



## Referral Early Consultation

**Date:** January 22, 2020

**To:** Distribution List (See Attachment A)

**From:** Rachel Wyse, Senior Planner  
Planning and Community Development

**Subject:** ENVIRONMENTAL REFERRAL –GENERAL PLAN AMENDMENT, REZONE,  
AND TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2019-0131 –  
LARK LANDING

**Respond By:** February 10, 2020

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**\*\*\*\*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.

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<b>Applicant:</b>	<b>Brinca Investments, Inc.</b>
<b>Project Location:</b>	<b>Between Pirrone Road and Old Pirrone Road, east of State Highway 99, south of Hammett Road, in the Community of Salida.</b>
<b>APN:</b>	<b>136-037-001</b>
<b>Williamson Act Contract:</b>	<b>N/A</b>
<b>General Plan:</b>	<b>Commercial</b>
<b>Community Plan:</b>	<b>Commercial</b>
<b>Current Zoning:</b>	<b>SCP C-2 (Salida Community Plan – General Commercial)</b>

**Project Description:** This is a request to amend the general plan and the community plan designation on an 8.02 acre site from Commercial to Planned Development. The request also proposes to amend the zoning designation of Salida Community Plan General Commercial (SCP C-2) on the subject property to Planned Development. The project also involves the subdivision of an 8.02 acre property into 9 parcels.

The Planned Development zoning for this project proposes the development of various commercial businesses on each lot as follows:

- Proposed Parcel 1: a 3,700 sq. ft. gas station canopy, a 1,000 sq. ft. carwash, 5,607 sq. ft. Convenience Market on a 1.2 acre parcel.
- Proposed Parcel 2: a 3,200 square foot fast food restaurant on a .71 acre parcel.
- Proposed Parcels 3 and 5: a 17,678 square foot retail facility, or an 82-room, two-story hotel (.69 and .66 acre parcels respectively).
- Proposed Parcels 4 and 6: a 20,750 square foot retail building (.71 and .70 acre parcels respectively).
- Proposed Parcel 7: a four-story, 100-room hotel (15,498 square foot print) on a 2.03 acre parcel
- Proposed Parcel 8: a 3,673 square foot car wash facility on a .98 acre parcel.
- Proposed Parcel 9: a 22,125 Square foot office facility on a 1.78 acre parcel.

Each of the parcels would include a parking lot for on-site parking. The applicant also requests the option to develop any of the parcels as mini storage, including RV and Boat storage facilities. A development schedule has not been proposed at this time.

The request to amend the General Plan and Community Plan designation of Commercial to Planned Development also includes a 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.

The Subdivision Map would involve the abandonment of Old Pirrone Road that fronts on the western portion of the project site. The project includes the partial development of a 60-foot wide street (Arborwood Drive) along the northern portion of the project site and development of a 40-foot wide road easement (Lark Drive). With the abandonment of the street right-of-way, the overall site acreage increases to 9.51 acres.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

**GPA/REZ/TSM PLN2019-0131 - LARK LANDING**

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:	X	STAN CO PARKS & RECREATION
X	SANITARY SERVICE DIST: 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	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC RAILROAD	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD	X	US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: SALIDA UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO UNION		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER	X	WATER DIST: CITY OF MODESTO
	TUOLUMNE RIVER TRUST		



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** ENVIRONMENTAL REFERRAL – ENVIRONMENTAL REFERRAL – GENERAL PLAN  
AMENDMENT, REZONE, AND TENTATIVE SUBDIVISION MAP APPLICATION NO.  
PLN2019-0131 – LARK LANDING

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).

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Response prepared by:

Name	Title	Date
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# LARK LANDING

GPA, REZ, & TM  
PLN2019-0131

## AREA MAP

### LEGEND

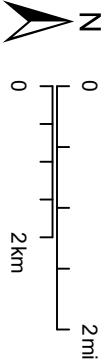
 Project Site

 Sphere of Influence

 City

 Road

 River



# LARK LANDING

GPA, REZ, & TM  
PLN2019-0131

## GENERAL PLAN MAP

### LEGEND

 Project Site

 Parcel

 Road  Canal

### General Plan

 Agriculture

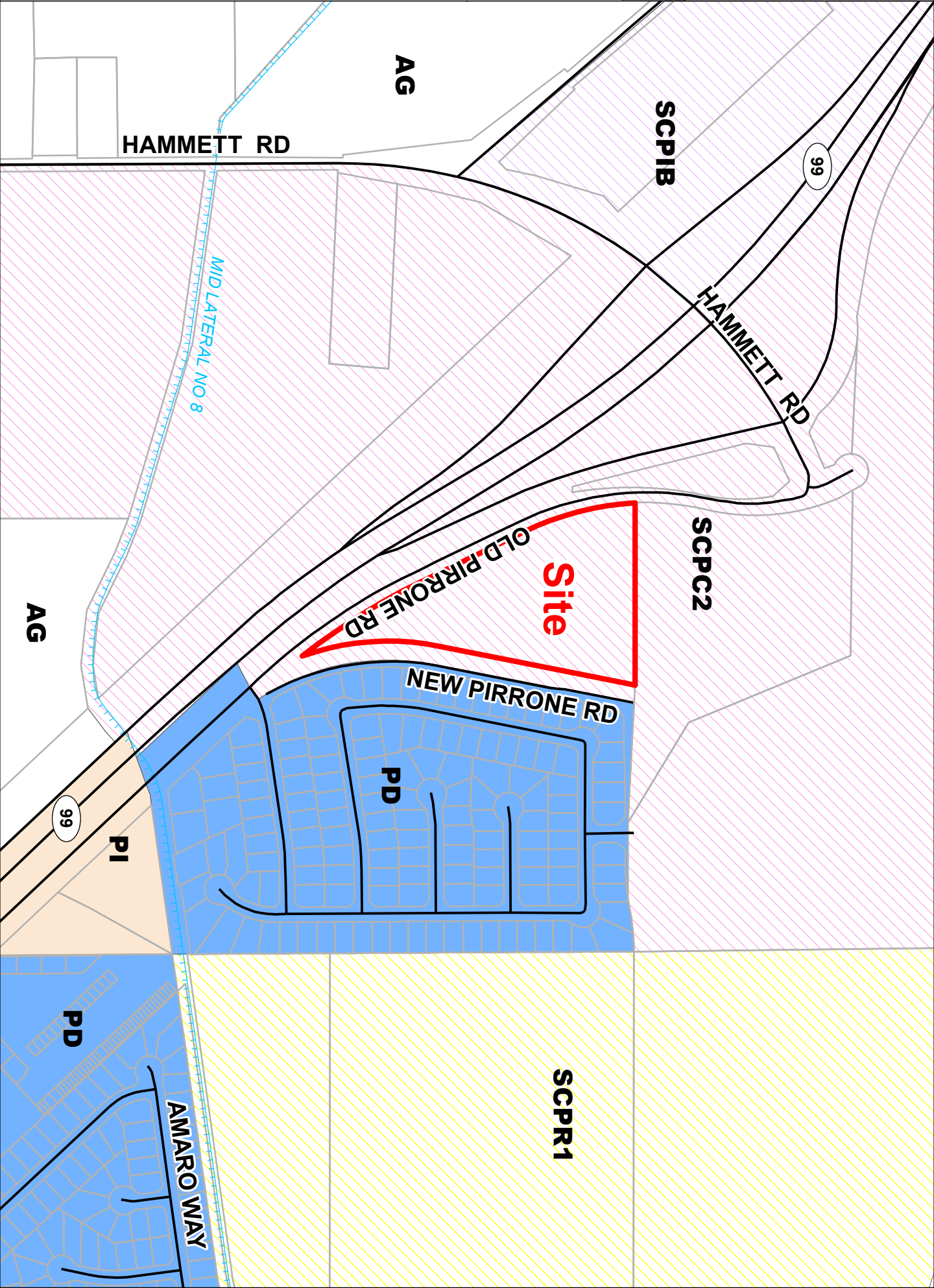
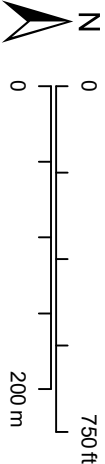
 Planned Development

 Planned Industrial

 Salida Community Plan C-2

 Salida Community Plan IBP

 Salida Community Plan R-1



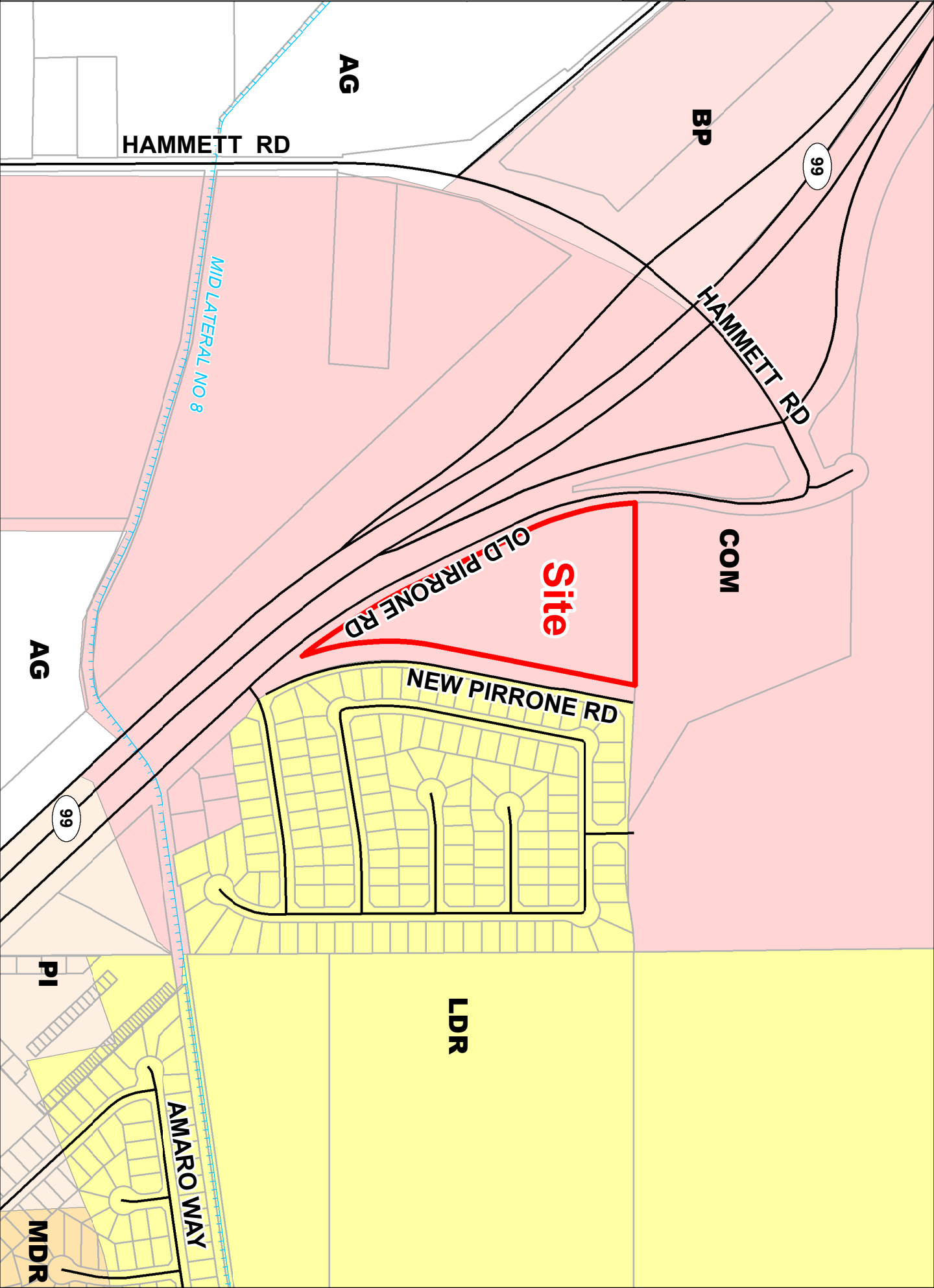
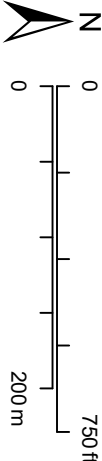
# LARK LANDING

