



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Referral Early Consultation

Date: September 10, 2019

To: Distribution List (See Attachment A)

From: Kristin Doud, Senior Planner
Planning and Community Development

Subject: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2019-0079 –
CAL SIERRA FINANCIAL, INC.

Respond By: September 30, 2019

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Cal Sierra Financial, Inc.

Project Location: Pirrone Road, on the east side of the Pirrone Road and Hammet Road intersection, east of Highway 99, in the Community of Salida.

APN: 003-014-007

Williamson Act Contract: N/A

General Plan: Commercial

Community Plan: Commercial

Current Zoning: SCP C-2 (Salida Community Plan – General Commercial)

Project Description: This is a request to amend the general plan and zoning designation of a 9.6-acre site, from Commercial and Salida Community Plan General Commercial (SCP C-2) to Planned Development, to allow for development of a travel plaza. The proposed travel plaza will be developed on approximately 4 acres of the west side of the site and will included two covered

fueling islands, a 4,500 square-foot convenience store, a 1,500 square-foot retail space, and a 4,148 square-foot fast food restaurant. All buildings are proposed to be single story. Four above ground gasoline storage tanks are also proposed to be onsite. Although the use types are specified in this request, no specific users are identified at this time. However, the project estimates 18 employees will be onsite during a maximum shift, and 80 customers and four truck deliveries (two fuel deliveries) per day upon full build out of the project. Hours of operation for the gas station and convenience store are proposed to be 24 hours a day, 7 days a week. The site is served by the City of Modesto for water and Salida Sanitary for sewer services. The remaining 5.6 acres of the site will remain undeveloped and will be required to obtain land use entitlements prior to future development.

A request to amend the General Plan and Community Plan designation of Commercial to Planned Development is also included in this request to correct a draftsman's error that occurred when the Salida Community Plan map was amended in 2007. The project site was part of the prior Salida Community Plan and, as such, the current designations were established in error with the adoption of the 2007 Salida Initiative. This request will return the property back to its original, pre-2007 Initiative, General Plan and Community Plan designations of Planned Development.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



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GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2019-0079 – CAL SIERRA FINANCIAL, INC.

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
X	SANITARY DISTRICT: SALIDA	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA FIRE	X	STAN CO SUPERVISOR DIST #3: WITHROW
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: MODESTO	X	StanCOG
X	MOSQUITO DIST: EASTSIDE MOSQUITO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	U.S. POSTMASTER:	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC RAILROAD		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: SALIDA UNION		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: MODESTO UNION		USDA NRCS
	STAN ALLIANCE		WATER DIST:
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2019-0079 – CAL SIERRA FINANCIAL, INC.

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
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Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|--|--|
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): SPA/REZ-PIN 2019 -

Date: 8/28/19

S 28 T 2 R 8

GP Designation: SCP-C2

Zoning: SCP-C2

Fee: \$11,612

Receipt No. _____

Received By: KCD 8/28/2019

Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

***Please note:** A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

Please see Section 9 the attached narrative for the project description.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 003 Page 014 Parcel 007

Additional parcel numbers: N/A

Project Site Address or Physical Location: Located northeast of the Pirrone Road/Arborwood Drive intersection and southeast of the Pirrone Road/Hammett Road intersection north of Salida

Property Area: Acres: 11.3 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Agricultural

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

N/A

Existing General Plan & Zoning: A-2-40 General Agriculture

Proposed General Plan & Zoning: Highway Frontage District (H-1) or Highway Commercial (HC)
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Agricultural

West: Highway 99/CALTRANS

North: Agricultural

South: Single-family homes and a vacant/undeveloped lot with a stormwater management basin

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: N/A

If yes, has a Notice of Non-Renewal been filed?

Date Filed: N/A

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☒

Woodland ☐

River/Riparian ☐

Other ☒

Explain Other: Overgrowth

Yes ☐ No ☒

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☒ No ☐

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) The exact volume of earth movement has yet to be determined. Approximately 4.0 acres of land will be disturbed.

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes ☐ No ☒

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

- Yes ☐ No ☒ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☒ No ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 0 Sq. Ft. Landscaped Area: 15,444 Sq. Ft.
Proposed Building Coverage: 10,148 Sq. Ft. Paved Surface Area: 153,940 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) Please see Table 10.1
in the attached narrative.

Number of floors for each building: Each building will be a single story.

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) The height of each
building will be determined once tenants have been identified.

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

Please see Table 10.1 in the attached narrative.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) The vast majority of the area will be asphalt. There will be concrete under the pump areas and
under the dumpsters.

UTILITIES AND IRRIGATION FACILITIES:

Yes ☐ No ☒ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Modesto Irrigation District

Sewer*: Salida Sanitary

Telephone: AT&T/Comcast

Gas/Propane: PG&E

Water**: City of Modesto

Irrigation: Modesto Irrigation District

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

See Appendix D of the attached narrative for the sewer will serve letter request and acknowledgment of receipt.

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

See Appendix C of the attached narrative for the water will serve letter request.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

This lot will contain a travel plaza/gas station. There will be fuel waste to consider.

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☐ No ☒ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

There are no existing utilities on the site.

Yes ☒ No ☐ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ No ☒ Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): Please see Table 10.1 of the attached narrative for the square
footage of the proposed buildings. There are no existing buildings on the site.

Type of use(s): The proposed buildings will be commercial/retail and fast food.

Days and hours of operation: Please see section 9.2 of the narrative for the hours of operation.

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: TBD

Number of employees: (Maximum Shift): 10 (Minimum Shift): 18

Estimated number of daily customers/visitors on site at peak time: 80 Transactions (Estimated)

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: Four (4) including two (2) fuel deliveries

Estimated hours of truck deliveries/loadings per day: TBD

Estimated percentage of traffic to be generated by trucks: 20%

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: N/A Warehouse area: N/A

Sales area: TBD Storage area: TBD

Loading area: N/A Manufacturing area: N/A

Other: (explain type of area) N/A

Yes ☒ No ☐ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

There will be fuel storage and dispensing for standard vehicles and semi-trucks.

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Pirrone Road and Arborwood Drive will provide access in the immediate future. The design will consider the need
to access the site from the future Pirrone Road Extension.

Yes ☐ No ☒

Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

The right-of-way impact area for the State Route 99/Hammett Road Interchange goes through the west side of the site.

Yes ☐ No ☒

Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes ☐ No ☒

Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☐ Overland

☒ Other: (please explain) Underground Stormwater Management System

If direct discharge is proposed, what specific waterway are you proposing to discharge to? N/A

Stormwater will be retained on-site.

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Fiber rolls, gravel bags and inlet protection are among the sediment control measures that may be used
on the site.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

N/A

1. Purpose of the Report

The purpose of this report is to supplement the information required in the Stanislaus County Department of Planning and Community Development Application Questionnaire for the General Plan Amendment and Rezone for the 11.3-acre Pirrone Road Commercial project located northeast of the Pirrone Road/Arborwood Drive intersection and southeast of the Pirrone Road/Hammett Road intersection north of Salida in Stanislaus County (APN 003-014-007).

2. Buffer and Setback Guidelines-Statement of Compliance

This statement acknowledges that the Pirrone Road Commercial Project shall incorporate a minimum buffer setback from adjoining properties of a minimum of 150 feet per Appendix VII-A of the Stanislaus County General Plan. This requirement is in effect because the proposed project will be zoned Highway Commercial in a General Agriculture District (A-2).

The Pirrone Road Commercial Project does not propose people intensive outdoor activities, such as athletic fields, that would require a minimum buffer of 300 feet.

It is recognized that the following uses are allowed within the required 150-foot buffer:

- Public roadways,
- Utilities,
- Drainage facilities,
- Rivers and Riparian areas,
- Landscaping,
- Parking lots,
- Low grade people intensive uses,
- Walking and bike paths that do not include rest areas, and
- Permitted non-agricultural uses adjoining or surrounding a project site, which are not permanent in nature and not likely to be returned to agriculture.

It is also acknowledged that the following requirements will be met:

- Landscaping within the buffer area excludes turf which could induce people intensive activities and add to overall maintenance costs and water usage, and
- A six-foot high fence of uniform construction will be installed along the perimeter of the developed area to prevent trespassing onto adjacent agricultural lands.

3. Property Ownership and Partnership Interest

The following is a complete list with the complete names of all persons with a property ownership or partnership interest in the Pirrone Road Commercial project. See Appendix A for the Grant Deed.

Current Owner:

Grover Family Properties LP
2829 Kiernan Ave.
Modesto, CA 95356
Contact: Mike Grover

Purchaser:

Cal Sierra Financial, Inc.
2807 G Street, Suite B
Merced, CA 95340
Contact: Baldev Grewal

4. Purpose for Amending the General Plan

The objective for amending the General Plan is to correct a draftsman error that occurred with the adoption of the Salida Community Plan in 2007.

5. Development Schedule

Below is a general timeline for the development of the Pirrone Road Commercial Project:

- General Plan Amendment Approval
- Construction Document and Permit Phase: Six (6) months
- Construction: Six (6) to eight (8) months

6. Elevations

The elevations of the buildings will be determined once tenants have been selected; however, the intention is to emulate the design of the buildings at the Mountain House travel plaza. See Appendix I for pictures of the Mountain House travel plaza.

