



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

******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: Brinca Investments, Inc.

Project Location: Between Pirrone Road and Old Pirrone Road, east of State Highway 99, south of Hammett Road, in the Community of Salida.

APN: 136-037-001

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 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 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

GP/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 10th 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).

Response prepared by:

Name	Title	Date
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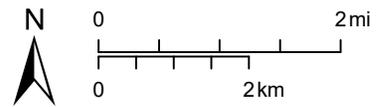
LARK LANDING

GPA, REZ, & TM PLN2019-0131

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



SAN JOAQUIN
COUNTY

STANISLAUS RIVER

Site

108

RIVERBANK

Claribel Rd

99

219

McHenry Ave

Beckwith Rd

N Hart Rd

MODESTO

DRY CREEK

132

99

LARK LANDING

GPA, REZ, & TM PLN2019-0131

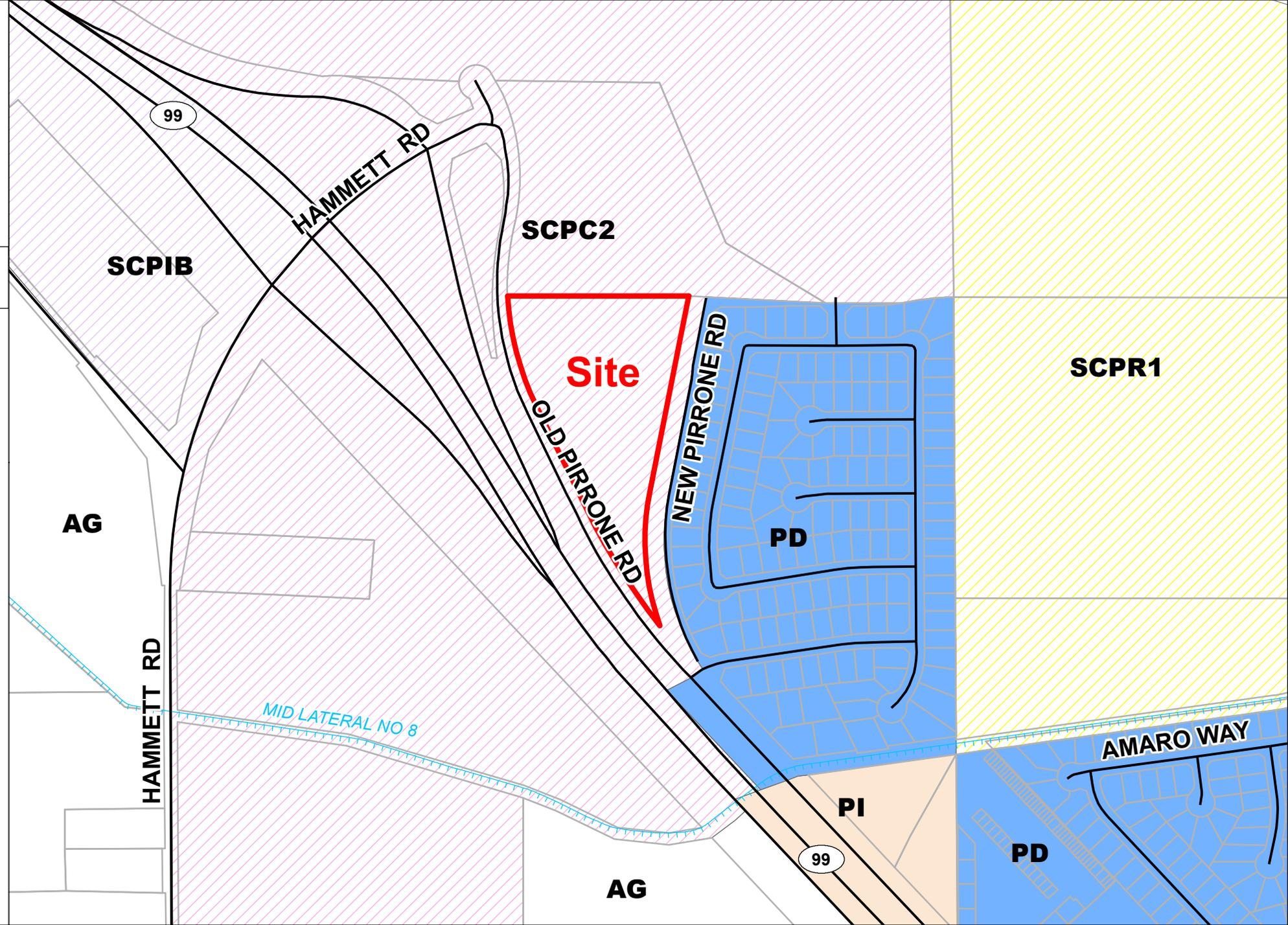
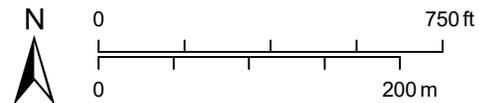
GENERAL PLAN MAP

