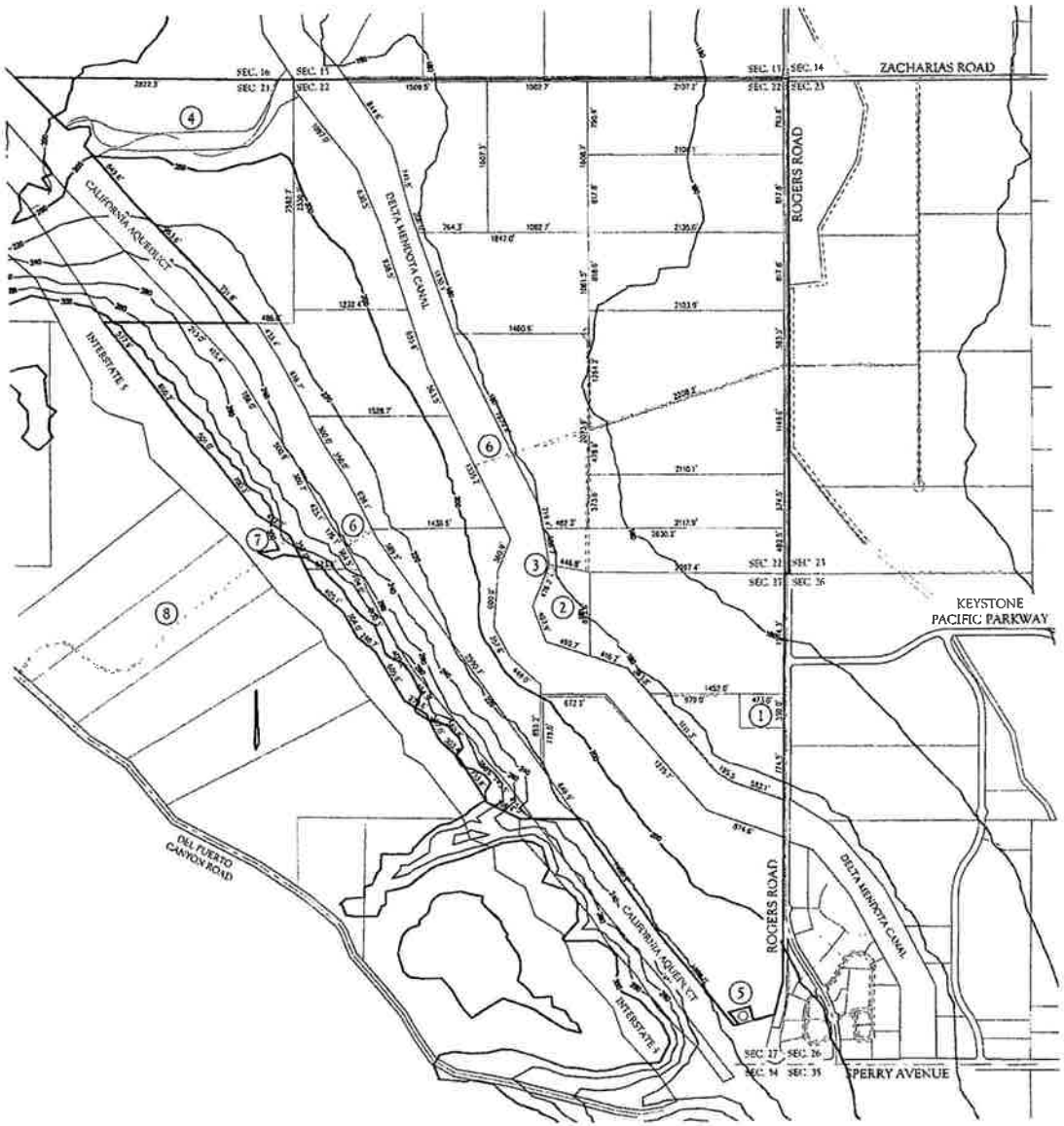
LEGEND

- LIGHT INDUSTRIAL
- GENERAL COMMERCIAL

Arambel Business Park
KDN Retail Center & Business Park

Assessors Map with General Plan Designations

City of Patterson, Stanislaus County, State of California
November 2013



LEGEND

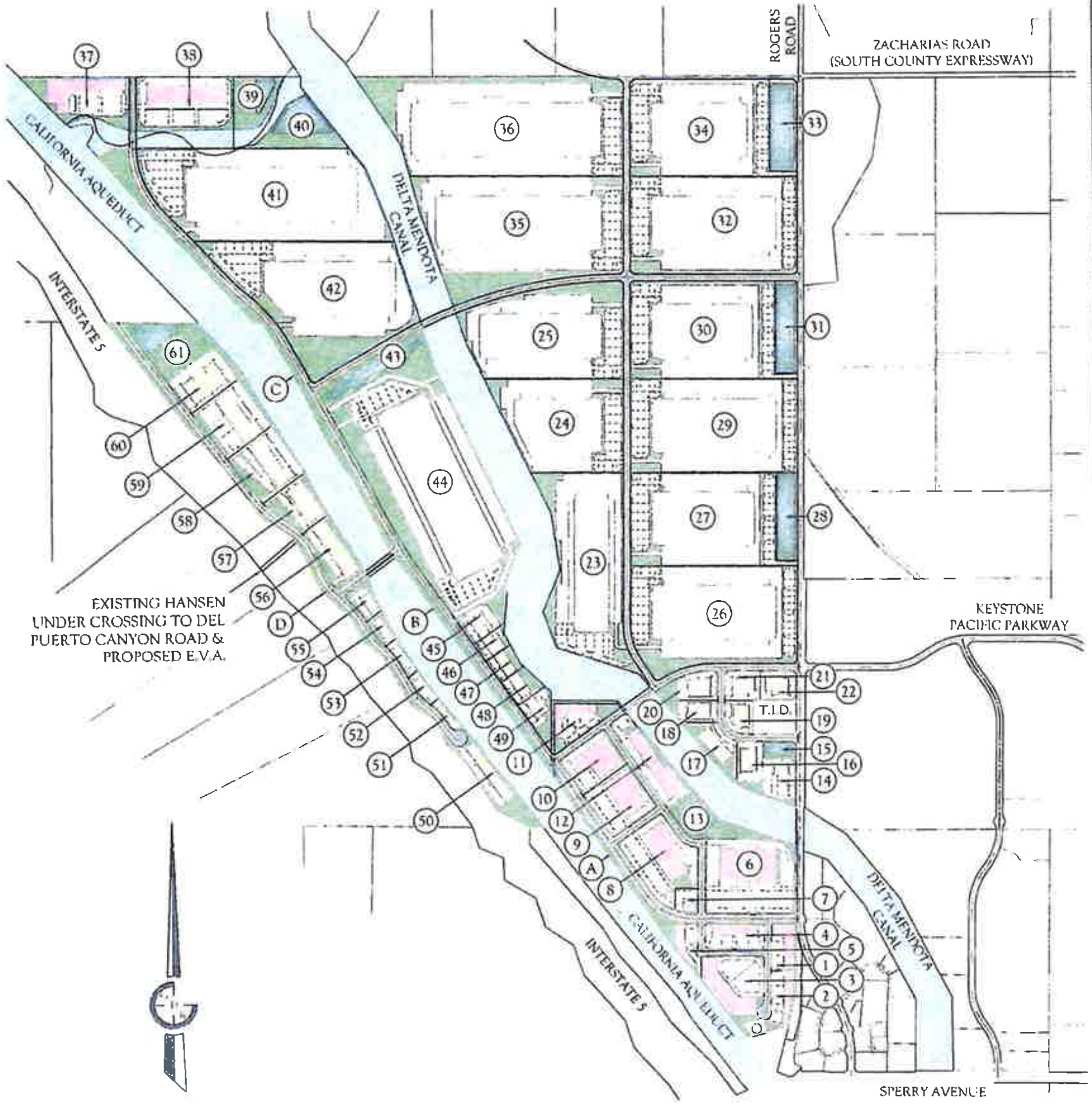
1. T.I.D SUB - STATION
2. EXISTING SINGLE FAMILY RESIDENTIAL HOME
3. EXISTING TOWER
4. EXISTING DEL PUERTO CREEK
5. EXISTING CITY OF PATTERSON WATER TANK
6. EXISTING BRIDGE
7. EXISTING HANSEN UNDER CROSSING
8. CURRENT ACCESS ROAD FROM DEL PUERTO CANYON ROAD TO HANSEN UNDER CROSSING

CONTOUR LINES WITH ELEVATIONS

Arambel Business Park
KDN Retail Center & Business Park

Existing Site Conditions

City of Patterson, Stanislaus County, State of California
November, 2012



PARCEL INFORMATION

PARCEL	NET ACREAGE ±	GROSS ACREAGE ±	BUILCING S.F.
1	3.15	3.91	60,000
2	3.72	4.17	45,000
3	9.15	10.40	120,700
4	3.93	5.72	47,700
5	2.77	3.40	37,600
6	17.41	19.42	215,500
7	1.53	2.07	12,500
8	11.35	13.81	138,250
9	7.47	9.07	119,250
10	5.99	7.38	115,400
11	4.78	5.49	59,900
12	7.11	8.18	118,900
13	5.73	6.17	BASIN
14	3.72	3.90	37,400
15	1.50	1.87	BASIN
16	3.30	3.53	36,150
17	4.12	4.32	56,650
18	2.66	2.85	36,150
19	2.31	2.80	31,500
20	3.72	4.61	36,150
21	2.70	3.30	36,150
22	2.79	3.23	36,150
23	35.84	37.74	535,650
24	27.88	28.67	507,250
25	34.98	37.32	608,000
26	42.51	45.19	826,900
27	35.06	35.89	519,400
28	4.83	5.14	BASIN
29	39.88	41.00	826,900
30	36.12	38.24	519,400
31	5.23	5.76	BASIN
32	41.07	43.71	826,850
33	6.50	7.07	BASIN

PARCEL INFORMATION

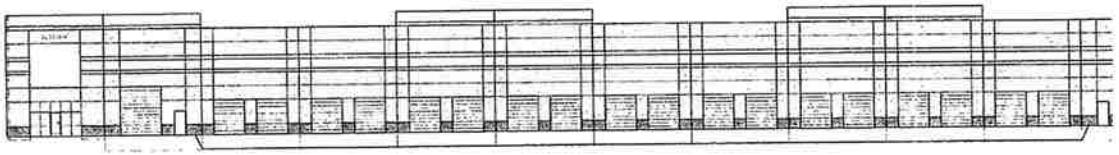
PARCEL	NET ACREAGE ±	GROSS ACREAGE ±	BUILDING S.F.
34	35.18	37.18	619,350
35	54.18	56.52	1,003,300
36	60.82	61.84	1,152,900
37	11.51	12.07	141,600
38	17.67	18.27	164,400
39	6.55	6.55	BASIN
40	9.53	9.53	BASIN
41	52.23	53.18	1,034,350
42	45.91	48.59	764,000
43	6.10	7.36	BASIN
44	67.28	69.41	1,093,600
45	3.49	3.74	27,200
46	1.76	1.94	27,200
47	1.85	2.06	29,000
48	2.26	2.51	29,000
49	2.95	3.46	27,200
50	6.54	6.77	70,000
51	1.06	1.58	12,600
52	1.22	1.53	21,000
53	1.28	1.61	20,000
54	1.50	1.77	16,000
55	2.17	2.79	18,000
56	5.80	6.71	78,000
57	5.37	5.79	75,900
58	8.31	8.80	97,200
59	9.10	9.59	97,200
60	6.44	6.77	85,250
61	8.08	8.72	BASIN
LOT "A"	3.00	5.28	
LOT "B"	3.81	6.10	
LOT "C"	11.33	15.56	
LOT "D"	5.50	10.08	
TOTAL	880.59	948.99	13,470,600

LEGEND

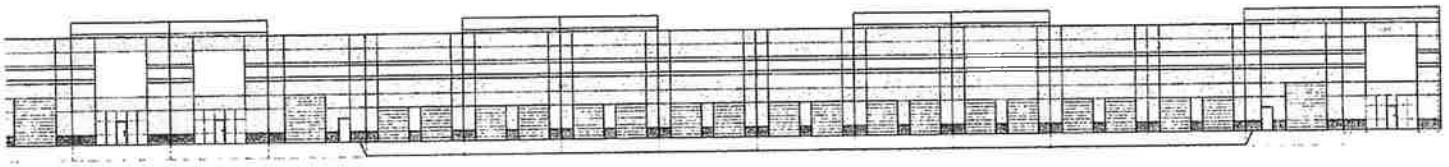
- GENERAL COMMERCIAL
- WPIBP (WEST PATTERSON INDUSTRIAL BUSINESS PARK)
- WPLI (WEST PATTERSON LIGHT INDUSTRIAL)

Arambel Business Park
KDN Retail Center & Business Park

Conceptual Development Plan



FRONT ELEVATION
Not to Scale



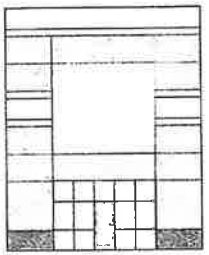
FRONT ELEVATION
Not to Scale

EXTERIOR ELEVATION KEYNOTES

- Aluminum storefront system, factory finished with safety glazing per CBC
- Painted concrete tilt-up panel
- 12'-0" x 14'-0" Roll-Up door (painted)
- 3'-0" x 7'-0" Exterior man door (painted)
- 9'-0" x 10'-0" Dock door (painted)
- 2" min. formed reveal
- Line of roof deck (refer structural for ledger elevation)
- 12" high building address sign
- Gutter and Downspout

