



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

****AMENDED** Referral Early Consultation**

Date: January 24, 2020
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: February 11, 2020

******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

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Planned Development, to allow for development of a 4,500 square foot convenience store/community market, electrical vehicle charging station, gas station (no semi-truck service available), 4,000 square-foot restaurant (no drive through), and 1,500 square foot retail building. The convenience store/community market will include a deli, and will provide essential items such as milk, eggs, bacon, freshly-squeezed juices, lattes, espressos, fresh coffees, local pastries, fresh deli sandwiches, seasonal fruit, medications, toiletry items, Redbox movie rentals, and Amazon lockers. The project is proposed to be developed on approximately 4 acres of the site and will included two covered fueling islands, with a total of 10 gas pumps (not for semi-truck use), and two above-ground gasoline storage tanks which will be enclosed in a cinder block concrete structure surrounded by landscaping and will have no public access. All buildings are proposed to be single story with modern farm style architecture. The project site area will be surrounded by a 6" curb along with grape vines separating the gas station from the undeveloped portion of the lot. Fast-growing evergreen privacy trees are proposed to be planted along the south and east property lines to provide a visual and sound barrier for residents of the subdivision to the east. 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 on-site during a maximum shift, and 60 customers and deliveries as needed. Hours of operation for the market are proposed to be 24 hours a day for nighttime stocking. Delivery cutoff time for proposed site will be 6 p.m. The remaining acres of the site will remain undeveloped with no public access and will be required to obtain land use entitlements prior to future developments. The site is served by the City of Modesto for water and Salida Sanitary for sewer services.

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	X	SURROUNDING LAND OWNERS
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		

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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
------	-------	------

Date: November 22, 2019

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-2) to Planned Development, to allow for the development of a 4,500 square-foot Convenient Community Market and Deli, which will be providing essential items such as milk, eggs, bacon, freshly-squeezed juices, lattes, espressos, fresh coffees, local pastries, fresh deli sandwiches, seasonal fruit, medications, toiletry items, Redbox movie rentals, Amazon lockers, automobile fueling islands and electrical vehicle charging stations (all specifically marked for **No Trucks**);

With an adjoining 4,000 square-foot leasable space suitable for a sit-down family style restaurant (with no drive-thru); and a 1,500 square-foot leasable retail space. All buildings are proposed to be single story with modern farm style architecture to capture the essence of Salida's agricultural and farming heritage. The proposed site will be surrounded by a 6" curb which will serve as a barrier along with Grape vines separating the gas station from the undeveloped portion of the lot which will be farmed accordingly. The undeveloped portion of the lot will have no public access and no truck parking with the southeastern portion of the lot being landscaped with fast-growing evergreen privacy trees to eliminate carryover noise and light from the project for consideration of the local community. For safety purposes, the two above-ground gasoline storage tanks will be enclosed in cinder block concrete structure which will have no public access and surrounded by landscaping. Although the use types are specified in this request, no specific users are identified at this time, but we have tentative approval of

the likes of Chevron, Seven Eleven, Circle K, Jimmy Johns, Lyons, Firehouse Subs. All signage will be within the restrictions of the zoning and minimum requirements of the brands; we do not intend to have high pile-on signs. The project estimates 18 employees will be onsite during a maximum shift, and 60 customers and deliveries as needed. Hours of operation for the market are proposed to be 24 hours a day for nighttime stocking, Security and policing the site and surrounding area and to allow for customer convenience, 7 days a week. Delivery cutoff time for proposed site will be 6 p.m. The site will bring in new customers to existing surrounding businesses and allow a convenience to the universities' students and local businesses who currently drive through the residential area to get to Kiernan to grab lunch, get an energy drink or whatever they might need, detouring traffic away from the residential neighborhoods and bringing in excess of one million dollars in sales tax revenue. The site is served by the City of Modesto for water, and Salida Sanitary Services for sewer services. The remaining acres of the site will remain undeveloped with no public access and no truck parking and will be required to obtain land use entitlements prior to future developments.





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 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.