7. Sign Plans

There will likely be two (2) freestanding signs on the property: one (1) for the travel plaza in general and one (1) for the gas station. The height and design of the signs will be finalized once tenants have been identified.

8. Parking Analysis

Chapter 21.76.150 of the Stanislaus County Zoning Ordinance (Off-Street Parking) requires one (1) parking space for every 300 square feet of gross floor area for retail and service establishments.

The site will contain a 4,500 square foot convenience store, a 1,500 square foot retail store, and a 4,148 square foot fast food restaurant.

Table 8.1 shows the amount of parking spaces required based upon the ordinance and the amount of parking spaces provided on-site.

Table 8.1: Parking Analysis

	Gross Floor Area (sf)	Spaces Required per Gross Floor Area	Number of Parking Spaces Required
Convenience Store	4,500	1 space per 300 sf	15
Retail Store	1,500	1 space per 300 sf	5
Fast Food Restaurant	4,148	1 space per 300 sf	14
Total Parking Spaces Required			34
Total Parking Spaces Provided*			55

*Forty-six (46) of the parking spaces provided are standard parking spaces, and five (5) of the parking spaces provided are designated for RV/Boat parking.

Per the Americans with Disabilities Act, at least three (3) of the spaces provided are required to be accessible, one (1) of which needs to be van accessible. There are four (4) accessible spaces on the site plan, two (2) of which are van accessible.

9. Project Description

9.1 Existing Conditions

The Pirrone Road Commercial project site is currently undeveloped, agricultural land.

9.2 Proposed Improvements

An approximately 4.0 acre area on the west side of the site will be developed into a gas station/travel plaza to include diesel pumps for large trucks, standard pumps, above ground gasoline storage tanks, a retail store (approximately 1,500 square feet), a convenience store (approximately 4,500 square feet), a fast food restaurant (approximately 4,148 square feet) and associated parking, utilities, and landscaping. The layout of the site takes into account the future CALTRANS right-of-way for the proposed State Route 99/Hammett Road Interchange, and the future Pirrone Road Extension.

The exact operating hours of the businesses will be determined once tenants have been identified. The anticipated operating hours are:

- Gas Station - 24 hours,
- Convenience Store - 24 hours,
- Fast Food Restaurant – 5 am to 10 pm,
- Retail Store – TBD.

Likewise, the number of employees and anticipated number of customers will be determined once tenants have been identified.

There are three access points to the site off of the existing Pirrone Road, all of which will be removed when the State Route 99/Hammett Road Interchange is built:

- Two of the access points towards the northern part of the developed area are 40' wide and are mainly for cars and delivery vehicles.
- There is a 95' wide access point for trucks only at the intersection of Pirrone Road and Arborwood Drive.

Trucks can also access the site from Arborwood Drive through a 70' wide driveway on the eastern edge of the developed area.

The balance of the site will remain undeveloped for the foreseeable future.

10. Building Characteristics

As mentioned above, the west side of the site will be developed into a gas station/travel plaza to include diesel pumps for large trucks, standard pumps, above ground gasoline storage tanks, a retail store, a convenience store, a fast food restaurant and associated parking, utilities, and landscaping.

Each building will be a single story. The exact height of the buildings on the site will be determined once tenants have been identified.

There will likely be two (2) signs on the property: one (1) for the travel plaza in general and one (1) for the gas station. The height and design of the signs will be finalized once tenants have been identified.

There will be light poles on the site. The exact number, location, and height of the signs will be determined during the construction document phase.

Four (4) above ground gasoline storage tanks will be located in the southeast quadrant of the site. Each of these tanks will be approximately 16 feet in height.

The two (2) pump areas will be covered with canopies. The canopy over the standard gas pumps will be roughly 13'-9" in height, while the diesel pumps will be under a canopy that is approximately 16 feet high.

Table 10.1 below gives more information on the buildings and structures that will be added to the site.

Table 10.1: Building and Structure Characteristics

Building/Structure	Gross Square Footage (sf.)	Number of Floors	Building Height (ft.)	Approximate Structure Height
Convenience Store	4,500	1	TBD	-
Retail	1,500	1	TBD	-
Fast Food Restaurant	4,148	1	TBD	-
Above Ground Gasoline Storage Tanks (4 Total)	-	-	-	16'
Canopy over Standard Gas Pumps	-	-	-	13'-9" (min)
Canopy over Diesel Gas Pumps	-	-	-	16'



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307

Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: June 11, 2019

CCaIC File #: 11104N

Re: Project: Commercial Improvements on
APN 003-014-007 at intersection of Pirrone Rd.
and Arborwood Dr., Stanislaus Co.; Tentative
Parcel Map Application

Vionna Adams, PE
O'Dell Engineering
1165 Scenic Drive, Ste. A
Modesto, CA 95350

Email: vadams@odellengineering.com

Dear Ms. Adams,

We have conducted a records search as per your request for the above-referenced project area located on the Salida USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), *California Inventory of Historic Resources* (DPR 1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current computer lists dated 3-20-2014 and 4-05-2012, respectively), the *Survey of Surveys* (1989), GLO Plats and other historic maps on file for the area, and other pertinent historic data available at the CCaIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

No prehistoric or historic-era archaeological resources or historic properties have been reported to the CCaIC at this time. However, this does not preclude their presence in this area.

Other historic information:

- GLO Plat T2S/R8E (sheet #44-113, dated 1852-1854) shows that the SW ¼ of Section 28 was already subdivided into several lots by that time.
- The 1906 map of Stanislaus Co. shows the highway, the road on the E. side of the property (going north to the river), and it references E. M. Murphy as the estate owner.

- The 1915 Salida USGS map (1:31680) does not show any cultural references in or directly adjacent, but it shows an access road to the north of the property, aligned SW to NE.
- The 1941 Modesto West USACE 15' map references SR 99 as "Stockton Road" and also shows an access road to the north (different alignment from 1915).
- The 1953 Salida USGS 7.5' map shows access road along the north boundary of the property as well, but nothing additional for the property.
- The 1969 Salida USGS 7.5' map shows an orchard, and access roads along the north and east side. Then the 1969 / Photo Revised 1976 map shows the SR 99 interchange encroaching on the area.
- The book *Annals of Stanislaus County, Volume I: River Towns and Ferries* (Brotherton 1982:53-55) contains a map (prepared for the book) that indicates that the property was at or very near an old road to and from the first location (1865) of Murphy's Ferry on the Stanislaus River. The road diverted from another road just south of the property.

Prehistoric or historic resources within the immediate vicinity of the project area:

None have been reported to the CCalIC.

Resources that are known to have value to local cultural groups:

None have been formally reported to the Information Center.

Previous investigations within the project area:

One has been reported to the CCalIC:

CCIC Report #ST-07235 Author/Date Blind, H. (2010)
*Historic Property Survey Report for the Hammett Road/State Route 99 Interchange
 Reconstruction Project, Salida, Stanislaus County and San Joaquin County, California,
 Caltrans District 10 EA#10-0L320.*

The above study involved an archaeological field survey and an architectural survey for cultural resources that included most of the subject property as part of the APE for a Caltrans project (included all of the property except the SE corner, or approximately the eastern half of Parcel 3).

Previous investigations within the immediate vicinity of the project area:

One has been reported:

Recommendations/Comments:

Based on existing data in our files the project area has a low sensitivity for the possible discovery of historical resources, prehistoric or historic-era. The authors of report ST-07235 concluded at the end of their study that the area surveyed (most of the project area, and that closest to the river) had a low sensitivity for surface or subsurface prehistoric cultural deposits. We would like to caution, however, that this does not make their presence *impossible*, even under the agricultural plow zone: the project area is less than ½-mile from the southern terraces of the Stanislaus River, and there is at least one recorded Native American occupation site known to be within one mile of this property, in association with the river. We offer no recommendations for further study at this time, but please keep in mind the advisories below:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. There may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline. If you should need it, The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for using the California Historical Resources Information System (CHRIS). Please let us know when we can be of further service. Please sign and return the attached Access Agreement Short Form.

Note: Billing (\$150.00) will be transmitted separately via email from our Financial Services Office (lamarroquin@csustan.edu or MSR270@csustan.edu), payable within 60 days of receipt of the invoice.