GPA, REZ, & TM  
PLN2019-0131

## COMMUNITY PLAN

### LEGEND

- Project Site
- Business Park
- Commercial
- Residential Medium
- Residential Low
- Planned Industrial
- Parcel
- Road





# LARK LANDING

GPA, REZ, & TM  
PLN2019-0131

## ZONING MAP

### LEGEND

 Project Site

 Parcel

 Road  Canal

### Zoning Designation

 Planned Development

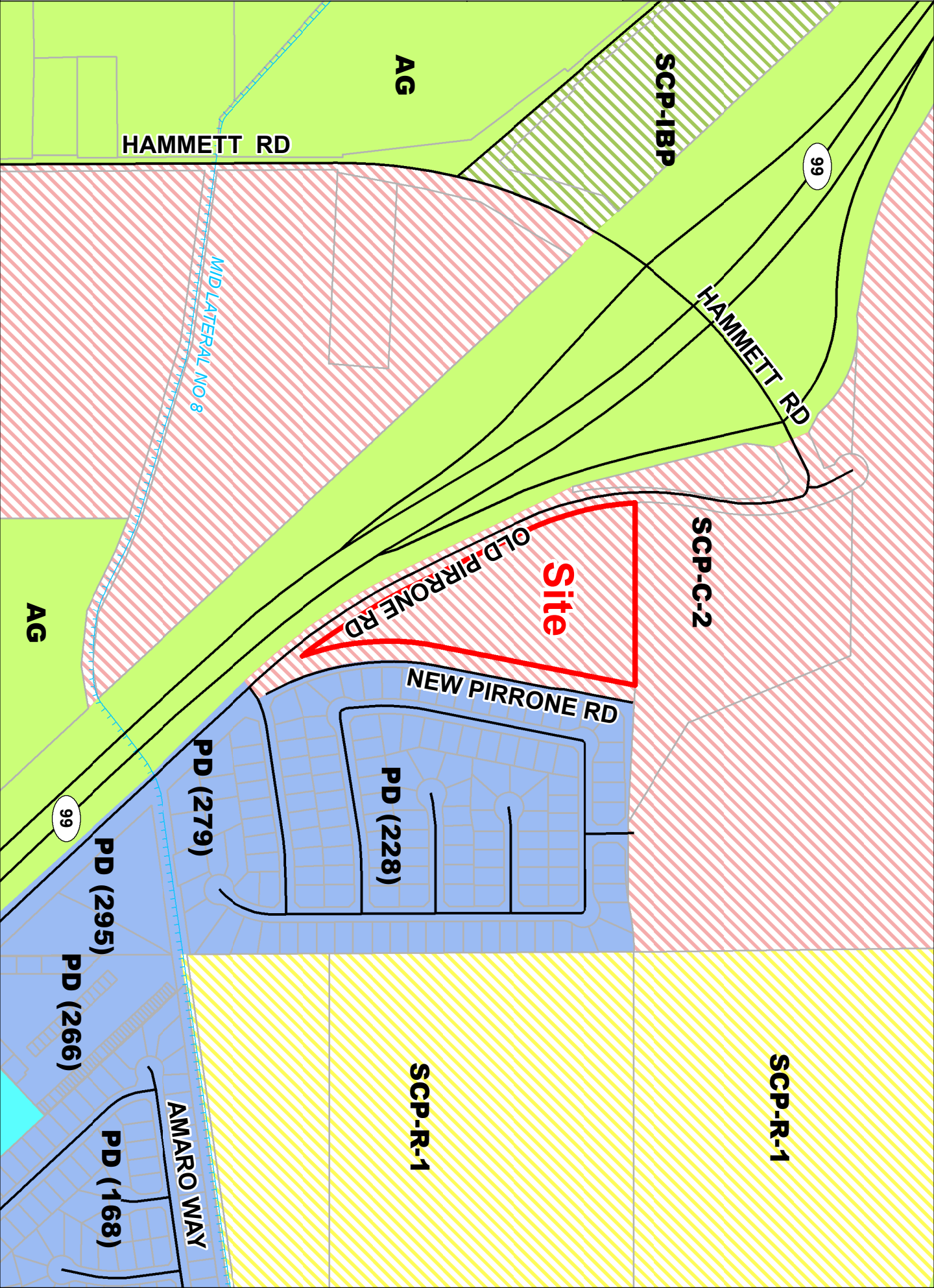
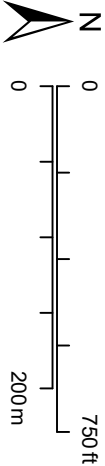
 Planned Industrial

 Salida Community Plan C-2

 Salida Community Plan IBP

 Salida Community Plan SF

 General Agriculture 40 Acre






# LARK LANDING

GPA, REZ, & TM  
PLN2019-0131

## 2017 AERIAL AREA MAP

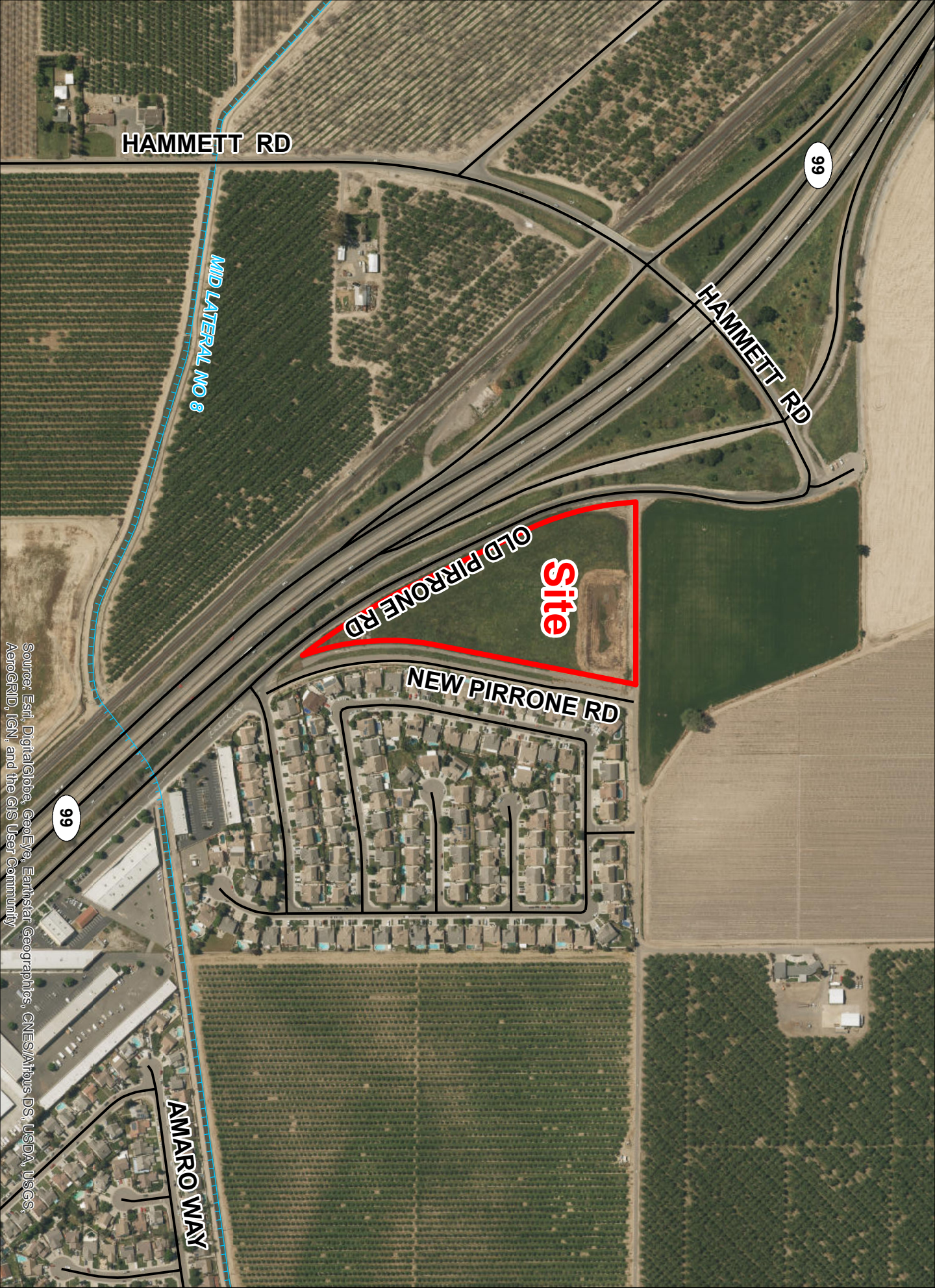
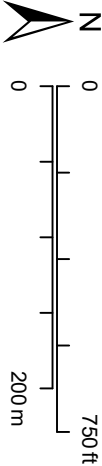
### LEGEND