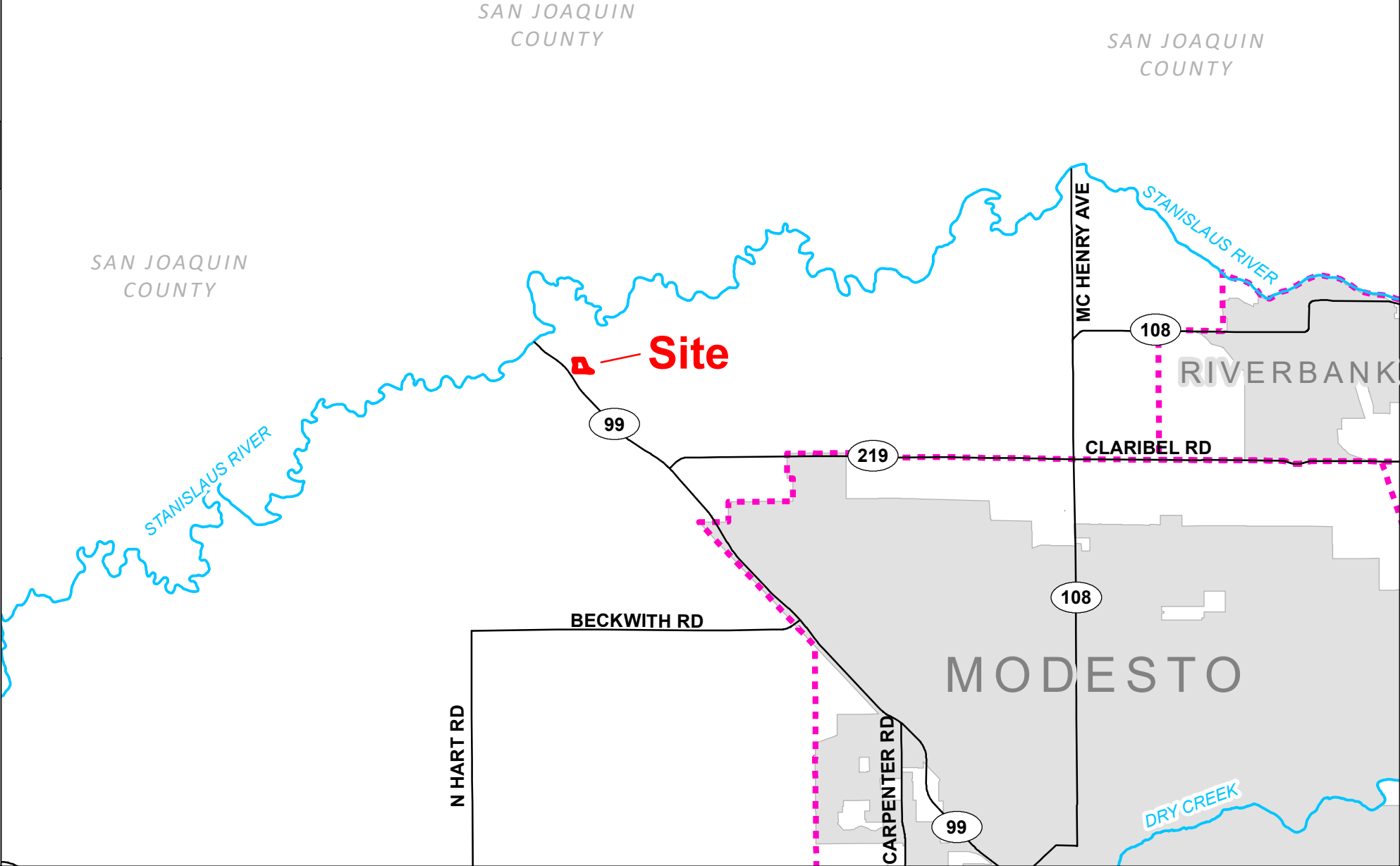
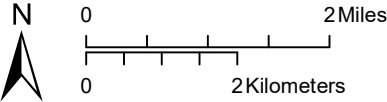
CAL SIERRA
FINANCIAL INC.

GPA REZ
PLN2019-0079

AREA MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Canal
-  Road



CAL SIERRA
FINANCIAL INC.

GPA REZ
PLN2019-0079

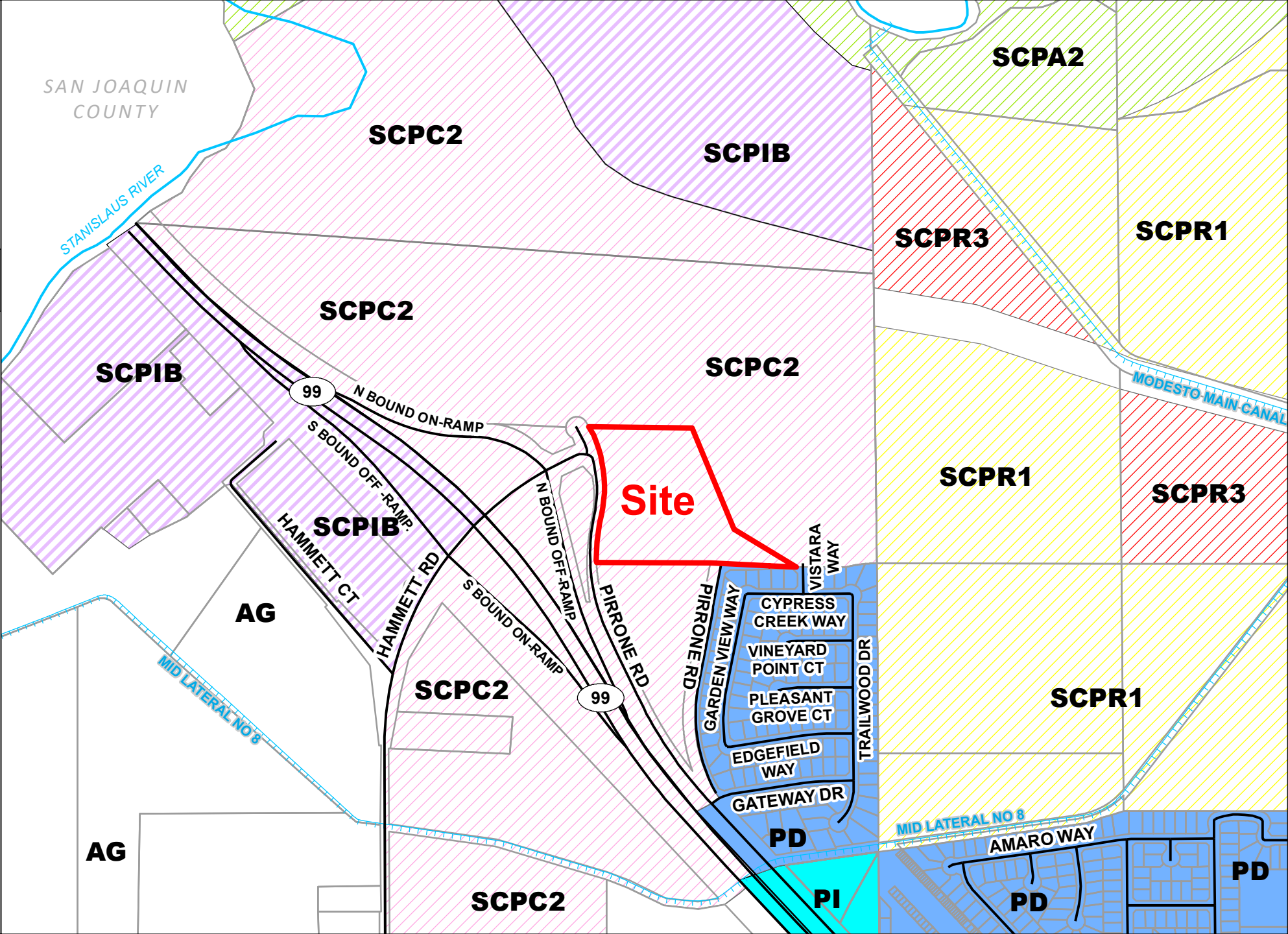
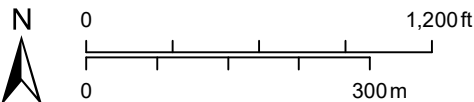
GENERAL PLAN MAP