Sincerely,

Robin Hards

R. L. Hards, Assistant Research Technician
Central California Information Center
California Historical Resources Information System






*Invoice to: Laurie Marroquin lamarroquin@csustan.edu, Financial Services

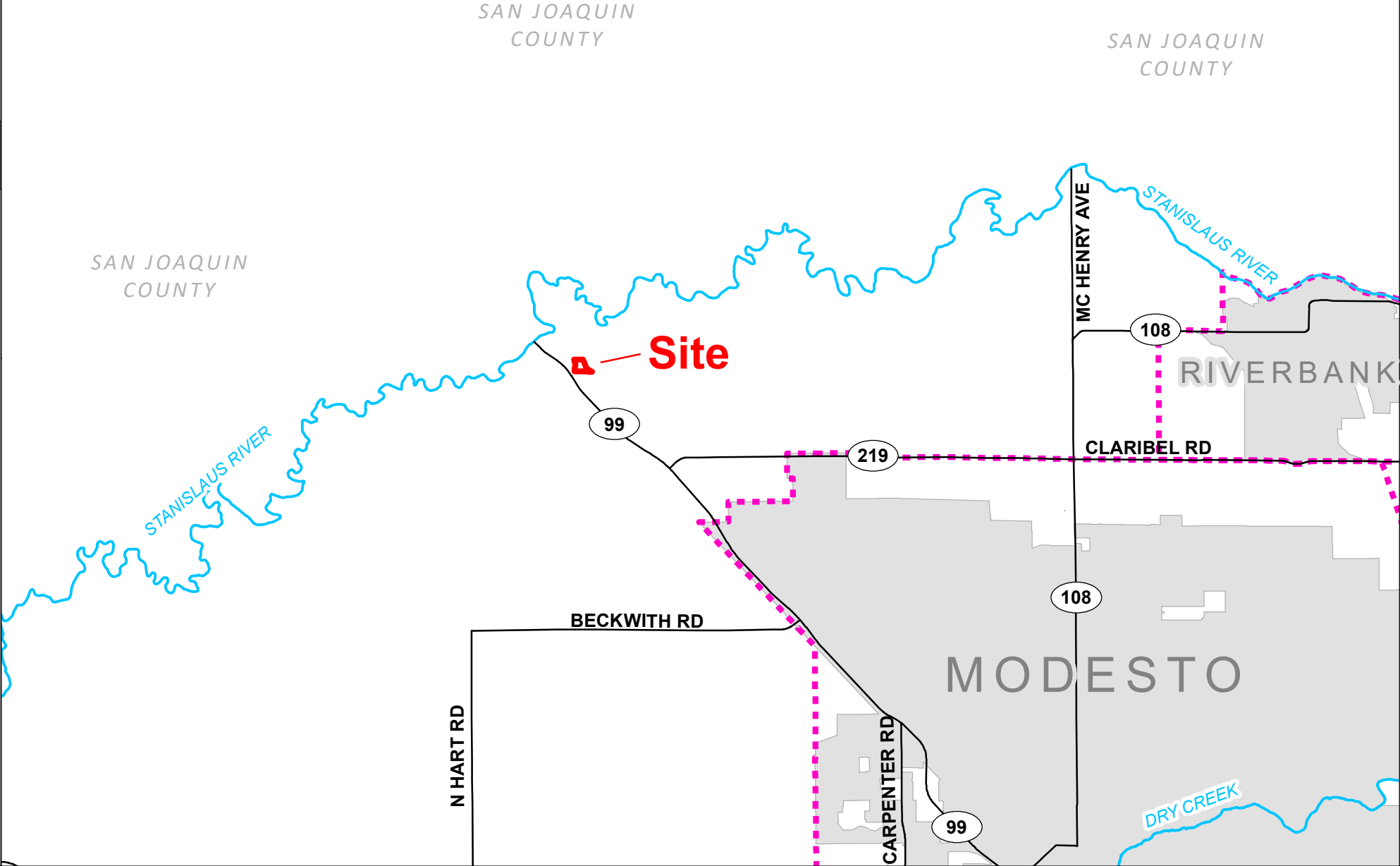
CAL SIERRA
FINANCIAL INC.

GPA REZ
PLN2019-0079

AREA MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Canal
-  Road







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GPA REZ
PLN2019-0079

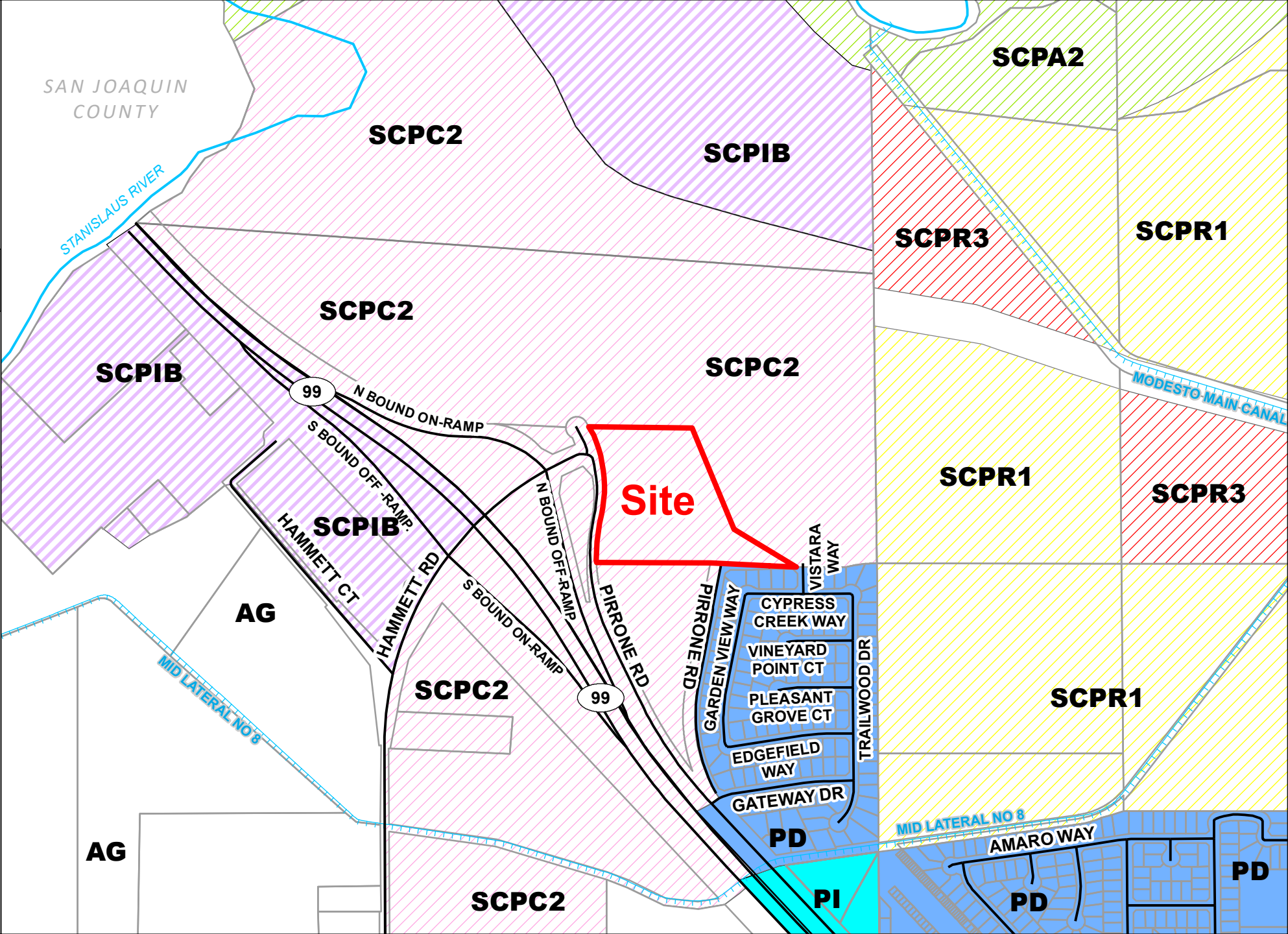
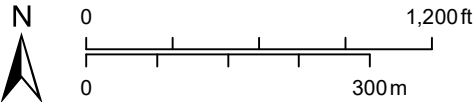
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal

General Plan

-  **AG** General Agriculture 40 Acre
-  **PD** Planned Development
-  **PI** Planned Industrial
-  **SCP** Salida Community Plan - A2
-  **SCP** Salida Community Plan - C2
-  **SCP** Salida Community Plan - R1
-  **SCP** Salida Community Plan - IBP
-  **SCP** Salida Community Plan - R3