COLOR SCHEDULE

Paint - SW 7038 Lamy Taupe or Similar
Paint - SW 7036 Accessible Beige or Similar
Paint - SW 7048 Urbane Bronze or Similar

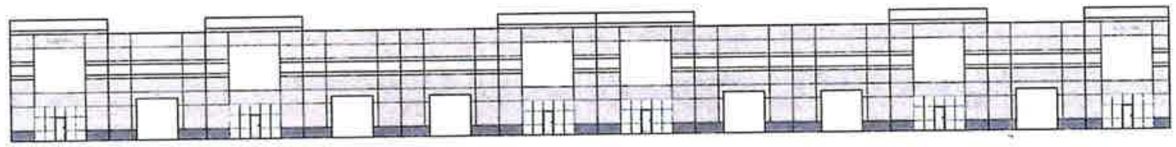


EXAMPLE PAINT SCHEME
Not to Scale

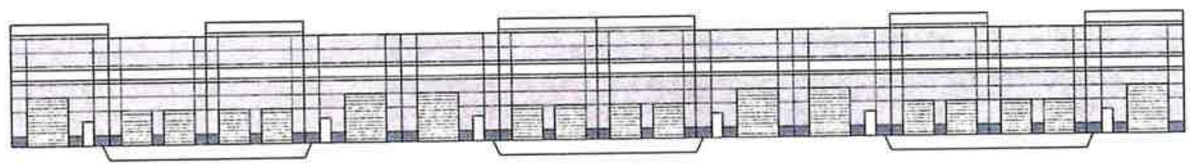
Arambel Business Park
KDN Retail Center & Business Park

300K or Larger Building Elevation

City of Paso Robles, San Luis Obispo County, State of California
November 2017



FRONT ELEVATION
Not to Scale



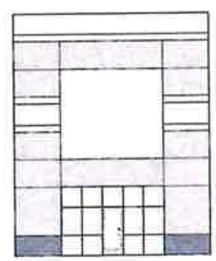
REAR ELEVATION
Not to Scale

EXTERIOR ELEVATION KEYNOTES

- Aluminum storefront system, factory finished with safety glazing per CBC
- Painted concrete tilt - up panel
- 12'-0" x 14'-0" Roll - Up door (painted)
- 3'-0" x 7'-0" Exterior man door (painted)
- 9'-0" x 10'-0" Dock door (painted)
- 2" nom. formed reveal
- Line of roof deck (ref. struct. for taller elevation)
- 12" high building address sign
- Gutter and Downspout

COLOR SCHEDULE

Paint - SW 7038 Tony Taupe or Similar
Paint - SW 7036 Accessible Beige or Similar
Paint - SW 7048 Urbane Bronze or Similar

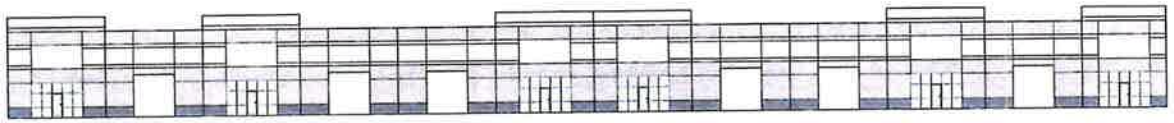


EXAMPLE PAINT SCHEME
Not to Scale

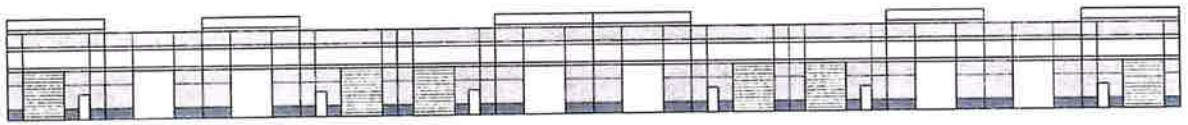
Arambel Business Park
KDN Retail Center & Business Park

50K or Smaller with Depressed Dock

City of Patterson, Stanislaus County, State of California
November 2012



FRONT ELEVATION
Not to Scale



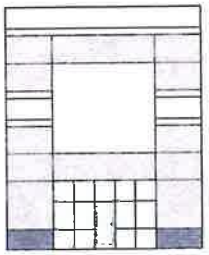
REAR ELEVATION
Not to Scale

EXTERIOR ELEVATION KEYNOTES

- Aluminum storefront system, factory finished with safety glazing per CBC
- Painted concrete tilt - up panel
- 12'-0" x 14'-0" Roll - Up door (painted)
- 3'-0" x 7'-0" Exterior man door (painted)
- 9'-0" x 10'-0" Dock door (painted)
- 2" nom. formed reveal
- Line of roof deck (ref. structural for further elevation)
- 12" high building address sign
- Gutter and Downspout

COLOR SCHEDULE

Paint - SW 7038 Ivory Taupe or Similar
Paint - SW 7036 Accessible Beige or Similar
Paint - SW 7048 Urbane Bronze or Similar

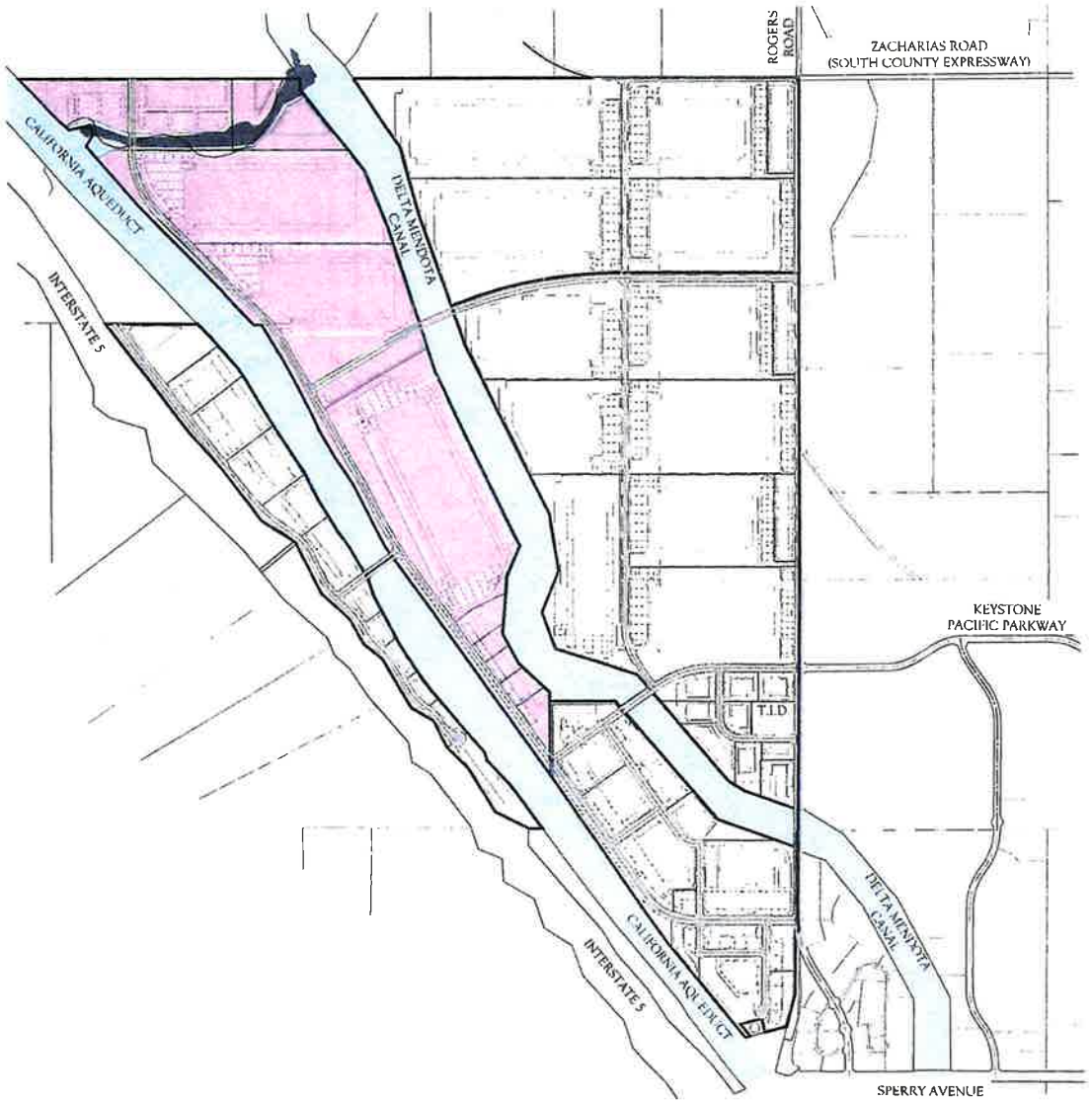


EXAMPLE PAINT SCHEME
Not to Scale

Arambel Business Park
KDN Retail Center & Business Park

50K or Smaller Building Elevation

City of Petaluma, Sonoma County, State of California
November, 2017



LEGEND	GROSS ACRES
PHASE I (COMMERCIAL)	± 107 ACRES
PHASE I (INDUSTRIAL)	± 318 ACRES
PHASE II	± 203 ACRES
PHASE III	± 260 ACRES
PHASE IV	± 73 ACRES

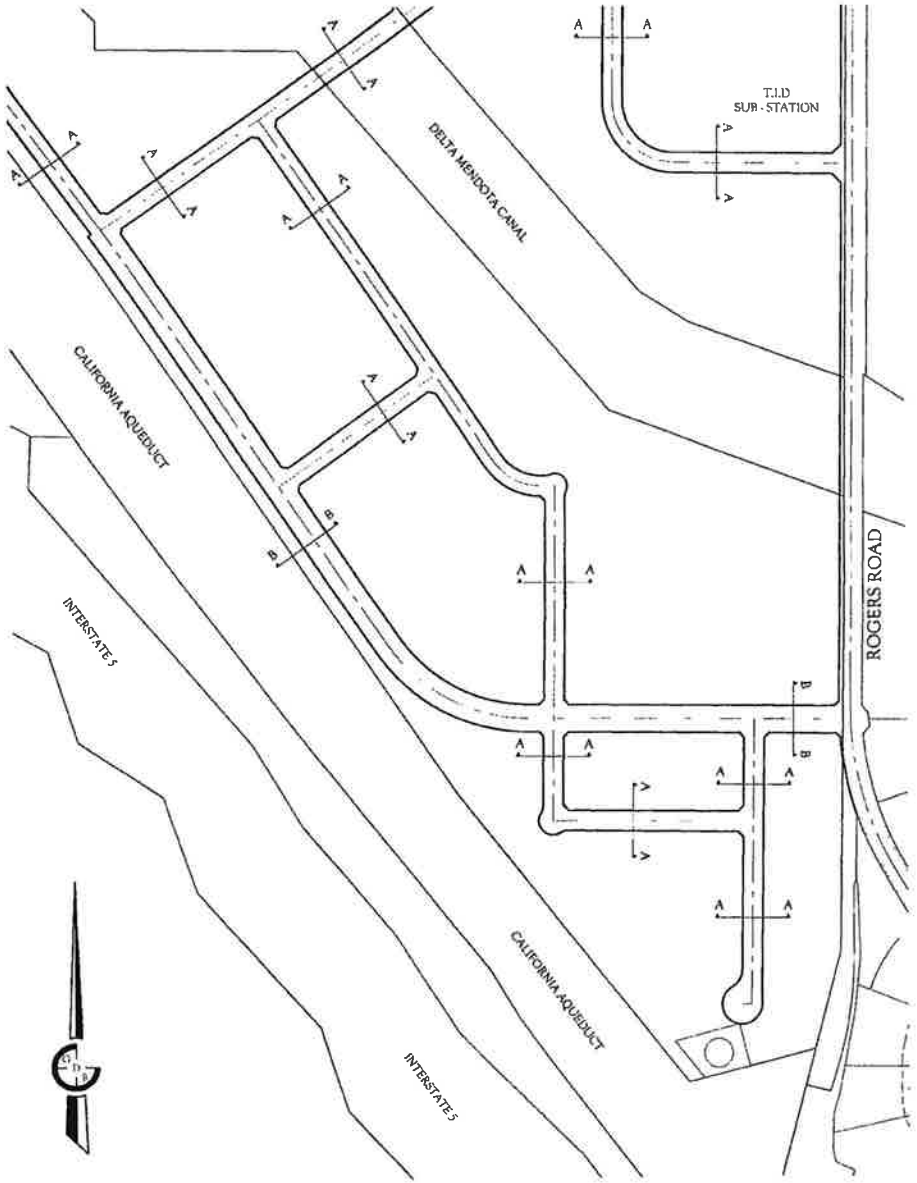
* ACREAGE INCLUDES ROADWAYS

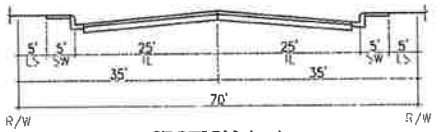
Arambel Business Park
KDN Retail Center & Business Park

Phasing Plan

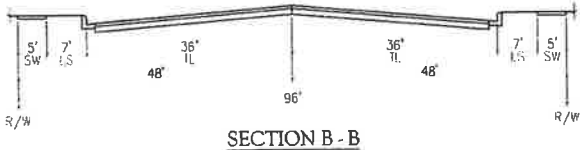
[illegible]