 Project Site

 Parcel/Acres

 Road

 Canal





# LARK LANDING

## GPA, REZ, & TM

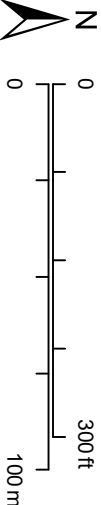
### PLN2019-0131

#### 2017 AERIAL SITE MAP

#### LEGEND

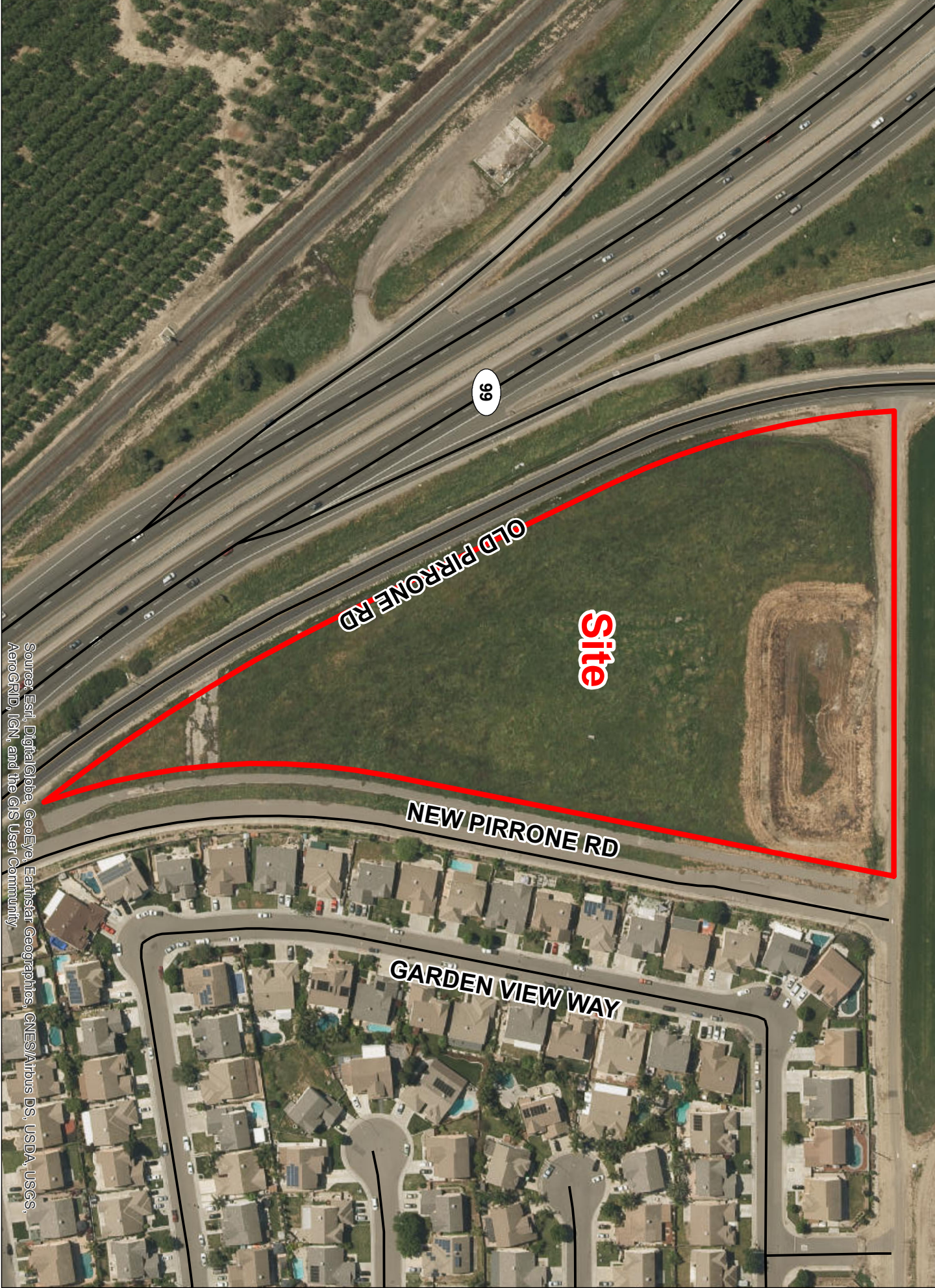
 Project Site

 Road



Source: Planning Department GIS

Date: 1/17/2020



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# LARK LANDING

GPA, REZ, & TM  
PLN2019-0131

## ACREAGE MAP

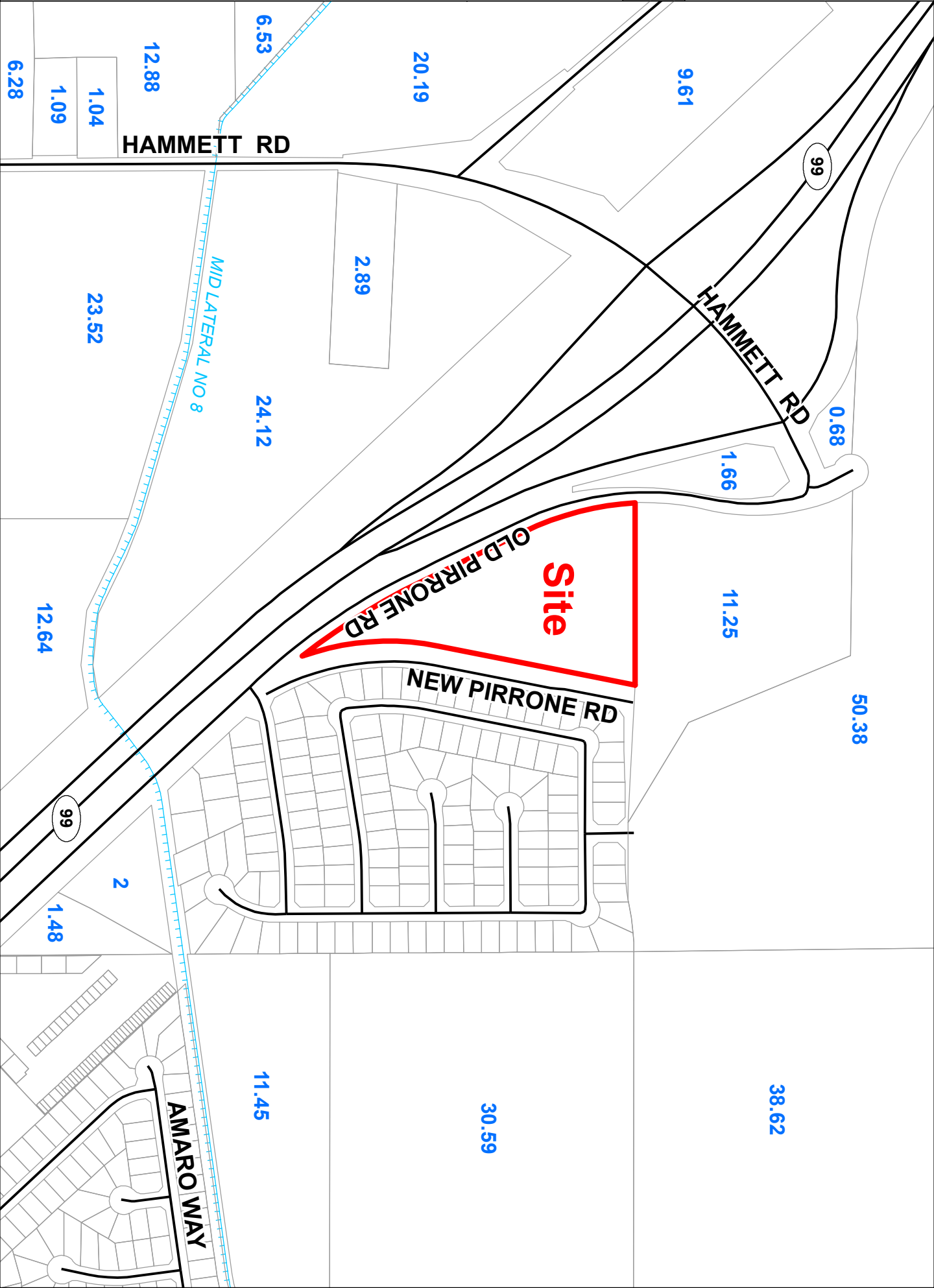
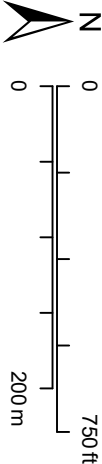
### LEGEND

 Project Site

 Parcel/Acres

 Road

 Canal





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtml>

## 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 checked="" 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): PLN2019-0131

Date: 12/27/19

S 33 T 2 R 8

GP Designation: SCPC2

Zoning: SEP-C-2

Fee: 11642

Receipt No. 553346

Received By: TM

Notes: REZ + TM

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).

✓ Refer to attached 12/20/19 Project's Description and Site Development Plan, Sheet 1.

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.*

**ASSESSOR'S PARCEL NUMBER(S):** Book 136 Page 037 Parcel 001

Additional parcel numbers: Pirrone Rd., Salida, CA

**Project Site Address**  
**or Physical Location:** \_\_\_\_\_

**Property Area:** Acres: 8.02 or Square feet: \_\_\_\_\_

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

Vacant, existing temporary storm drain basin.

**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)

39M47

**Existing General Plan & Zoning:** SCP C-2

**Proposed General Plan & Zoning:** PD  
(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:** Vizcaya subdivision with vacant farm ground beyond.

**West:** CA State Highway 99.

**North:** Vacant land.

**South:** Vacant land, agricultural land, CA State Highway 99.

## **WILLIAMSON ACT CONTRACT:**

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

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

Date Filed: \_\_\_\_\_

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: No vegetation.

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.) Grading pertains to filling in the temporary holding basin, street development and lot development for each parcel. Estimated 20,000 yards of fill.

**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: Refer to site development plan, Sheet 1.

Existing Building Coverage: \_\_\_\_\_ 0 \_\_\_\_\_ Sq. Ft.      Landscaped Area: \_\_\_\_\_ Sq. Ft.

Proposed Building Coverage: \_\_\_\_\_ Sq. Ft.      Paved Surface Area: \_\_\_\_\_ Sq. Ft.

## BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) \_\_\_\_\_

Refer to site development plan, Sheet 1.

Number of floors for each building: Refer to site development plan, Sheet 1.

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_

Refer to site development plan, Sheet 1.

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) \_\_\_\_\_

Refer to sign drawings by United Sign Systems.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) \_\_\_\_\_

Refer to site development plan, Sheet 1.

## 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: _____	M.I.D.	Sewer*: _____	Salida Sanitary District
Telephone: _____	AT&T	Gas/Propane: _____	PG&E
Water**: _____	City of Modesto	Irrigation: _____	n/a



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

**\*\*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.

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:)

n/a

**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.)

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): \_\_\_\_\_

Refer to site development plan, Sheet 1.

Type of use(s): \_\_\_\_\_

Refer to site development plan, Sheet 1.

Days and hours of operation: n/a

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

Occupancy/capacity of building: n/a

Number of employees: (Maximum Shift): n/a (Minimum Shift): n/a

Estimated number of daily customers/visitors on site at peak time: n/a

Other occupants: n/a

Estimated number of truck deliveries/loadings per day: n/a

Estimated hours of truck deliveries/loadings per day: n/a

Estimated percentage of traffic to be generated by trucks: n/a

Estimated number of railroad deliveries/loadings per day: n/a

Square footage of: Refer to site development plan, Sheet 1.

Office area: \_\_\_\_\_ Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_ Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_ Manufacturing area: \_\_\_\_\_

Other: (explain type of area) \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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)

Arborwood Drive

Pirrone Road

Yes ☐ No ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

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) See Note 1 below.

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**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.

See Note 2 below.

**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)

See Note 3 below.

**Note 1.** Storm drainage will be addressed by the project's proposed drainage basin under THE AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT entered into on November 1, 2005 between the County of Stanislaus, Salida Gateway, LLC and Summerfaire Commerce Center, LLC.

**Note 2.** Erosion control measures will be addressed such as concrete washout, perimeter straw wadding, anchored filter cloth, entrance / wash down area, straw bale inlet and silt fencing with the development of each parcel.

**Note 3.** Additional information. ADG noted the following **CONDITION** on the submitted drawings;

NOTE; THE AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT entered into on November 1, 2005 between the County of Stanislaus, Salida Gateway, LLC and Summerfaire Commerce Center, LLC. IS TO BE ACTIVATED AND ENFORCED WITH A COMPLETION DATE OF JULY 1, 2021.

**PROJECT DESCRIPTION;  
December 20, 2019**

**Project: Rezone / Lark Landing Subdivision**  
**Owner: Brinca Investments, Inc.**  
**Jobsite: Pirrone Rd., Salida, California**  
**Assessor's Parcel Number: \_\_Bk 136, Pg 037, Parcel 001**  
**Jurisdiction: \_Stanislaus County, PD(228), SCP-C-2.**  
**ADG's Project No. 18064**

This application is for both the Rezone of the project's site to Planned Development and for the Subdivision of the existing property into (9) parcels. The existing site is located on APN #Book 136, Page 037, Parcel 022, of 8.02+/- acres that is located within the Community of Salida.

The site is currently vacant except for a temporary storm drainage retention basin along with a temporary storm drainage easement on the northern end of the site, which serves the existing Vizcaya Subdivision to the east of the project's site. The site is located in the City of Modesto area for public water service and the Salida Sanitary District area for public sewer service.

The project's SITE DEVELOPMENT PLAN drawing, sheet 1, addresses the proposed USAGE, LOT COVERAGE & PARKING REQUIREMENTS for each of the 9 proposed parcels.

Note that under prior communications the layout of this project is based upon the following:

1. Reconfirming 08/22/19 meeting at County with Mr. Thomas E. Boze, Mr. Todd James, Mr. David A. Leamon, Mr. Mario Jauregui and Mr. Steve Herum;
  - a. Mr. Leamon expects that prior to occupancy of the first permit, the improvements for Pirrone Road and Arborwood Drive are to be completed and that Old Pirrone Road is to be abandoned.