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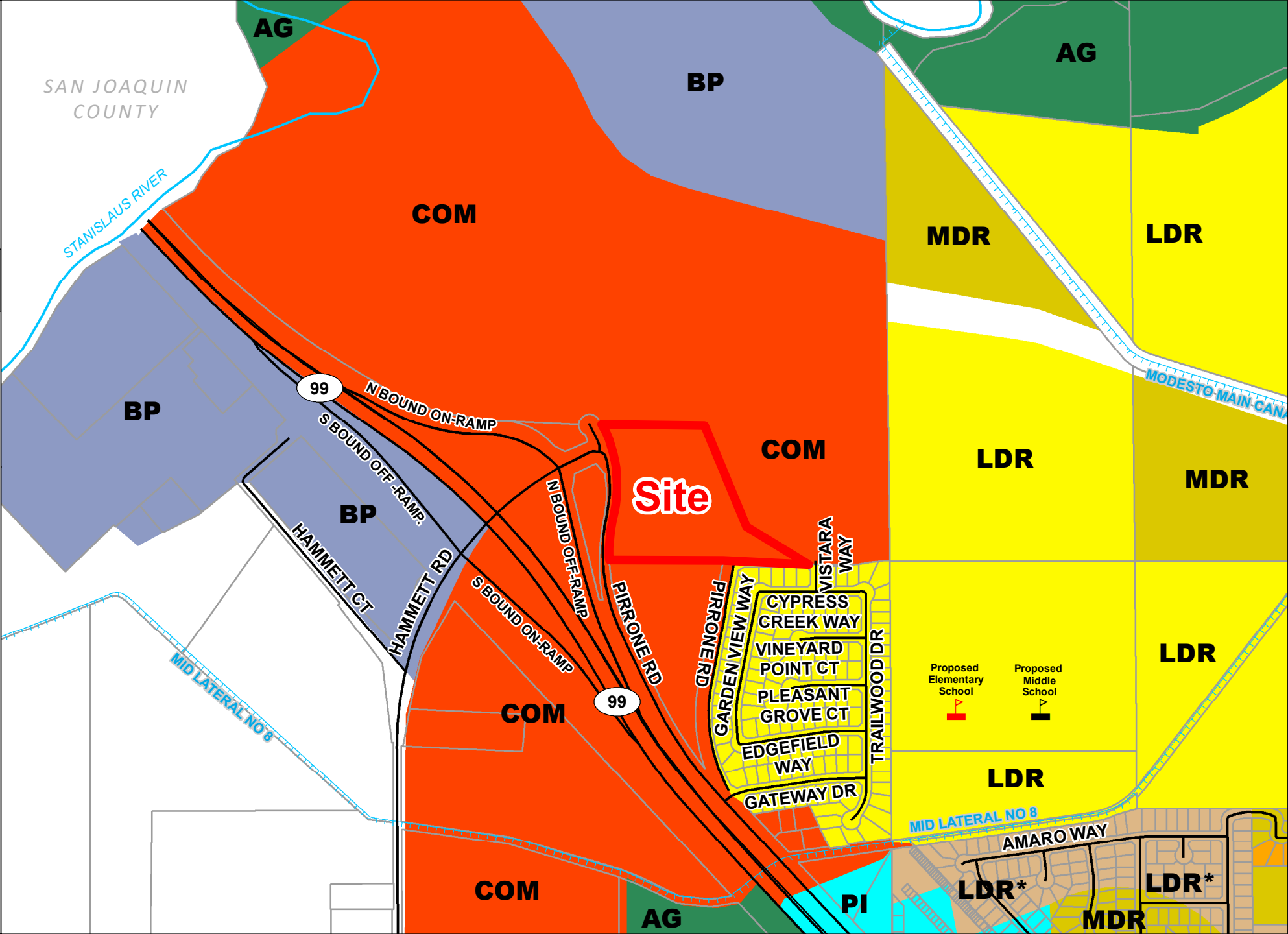
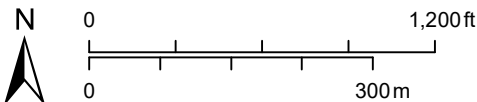
COMMUNITY PLAN MAP

LEGEND

- Project Site
- Parcel
- River
- Road
- Canal

Community Plan

- AG Agriculture
- BP Business Park
- COM Commercial
- PI Planned Industrial
- LDR Residential - Low Density
- LDR* Residential - Low (Within Project Boundary)
- MDR Residential - Medium
- MHDR Residential - Medium High



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GPA REZ
PLN2019-0079

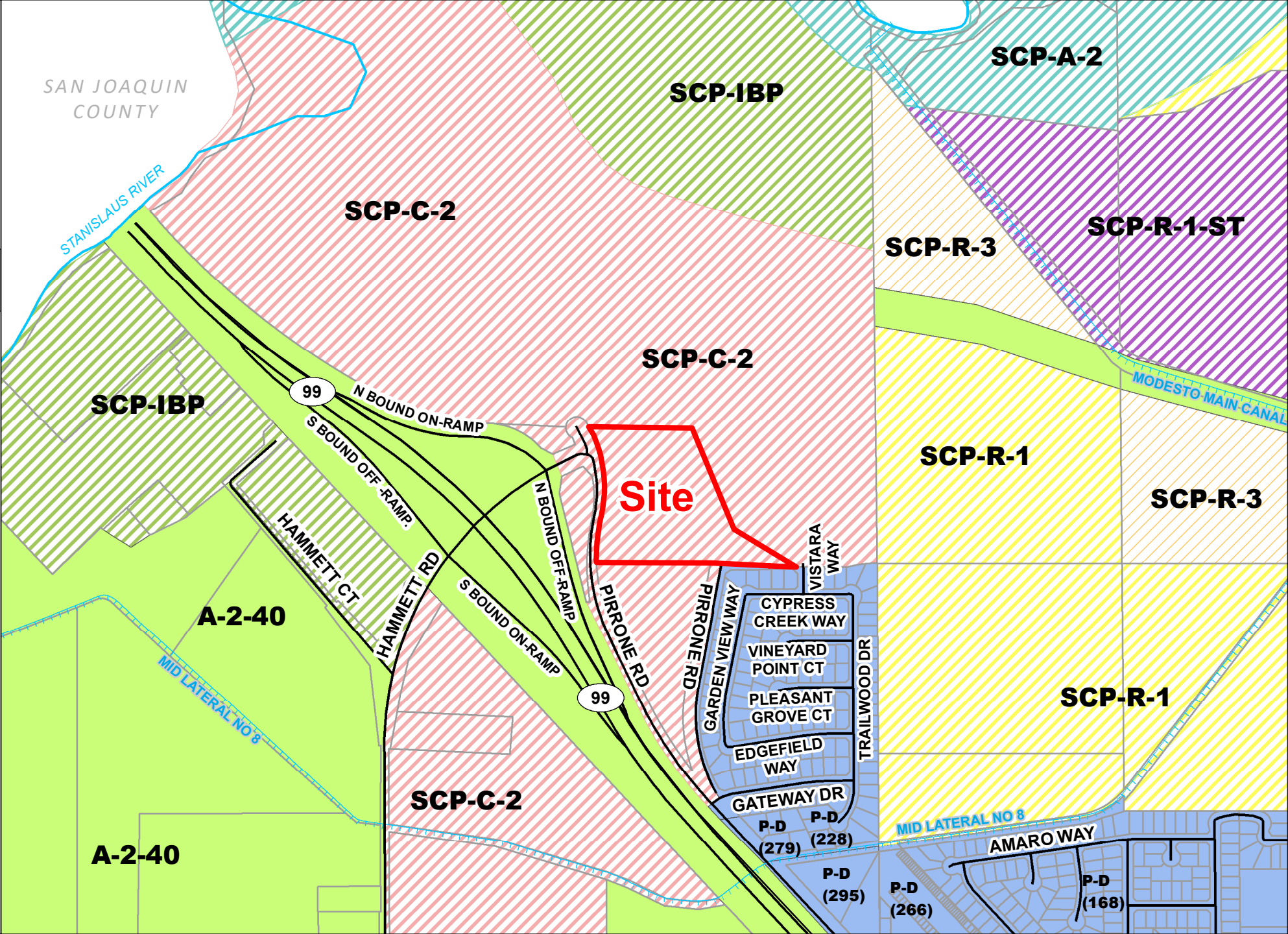
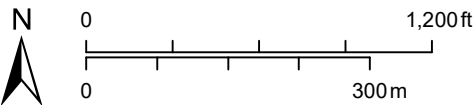
ZONING MAP

LEGEND

- Project Site
- Parcel
- River
- Road
- Canal

Zoning Designation

- A-2-40 General Agriculture 40 Acre
- P-D Planned Development
- SCP Salida Community Plan - A-2
- SCP Salida Community Plan - IBP
- SCP Salida Community Plan - C-2
- SCP Salida Community Plan - R-1
- SCP Salida Community Plan - R-1ST
- SCP Salida Community Plan - R-3








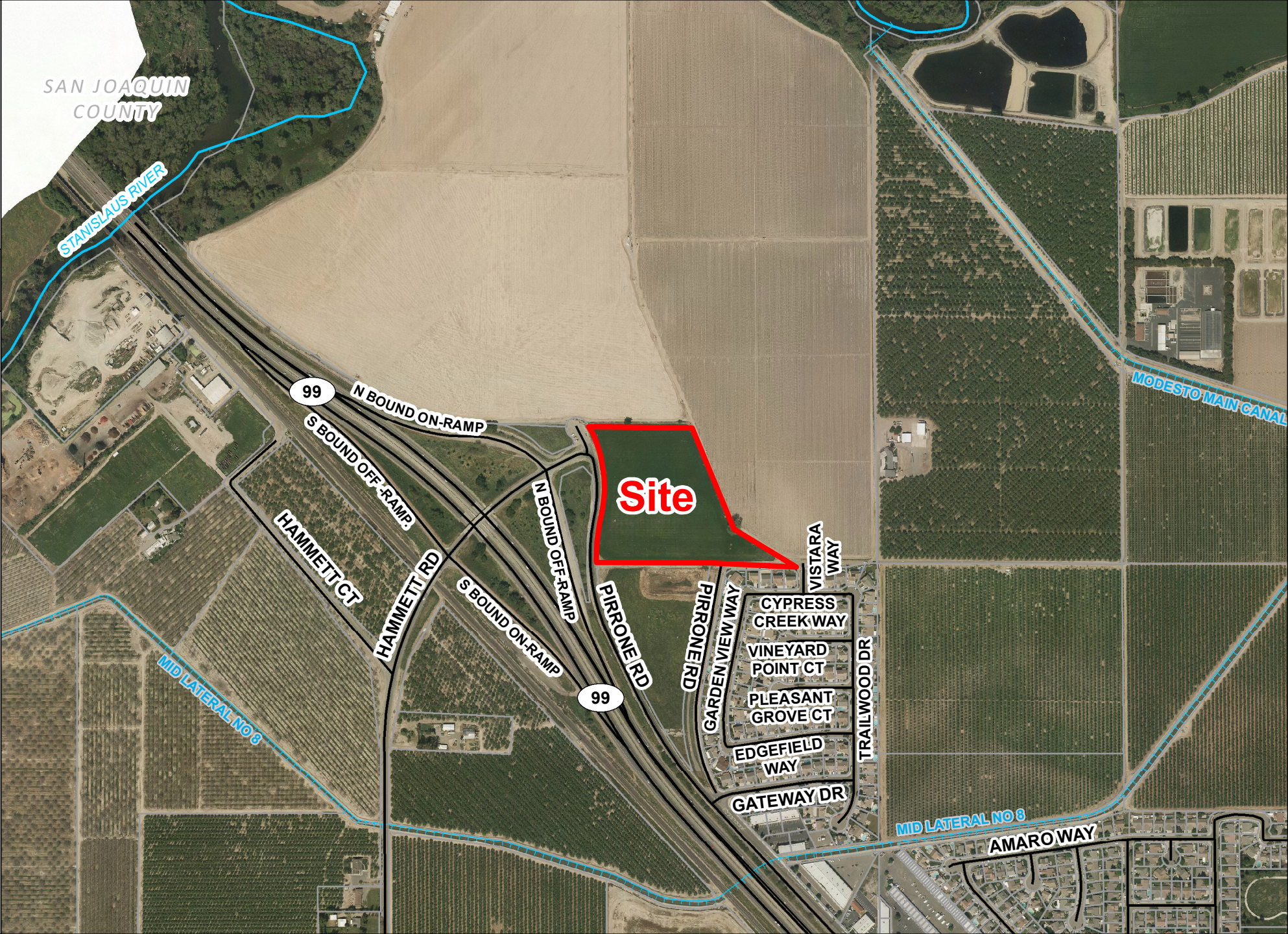
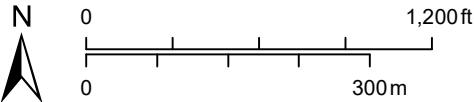
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PLN2019-0079