November 2014





SECTION A - A
NOT TO SCALE



SECTION B - B
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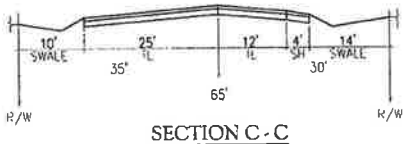

SECTION C - C
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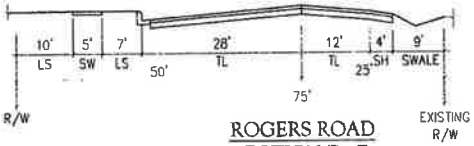


ROGERS ROAD
SECTION D - D

ROGERS ROAD
NOT TO SCALE

Arambel Business Park
KDN Retail Center & Business Park

KDN - Proposed Street Sections

City of Patterson, Stanislaus County, State of California
November, 2012

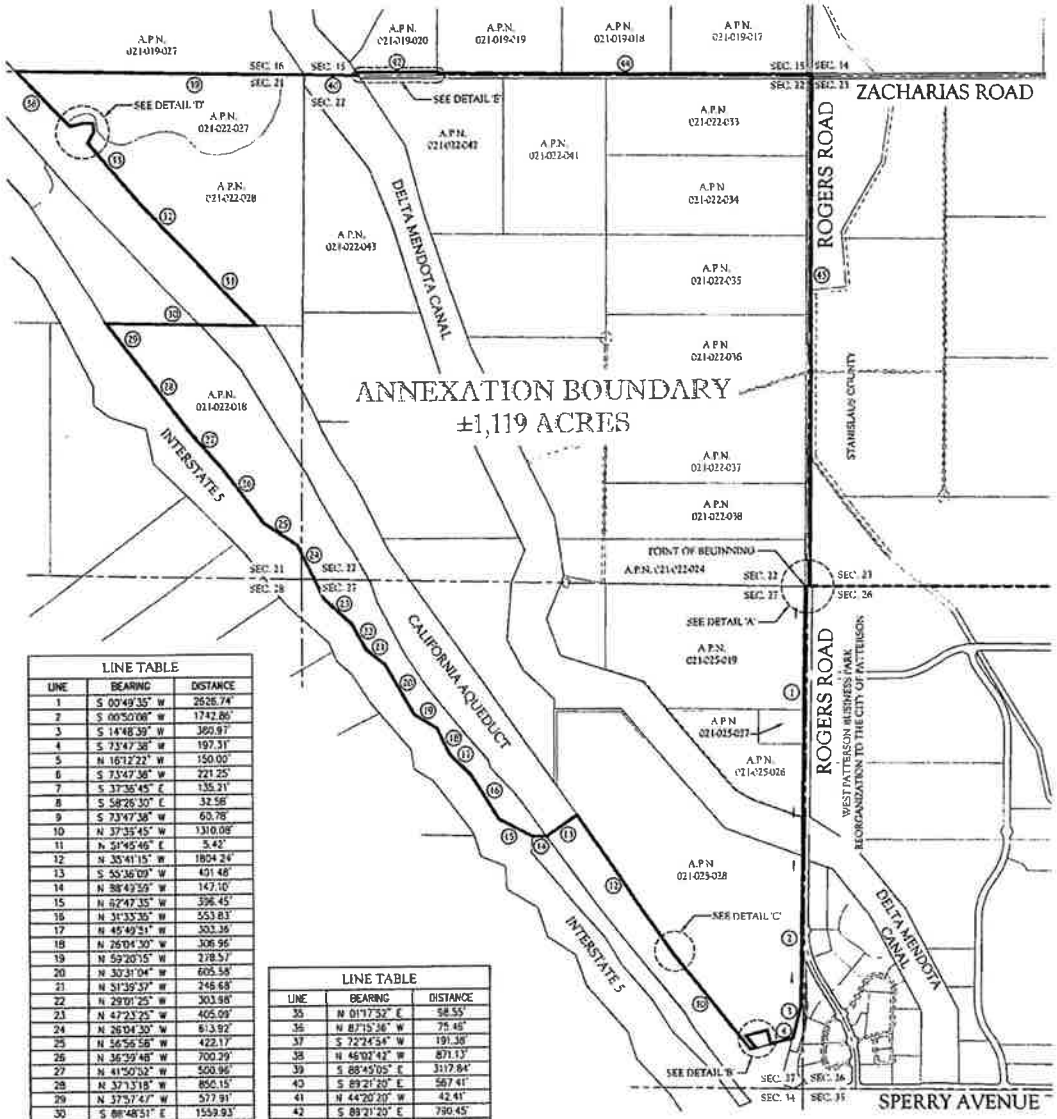
* SEE SHEET 12 FOR STREET SECTIONS

Arambel Business Park
KDN Retail Center & Business Park

Arambel - Proposed Street Sections

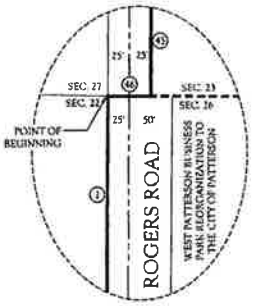
City of Patterson, Stanislaus County, State of California

November, 2012

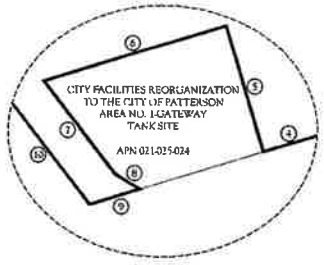


LINE TABLE		
LINE	BEARING	DISTANCE
1	S 00°49'35" W	2626.74'
2	S 00°50'08" W	1742.86'
3	S 14°48'39" W	380.97'
4	S 73°47'38" W	197.31'
5	N 16°12'22" W	150.00'
6	S 73°47'38" W	221.25'
7	S 37°36'45" E	135.21'
8	S 58°26'30" E	32.58'
9	S 73°47'38" W	60.78'
10	N 37°35'45" W	1310.08'
11	N 51°45'46" E	5.42'
12	N 35°41'15" W	1804.24'
13	S 55°36'09" W	451.48'
14	N 88°43'59" W	147.10'
15	N 62°47'35" W	396.45'
16	N 31°33'26" W	553.83'
17	N 45°49'31" W	302.36'
18	N 26°04'30" W	306.96'
19	N 59°20'15" W	278.57'
20	N 30°31'04" W	605.58'
21	N 51°39'57" W	246.68'
22	N 29°01'25" W	303.98'
23	N 47°23'25" W	405.09'
24	N 26°04'30" W	613.92'
25	N 56°56'58" W	422.17'
26	N 36°39'48" W	700.29'
27	N 41°50'52" W	500.96'
28	N 37°13'18" W	850.15'
29	N 37°57'47" W	577.91'
30	S 88°48'31" E	1559.93'
31	N 43°57'18" W	752.54'
32	N 43°50'28" W	943.05'
33	N 41°41'19" W	816.41'
34	N 26°40'41" E	127.76'

LINE TABLE		
LINE	BEARING	DISTANCE
35	N 01°17'52" E	58.55'
36	N 87°15'26" W	75.46'
37	S 72°24'54" W	191.38'
38	N 46°02'42" W	871.13'
39	S 88°45'05" E	3117.84'
40	S 89°21'20" E	567.41'
41	N 44°20'20" W	42.41'
42	S 89°21'20" E	790.45'
43	S 00°51'47" W	10.00'
44	S 89°21'20" E	4006.01'
45	S 00°43'24" W	5274.76'
46	S 89°23'21" E	50.00'



DETAIL 'A'
Not to Scale



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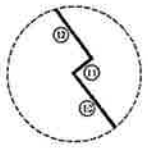

DETAIL 'C'
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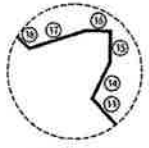

DETAIL 'D'
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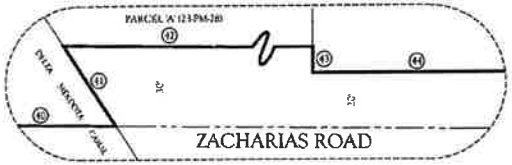


DETAIL 'E'
Not to Scale

LEGEND

PROPOSED CITY LIMIT LINE

EXISTING CITY LIMIT LINE

Arambel Business Park
KDN Retail Center & Business Park

Annexation Boundary - Exhibit

City of Patterson, Stanislaus County, State of California

November, 2012

Legal Description

West Patterson Business Park Expansion Reorganization to the City of Patterson

All that portion of Sections 14, 15, 21, 22, 23 and 27, Township 5, South, Range 7 East, Mount Diablo Base and Meridian, situate in the County of Stanislaus, State of California, more particularly described as follows:

Beginning at the northwest corner of the "West Patterson Business Park Reorganization to the City of Patterson", said point being the intersection of the westerly prolongation of the north line of Section 26, said Township and Range, with the west line of Rogers Road, said west line being 25.00 feet west of and parallel with the west line of said Section 26;

1) thence along the existing city limits line as described in said West Patterson Park Reorganization, and the said west line of Rogers Road, South 00°49'35" West, a distance of 2626.74 feet to the east-west quarter section line of said Section 27;
2) thence continuing along said city limits line and the west line of said Rogers Road, South 00°50'08" West, a distance of 1742.86 feet;
3) thence continuing along said city limits line, South 14°48'39" West, a distance of 380.97 feet to a point on the boundary of the California Aqueduct;
4) thence leaving said city limits line and along said California Aqueduct boundary, South 73°47'38" West, a distance of 197.31 feet to the southeast corner of "City Facilities Reorganization to the City of Patterson, Area No. 1 - Gateway Tank Site";
5) thence along the city limits line as described in Area No. 1 - Gateway Tank Site, North 16°12'22" West, a distance of 150.00 feet;
6) thence continuing along said city limits line, South 73°47'38" West, a distance of 221.25 feet;
7) thence continuing along said city limits line, South 37°36'45" East, a distance of 135.21 feet;
8) thence continuing along said city limits line, South 58°26'39" East, a distance of 32.58 feet to said California Aqueduct boundary and the southwest corner of said Area No. 1 - Gateway Tank Site;
9) thence leaving said city limits line and along said California Aqueduct boundary, South 73°47'38" West, a distance of 60.78 feet;
10) thence continuing along said California Aqueduct boundary, North 37°36'45" West, a distance of 1310.08 feet;
11) thence continuing along said California Aqueduct boundary, North 51°45'46" East, a distance of 5.42 feet;
12) thence continuing along said California Aqueduct boundary, North 35°41'15" West, a distance of 1804.24 feet;
13) thence South 55°26'09" West, a distance of 401.48 feet to the intersection of the westerly line of said California Aqueduct and the said east-west quarter section line of said Section 27;
14) thence along said east-west quarter section line of said Section 27, North 88°49'59" West, a distance of 147.10 feet to the easterly line of Interstate 5;
15) thence along said easterly line, North 62°47'35" West, a distance of 396.43 feet;
16) thence continuing along said easterly line, North 31°33'35" West, a distance of 553.83 feet;
17) thence continuing along said easterly line, North 46°49'51" West, a distance of 303.36 feet;
18) thence continuing along said easterly line, North 26°04'30" West, a distance of 306.96 feet;
19) thence continuing along said easterly line, North 59°20'15" West, a distance of 278.57 feet;
20) thence continuing along said easterly line, North 30°31'04" West, a distance of 605.58 feet;
21) thence continuing along said easterly line, North 51°39'37" West, a distance of 246.68 feet;
22) thence continuing along said easterly line, North 29°01'25" West, a distance of 303.98 feet;
23) thence continuing along said easterly line, North 47°23'25" West, a distance of 405.09 feet;
24) thence continuing along said easterly line, North 26°04'30" West, a distance of 613.92 feet;
25) thence continuing along said easterly line, North 56°56'58" West, a distance of 422.17 feet;
26) thence continuing along said easterly line, North 36°39'48" West, a distance of 700.29 feet;
27) thence continuing along said easterly line, North 41°50'52" West, a distance of 500.96 feet;
28) thence continuing along said easterly line, North 37°13'18" West, a distance of 850.15 feet;
29) thence continuing along said easterly line, North 37°57'47" West, a distance of 577.91 feet;
30) thence along the east-west quarter section line of said Section 21, South 88°48'51" East, a distance of 1559.93 feet to the easterly line of said California Aqueduct;
31) thence along the easterly line of said California Aqueduct, North 43°57'18" West, a distance of 752.54 feet;
32) thence continuing along the easterly line of said California Aqueduct, North 43°50'28" West, a distance of 943.95 feet;
33) thence continuing along the easterly line of said California Aqueduct, North 41°41'19" West, a distance of 876.41 feet;
34) thence continuing along the easterly line of said California Aqueduct, North 26°40'41" East, a distance of 127.76 feet;
35) thence continuing along the easterly line of said California Aqueduct, North 01°17'52" East, a distance of 98.55 feet;
36) thence continuing along the easterly line of said California Aqueduct, North 87°15'36" West, a distance of 75.46 feet;
37) thence continuing along the easterly line of said California Aqueduct, South 72°24'54" West, a distance of 191.38 feet;
38) thence continuing along the easterly line of said California Aqueduct, North 46°02'42" West, a distance of 871.13 feet to the north line of said Section 21;
39) thence along said north line of Section 21, South 88°45'05" East, a distance of 3117.84 feet to the northeast corner of said Section 21;
40) thence along the north line of said Section 22, South 89°21'20" East, a distance of 567.41 feet to the easterly line of the Delta Mendota Canal;
41) thence along said easterly line of the Delta Mendota Canal, North 44°20'20" West, a distance of 42.41 feet to the north line of Zacharias Road, said north line being 30.00 feet north of and parallel with the said north line of said Section 22;
42) thence along said north line of Zacharias Road, South 89°21'20" East, a distance of 790.45 feet to the east line of Parcel "A" as shown on the map recorded in Book 23 of Parcel Maps, Page 28, Stanislaus County;
43) thence along said east line, South 00°51'47" West, a distance of 10.00 feet;
44) thence continuing along the north line of said Zacharias Road, said north line being 20.00 feet north of and parallel with the said north line of Section 22 and its easterly prolongation, South 89°21'20" East, a distance of 4,006.01 feet to the intersection of the east line of said Rogers Road, said east line being 20.00 feet east of and parallel with the east line of said Section 22;
45) thence along the east line of said Rogers Road, South 00°43'24" West, a distance of 5274.76 feet to the a point on the south line of said Section 23 and existing city limits line as described in said West Patterson Park Reorganization;
46) thence along said city limits line and the said south line of said Section 23 and its westerly prolongation, North 89°23'21" West, a distance of 50.00 feet to the point of beginning.