**USAGE, LOT COVERAGE & PARKING REQUIREMENTS SUMMARY** is as follows;

**PARCEL 1 ;**

**USAGE ;**

GAS STATION / CAR WASH / CONVENIENCE / FAST-FOOD FACILITY. ADDITIONAL OPTION FOR MINI-STORAGE / RV & BOAT STORAGE FACILITY.

**LOT COVERAGE ;**

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE -----	10,307 SF -----	18.88%
LANDSCAPING COVERAGE --	11,517 SF -----	21.10%

**PARKING REQUIREMENTS ;**

(GAS PUMP SHELTER NOT INCLUDED)

TOTAL PARKING = 5,607SF(1CAR/300SF) = 19 SPACES.

TOTAL PARKING PROVIDED = 30 SPACES.

**CONSTRUCTION SCHEDULE ;** TO BE DETERMINED.

**PARCEL 2;****USAGE;**

FAST-FOOD FACILITY. ADDITIONAL OPTION FOR MINI-STORAGE / RV & BOAT STORAGE FACILITY.

**LOT COVERAGE;**

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE -----	3,200 SF -----	10.61%
LANDSCAPING COVERAGE --	6,250 SF -----	20.72%

**PARKING REQUIREMENTS;**

TOTAL PARKING = 3,200SF(1CAR/300SF) = 11 SPACES.  
TOTAL PARKING PROVIDED = 34 SPACES.

**CONSTRUCTION SCHEDULE;** TO BE DETERMINED.

**PARCEL 3;****USAGE;**

RETAIL FACILITY. ADDITIONAL OPTION FOR AN 82 ROOM MINI HOTEL FACILITY IN COMBINATION WITH PARCEL 5. 2ND ADDITIONAL OPTION FOR MINI-STORAGE / RV & BOAT STORAGE FACILITY.

**LOT COVERAGE;**

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE -----	8,921 SF -----	29.82%
LANDSCAPING COVERAGE --	4,706 SF -----	15.73%

**PARKING REQUIREMENTS;**

TOTAL PARKING = 8,921SF(1CAR/300SF) = 30 SPACES.  
TOTAL PARKING PROVIDED = 32 SPACES.

**CONSTRUCTION SCHEDULE;** TO BE DETERMINED.

**PARCEL 4;****USAGE;**

RETAIL FACILITY. ADDITIONAL OPTION FOR MINI-STORAGE / RV & BOAT STORAGE FACILITY.

**LOT COVERAGE;**

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE -----	10,720 SF -----	34.73%
LANDSCAPING COVERAGE --	4,666 SF -----	15.12%

**PARCEL PARKING REQUIREMENTS;**

TOTAL PARKING = 10,720SF(1CAR/300SF) = 36 SPACES.  
TOTAL PARKING PROVIDED = 37 SPACES.

**PARCEL CONSTRUCTION SCHEDULE;** TO BE DETERMINED.

**PARCEL 5;****PARCEL USAGE;**

RETAIL FACILITY. ADDITIONAL OPTION FOR AN 82 ROOM MINI HOTEL FACILITY  
IN COMBINATION WITH PARCEL 3. 2ND ADDITIONAL OPTION FOR MINI-STORAGE /  
RV & BOAT STORAGE FACILITY.

**PARCEL LOT COVERAGE;**

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE -----	8,757 SF -----	30.47%
LANDSCAPING COVERAGE --	6,474 SF -----	22.53%

**PARCEL PARKING REQUIREMENTS;**

TOTAL PARKING = 8,757SF(1CAR/300SF) = 30 SPACES.  
TOTAL PARKING PROVIDED = 30 SPACES.

**PARCEL CONSTRUCTION SCHEDULE;** TO BE DETERMINED.

**PARCEL 6;****PARCEL USAGE;**

RETAIL FACILITY. ADDITIONAL OPTION FOR MINI-STORAGE / RV & BOAT  
STORAGE FACILITY.

**PARCEL LOT COVERAGE;**

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE -----	10,030 SF -----	33.10%
LANDSCAPING COVERAGE --	7,335 SF -----	24.21%

**PARCEL PARKING REQUIREMENTS;**

TOTAL PARKING = 10,030SF(1CAR/300SF) = 34 SPACES.  
TOTAL PARKING PROVIDED = 34 SPACES.

**PARCEL CONSTRUCTION SCHEDULE;** TO BE DETERMINED.

**PARCEL 7;****PARCEL USAGE;**

HOTEL FACILITY. ADDITIONAL OPTION FOR A 3-STORY CLIMATE CONTROLLED  
MINI-STORAGE FACILITY.

**PARCEL LOT COVERAGE;**

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE -----	15,498 SF -----	17.50%
LANDSCAPING COVERAGE --	18,011 SF -----	20.33%

**PARCEL PARKING REQUIREMENTS;**

TOTAL PARKING = 1 CAR PER ROOM (81) = 81 SPACES.  
TOTAL PARKING PROVIDED = 106 SPACES.

**PARCEL CONSTRUCTION SCHEDULE;** TO BE DETERMINED.

**PARCEL 8;**

**PARCEL USAGE;**

CAR WASH FACILITY. ADDITIONAL OPTION FOR RETAIL / OFFICE FACILITY. 2ND  
ADDITIONAL OPTION FOR A 3-STORY CLIMATE CONTROLLED MINI-STORAGE  
FACILITY.

**PARCEL LOT COVERAGE;**

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE -----	3,673 SF -----	8.62%
LANDSCAPING COVERAGE --	12,332 SF -----	28.95%

**PARCEL PARKING REQUIREMENTS;**

TOTAL PARKING = 3,673SF(1CAR/300SF) = 13 SPACES.  
TOTAL PARKING PROVIDED = 28 SPACES.

**PARCEL CONSTRUCTION SCHEDULE;** TO BE DETERMINED.

**PARCEL 9;**

**USAGE;**

2-STORY OFFICE FACILITY. ADDITIONAL OPTION FOR 3-STORY CLIMATE  
CONTROLLED MINI-STORAGE FACILITY.

**PARCEL LOT COVERAGE;**

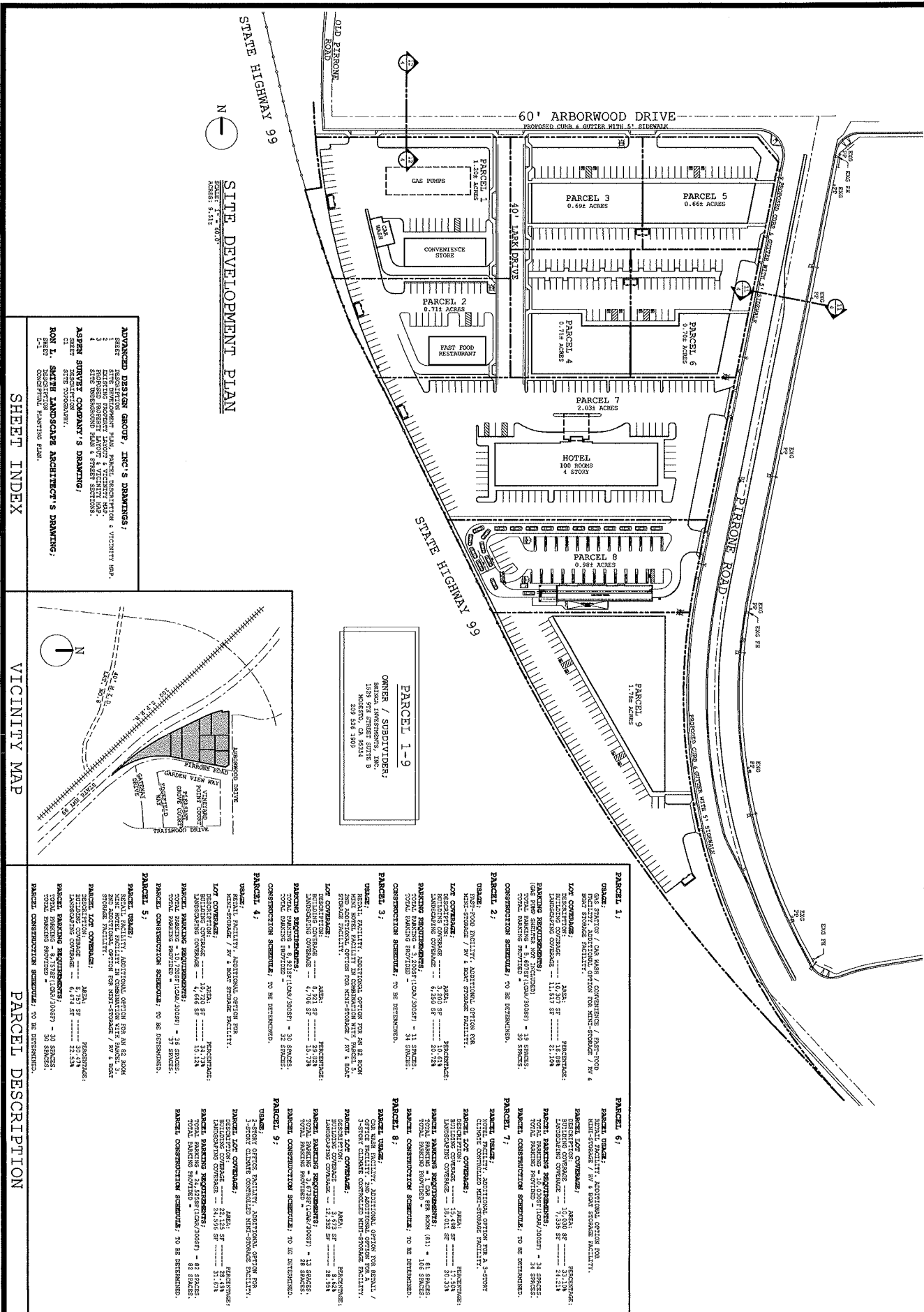
DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE -----	22,125 SF -----	28.49%
LANDSCAPING COVERAGE --	24,596 SF -----	31.67%

**PARCEL PARKING REQUIREMENTS;**

TOTAL PARKING = 24,525SF(1CAR/300SF) = 82 SPACES.  
TOTAL PARKING PROVIDED = 82 SPACES.

**PARCEL CONSTRUCTION SCHEDULE;** TO BE DETERMINED.





STATE HIGHWAY 99

60' ARBORWOOD DRIVE  
PROPOSED CURB & GUTTER WITH 5' SIDEWALK

40' LARK DRIVE

PIRRONE ROAD

STATE HIGHWAY 99

N

**SITE DEVELOPMENT PLAN**  
SCALE: 1" = 40' 0"  
ACRES: 1:10

**ADVANCED DESIGN GROUP, INC.'S DRAWINGS:**

SHEET NO. 18064A

EXISTING PROPERTY LAYOUT & VICINITY MAP

**ASPER SURVEY COMPANY'S DRAWING:**

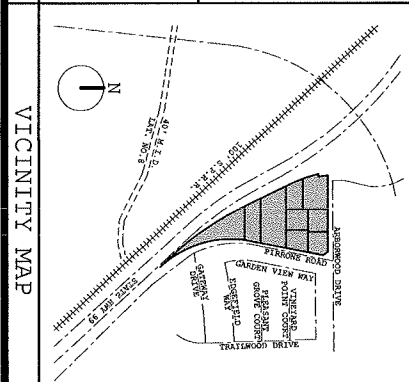
SHEET NO. 18064A

EXISTING PROPERTY LAYOUT & VICINITY MAP

**RON T. SMITH LANDSCAPE ARCHITECT'S DRAWING:**

SHEET NO. 18064A

CONCEPT PLANTING PLAN



**PARCEL 1-9**

OWNER / SUBDIVIDER:  
BRINCA INVESTMENTS, INC.  
1118 60TH STREET, MODESTO, CA 95354  
209 966 1909

**PARCEL 1:**

USE: GAS SERVICE / CAR WASH / CONVENIENCE / FAST-FOOD RESTAURANT / 24 HOUR SECURITY FACILITY FOR RETAIL-STORES / RV & BOAT STORAGE FACILITY.