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal








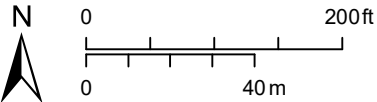
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PLN2019-0079

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal






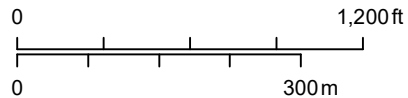
**CAL SIERRA
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GPA REZ
PLN2019-0079

ACREAGE MAP

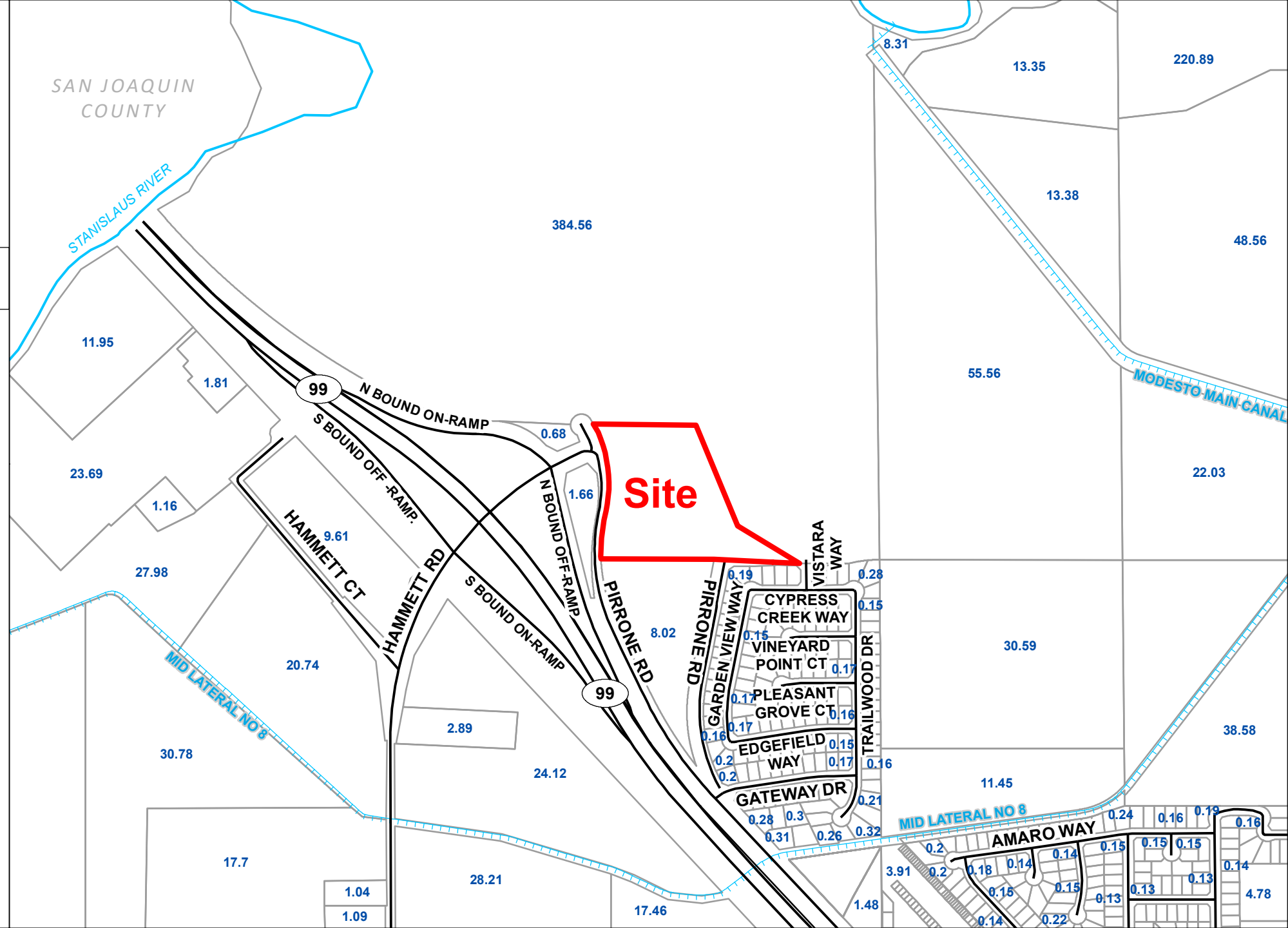
LEGEND

-  Project Site
 Parcel
 River
 Road
 Canal



Source: Planning Department GIS

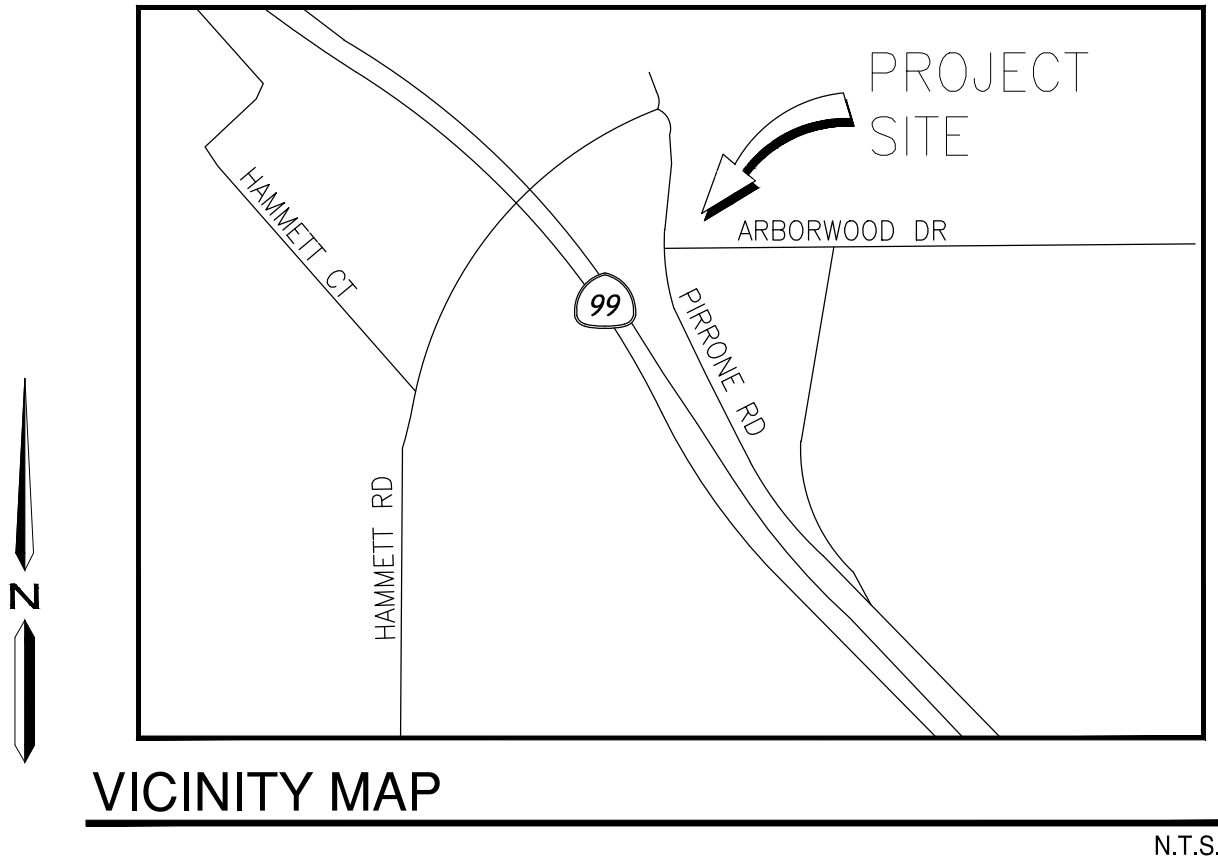
Date: 9/3/2019



ABBREVIATIONS

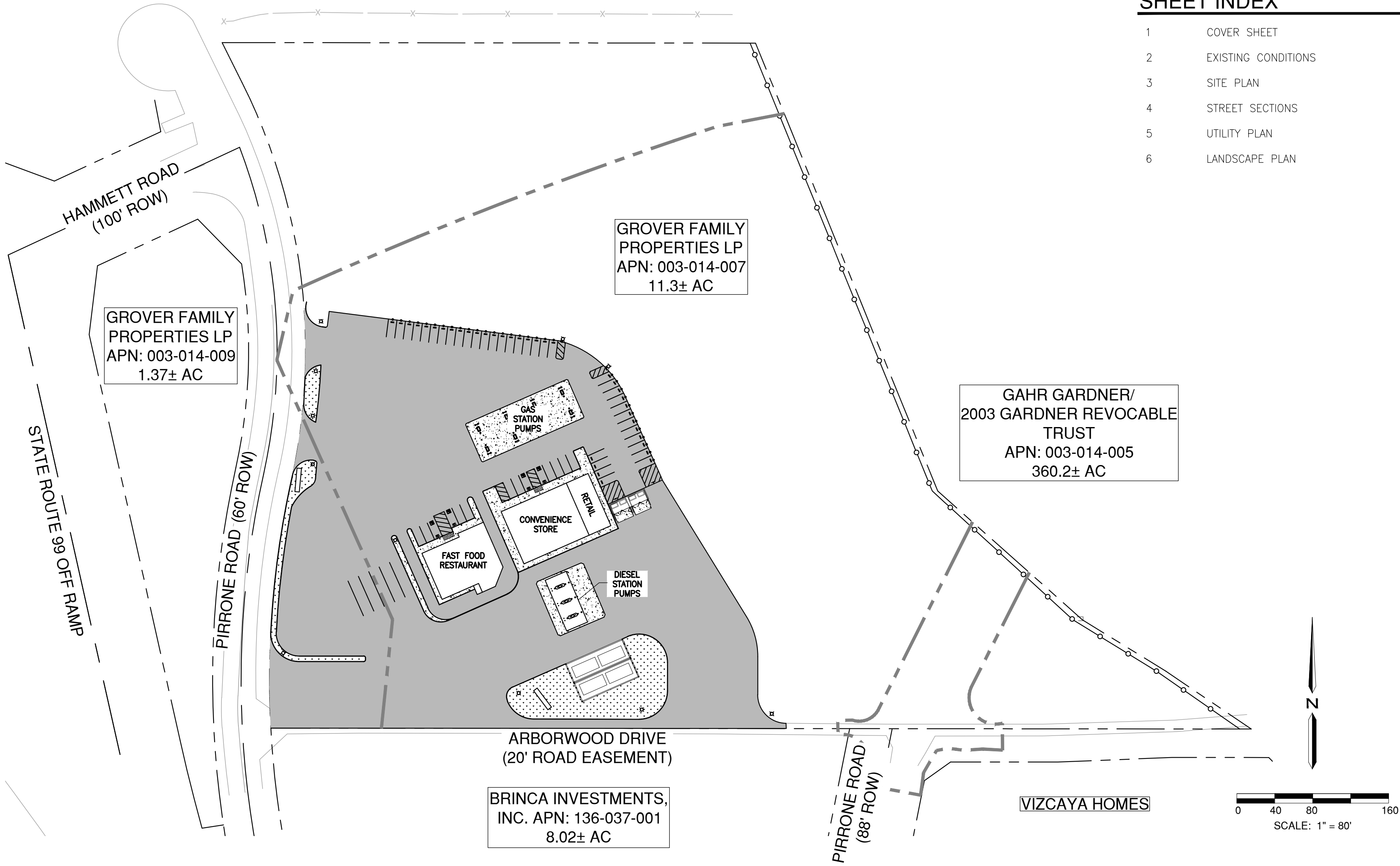
±	PLUS OR MINUS	PCC	POINT OF COMPOUND CURVE
AB	AGGREGATE BASE	PL	PROPERTY LINE
AC	ACRES	PP	POWER POLE
ADA	AMERICANS WITH DISABILITY ACT	PRC	POINT OF REVERSE CURVE
BC	BEGINNING OF CURVE	PUE	PUBLIC UTILITY EASEMENT
BDRY	BOUNDARY	PVC	POLYVINYL CHLORIDE PIPE
BM	BENCH MARK	P or PVMT	PAVEMENT
BO	BLOW-OFF	R	RADIUS
BOC	BACK OF CURB	RCP	REINFORCED CONCRETE PIPE
BVC	BEGIN VERTICAL CURVE	RET	RETURN
BSL	BUILDING SETBACK LINE	R/W or ROW	RIGHT OF WAY
BW	BACK OF WALK	S/W	SIDEWALK
C&G	CURB AND GUTTER	S or SS	SANITARY SEWER
CB	CATCH BASIN	SD	STORM DRAIN
CO	CLEANOUT	SHT	SHEET
CL	CENTER LINE	SNS	STREET NAME SIGN
C or CONC.	CONCRETE	SP	STANDPIPE
D	STORM DRAIN	STA	STATION
D.I.P.	DUCTILE IRON PIPE	STD	STANDARD
EC	END OF CURVE	TBM	TEMPORARY BENCH MARK
ELEV.	ELEVATION	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TEMP	TEMPORARY
EVC	END VERTICAL CURVE	THRU	THROUGH
ESMT	EASEMENT	TPE	TREE PLANTING EASEMENT