Contains 1,119 acres, more or less.

WATER SYSTEM PARAMETERS

General

GDR Engineering, Inc. prepared a Potable Water System Project Master Plan for the Arambel Business Park and KDN Retail Center and Business Park based on the 2010 General Plan. This Potable Water System Project Master Plan is the basis for the design of the water infrastructure.

Design Parameters

Based on the General Plan, implementation measure PS 15.h on page PS-18, the water system will be a "dual" water system: domestic and non-potable. The Water Supply Analysis for the General Plan Update used an average day factor of the potable water usage of 625 gallons per acre per day (GPAD) for commercial and retail development. The peak day demand was calculated using a peaking factor of 1.5 applied to the average day demand. The peak hour demand was calculated using a peaking factor of 3.68 applied to the average day demand.

The non-potable demand was calculated using a factor of 2.5 GPM per acre.

The reservoirs will be sized in conformance with the factors listed in the Water Supply Analysis for General Plan Update. These factors include an Operational Storage Factor of 0.3 and an Emergency Storage Factor of 0.5 that are applied to the Maximum Daily Demand. In addition, the reservoirs must store the demands required for fire suppression of 1,080,000 gallons.

The booster pumps at the reservoirs will be sized to supply the peak hour demand and fire flow demand. The development is located within Zone 2 of the City Domestic Water System. An in-line booster pump station may be required to serve the area, between the California Aqueduct and Interstate 5.

Water Demand and Storage

The maximum day potable water demand for KDN Retail Center / Business Park will require 0.12 MGD and the Arambel Business Park will require 0.78 MGD to meet this demand. The total demand is 0.90 MGD (625 GPM).

The irrigation demand for KDN Retail Center / Business Park will require 0.15 MGD and the Arambel Business Park will require 1.03 MGD to meet this demand. The total demand is 1.18 MGD (820 GPM).

The storage requirement for the annexation area is approximately 2,700,000 gallons. There is an existing reservoir on the site that has a storage capacity of 1,300,000 gallons. This would require the annexation area to construct a reservoir with an additional storage of 1,400,000 gallons. The additional reservoir would be needed after approximately 130 developed acres.

System Design

Pipelines

The domestic water distribution system would consist of looped systems consisting of 16-inch and 12-inch lines that would provide domestic water and fire flow. A 16-inch transmission main will supply water to the proposed reservoir. The layout of the water lines is shown on pages 18 & 19.

Description

Water Supply

The domestic water will be provided by the City of Patterson capable of delivering the peak day demand (625 GPM) and pumping to reservoirs for the distribution system.

Reservoirs

The total storage required at build-out for peak day plus fire flow is 2.70 million gallons. There is an existing 1.3 million gallon tank on the KDN Development site. An additional 1.4 million gallons will need to be provided in the Arambel Development. There are two potential reservoir sites shown on pages 18 & 19 that will provide the storage required. The tank loctaion will be finalized as development occurs. The existing tank and the proposed tank will be connected with a 16-inch transmission line.

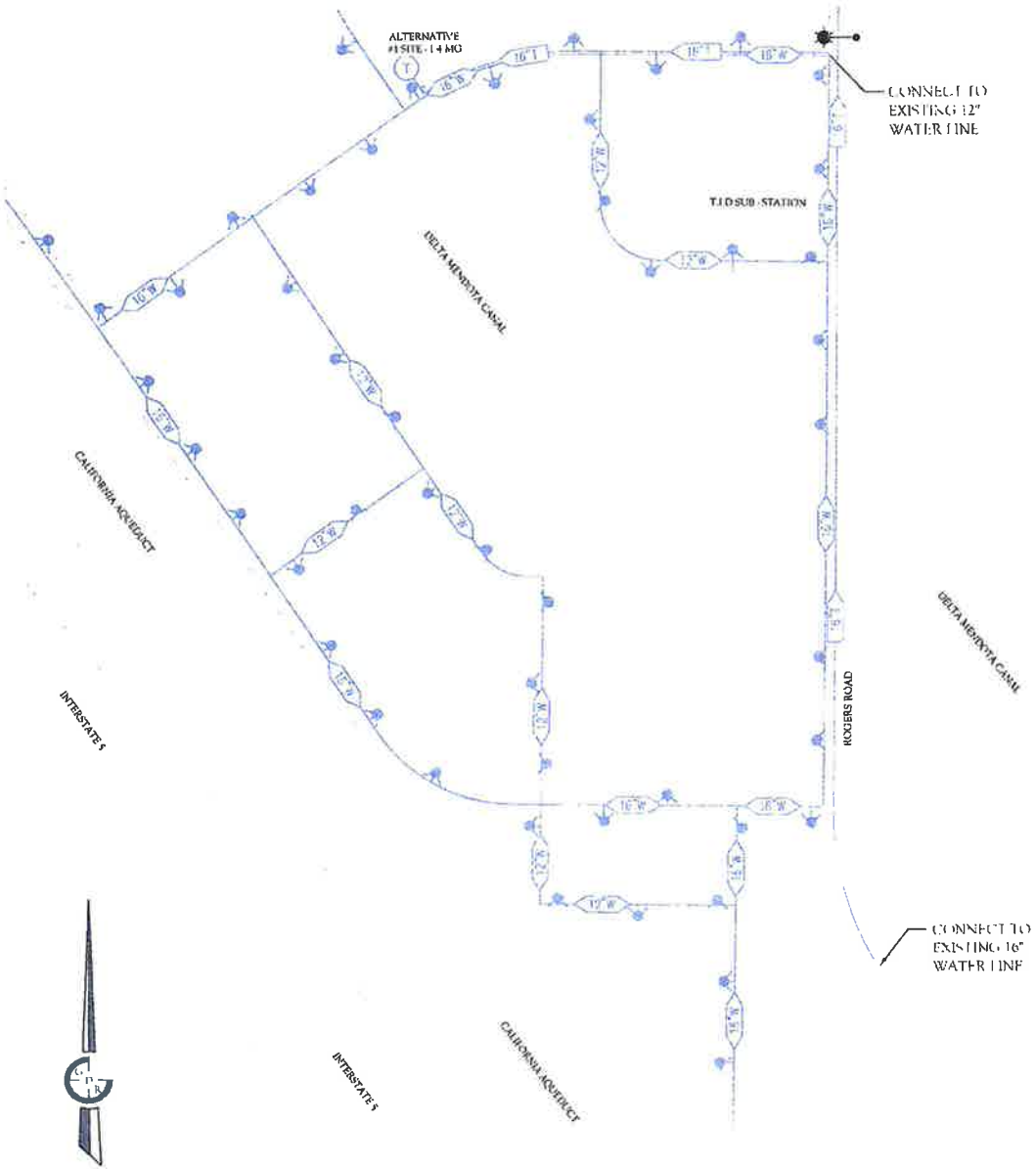
Booster Pumps

The booster pump station would have two pumping systems, one to meet the domestic demand and one to meet the fire flow demand. The peak hour demand for the KDN Retail Center / Business park was calculated to be 0.43 MGD (300 GPM) and the Arambel Business Park was calculated to be 2.87 MGD (2,000 GPM). The total potable water booster pump flow required is 2,300 GPM. The fire booster pumps would need to be able to pump 4,500 GPM.

An in-line booster pump may be required to service the area between the California Aqueduct and Interstate 5.

Non-Potable Water System

The irrigation water will be supplied by non-potable shallow irrigation wells located in the development area. It was assumed that there will be irrigation wells constructed at each of the detention basin sites. Existing wells could also be utilized for irrigation. The irrigation wells will be interconnected through a non-potable pipe distribution system. The layout for the non-potable water lines is shown on pages 20 & 21.



LEGEND

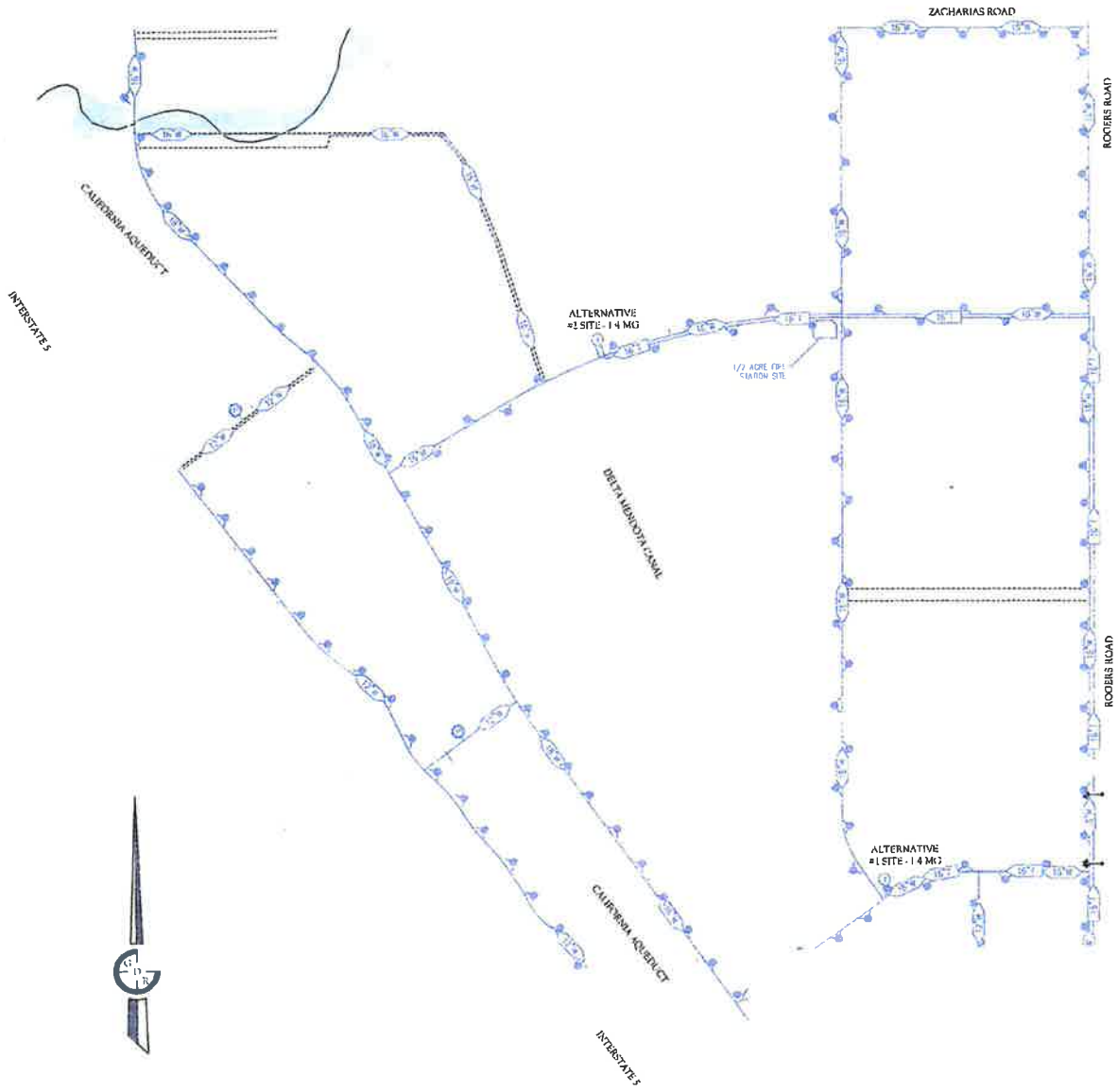
- PROPOSED LOOPED WATER LINE
- PROPOSED TRANSMISSION LINE
- EXISTING WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED TANK