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



CAL SIERRA
FINANCIAL INC.

GPA REZ
PLN2019-0079

COMMUNITY PLAN MAP

LEGEND

- Project Site
- Parcel
- River
- Road
- Canal

- Community Plan
- AG

Agriculture
- BP

Business Park
- COM

Commercial
- PI

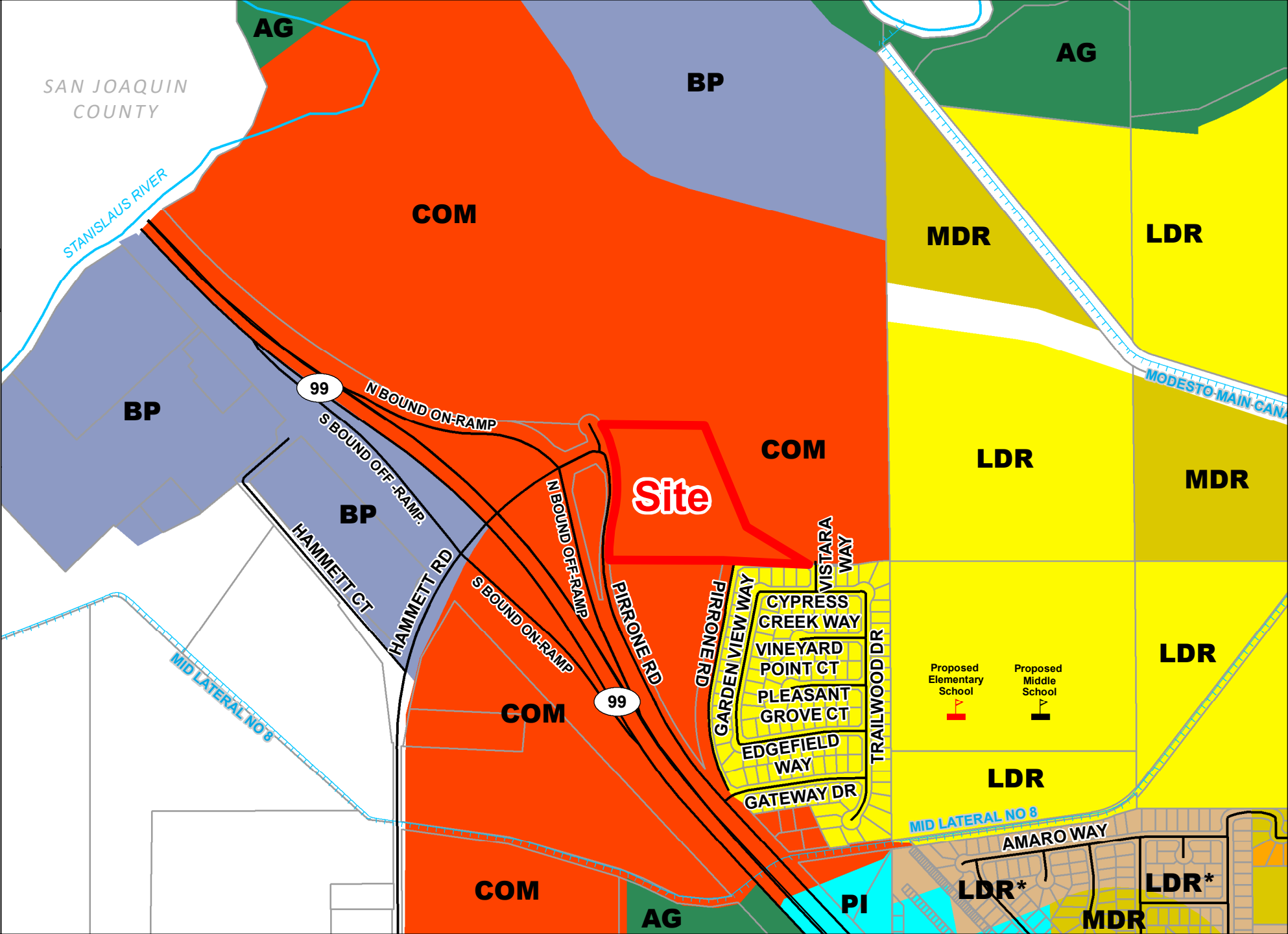
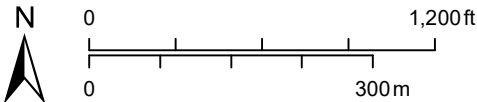
Planned Industrial
- LDR

Residential - Low Density
- LDR*

Residential - Low (Within Project Boundary)
- MDR

Residential - Medium
- MHDR

Residential - Medium High



CAL SIERRA
FINANCIAL INC.