LOT COVERAGE: 100%  
BUILDING COVERAGE: 100%  
LANDSCAPING COVERAGE: 100%  
TOTAL COVERAGE: 100%  
TOTAL PARKING: 100%  
TOTAL PARKING PROVIDED: 100%  
CONSTRUCTION SCHEDULE: TO BE DETERMINED.

**PARCEL 2:**

USE: FAST-FOOD FACILITY, ADDITIONAL OPTION FOR RETAIL-STORES / RV & BOAT STORAGE FACILITY.

LOT COVERAGE: 100%  
BUILDING COVERAGE: 100%  
LANDSCAPING COVERAGE: 100%  
TOTAL COVERAGE: 100%  
TOTAL PARKING: 100%  
TOTAL PARKING PROVIDED: 100%  
CONSTRUCTION SCHEDULE: TO BE DETERMINED.

**PARCEL 3:**

USE: RETAIL FACILITY, ADDITIONAL OPTION FOR RETAIL-STORES / RV & BOAT STORAGE FACILITY.

LOT COVERAGE: 100%  
BUILDING COVERAGE: 100%  
LANDSCAPING COVERAGE: 100%  
TOTAL COVERAGE: 100%  
TOTAL PARKING: 100%  
TOTAL PARKING PROVIDED: 100%  
CONSTRUCTION SCHEDULE: TO BE DETERMINED.

**PARCEL 4:**

USE: RETAIL FACILITY, ADDITIONAL OPTION FOR RETAIL-STORES / RV & BOAT STORAGE FACILITY.

LOT COVERAGE: 100%  
BUILDING COVERAGE: 100%  
LANDSCAPING COVERAGE: 100%  
TOTAL COVERAGE: 100%  
TOTAL PARKING: 100%  
TOTAL PARKING PROVIDED: 100%  
CONSTRUCTION SCHEDULE: TO BE DETERMINED.

**PARCEL 5:**

USE: RETAIL FACILITY, ADDITIONAL OPTION FOR RETAIL-STORES / RV & BOAT STORAGE FACILITY.

LOT COVERAGE: 100%  
BUILDING COVERAGE: 100%  
LANDSCAPING COVERAGE: 100%  
TOTAL COVERAGE: 100%  
TOTAL PARKING: 100%  
TOTAL PARKING PROVIDED: 100%  
CONSTRUCTION SCHEDULE: TO BE DETERMINED.

**PARCEL 6:**

USE: RETAIL FACILITY, ADDITIONAL OPTION FOR RETAIL-STORES / RV & BOAT STORAGE FACILITY.

LOT COVERAGE: 100%  
BUILDING COVERAGE: 100%  
LANDSCAPING COVERAGE: 100%  
TOTAL COVERAGE: 100%  
TOTAL PARKING: 100%  
TOTAL PARKING PROVIDED: 100%  
CONSTRUCTION SCHEDULE: TO BE DETERMINED.

**PARCEL 7:**

USE: RETAIL FACILITY, ADDITIONAL OPTION FOR RETAIL-STORES / RV & BOAT STORAGE FACILITY.

LOT COVERAGE: 100%  
BUILDING COVERAGE: 100%  
LANDSCAPING COVERAGE: 100%  
TOTAL COVERAGE: 100%  
TOTAL PARKING: 100%  
TOTAL PARKING PROVIDED: 100%  
CONSTRUCTION SCHEDULE: TO BE DETERMINED.

**PARCEL 8:**

USE: RETAIL FACILITY, ADDITIONAL OPTION FOR RETAIL-STORES / RV & BOAT STORAGE FACILITY.

LOT COVERAGE: 100%  
BUILDING COVERAGE: 100%  
LANDSCAPING COVERAGE: 100%  
TOTAL COVERAGE: 100%  
TOTAL PARKING: 100%  
TOTAL PARKING PROVIDED: 100%  
CONSTRUCTION SCHEDULE: TO BE DETERMINED.

**PARCEL 9:**

USE: RETAIL FACILITY, ADDITIONAL OPTION FOR RETAIL-STORES / RV & BOAT STORAGE FACILITY.

LOT COVERAGE: 100%  
BUILDING COVERAGE: 100%  
LANDSCAPING COVERAGE: 100%  
TOTAL COVERAGE: 100%  
TOTAL PARKING: 100%  
TOTAL PARKING PROVIDED: 100%  
CONSTRUCTION SCHEDULE: TO BE DETERMINED.

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS, NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

PROJECT: REZONE / LARK LANDING SUBDIVISION

OWNER: BRINCA INVESTMENTS, INC.

LOCATION: PIRRONE RD., SALIDA, CA

**advanced**  
DESIGN GROUP, INC.

1118 60TH STREET, MODESTO, CA 95354  
PHONE: (209) 974-1108  
EMAIL: info@adginc.com

DATE: 11/20/19

CHECKED BY: [Signature]

DATE: 11/20/19

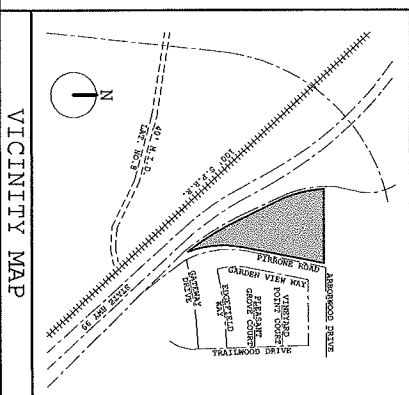
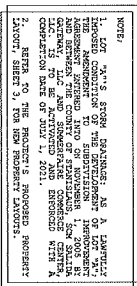
REV: [Table with 2 columns: REV, DATE]

PROJECT: 18064A

SHEET NUMBER: 1

NOTE: THIS DRAWING IS FOR REZONE / SUBDIVISION DEVELOPMENT.

NOTE; THIS DRAWING IS FOR REZONE / SUBDIVISION DEVELOPMENT.



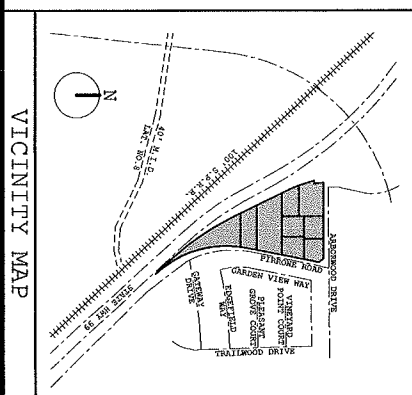
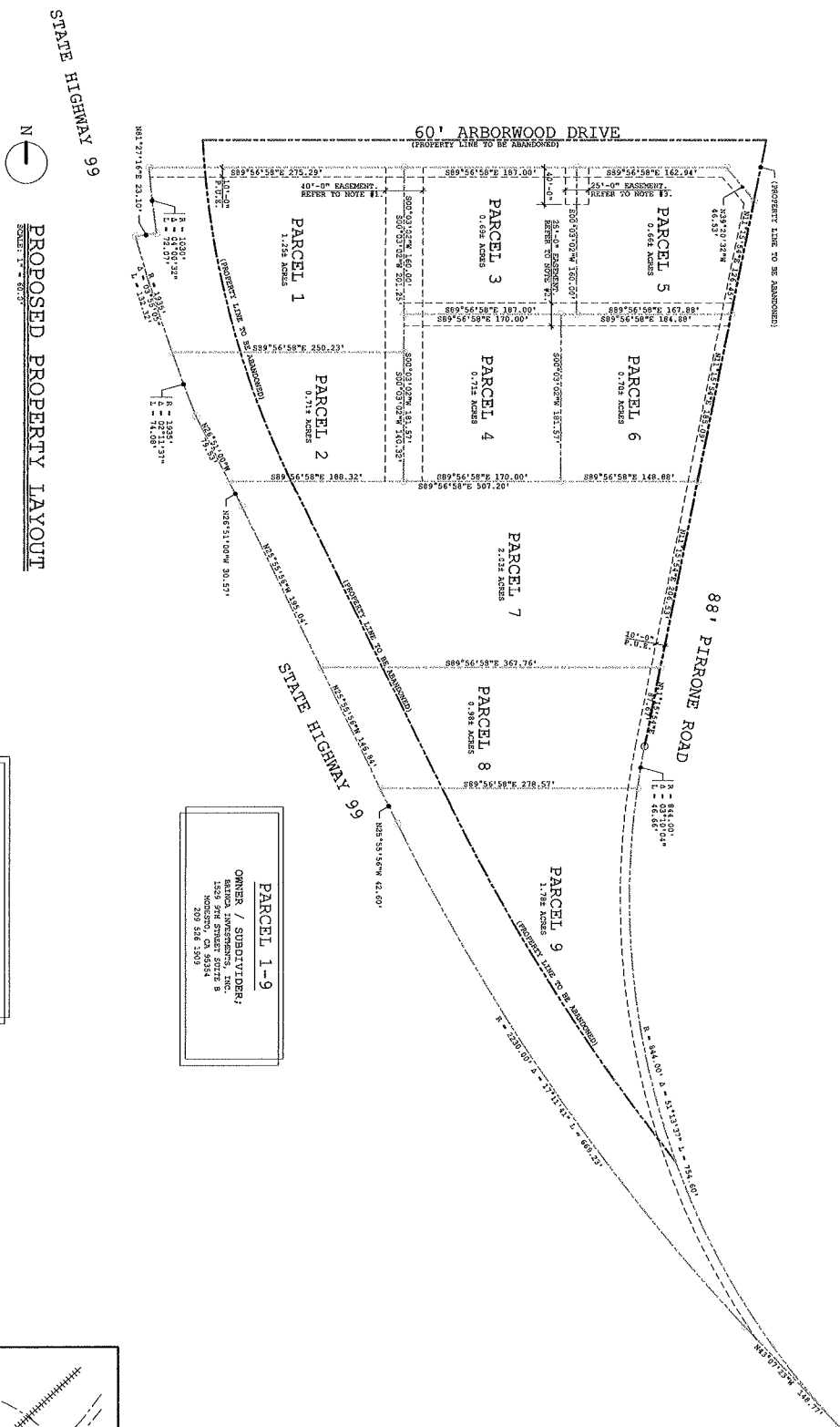
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DRAWING BY: BAO		
CHECKED BY:		
DATE: 12/20/19		
REV	DATE	BY
PROJECT		
180664A		
SHEET NUMBER		
2		

PROJECT: REZONE / LARK LANDING SUBDIVISION  
OWNER: BRINCA INVESTMENTS, INC.  
LOCATION: PIRRONE RD., SALIDA, CA

**advanced**  
DESIGN GROUP, INC.  
1128 SIXTH STREET, MODesto, CA 95134  
PHONE: (510) 277-3108  
EMAIL: [adg@att.net](mailto:adg@att.net)

NOTE; THIS DRAWING IS FOR REZONE / SUBDIVISION DEVELOPMENT.