Arambel Business Park
KDN Retail Center & Business Park

KDN - Water Master Plan

City of Patterson, Stanislaus County, State of California

November 2017



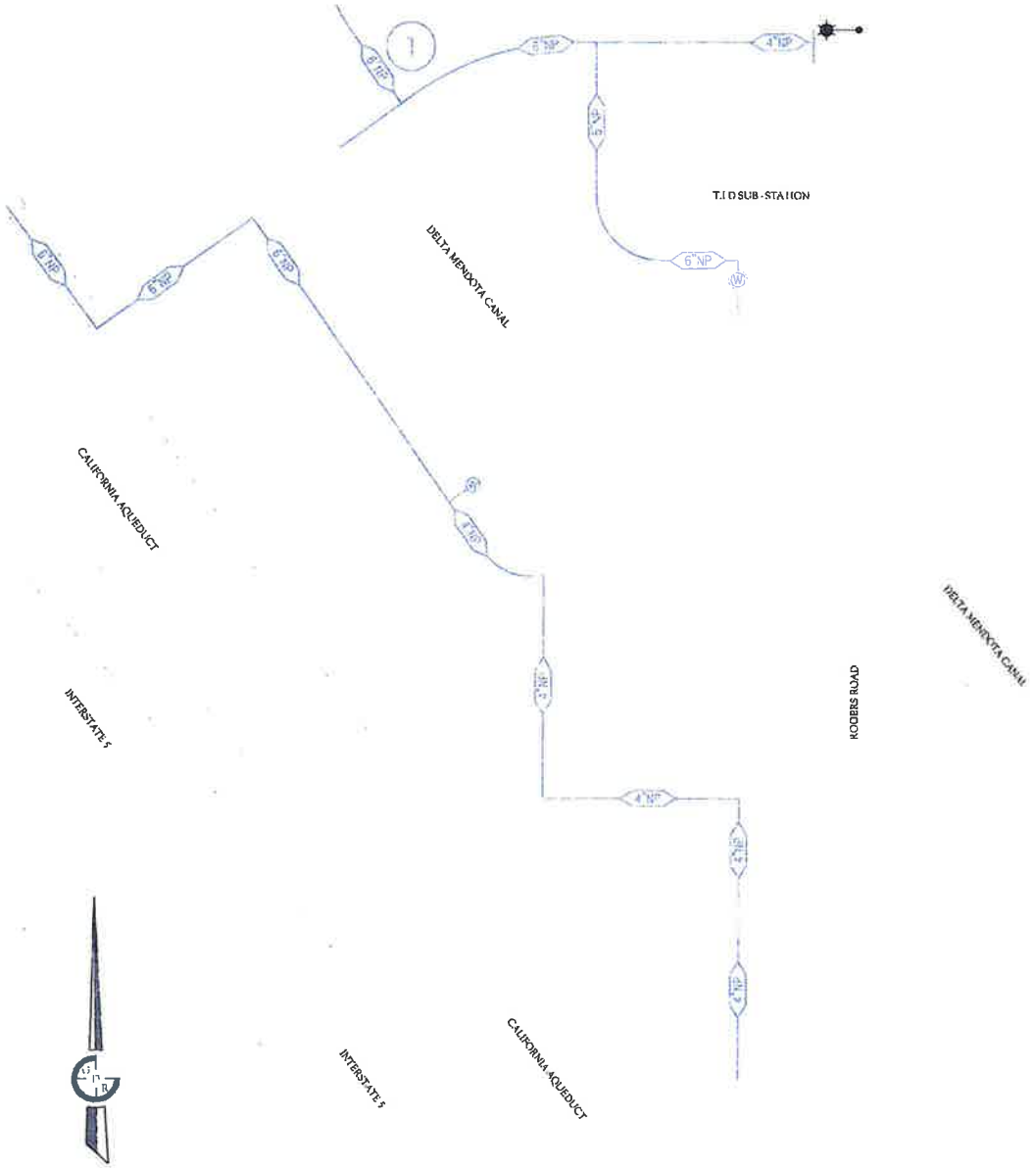
LEGEND

- PROPOSED LOOPED WATER LINE
- PROPOSED TRANSMISSION LINE
- EXISTING WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED TANK
- DEL PUERTO CREEK FLOOD PLANE (LOMR)
- WATER PUMP

Arambel Business Park
KDN Retail Center & Business Park

Arambel - Water Master Plan

City of Patterson, Stanislaus County, State of California
November 2017



LEGEND

NON POTABLE WATER LINE FOR IRRIGATION (PURPLE PIPE)

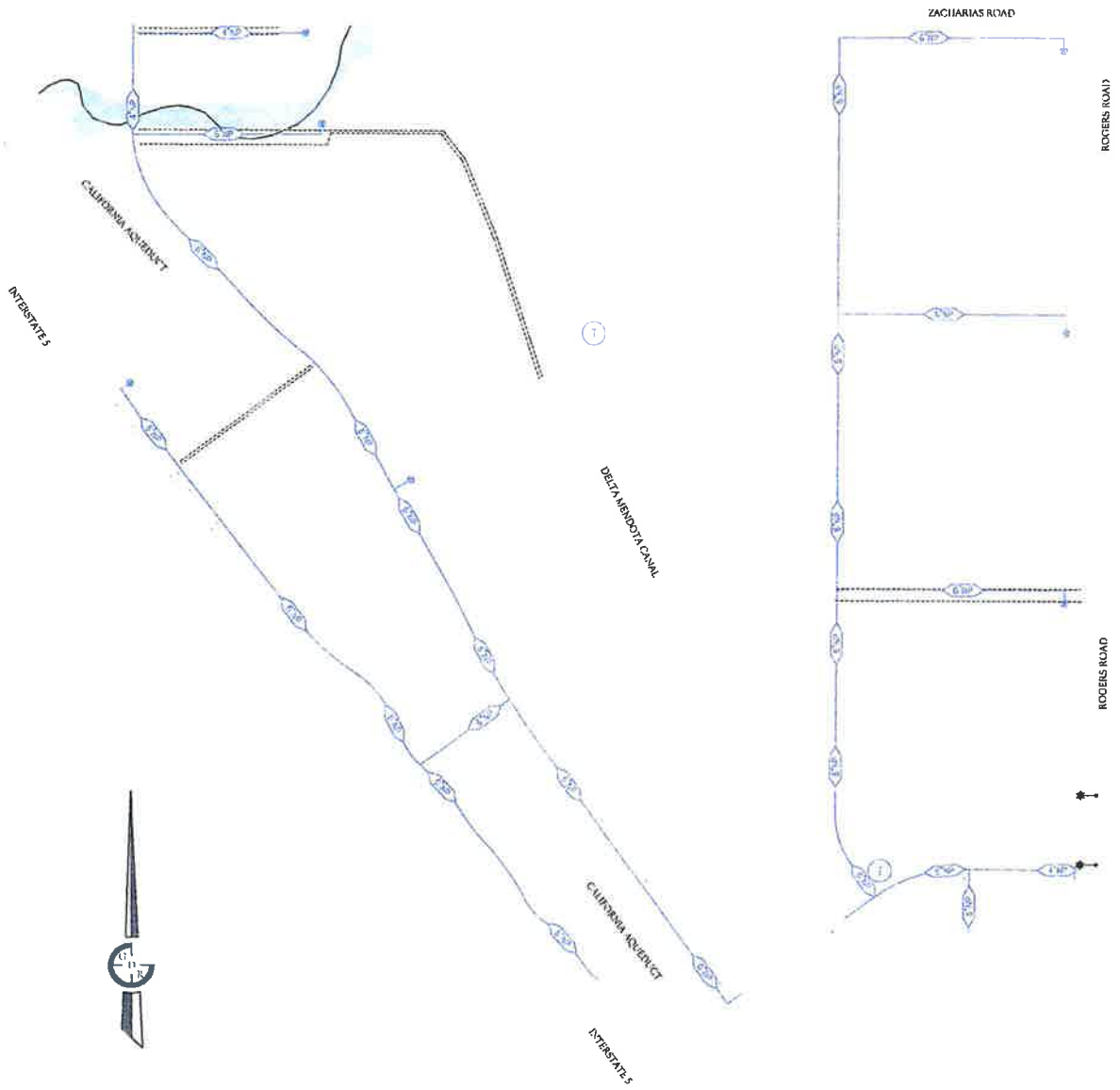
PROPOSED AGRICULTURAL WELL

Arambel Business Park
KDN Retail Center & Business Park

KDN - Non Potable Water Master Plan

City of Patterson, Stanislaus County, State of California

December 2017



LEGEND

- NON-POTABLE WATER LINE FOR IRRIGATION (PURPLE PIPE)
- PROPOSED AGRICULTURAL WELL
- DEL PUERTO CREEK FLOOD PLANE (LOMR)

Arambel Business Park
KDN Retail Center & Business Park

Arambel - Non Potable Water Master Plan

City of Patterson, Stanislaus County, State of California

November 2012

SANITARY SEWER SYSTEM PARAMETERS

General

A Sanitary Sewer Master Plan was prepared by GDR Engineering Inc. for the Arambel Business Park and KDN Retail Center that provided exhibits showing the general layout of the sewer lines and flow rates.

The Waste Water Master Plan prepared by Lee & Ro Inc. for the 2010 General Plan, also provided sewage flow rates used for the analysis of the sewer lines shown for the Arambel Business Park/KDN Retail Center.

Design Parameters

The average sewage flow rate and the peak sewage flow rate from the project area was calculated based on the sewage flow rates listed in the Wastewater Master Plan prepared by Lee & Ro, Inc. for the 2010 General Plan. The flow rate is 562 gallons per acre per day (GPAD) for Commercial / Industrial use. The average flow was increased by 3% for infiltration and a peaking factor of three was applied to the flow rates as per the Sanitary Sewer Master Plan.

System Design

General

The average flow rate was determined to be approximately 0.55 million gallons per day (MGD) and the peak flow rate was determined to be approximately 1.65 million gallons per day (MGD). The project sewage collection system will be designed to be conveyed to the City of Patterson Sewage Treatment Plant via existing sewer mains in Sperry Avenue and Keystone Pacific Parkway. Preliminary calculations show there is available capacity in the mains to serve the project. The flow in the mains will be field monitored to verify the calculations prior to design of the collection system. A pump station will be required to transfer the flow from the project site to the Sperry Avenue sewer main. The force main shown as Alt. #2 is the preferred alignment. The layout of the sewer lines are shown on pages 23, 24 & 25. The majority of the Commercial / Retail development will connect to an existing line that is stubbed out to the project in Rogers Road.

LEGEND

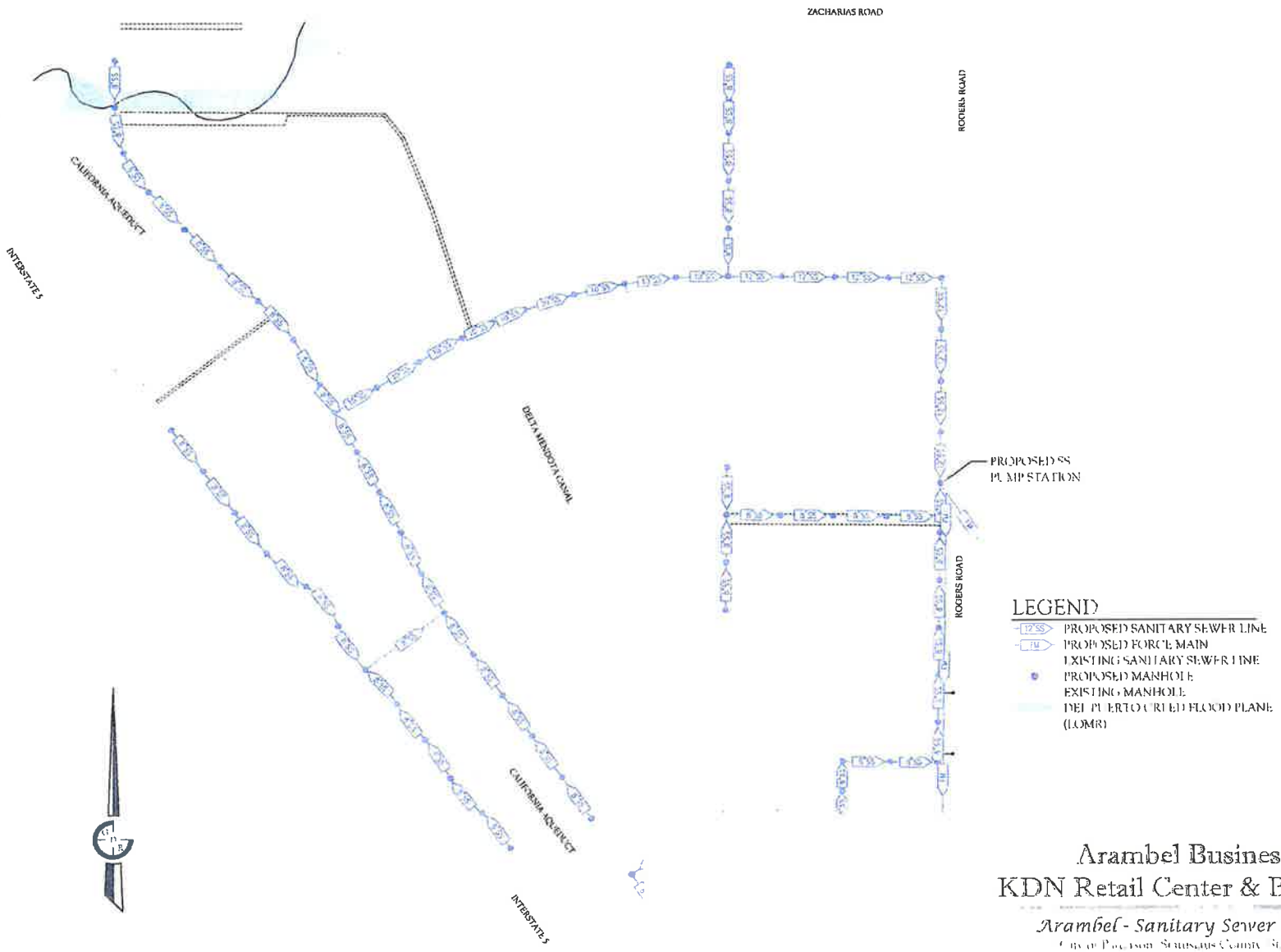
- PROPOSED SANITARY SEWER LINE
- PROPOSED FORCE MAIN
- EXISTING SANITARY SEWER LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE

Arambel Business Park
KDN Retail Center & Business Park

KDN - Sanitary Sewer Master Plan

City of Patterson, Stanislaus County, State of California

November 2017

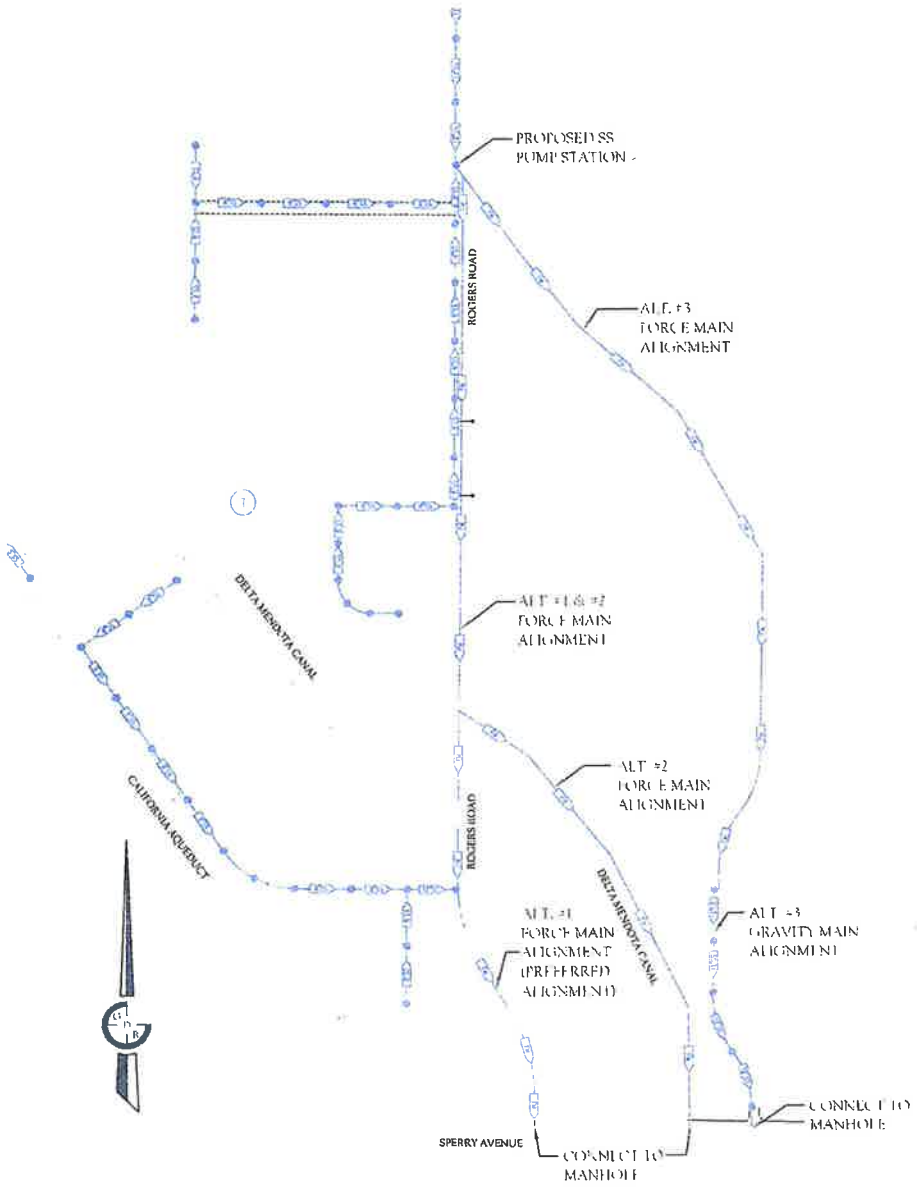


Arambel Business Park
KDN Retail Center & Business Park

Arambel - Sanitary Sewer Master Plan

City of Patterson, Stanislaus County, State of California

November 2012



BALDWIN ROAD

BALDWIN ROAD

SPERRY AVENUE

LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED FORCE MAIN
- EXISTING SANITARY SEWER LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE

Arambel Business Park
KDN Retail Center & Business Park

Sanitary Sewer Master Plan

City of Patterson, Stanislaus County, State of California

November, 2014

STORM DRAIN SYSTEM PARAMETERS

General

Stoddard and Associates prepared a Master Storm Drainage Plan in February, 2001 for the City of Patterson Western Expansion area. Stoddard's report covered the area east of Rogers Road to Baldwin Road. The proposed storm drain system for the Arambel Business Park/KDN Retail Center uses a combination of detention basins and groundwater recharge basins similar to the system in the referenced Stoddard study. GDR Engineering prepared the Strom Drainage Master Plan for the Arambel Business Park and KDN Retail Center.
Both the General Plan EIR and the General Plan discuss and support groundwater recharge. Ground Water Recharge has been incorporated as part of the storm drain design.

Design Parameters

The detention basins were sized for pump discharge standards, 50 year 24 hour event, 2.24 inches of rainfall per Patterson City Standards, Section 7. This allows the flexibility in case pumping is needed, but when final design is done, the basin size may change. The side slopes were increased since the basins are not intended to be used as parks. The side slopes on the basins were increased to a 3:1 on the sides that are not adjacent to public walkways. The side slopes were set at 5:1 slopes on the sides that are adjacent to public walkways. The depth of the basins may be revised at the time of final design to enhance groundwater recharge.

System Design

Groundwater Recharge

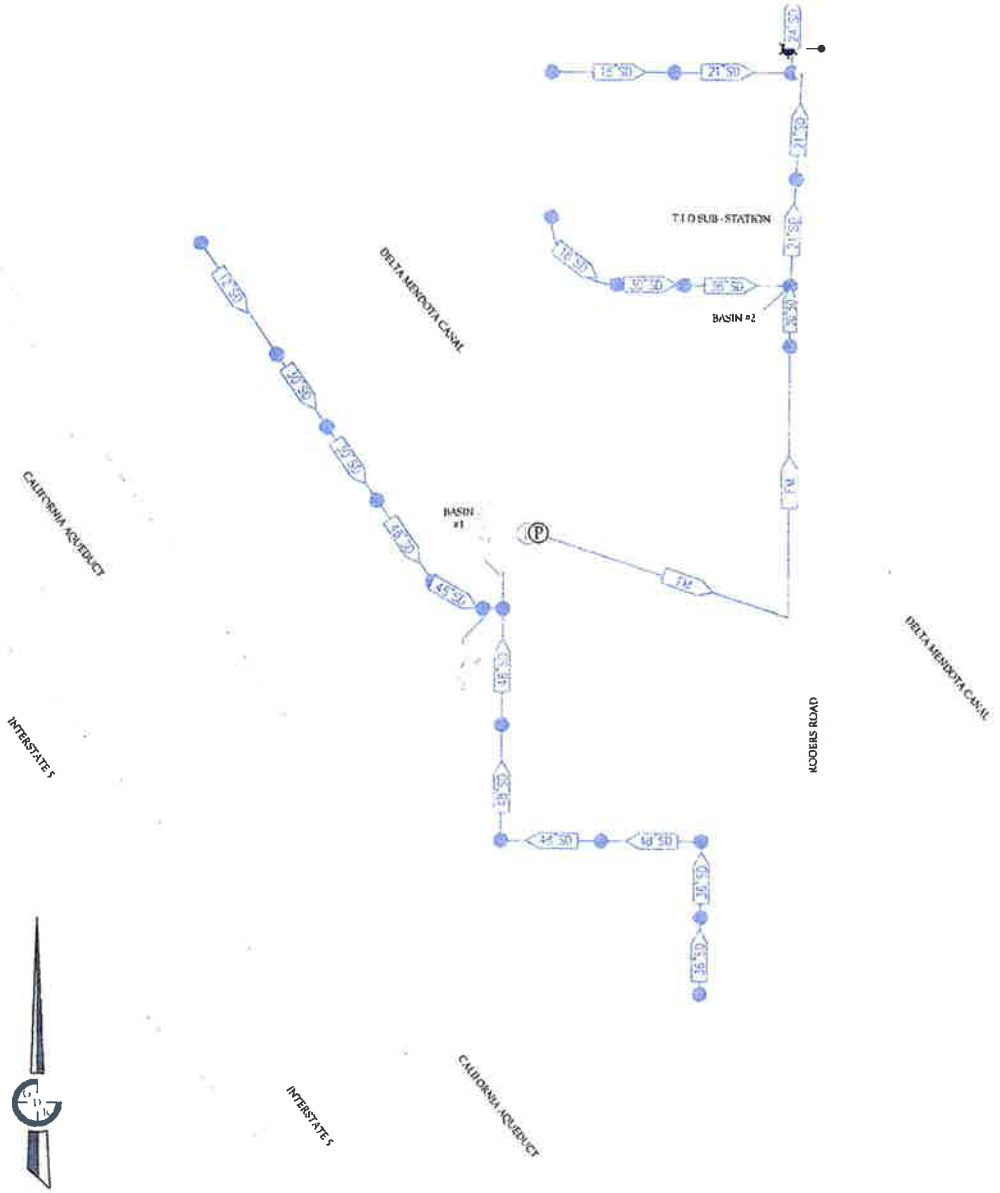
Krazan and Associates performed a drilling and soil analysis for 5 borings located in Arambel Business Park along Rogers Road in January, 2010. Boring B5 showed evidence of gravel starting at 4 feet below the surface and the boring had to be stopped 18 feet due to the gravel and cobble strata, see log of drill hole B5 on page 2 of the report which is included in the Storm Drainage Master Plan. Technicon Engineering Services also performed a drilling and soil analysis for borings in the project. The locations of the borings are shown on page 29. The borings were analyzed by Kenneth Schmidt, Groundwater Quality Consultant. A report was prepared by Kenneth Schmidt that identified the basins suitable for groundwater recharge. These basins are #'s 4, 5, 6, 7, and 9 and are provided in the Storm Drain Master Plan prepared by GDR Engineering, Inc.

Detention Basins and Groundwater Recharge Basins

Watersheds one and two as shown on page 29 will collect the storm water through pipelines and drain into detention basins. These basins will have control structures to release the storm water when there is capacity, to existing pipeline facilities in Keystone Pacific Parkway.
Watershed three as shown on page 29 will detain water in basins, and using control structures, release storm water into a pipeline to basins four & five for groundwater recharge. Watershed eight as shown on page 29 will detain water in basins, and using control structures, release storm water into a pipeline to basin seven for groundwater recharge Watersheds six and nine will act as its own recharge basin.

Pipelines

The pipeline sizes were designed using the Patterson City Engineering Standards, Section 7. The storm flow from each watershed will be piped to their corresponding basins. The basin system, where needed, will be piped such that the outflow can be regulated to each discharge point.



LEGEND

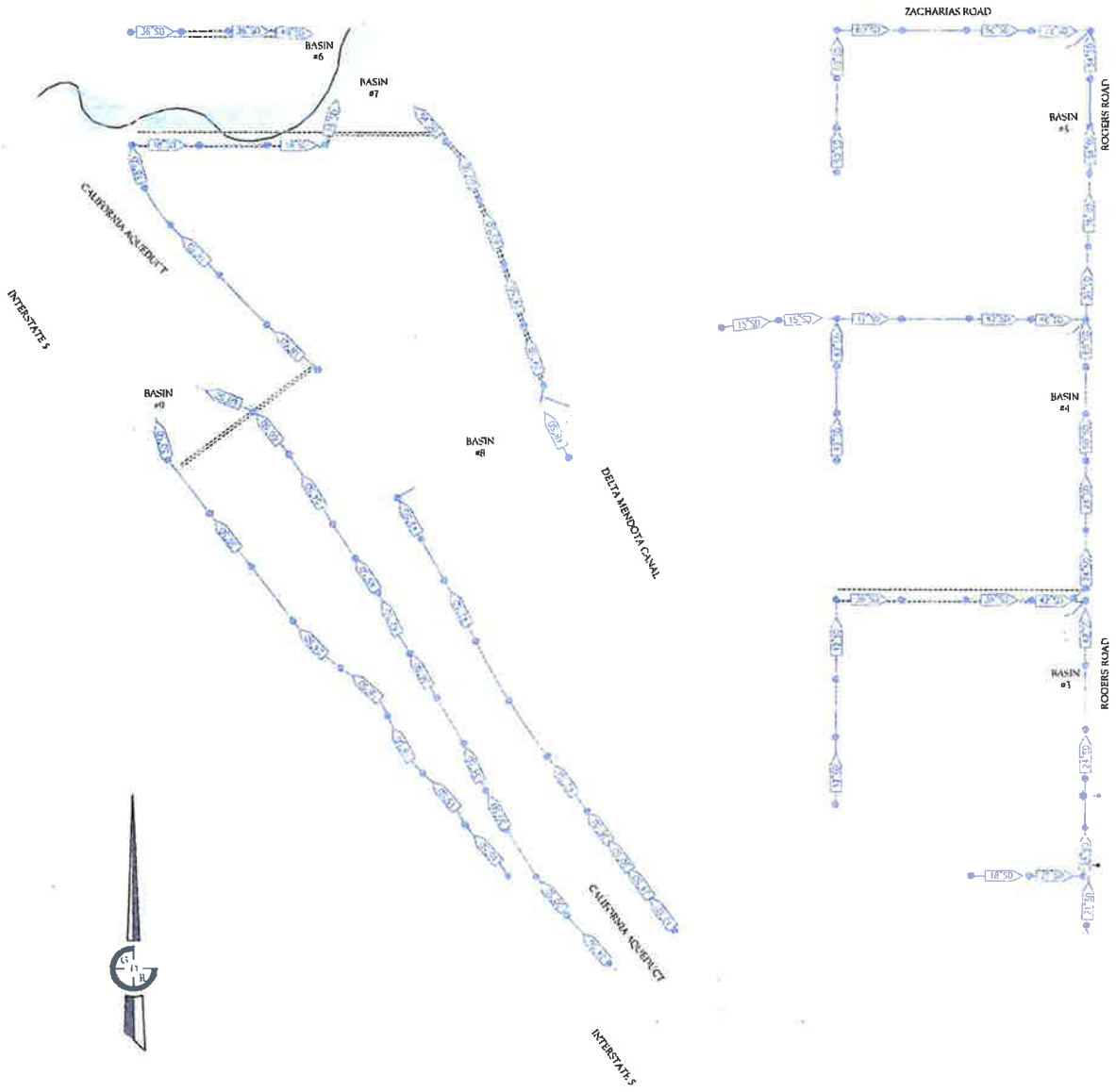
- PROPOSED STORM DRAIN LINE
- PROPOSED FORCE MAIN
- EXISTING STORM DRAIN LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PUMP FOR STORM DRAIN FORCEMAIN