GPA REZ
PLN2019-0079

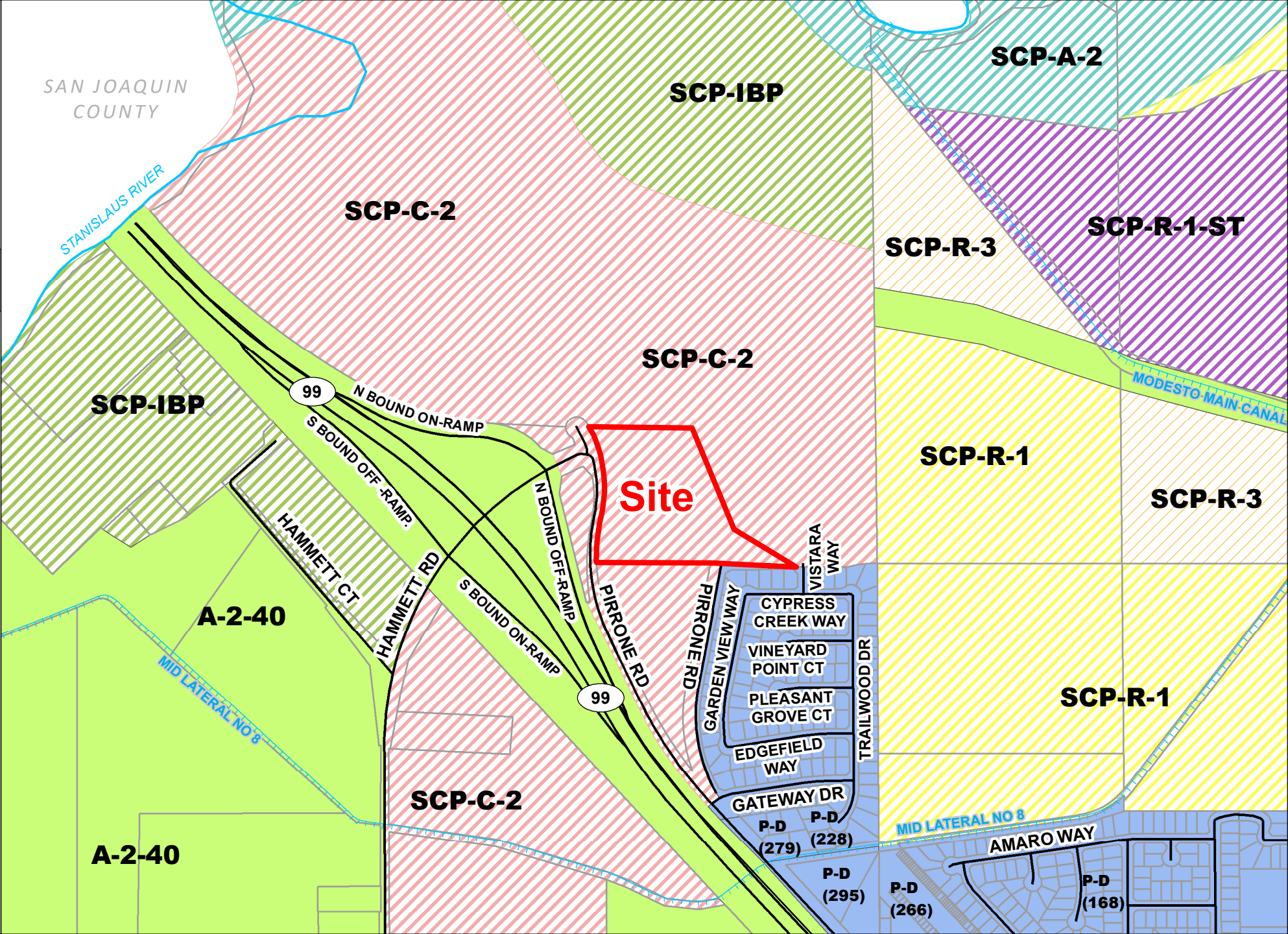
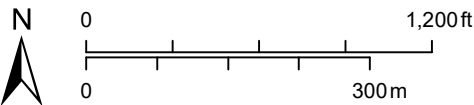
ZONING MAP