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



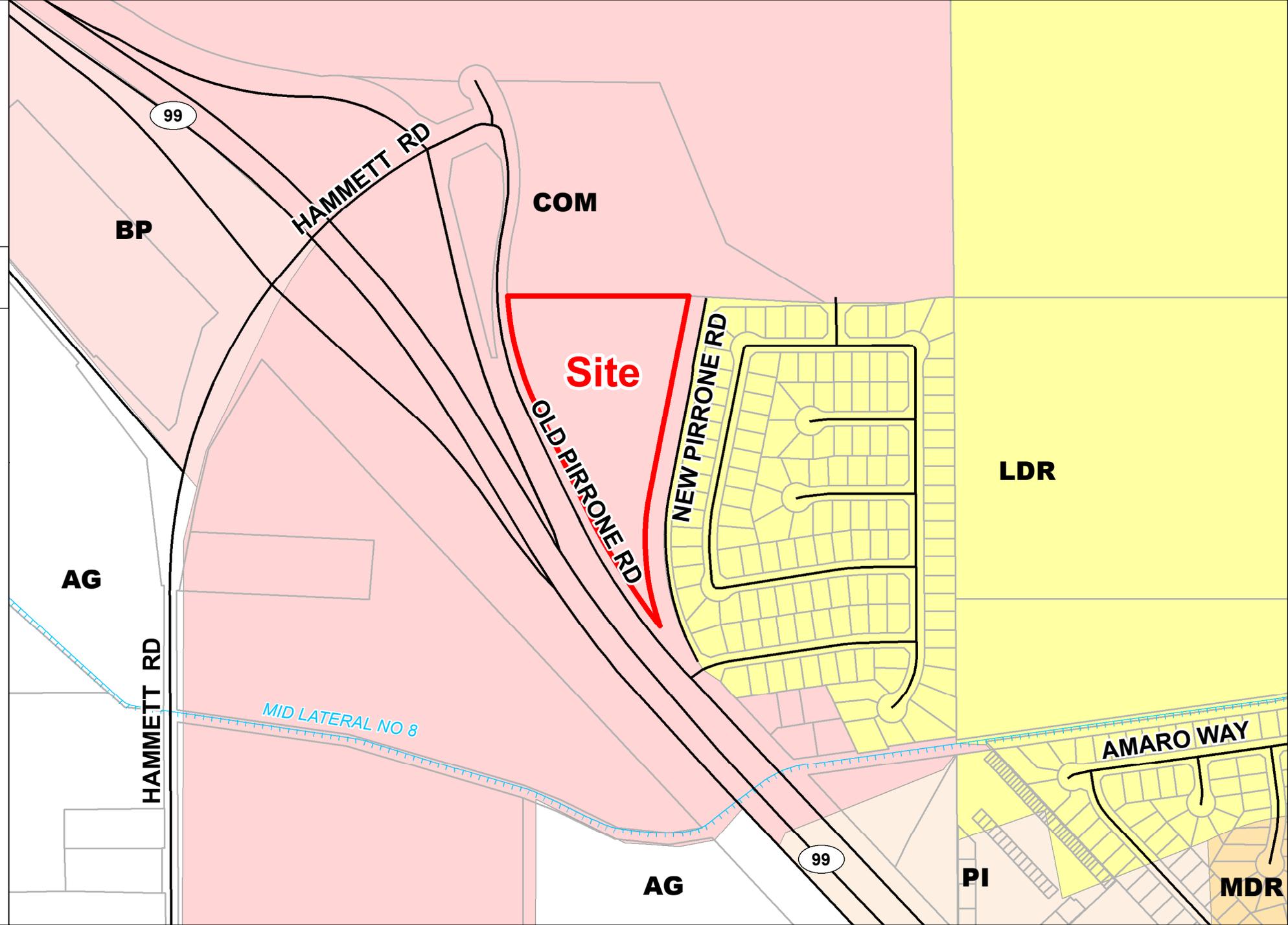
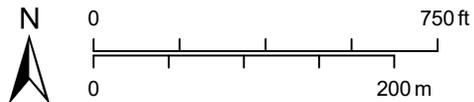
LARK LANDING