Arambel Business Park
KDN Retail Center & Business Park

KDN - Storm Drainage Master Plan

City of Patterson, Stanislaus County, State of California

November, 2012



LEGEND

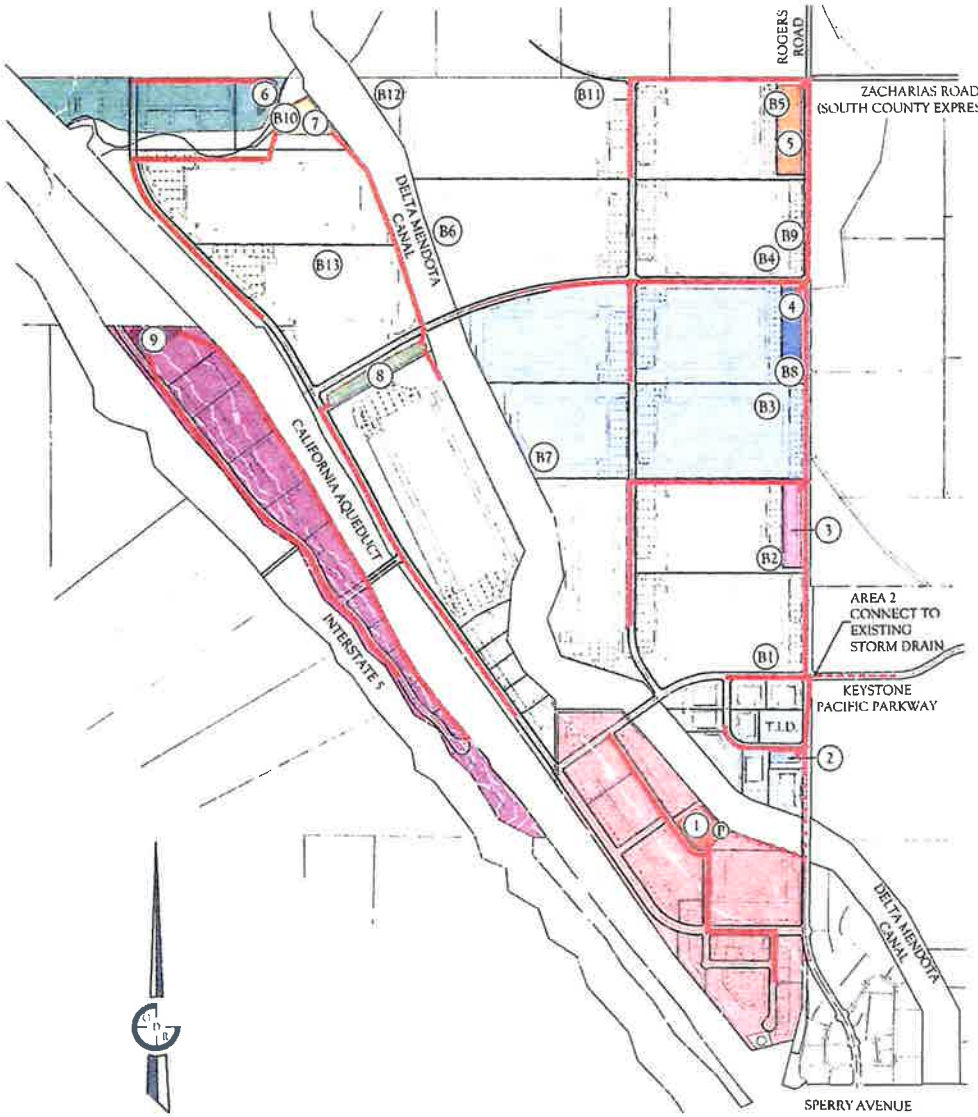
- PROPOSED STORM DRAIN LINE
- PROPOSED FORCE MAIN
- EXISTING STORM DRAIN LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- DEL PUERTO CREEK FLOOD PLAIN (LOMR)

Arambel Business Park
KDN Retail Center & Business Park

Arambel - Storm Drainage Master Plan

City of Patterson, Stanislaus County, State of California

November, 2012



WEST PATTERSON BUSINESS PARK EXPANSION PROJECT - STORM DRAIN BASIN DESIGN												
COLOR DESIGNATION	SHED AREA	BASIN	ACREAGE	AREA @ TOP	AREA @ H.W.L.	AREA @ BOTTOM	SIDESLOPE	FREEBOARD	WATER DEPTH	BASIN DEPTH	VOLUME REQUIRED	VOLUME CALC'D
	1	1	104.5	127,636 S.F. (2.9 AC)	117,885 S.F.	85,736 S.F.	3:1, 5:1	2'	7'	9'	15.6 AC. FT.	16.3 AC. FT.
	2	2	19.3	34,238 S.F. (0.8 AC)	27,911 S.F.	9,376 S.F.	3:1, 5:1	2'	7'	9'	2.9 AC. FT.	3.0 AC. FT.
	3	3	135.1	180,492 S.F. (4.1 AC)	163,257 S.F.	105,234 S.F.	3:1, 5:1	2'	7'	9'	20.2 AC. FT.	21.6 AC. FT.
	4	4	151.0	191,287 S.F. (4.4 AC)	173,027 S.F.	112,730 S.F.	3:1, 5:1	2'	7'	9'	22.6 AC. FT.	23.0 AC. FT.
	5	5	206.3	244,849 S.F. (5.6 AC)	225,509 S.F.	162,131 S.F.	3:1, 5:1	2'	7'	9'	30.9 AC. FT.	31.2 AC. FT.
	6	6	36.9	49,593 S.F. (1.1 AC)	43,745 S.F.	25,191 S.F.	3:1	2'	7'	9'	5.5 AC. FT.	5.5 AC. FT.
	7	7	126.9	146,553 S.F. (3.4 AC)	136,755 S.F.	104,304 S.F.	3:1	2'	7'	9'	19.0 AC. FT.	19.4 AC. FT.
	8	8	96.6	140,750 S.F. (3.4 AC)	128,471 S.F.	81,175 S.F.	3:1, 5:1	2'	7'	9'	14.5 AC. FT.	15.2 AC. FT.
	9	9	72.5	94,207 S.F. (2.2 AC)	84,952 S.F.	54,732 S.F.	3:1	2'	7'	9'	10.9 AC. FT.	11.3 AC. FT.

BASIN DESIGN CRITERIA

CITY OF PATTERSON STANDARDS - SECTION 7 (DATED FEB., 2008)
- GRAVITY DISCHARGE: 10 YEAR, 24 HOUR EVENT
- 1.73 INCHES OF RAINFALL
- PUMP DISCHARGE: 50 YEAR, 24 HOUR EVENT
- 2.24 INCHES OF RAINFALL
- MAXIMUM HIGH WATER LEVEL: 1' BELOW LOWEST D.I.C.
- MAXIMUM SIDESLOPE: 3:1 AT LANDSCAPING & 5:1 AT ROAD SIDE
- RUNOFF COEFFICIENT: 0.80 (INDUSTRIAL) BASINS 2-7 & 9
- RUNOFF COEFFICIENT: 0.80 (COMMERCIAL) BASINS 1 & 8
- FORMULA: CAR / 12

LEGEND

- EXISTING 18 IN STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- STORM DRAIN FORCEMAIN
- EXISTING CONTOURS
- (1)–(9) PROPOSED BASIN
- (B1)–(B5) APPROXIMATE BORING LOCATION PER KRAZAN REPORT DATED 02/19/2010
- (B6)–(B13) APPROXIMATE BORING LOCATION PER TECHNICON REPORT DATED 01/24/2012
- (P) PUMP FOR STORM DRAIN FORCEMAIN

Arambel Business Park
KDN Retail Center & Business Park

Storm Drainage Master Plan - Shed Areas

City of Patterson, Stanislaus County, State of California

December, 2012

LEGEND

PROPOSED STREET LIGHTING

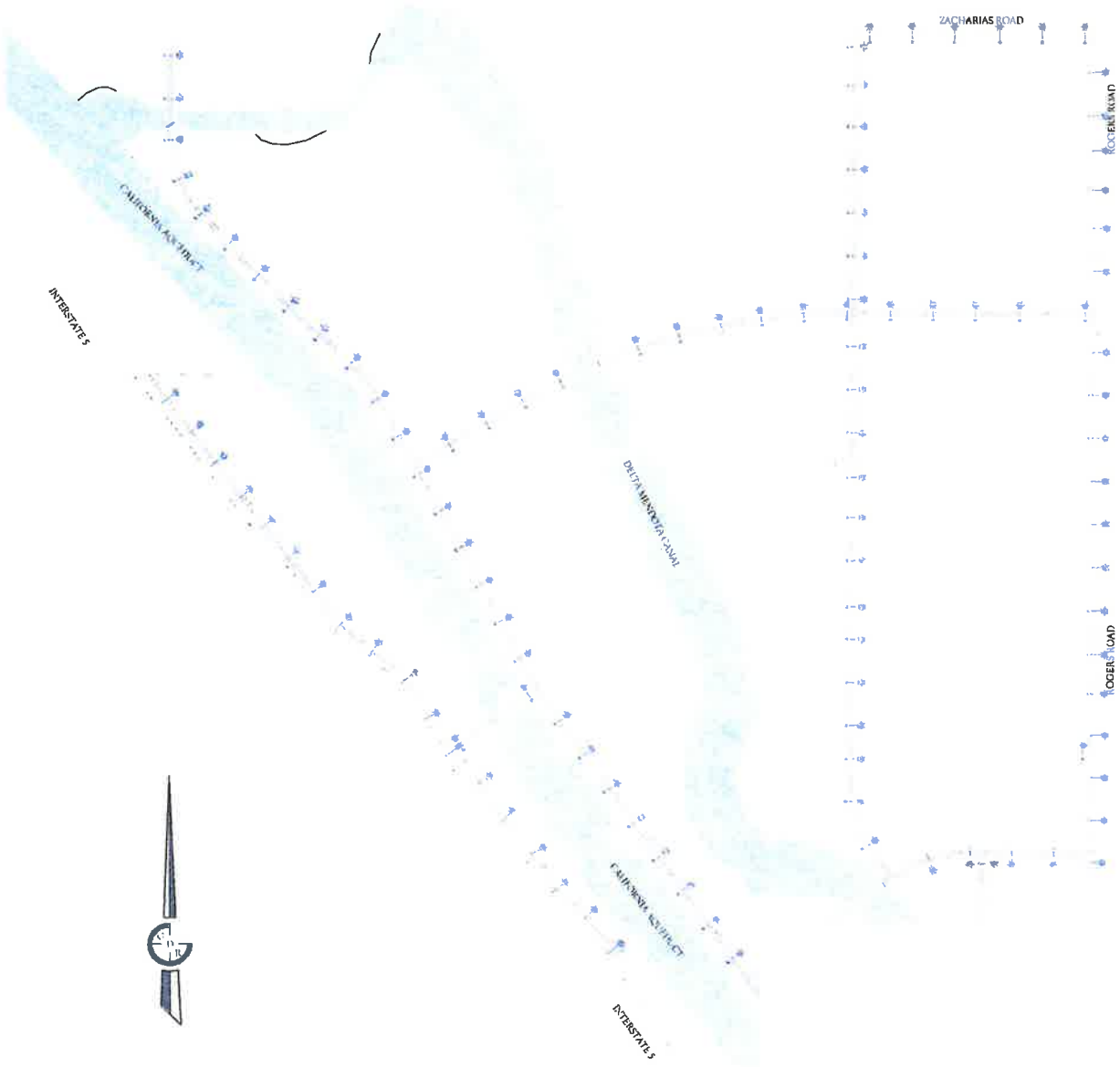
STANDARD ELECTROLIERS WILL BE (200 WATT, I.E.S. TYPE III, G.E. C798N806, LANDMARK 25-62J3) HIGH PRESSURE SODIUM VAPOR LAMPS, GLASS REFRACTORS, BUILT-IN RECEPTACLES FOR PHOTOELECTRIC CELLS, AND REGULATOR OR AUTO-REGULATOR MULTI-TAP (120/240 VOLT) BALLASTS WITH A POWER FACTOR OF NOT LESS THAN 92%