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








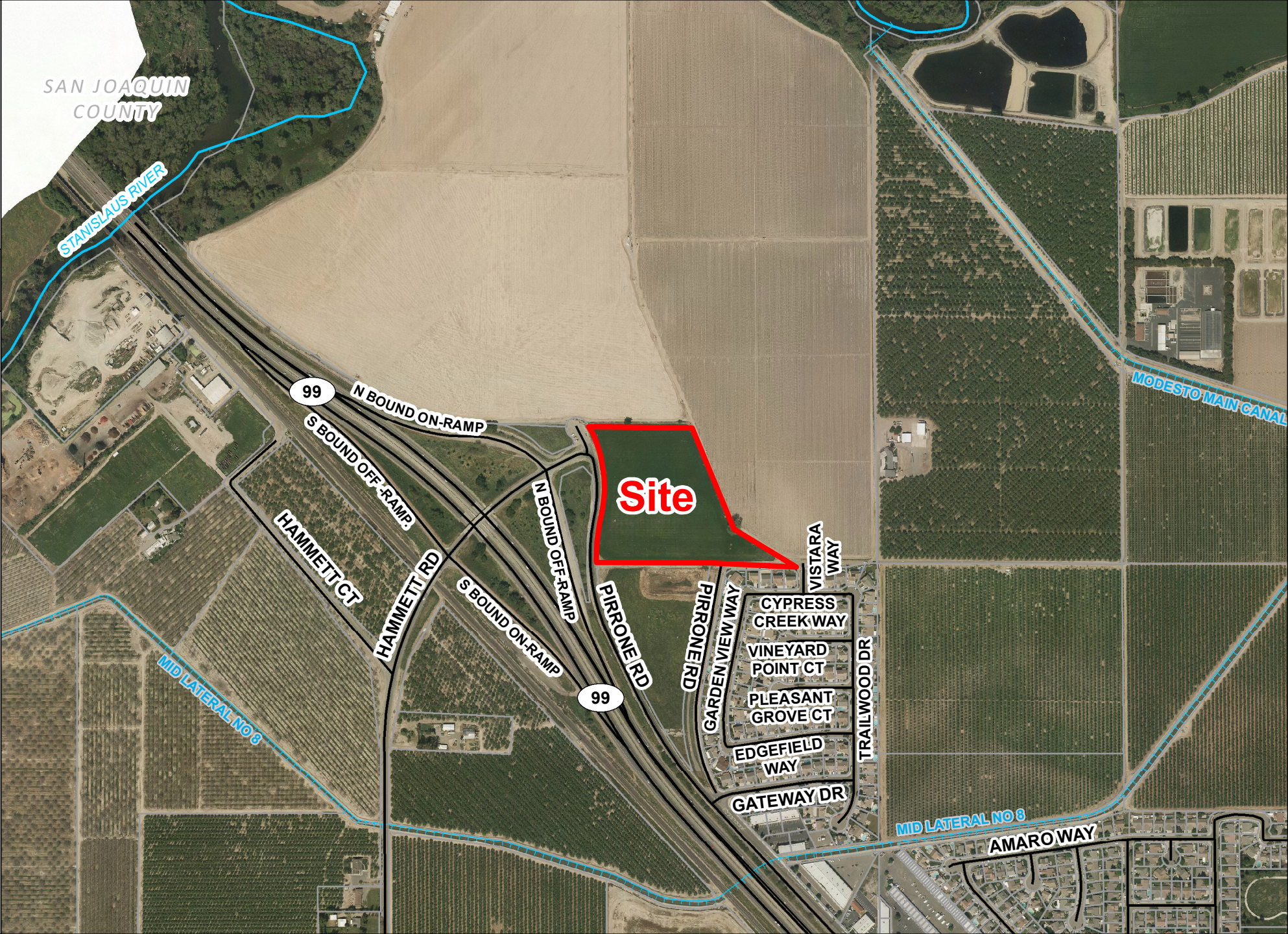
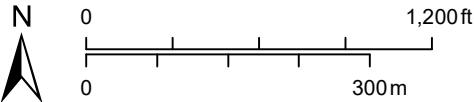
CAL SIERRA
FINANCIAL INC.

GPA REZ
PLN2019-0079

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal








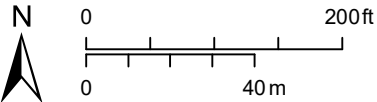
CAL SIERRA
FINANCIAL INC.

GPA REZ
PLN2019-0079

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal








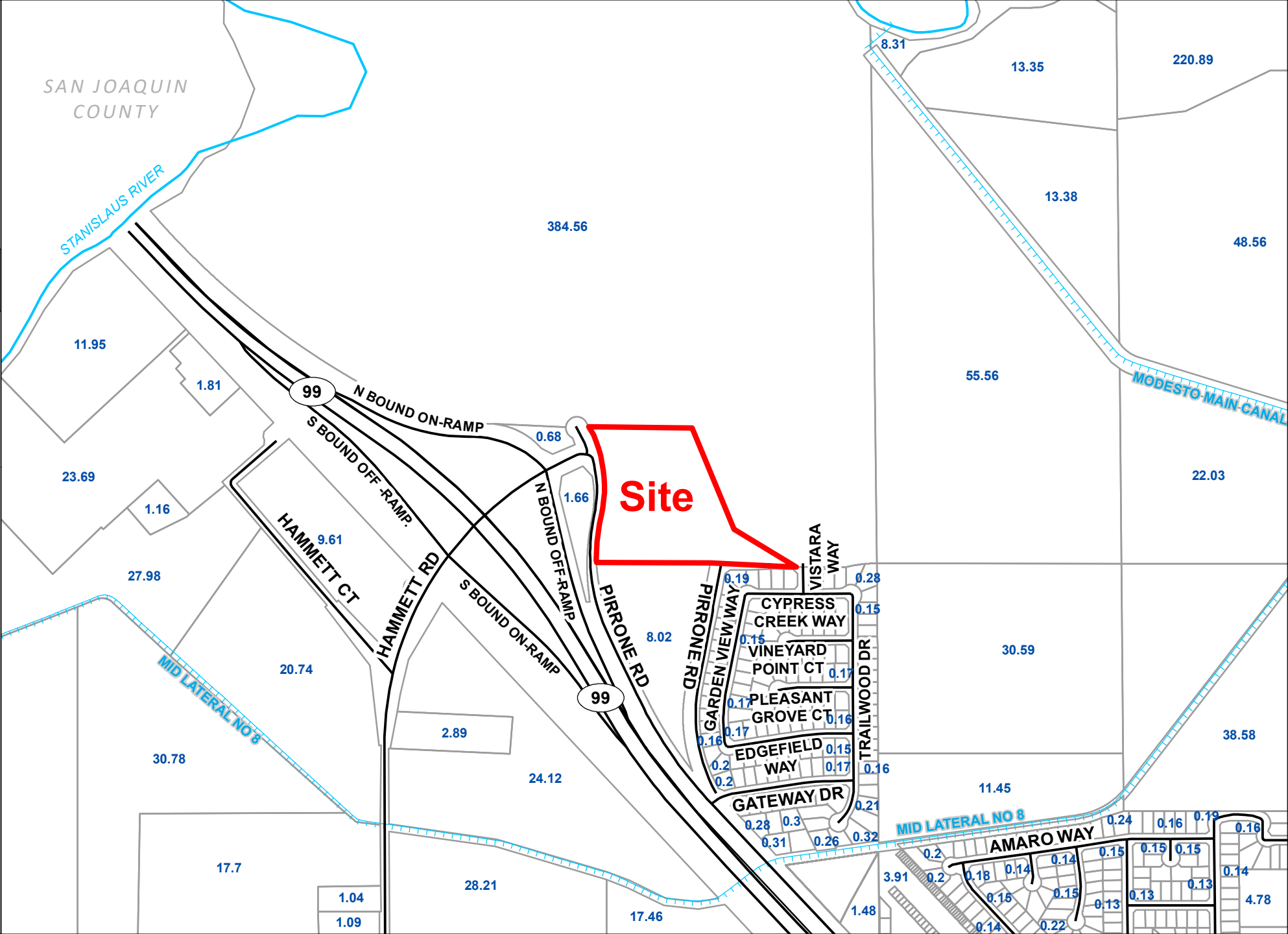
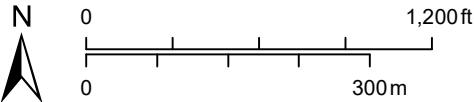
CAL SIERRA
FINANCIAL INC.