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

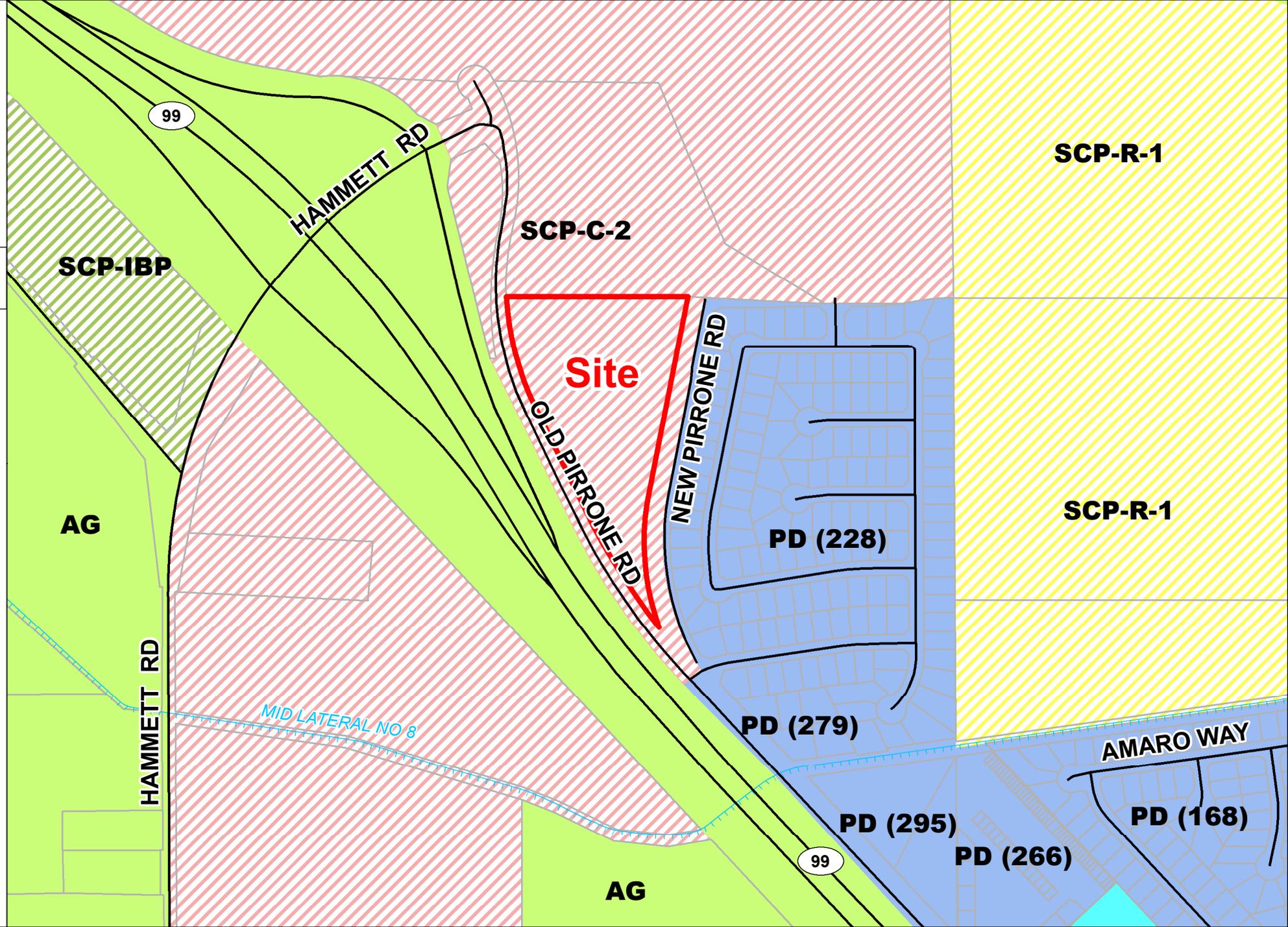
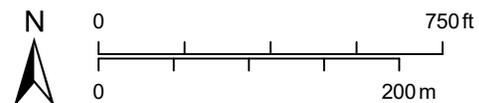
 Planned Industrial