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DRAWN BY: SMO		
CHECKED BY:		
DATE: 12/20/19		
REV	DATE	BY

PROJECT
180644A

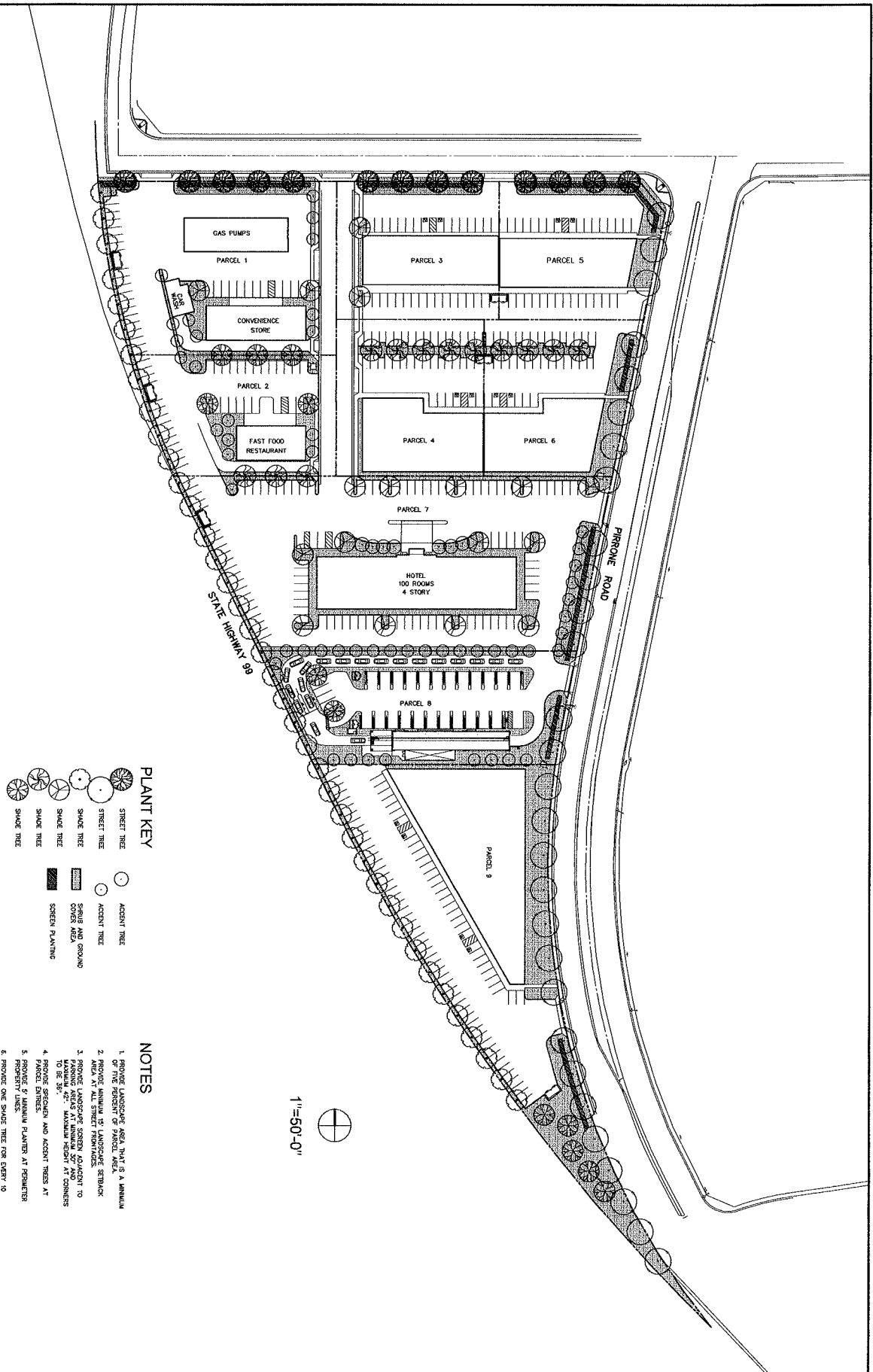
SHEET NUMBER
3

PROJECT: REZONE / LARK LANDING SUBDIVISION  
OWNER: BRINCA INVESTMENTS, INC.  
LOCATION: PIRRONE RD., SALIDA, CA















**advanced**  
DESIGN GROUP, INC.  
1128 SIXTH STREET, MODESTO, CA 95354  
PHONE: (209) 577-3108  
FAX: (209) 577-3108







## PLANT KEY

- |   |             |   |                             |
|---|-------------|---|-----------------------------|
|  | STREET TREE |  | ACCENT TREE                 |
|  | STREET TREE |  | ACCENT TREE                 |
|  | SHADE TREE  |  | SPRUS AND GROUND COVER AREA |
|  | SHADE TREE  |  | SCREEN PLANTING             |
|  | SHADE TREE  |  |                             |
|  | SHADE TREE  |  |                             |
|  | SHADE TREE  |  |                             |

## NOTES

1. PROVIDE LANDSCAPE THAT IS A MINIMUM OF 10' WIDE FOR EACH SIDE OF THE PROPERTY OR PARCEL AREA.
2. PROVIDE MINIMUM 10' LANDSCAPE SETBACK AREA AT ALL STREET FRONTAGES.
3. PROVIDE LANDSCAPE SCREENING ADJACENT TO PARKING AREAS AT MINIMUM 20' TO 30' MINIMUM HEIGHT AT CORNERS TO BE 30'.
4. PROVIDE SCREENING AND ACCENT TREES AT PARCEL INTERSECTIONS.
5. PROVIDE 5' MINIMUM PLANTER AT PERIMETER OF PARCEL INTERSECTIONS.
6. PROVIDE ONE SHADE TREE FOR EVERY 10 PARKING SPACES.
7. PROVIDE ONE SHADE TREE FOR EVERY 20 UNDER DECK OF GARAGE.
8. LANDSCAPE PLANS TO COMPLY WITH CURRENT MINIMUM TREE SPECIFICATIONS.
9. LANDSCAPE PLANS TO COMPLY WITH CURRENT MINIMUM WATER EFFICIENT LANDSCAPE ORGANIZING.

1"=50'-0"



## CONCEPTUAL PLANTING PLAN

**RESEARCH AND DEVELOPMENT  
BRINCA INVESTMENTS, INC.  
PIRRONE ROAD., SALIDA, CA**

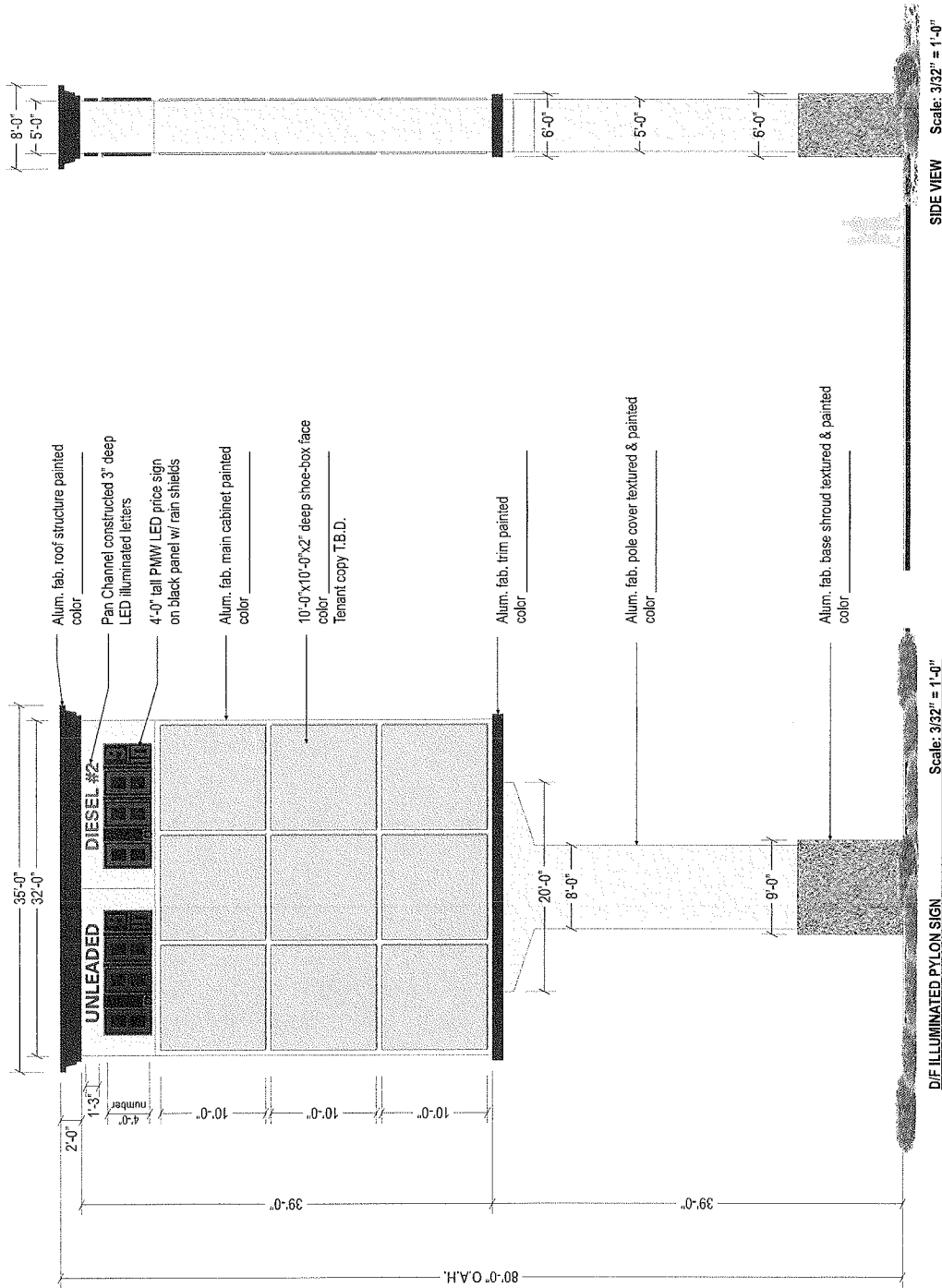
REVISIONS	DATE



RON L SMITH LANDSCAPE ARCHITECT (209) 524-7949 Ron@RonLSmith.com RonLSmith.com	
Date	NOV 2019
Design	RS
Drawn	RS
Job	18064Z
File	18064Z

5.

# Sign-A Pylon Sign



**FRONT VIEW** Scale: 3/32" = 1'-0"

**SIDE VIEW** Scale: 3/32" = 1'-0"

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Srical 600.6 (A)(1) of the National Electrical Code

**UNITED**  
SIGN SYSTEMS  
C.S.C.L. #718885  
5201 Pentecost Drive Modesto, Calif. 95356  
1-800-481-SIGN  
Phone: 209-543-1320 Fax: 209-543-1368

Client	Location	Address	City/ST/Zip	Phone	Fax
Brinca Investment, Inc.	Pirone Rd.	Salida, CA			