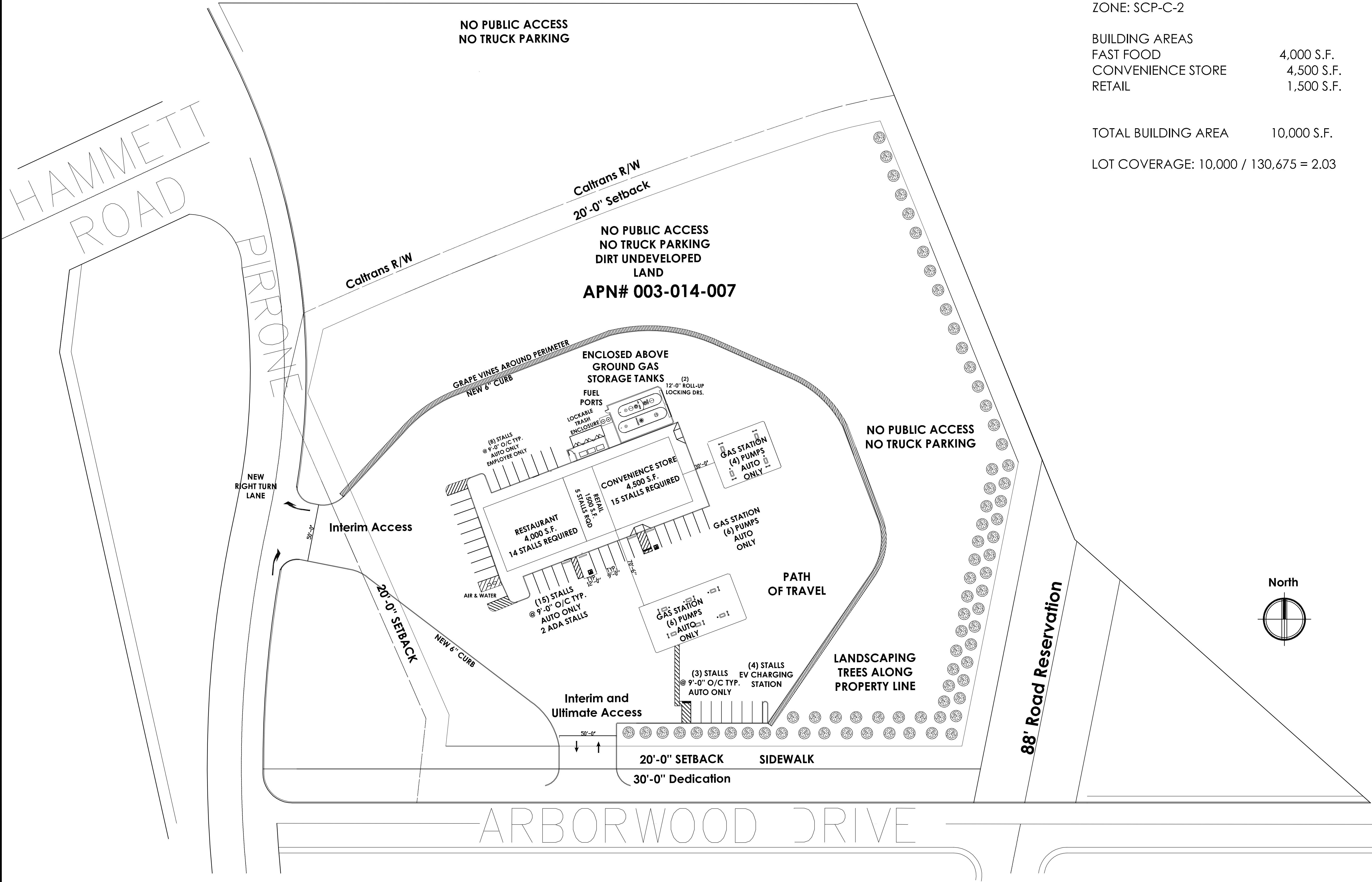
GPA REZ
PLN2019-0079

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal





SITE DATA:
JURISDICTION: COUNTY OF STANISLAUS
APN: 003-014-007
PARCEL AREA: 11.30 AC (492,228 S.F.)
ZONE: SCP-C-2

BUILDING AREAS
FAST FOOD 4,000 S.F.
CONVENIENCE STORE 4,500 S.F.
RETAIL 1,500 S.F.

TOTAL BUILDING AREA 10,000 S.F.