EX or EXIST	EXISTING	VC	VERTICAL CURVE
FF	FINISH FLOOR	VCP	VITRIFIED CLAY PIPE
FH	FIRE HYDRANT	VERT	VERTICAL
F	FLOW LINE	W	WATER
CB	GRADE BREAK	U.N.O.	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	UP	UTILITY POLE
HP	HIGH POINT	TYP.	TYPICAL
INV.	INVERT		
IRR	IRRIGATION		
JP	JOINT POLE		
LF	LINEAL FEET		
MAX	MAXIMUM		
MH	MANHOLE		
MIN	MINIMUM		
N.T.S.	NOT TO SCALE		
P.C.C.	PORTLAND CEMENT CONCRETE		

PIRRONE ROAD
COMMERCIAL PROJECT
SALIDA, CALIFORNIA



SHEET INDEX

- | | |
|---|---------------------|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | SITE PLAN |
| 4 | STREET SECTIONS |
| 5 | UTILITY PLAN |
| 6 | LANDSCAPE PLAN |



CONTACT INFORMATION

OWNER:	GROVER FAMILY PROPERTIES, LP 2829 KIERNAN AVE. MODESTO, CA 95356 CONTACT: MIKE GROVER
CLIENT:	CAL SIERRA FINANCIAL, INC. 2807 G STREET, SUITE B MERCED, CA 95340 CONTACT: BALDEV GREWAL (209) 658-7987
CIVIL ENGINEER/APPLICANT:	O'DELL ENGINEERING 1165 SCENIC DRIVE, SUITE A MODESTO, CA 95350 CONTACT: VIONNA ADAMS (209) 571-1765



PLAN REVISIONS		
NO.	DATE	REVISION

O'DELL
ENGINEERING

1165 Scenic Drive, Suite A
Modesto, CA 95350

odellengineering.com

PIRRONE ROAD
COMMERCIAL PROJECT
SALIDA, CALIFORNIA

COVER SHEET

APPROVED:	
DESIGNED:	VJA
DRAWN:	ABV
CHECKED:	VJA
SCALE:	AS SHOWN
DATE:	08/19/2019
JOB NO.:	36310
FILE NO.:	36310-TM-CV.DWG

SHEET NO.
1
OF
6

[illegible]

1165 Scenic Drive, Suite A
Modesto, CA 95350

modellengineering.com

PIRRONE ROAD
COMMERCIAL PROJECT
SALIDA, CALIFORNIA

EXISTING CONDITIONS

APPROVED:

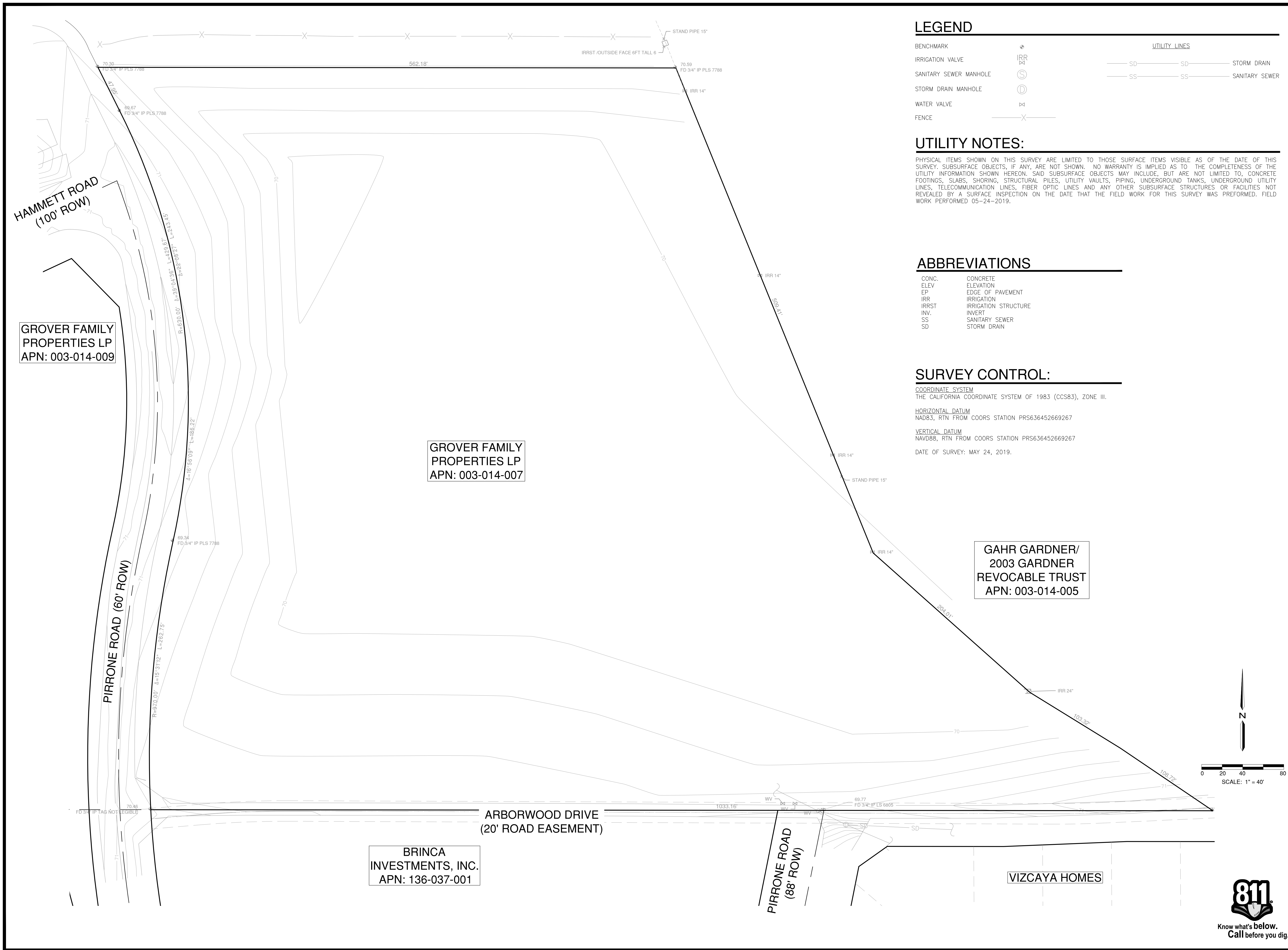
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JOB NO.:	36310
FILE NO.:	36310-TM-EX CON.DWG

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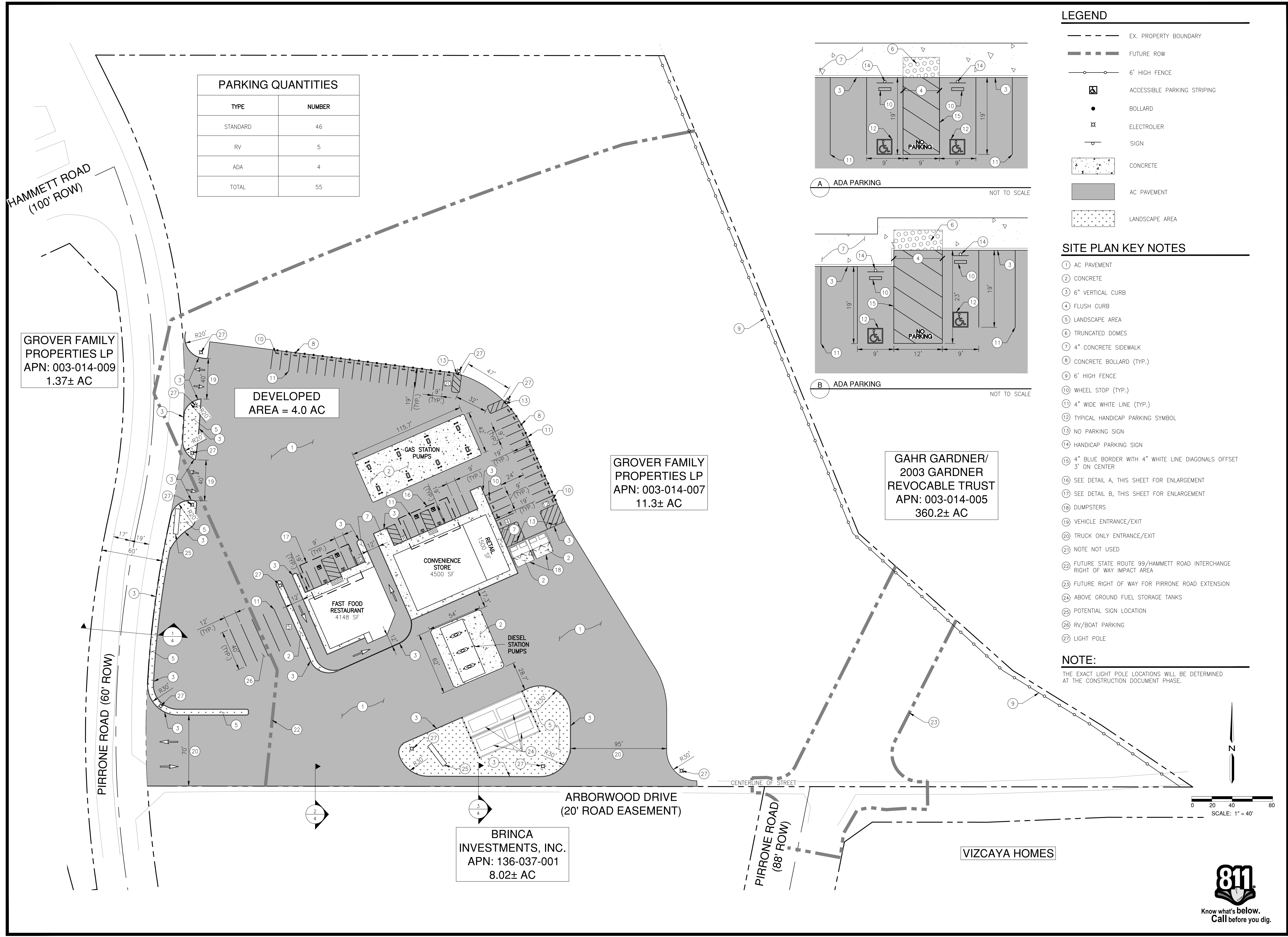
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OF

6



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PLAN REVISIONS		
NO.	DATE	REVISION

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**PIRRONE ROAD
COMMERCIAL PROJECT**

SALIDA, CALIFORNIA

SITE PLAN

APPROVED:	
DESIGNED:	VJA
DRAWN:	ABV
CHECKED:	VJA
SCALE:	1"=40'
DATE:	08/19/2019
JOB NO.:	36310
FILE NO.:	36310-TM-SITE PLAN.DWG

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HAMMETT ROAD
(100' ROW)

GROVER FAMILY
PROPERTIES LP
APN: 003-014-009

PIRRONE ROAD (60' ROW)

ARBORWOOD DRIVE
(20' ROAD EASEMENT)

BRINCA
INVESTMENTS, INC.
APN: 136-037-001

GROVER FAMILY
PROPERTIES LP
APN: 003-014-007

GAHR GARDNER/
2003 GARDNER
REVOCABLE TRUST
APN: 003-014-005

VIZCAYA HOMES

PIRRONE ROAD
(88' ROW)

LEGEND

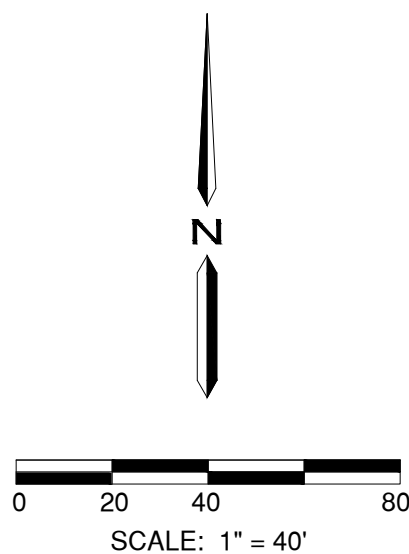
---	PROPERTY BOUNDARY
■	CATCH BASIN
⊙	SANITARY SEWER MANHOLE
⊕	STORM DRAIN MANHOLE
▲	FIRE HYDRANT
✕	WATER VALVE
EX.XX"UT	UNDERGROUND UTILITY LINE LABEL AND DIRECTION
EX.	EXISTING
PROP.	PROPOSED
SD	STORM DRAIN
SS	SANITARY SEWER
SWM	STORM WATER MANAGEMENT
W	WATER

UTILITY PLAN KEY NOTES:

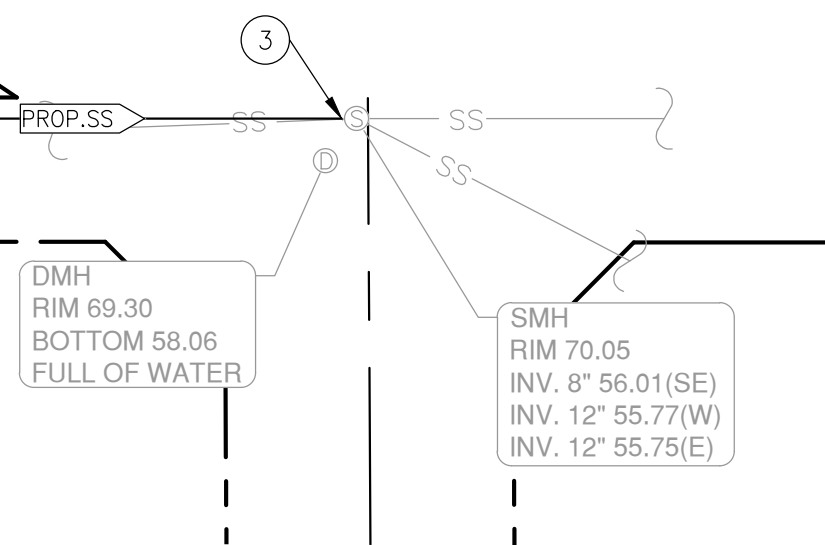
1. SANITARY SEWER MANHOLE
2. CONNECT TO EXISTING WATER LINE.
3. CONNECT TO EXISTING SANITARY SEWER MANHOLE.
4. CATCH BASIN
5. STORM DRAIN MANHOLE
6. FIRE HYDRANT

NOTES:

1. THE SIZE OF THE UNDERGROUND STORM WATER MANAGEMENT SYSTEM WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
2. THE LOCATIONS OF FIRE HYDRANTS WILL BE COORDINATED WITH THE FIRE MARSHAL DURING THE CONSTRUCTION DOCUMENT PHASE.



SEE BELOW
FOR CONTINUATION



SEE ABOVE
FOR CONTINUATION

PLAN REVISIONS		
NO.	DATE	REVISION



1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

PIRRONE ROAD COMMERCIAL PROJECT SALIDA, CALIFORNIA

UTILITY PLAN

APPROVED:

DESIGNED: VJA
DRAWN: ABV
CHECKED: VJA
SCALE: 1"=40'
DATE: 08/19/2019
JOB NO.: 36310
FILE NO.: 36310-TM-UP.DWG

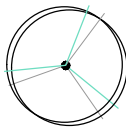




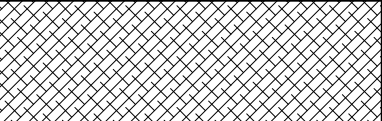

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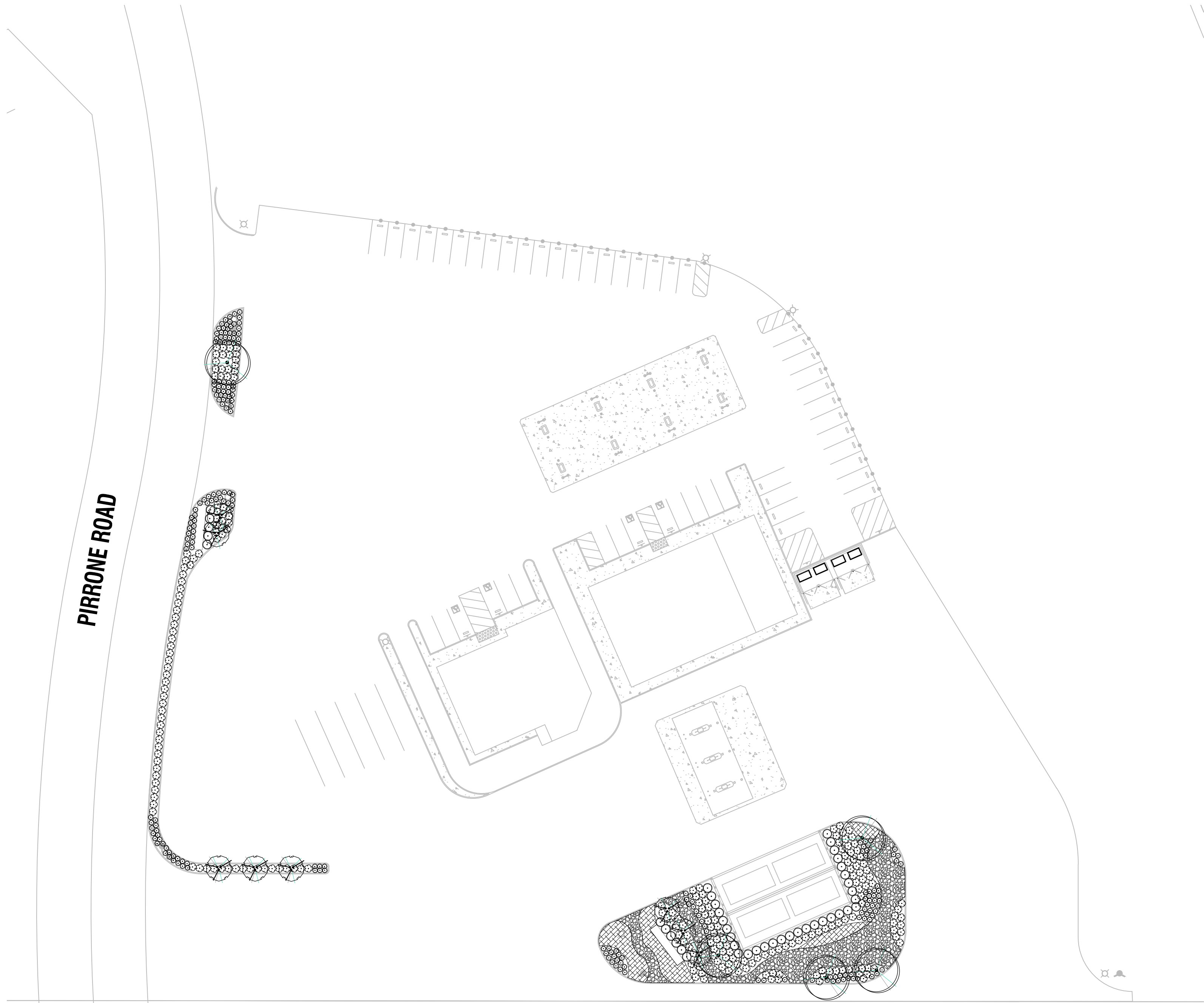
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OF
6





Know what's below.
Call before you dig.


H:\36310-Pirrone Road Commercial Project\Landscape\ConstPlans\36310-CP.dwg vadam 13:27:18 08/18/2019

PLANT LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/NOTES
30' DIA TREES				
	Pistachia chinensis 'Keith Davey'	Chinese Pistache	15 GAL	Single Leader
	Tilia cordata	Little Leaf Linden	15 GAL	Single Leader
	Ulmus parvifolia	Chinese Elm	15 GAL	Single Leader
	Zelkova serrata 'Village Green'	Sawleaf Zelkova	15 GAL	Single Leader
20' DIA TREES				
	Cercis occidentalis	Western Redbud	15 GAL	Multi Stem
	Chilopsis linearis	Desert Willow	15 GAL	Multi Stem
	Olea europea	Fruitless olive	15 GAL	Multi Stem
LARGE SHRUBS				
	Podocarpus macrophyllus 'Maki'	Shrubby Yew	15 GAL	EVERGREEN DWARF VARIETY
	Prunus caroliniana 'Bright & Tight' Compacta	Compact Carolina Laurel Cherry Column	5 GAL	EVERGREEN
MEDIUM SHRUBS				
	Ceanothus griseus horizontalis	Carmel Creeper	5 GAL	PURPLE FLOWERS
	Cistus x purpureus	Rock Rose	5 GAL	PINK FLOWERS
	Dietes vegeta	African Iris	5 GAL	WHITE FLOWERS
	Rhaphiolepis indica	India Hawthorn	5 GAL	Evergreen / Pink Flowers
ACCENT SHRUBS				
	Muhlenbergia rigens	Deer Grass	1 GAL	Bunch Grass
	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage	5 GAL	PURPLE FLOWERS
	Tulbaghia violacea	Society Garlic	1 GAL	
GROUNDCOVER				
	Myoporum parvifolium	Myoporum	1 GAL	30" Spacing
	Rosmarinus 'Prostratus'	Trailing rosemary	1 GAL	36" Spacing
NON-LIVING GROUNDCOVER				
	COBBLE	RIIVER ROCK		




N


0 20 40 80
SCALE: 1" = 40'


Know what's below.
Call before you dig.

PLAN REVISIONS		
NO.	DATE	REVISION


ENGINEERING

1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

PIRRONE ROAD

COMMERCIAL PROJECT

SALIDA, CALIFORNIA

LANDSCAPE PLAN

APPROVED:	
DESIGNED:	VJA
DRAWN:	ABV
CHECKED:	VJA
SCALE:	1"=40'
DATE:	08/19/2019
JOB NO.:	36310
FILE NO.:	36310-CP.DWG