REFER TO SECTION 4 OF THE CITY OF PATTERSON STANDARDS FOR FURTHER DETAIL

Arambel Business Park
KDN Retail Center & Business Park

KDN - Street Lighting Plan

City of Patterson, Stanislaus County, State of California
November 2015



LEGEND

PROPOSED STREET LIGHTING

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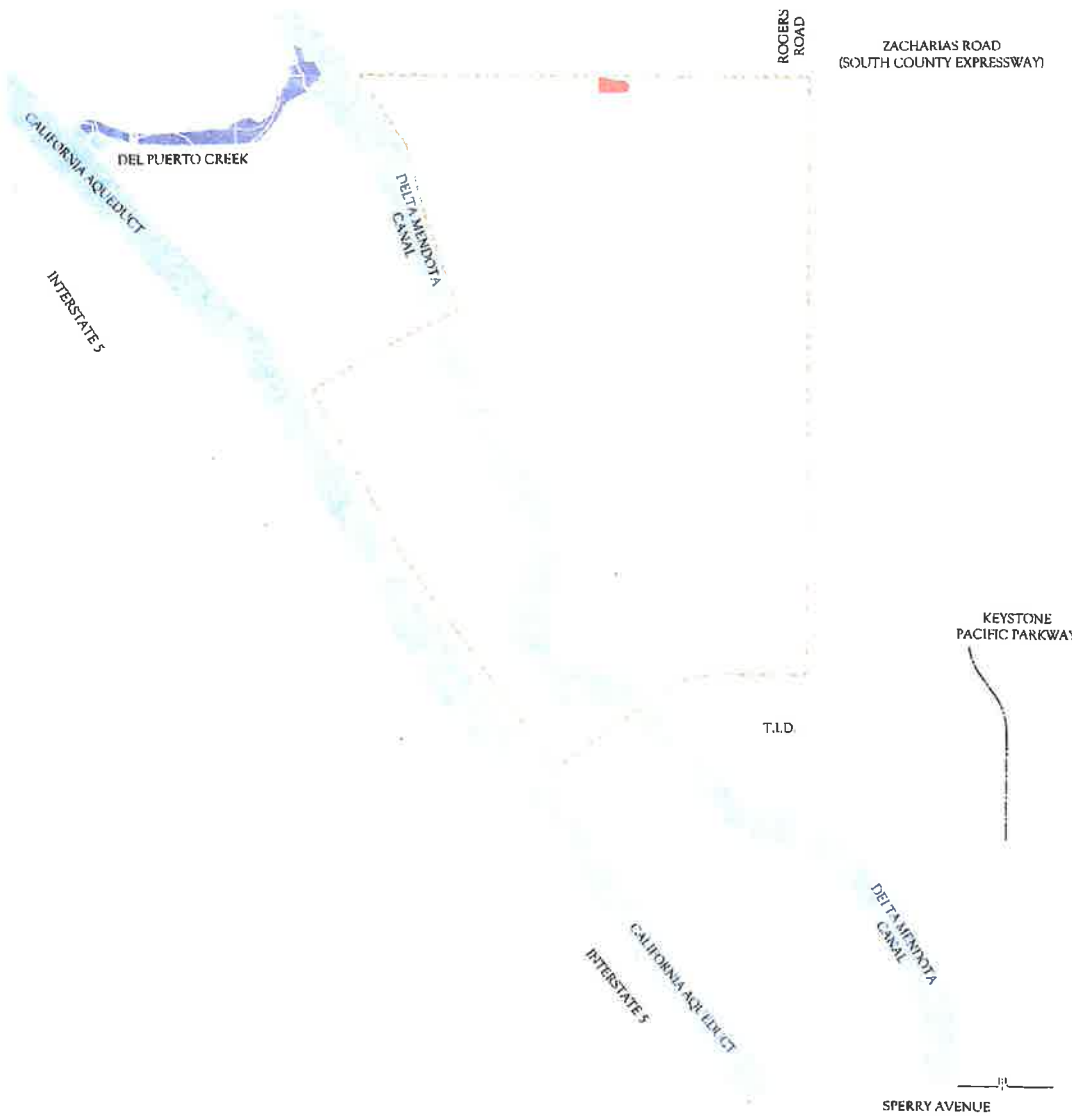
REFER TO SECTION 4 OF THE CITY OF PATTERSON STANDARDS FOR FURTHER DETAIL

Arambel Business Park
KDN Retail Center & Business Park

Arambel - Street Lighting Plan

City of Patterson, Stanislaus County, State of California

November 2012



LEGEND

PROPOSED CLASS I - BIKE PATH

STREAM CONSERVATION EASEMENT
(DEL PUERTO CREEK)

POTENTIAL +5 ACRE
PUBLIC SAFETY FACILITIES LOCATION
(ACTUAL SITE TO BE DETERMINED BY MUTUAL CONCENT
OF THE LAND OWNER AND THE CITY OF PATTERSON)

** SEE PROJECT DEVELOPMENT AGREEMENT AND CONDITIONS OF APPROVAL REGARDING DETAILS OF THE ITEMS LISTED ABOVE.

Arambel Business Park
KDN Retail Center & Business Park

Other Conditions of Approval

City of Patterson, County of Stanislaus
December 2012

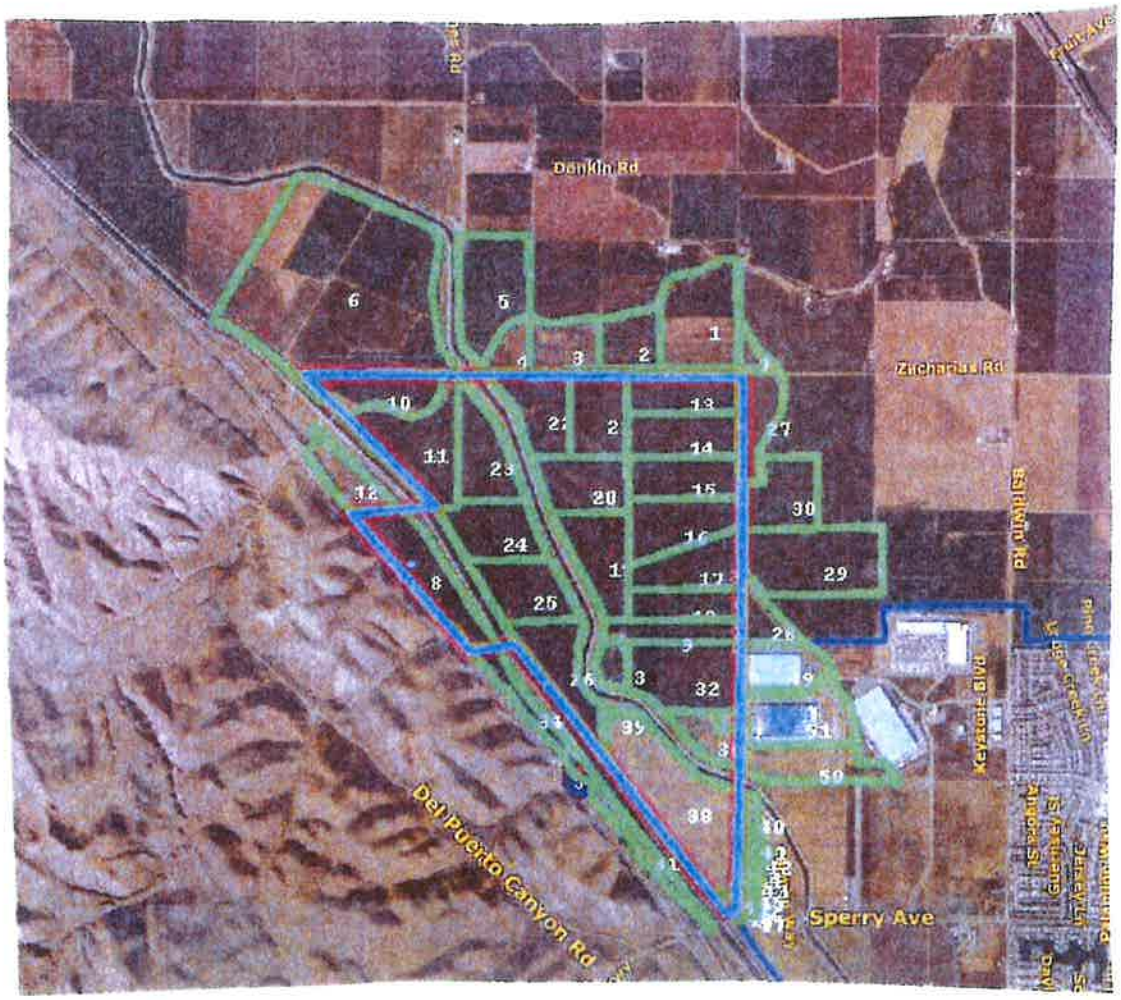
PUBLIC NOTICE
THE CITY OF PATTERSON PLANNING COMMISSION
REGULAR MEETING

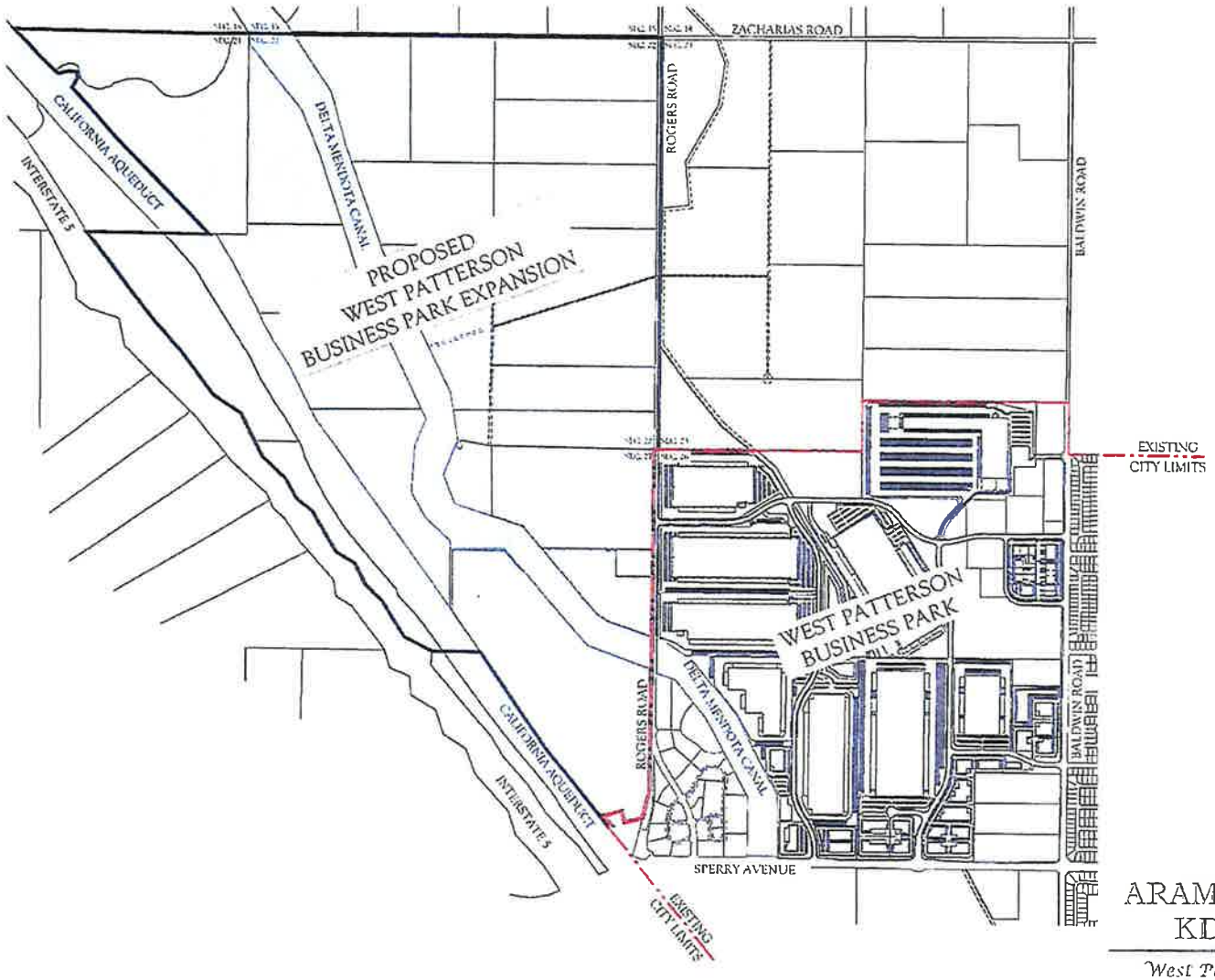
NOTICE IS HEREBY GIVEN that the City of Patterson Planning Commission will hold a Regular Meeting on **Thursday, August 8, 2013 at 7:00 p.m.,** in the City Council Chambers located at 1 Plaza, Patterson, to consider the following:

Public Hearing: **West Patterson Business Park Expansion Project – Amendment to Master Development Plan and Final Development Plan**
A public hearing to consider an amendment to the Master Development Plan and Final Development Plan for the West Patterson Business Park Expansion Project. Amendments focus on removal of the wastewater treatment package plant as an option. The amendments are consistent with the 2012 West Patterson Business Park Expansion Project FEIR and require no further environmental review. The Planning Commission is advisory to the City Council, which is the final approving authority for the project.

At the above noted time and place, testimony from interested persons will be heard by the Planning Commission and duly considered prior to making a recommendation. Any material submitted to the Planning Commission for consideration (photographs, petitions, letters, etc.) will be retained by the City and cannot be returned.
If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the Public Hearing.

Denise M. Melo, Planning Technician II
Community Development Department





ARAMBEL BUSINESS PARK / KDN RETAIL CENTER

West Patterson Business Park Expansion

City of Patterson, Stanislaus County, State of California

April, 2011