LOT COVERAGE: 10,000 / 130,675 = 2.03

Gary Rogers-Architect
450 S. MADERA AVE., SUITE F
MADERA, CALIFORNIA 93637
(559) 674-6598(OFFICE), 674-6599(FAX)
garyrogers@sbcglobal.net

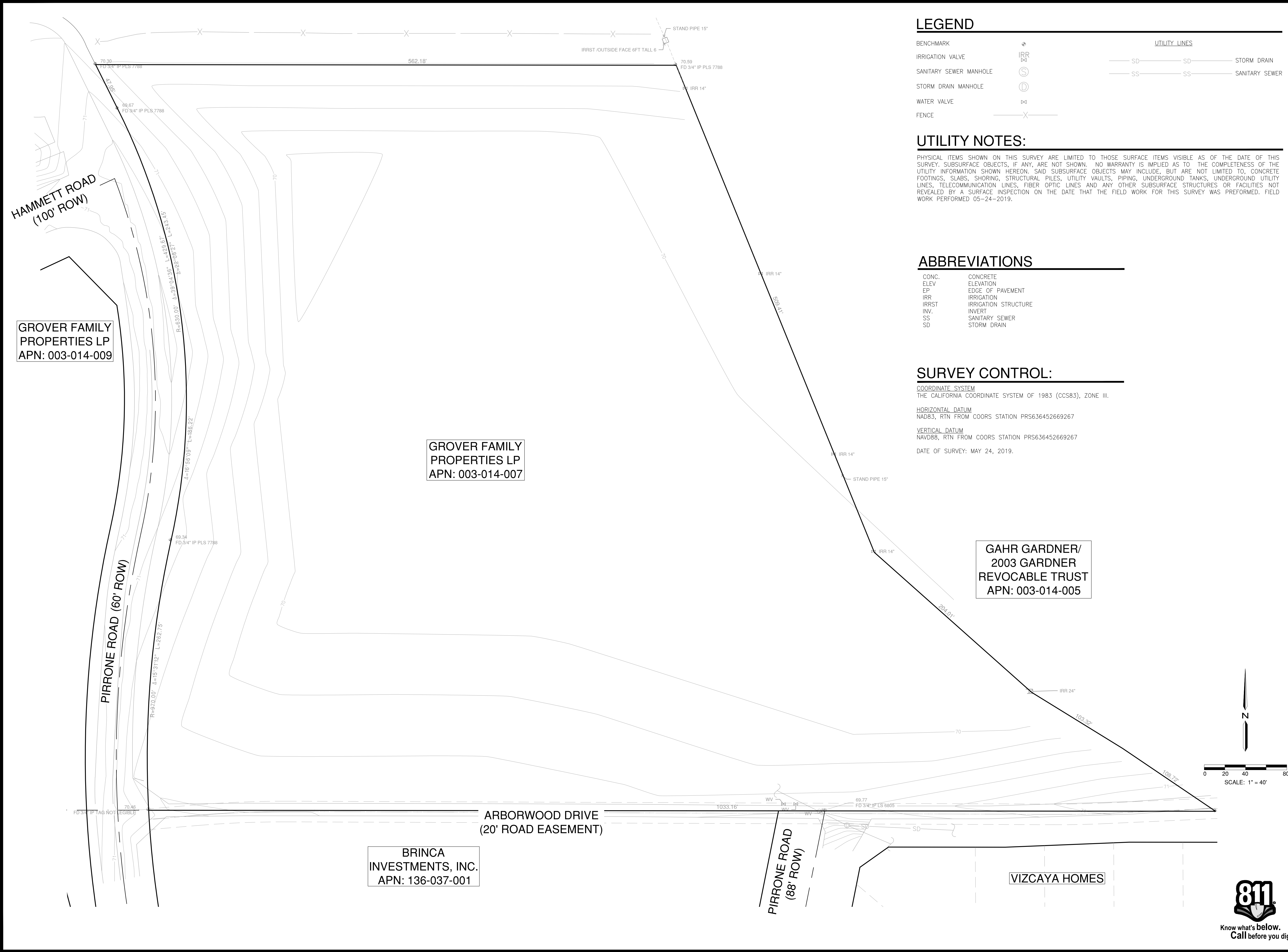
PLANNING * DESIGNING * CONSTRUCTION PROBLEMS SOLVING

Proposed Site Plan
Pirrone Road

ACTIVITY		DATE
SUBMITTAL		
BACK CHECK		
PERMITS		
REVISIONS		
1		
2		
3		

DR. BY: GWR
JOB NO.:
SCALE: 1" = 40'-0"
SHEET NO.:
SP1.0
OF SHEETS
DATE: 11/20/19

H:\36310-Pirrone Road Commercial Project\Planning\36310-TM-EX CON.dwg dlsianbv 13:26:18 08/18/2019



LEGEND

BENCHMARK		UTILITY LINES
IRRIGATION VALVE		SD STORM DRAIN
SANITARY SEWER MANHOLE		SS SANITARY SEWER
STORM DRAIN MANHOLE		
WATER VALVE		
FENCE		

UTILITY NOTES:

PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS, IF ANY, ARE NOT SHOWN. NO WARRANTY IS IMPLIED AS TO THE COMPLETENESS OF THE UTILITY INFORMATION SHOWN HEREON. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, UNDERGROUND UTILITY LINES, TELECOMMUNICATION LINES, FIBER OPTIC LINES AND ANY OTHER SUBSURFACE STRUCTURES OR FACILITIES NOT REVEALED BY A SURFACE INSPECTION ON THE DATE THAT THE FIELD WORK FOR THIS SURVEY WAS PERFORMED. FIELD WORK PERFORMED 05-24-2019.