Project Information	Date	Job #	Page
12-17-19	00-00-00	00-00-00	1

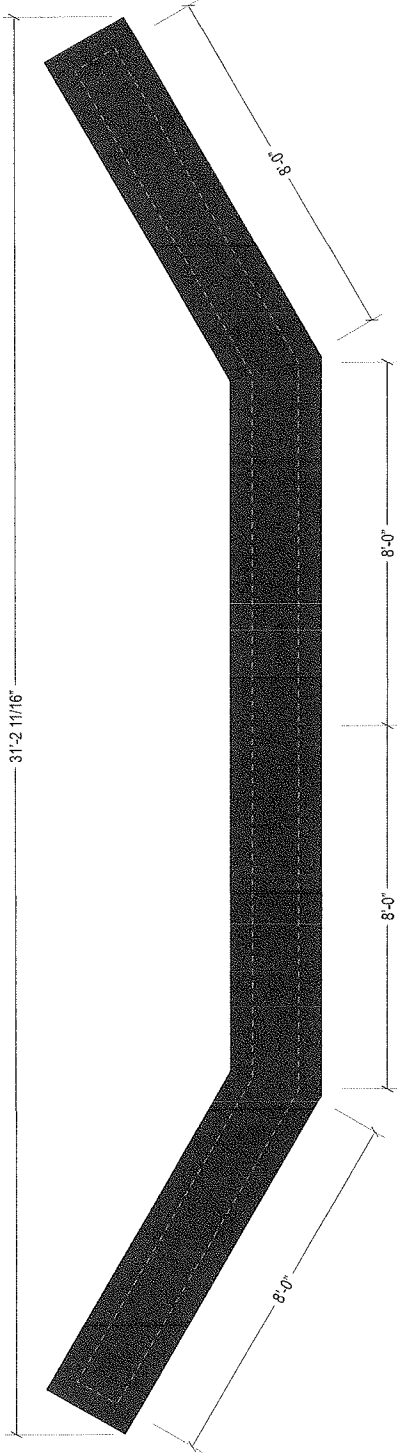
  

Client Review Status	Revision	Date
CLIENT APPROVAL	DATE	
LANDLORD APPROVAL	DATE	

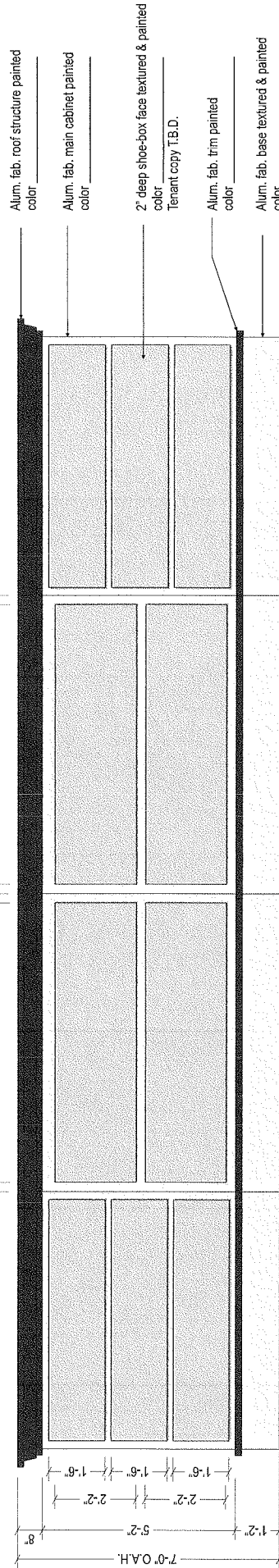
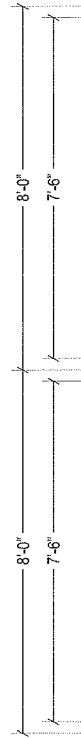
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**PLAN VIEW** **Scale: 3/8" = 1'-0"**



**S/F ILLUMINATED MONUMENT SIGN**

Scale: 3/8" = 1'-0"

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Critical 600.6(A)(1) of the National Electrical Code

FILE: brinca investment signs - salida

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United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision

$$\frac{A}{A}$$

00-00-00

Client: Brinca Investment, Inc.

12.

05-00-00

Location: \_\_\_\_\_  
Address: Pirone Rd

1

1

City/State/Zip. Salina, CA  
Phone. \_\_\_\_\_

1

Sales: Sean Campbell Designer: IL

C.S.C.L. #718965

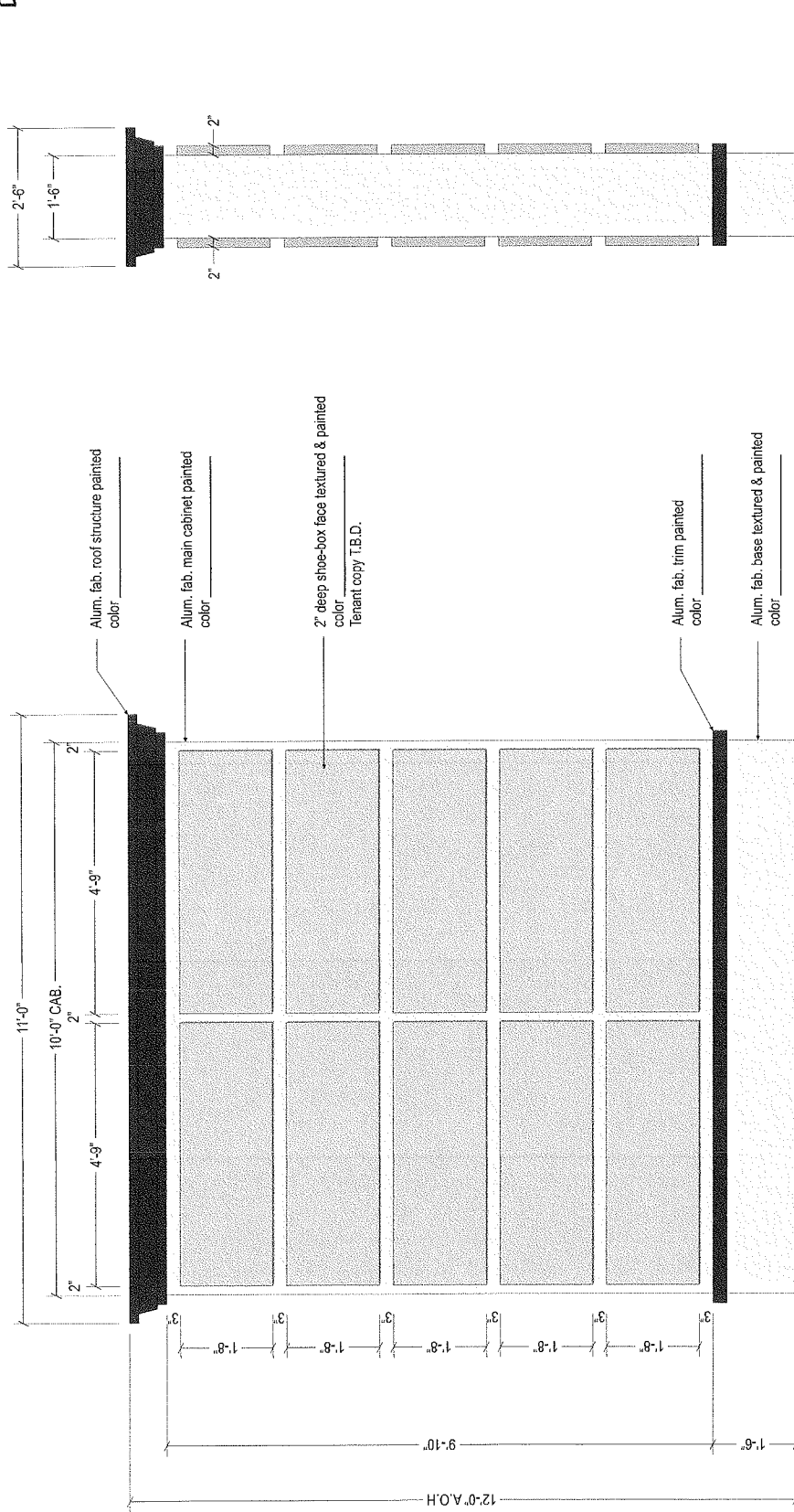
SIGN SYSTEMS

U.S.C.L. # 7189883  
5201 Pentecost Drive Modesto, Calif. 95356

1-800-481-SIGN

Phone: 209-543-1320 Fax: 209-543-1326

Sign-C & D  
D/F Monument



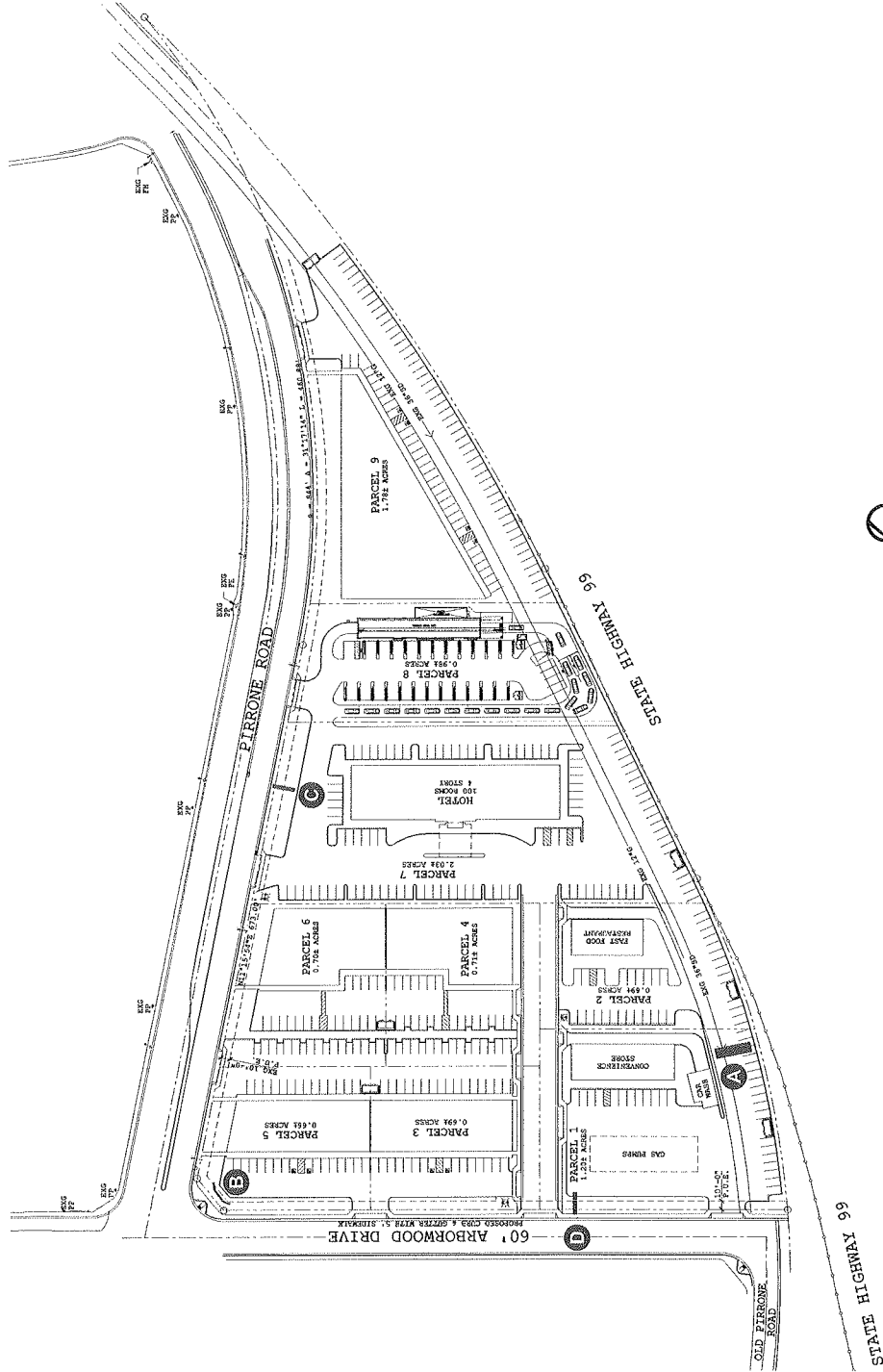
SIDE VIEW Scale: 1/2" = 1'-0"

D/F ILLUMINATED MONUMENT SIGN Scale: 1/2" = 1'-0"

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Section 600.6 (A)(1) of the National Electrical Code.