ABBREVIATIONS

CONC.	CONCRETE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
IRR	IRRIGATION
IRRST	IRRIGATION STRUCTURE
INV.	INVERT
SS	SANITARY SEWER
SD	STORM DRAIN

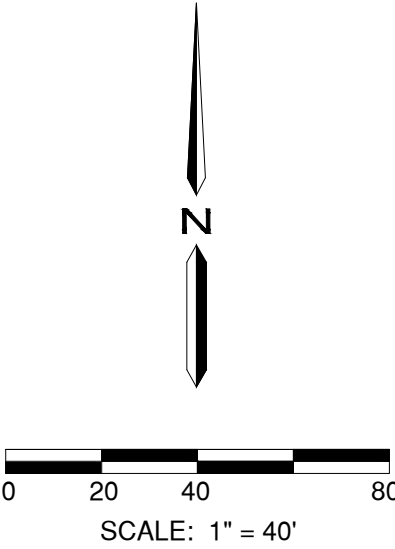
SURVEY CONTROL:

COORDINATE SYSTEM
THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE III.

HORIZONTAL DATUM
NAD83, RTN FROM COORS STATION PRS636452669267

VERTICAL DATUM
NAVD88, RTN FROM COORS STATION PRS636452669267

DATE OF SURVEY: MAY 24, 2019.



PLAN REVISIONS		
NO.	DATE	REVISION



1165 Scenic Drive, Suite A
Modesto, CA 95350

odellengineering.com

PIRRONE ROAD
COMMERCIAL PROJECT
SALIDA, CALIFORNIA

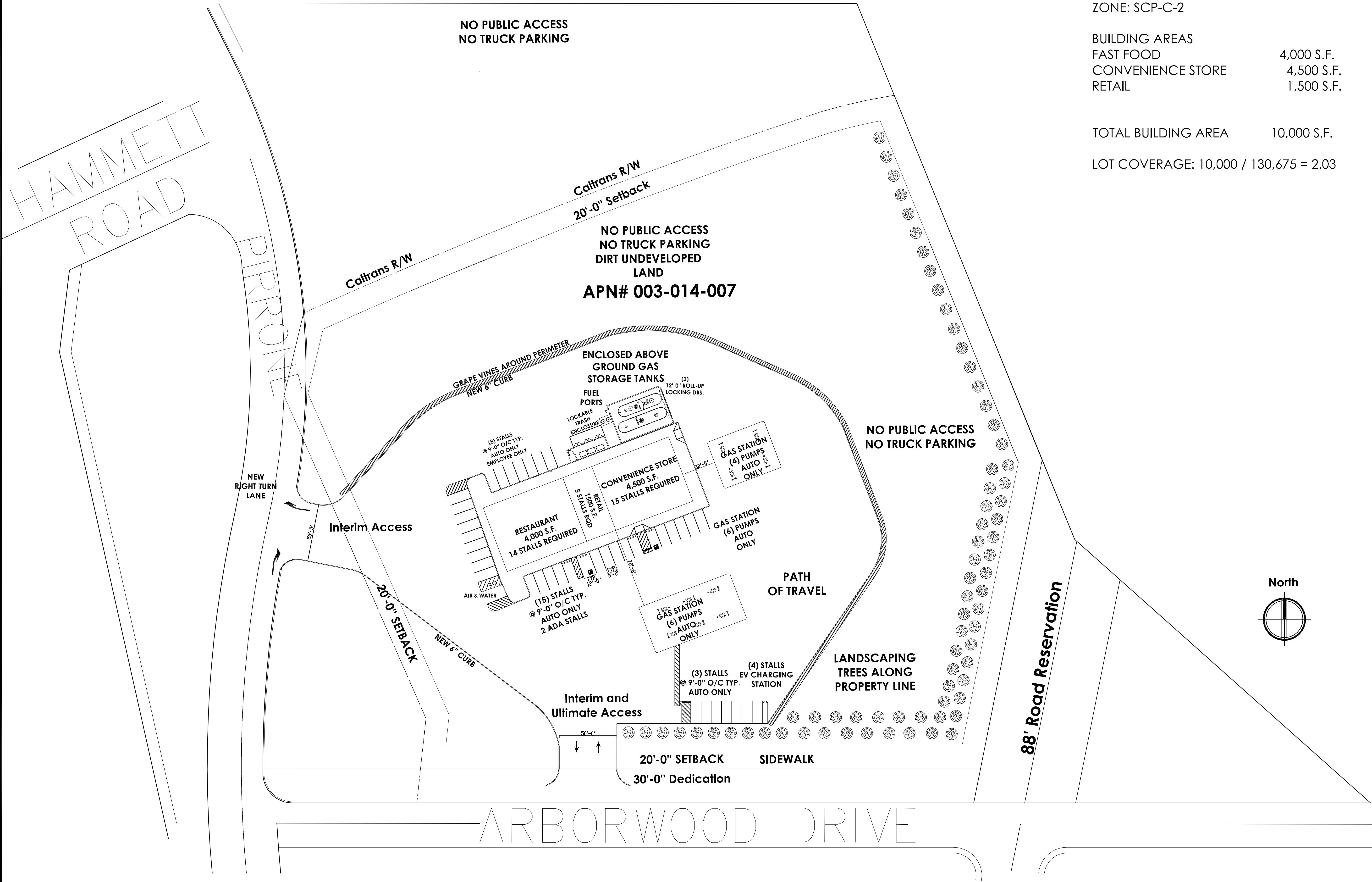
EXISTING
CONDITIONS

APPROVED:

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

SHEET NO.

2
OF
6



SITE DATA:
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APN: 003-014-007
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ZONE: SCP-C-2

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TOTAL BUILDING AREA 10,000 S.F.

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PLANNING * DESIGNING * CONSTRUCTION PROBLEMS SOLVING

Proposed Site Plan
Pirrone Road

ACTIVITY	DATE
SUBMITTAL	
BACK CHECK	
PERMITS	
REVISIONS	
1	
2	
3	

DR. BY: GWR
JOB NO.:
SCALE: 1" = 40'-0"
SHEET NO.:
SP1.0
OF SHEETS
DATE: 11/20/19