FILE: brinca investment signs - solids		Client Review Status		Project Information		Job #00000		Page: 3	
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
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CLIENT APPROVAL		DATE		City/ST/Zip: Salda, CA		Phone:		Fax:	
LANDLORD APPROVAL		DATE		Sales: Sean Campbell		Designer: IL		Release By: 00-00-00	

**USS UNITED**  
**SIGN SYSTEMS**  
C.S.C.L. #718995  
5201 Pentecost Drive Modesto, Calif. 95356  
1-800-481-SIGN  
Phone: 209-543-1320 Fax: 209-543-1326



**SITE PLAN** Scale: 1/128" = 1'-0"

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Sritical 600.6 (A)(1) of the National Electrical Code

FILE: brinca investment signs - salda	Client Review Status	Revision	Date	Project Information	Date: 12-17-19	Job #00000	Page: 4	
<p>This is an original drawing created by United Sign Systems. It is loaned as part of an advertising or identification program being planned for you and shall be returned to United Sign Systems upon completion of the program. No part of this drawing shall be reproduced, copied or exhibited in any fashion whatsoever. All or part of this design (except for registered trademarks) remain the property of United Sign Systems until transferred actual sale.</p> <p>COPYRIGHT 2019 United Sign Systems. This sketch is the exclusive property of United Sign Systems and shall be reproduced without written permission of United Sign Systems.</p>	CLIENT APPROVAL	DATE		Client: Brinca Investment, Inc.				
	LANDLORD APPROVAL	DATE		Location: Pirrone Rd.				
				City/ST/Zip: Salda, CA				
				Phone:				
				Fax:				
				Sales: Sean Campbell	Designer: IL	Release By: 00-00-00		

**SS UNITED**  
**SIGN SYSTEMS**  
C.S.C.L. #718985  
5201 Pentecost Drive Modesto, Calif. 95356  
1-800-481-SIGN  
Phone: 209-543-1320 Fax: 209-543-1326

**SALIDA SANITARY DISTRICT**  
**POST OFFICE BOX 445**  
**SALIDA, CALIFORNIA 95368**  
**(209) 545-4987**

*"Providing our community's sewer  
service needs, with pride, since 1951"*

November 26, 2019

Elwyn Heinen  
Advanced Design Group, Inc.  
1128 – 6<sup>th</sup> Street  
Modesto, CA 9535

**SUBJECT: WILL SERVE LETTER FOR BRINCA INVESTMENTS, INC./PIRRONE  
ROAD (APN 136-037-001) - REVISED**

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*This letter supersedes the previous Will Serve Letter, dated November 18, 2019.*

The Salida Sanitary District (District) received your letter request, dated October 16, 2019 and site development plan, revised November 13th and 20th (attached) for sanitary sewer service for a development project on Assessor's Parcel Number 136-037-001. The development consists of multiple commercial businesses, including a gas station, convenience store, fast food establishments, car wash, storage and retail facilities, restaurant, two-story office complex, 82-room mini-hotel, and 100-room four-story hotel. Based on our review, the District will provide sewer service to the aforementioned development project, subject to the following terms and conditions:

1. Owner/developer shall design and construct in accordance to the District's Sewer Standards and Specifications, rules and regulations.
2. An 8-inch sewer main shall be extended west along Arborwood Drive from the intersection of Arborwood Drive and Vistara Way to coincide with the frontage of the proposed driveway (approximately 100-feet east of Old Pirrone Road) and terminate with a maintenance hole. Restore access road pavement in kind. In addition, install a new maintenance hole at the intersection of Arborwood Drive and the New Pirrone Road, and include a 5-foot, 8-inch stub in the northern direction.
3. An 8-inch sewer main shall be extended 1,000 feet south from the intersection of Arborwood Drive and New Pirrone Road to serve the southernmost commercial buildings. Alternatively, if feasible, an 8-inch sewer main may be extended north from the intersection of New Pirrone Road and Gateway Drive to serve the parcels on the south end of the subject project.



**WILL SERVE LETTER FOR BRINCA INVESTMENTS, INC./PIRRONE ROAD  
(APN 136-037-001)**

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4. Owner/developer shall provide a 15-foot sewer easement for the exclusive purpose of operating, maintaining and repairing the 8-inch sanitary sewerline extension on Arborwood Drive from Vistara Way to New Pirrone Road. Overlay and center new sewer easement over existing road easement. Center new sewer pipeline over new sewer easement.
5. District ownership will start and stop at the sewer mains, located on the New Pirrone Road and Arborwood Drive public right-of-ways. Sewer main and associated sewer laterals, located in project driveway shall be privately owned and maintained.
6. If any construction work impedes 24-hour/7-day access to the District's wastewater treatment plant or other facilities, owner/developer shall provide an alternate, all-weather access roadway and associated legal easement(s), acceptable to the District.
7. In accordance with the District's Fats, Oils and Grease (FOG) Control Ordinance, include the installation of FOG interceptors on building plans for sewer services to commercial business where the discharge of FOG exists. The installation of the interceptors shall be in accordance with District and Stanislaus County requirements, and subject to inspection by the District.
8. Sanitary sewer improvement plans and connections are to be approved by the District before commencement of construction.
9. All costs associated with sewer service are to be paid by the property owner/developer. The owner/developer shall be responsible for all costs involved in the design and installation of all sewer mains, maintenance holes and laterals to serve the subject project.
10. Prior to connecting to the sanitary sewerline, applicant shall obtain District sewer connection permits – one for each commercial business discharging into the sewer collection system. Applicant shall pay all District facilities fees, sewer charges, plan check fees, and inspection fees.

**Other Comments:**

1. The existing 8-inch sanitary sewer on Arborwood Drive terminates at Vistara Way, and is currently not extended to New Pirrone Road. Please adjust your records.
2. Stanislaus County encroachment permits are required for any work done within County right-of-way.

**WILL SERVE LETTER FOR BRINCA INVESTMENTS, INC./PIRRONE ROAD  
(APN 136-037-001) – REVISED**

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Upon payment of all required fees and charges, and approval, construction and inspection of all required infrastructure, the District will provide sanitary sewer service to the subject development project. This letter only represents the condition of District's sewer system at this time. This letter does not constitute a reservation of capacity, nor does it vest this property with any entitlements. This letter will expire 24 months from the date found on this letter.

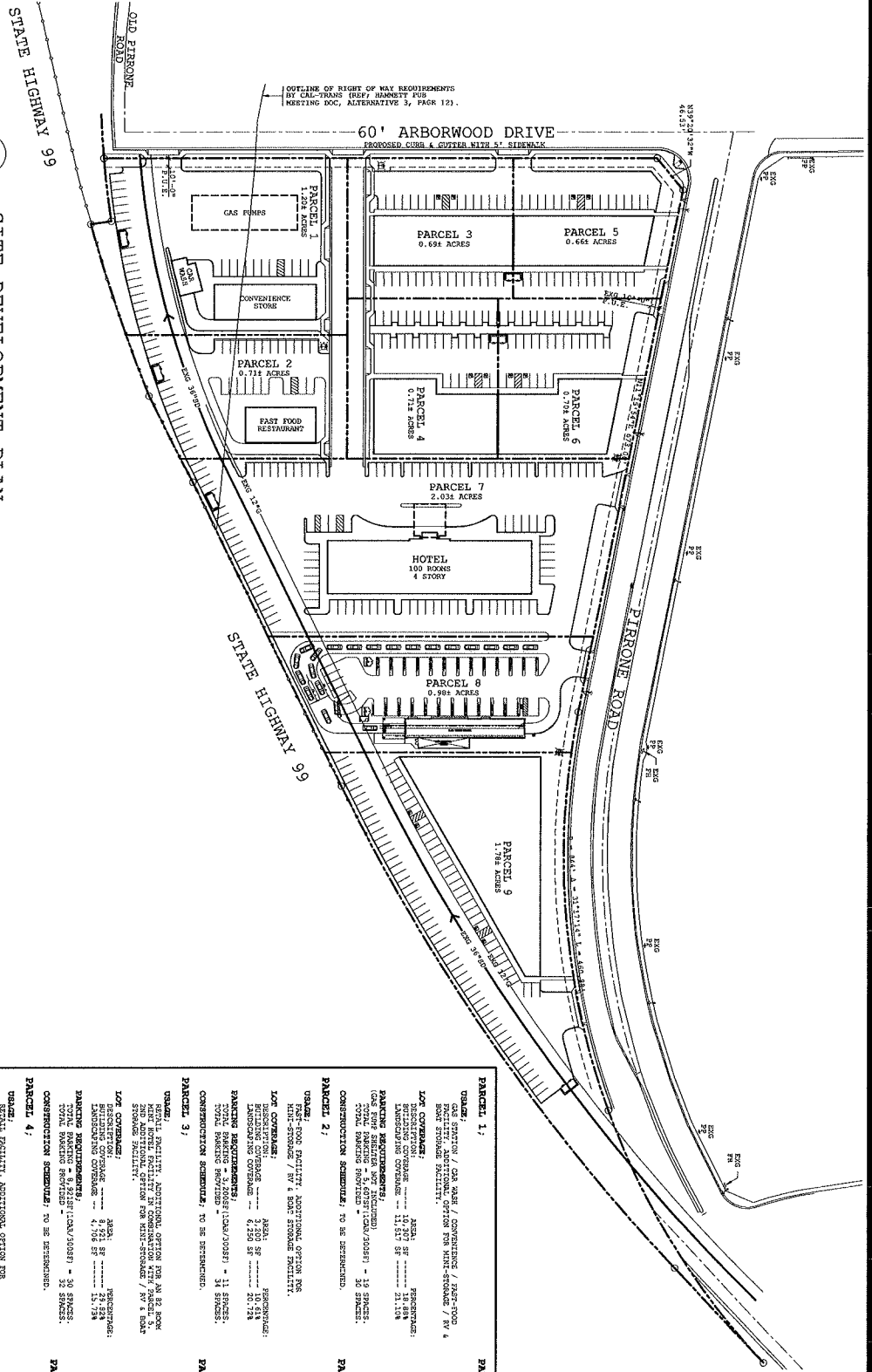
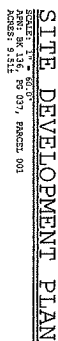
If you have any questions, please contact Antonio Tovar at (209) 545-4987 ext. 102.

A handwritten signature in black ink that reads "Antonio S. Tovar". The signature is fluid and cursive, with the first name "Antonio" and last name "Tovar" clearly legible.

ANTONIO S. TOVAR, P.E., M.S.  
DISTRICT MANAGER-ENGINEER

Attachment: Site Development Plan, dated November 19, 2019

PARCEL DESCRIPTION



PARCEL 1:  
 USE: 1.0  
 ZONING: 1.0  
 LOT COVERAGE: 1.0  
 BUILDING COVERAGE: 1.0  
 LANDSCAPING COVERAGE: 1.0  
 TOTAL PARKING: 1.0  
 CONSTRUCTION REMEDIAL: 1.0  
 PARCEL 2:  
 USE: 2.0  
 ZONING: 2.0  
 LOT COVERAGE: 2.0  
 BUILDING COVERAGE: 2.0  
 LANDSCAPING COVERAGE: 2.0  
 TOTAL PARKING: 2.0  
 CONSTRUCTION REMEDIAL: 2.0  
 PARCEL 3:  
 USE: 3.0  
 ZONING: 3.0  
 LOT COVERAGE: 3.0  
 BUILDING COVERAGE: 3.0  
 LANDSCAPING COVERAGE: 3.0  
 TOTAL PARKING: 3.0  
 CONSTRUCTION REMEDIAL: 3.0  
 PARCEL 4:  
 USE: 4.0  
 ZONING: 4.0  
 LOT COVERAGE: 4.0  
 BUILDING COVERAGE: 4.0  
 LANDSCAPING COVERAGE: 4.0  
 TOTAL PARKING: 4.0  
 CONSTRUCTION REMEDIAL: 4.0  
 PARCEL 5:  
 USE: 5.0  
 ZONING: 5.0  
 LOT COVERAGE: 5.0  
 BUILDING COVERAGE: 5.0  
 LANDSCAPING COVERAGE: 5.0  
 TOTAL PARKING: 5.0  
 CONSTRUCTION REMEDIAL: 5.0

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS, NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DUPLICATED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

PROJECT	180644A
SHEET NUMBER	3

PROJECT: RESEARCH AND DEVELOPMENT  
OWNER: BRINCA INVESTMENTS, INC.  
LOCATION: PIRRONE RD., SALIDA, CA