 Salida Community Plan C-2

 Salida Community Plan IBP

 Salida Community Plan SF

 General Agriculture 40 Acre



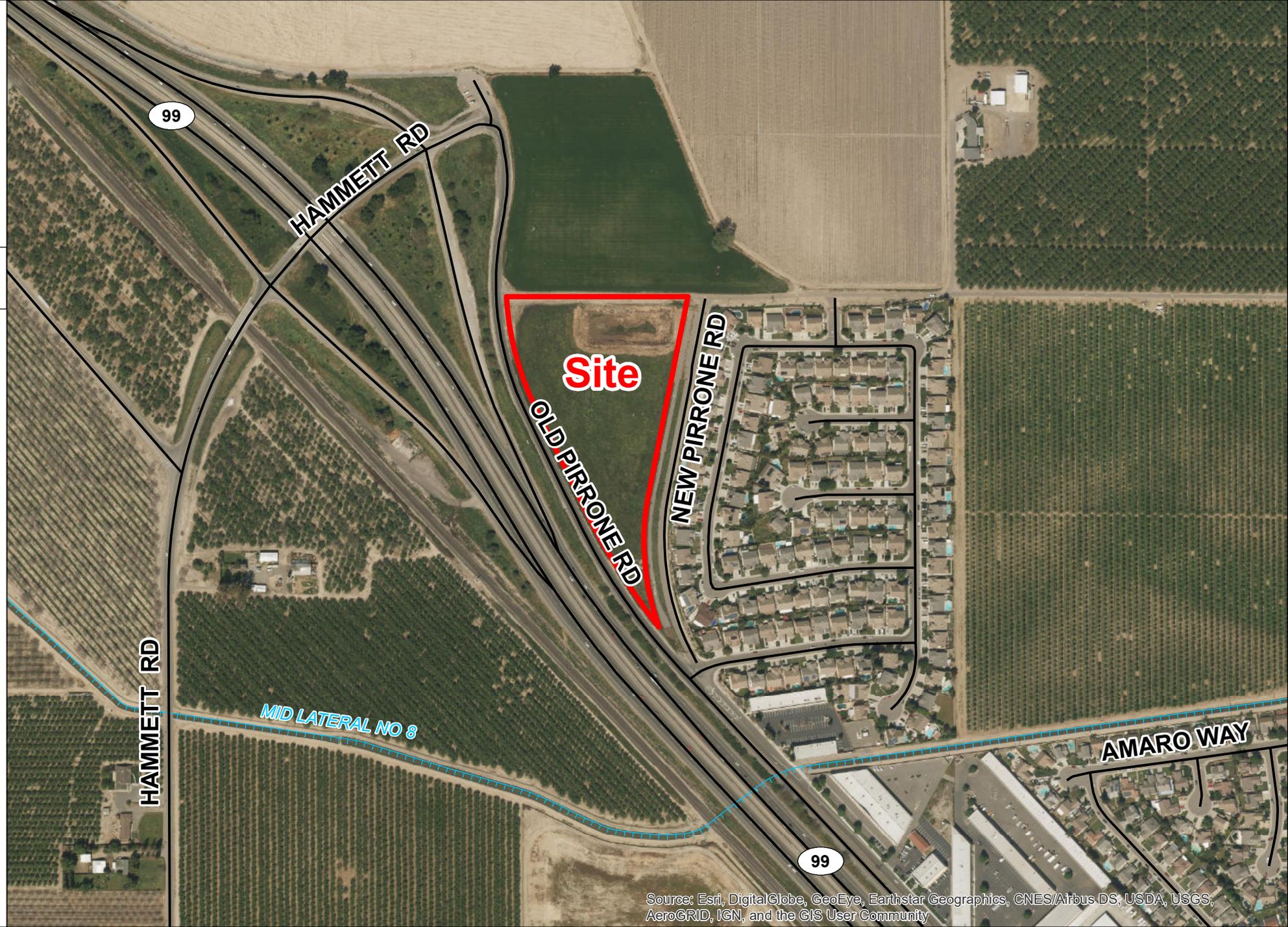
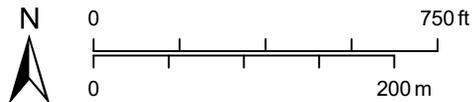
LARK LANDING

GPA, REZ, & TM PLN2019-0131

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  Canal



LARK LANDING

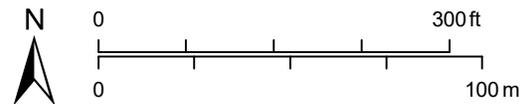
GPA, REZ, & TM PLN2019-0131

2017 AERIAL SITE MAP

LEGEND

 Project Site

 Road



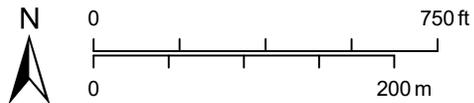
LARK LANDING

GPA, REZ, & TM PLN2019-0131

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  Canal





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

APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u> APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 2px;"><input checked="" type="checkbox"/> General Plan Amendment</td> <td style="width: 50%; vertical-align: top; padding: 2px;"><input checked="" type="checkbox"/> Subdivision Map</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input checked="" type="checkbox"/> Rezone</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Use Permit</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Exception</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Variance</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Historic Site Permit</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Other _____</td> </tr> </table>	<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 _____	<p>PLANNING STAFF USE ONLY:</p> <p>Application No(s): <u>PLN 2019-0131</u> Date: <u>12/27/19</u> S <u>33</u> T <u>2</u> R <u>8</u> GP Designation: <u>SCPC2</u> Zoning: <u>SEP-C-2</u> Fee: <u>11642</u> Receipt No. <u>553346</u> Received By: <u>TM</u> Notes: <u>REZ + TM</u></p>
<input checked="" type="checkbox"/> General Plan Amendment	<input checked="" type="checkbox"/> Subdivision Map										
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<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation										
<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____										

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 10th Street – 3rd 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: _____

<i>(complete if applicable)</i>	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.

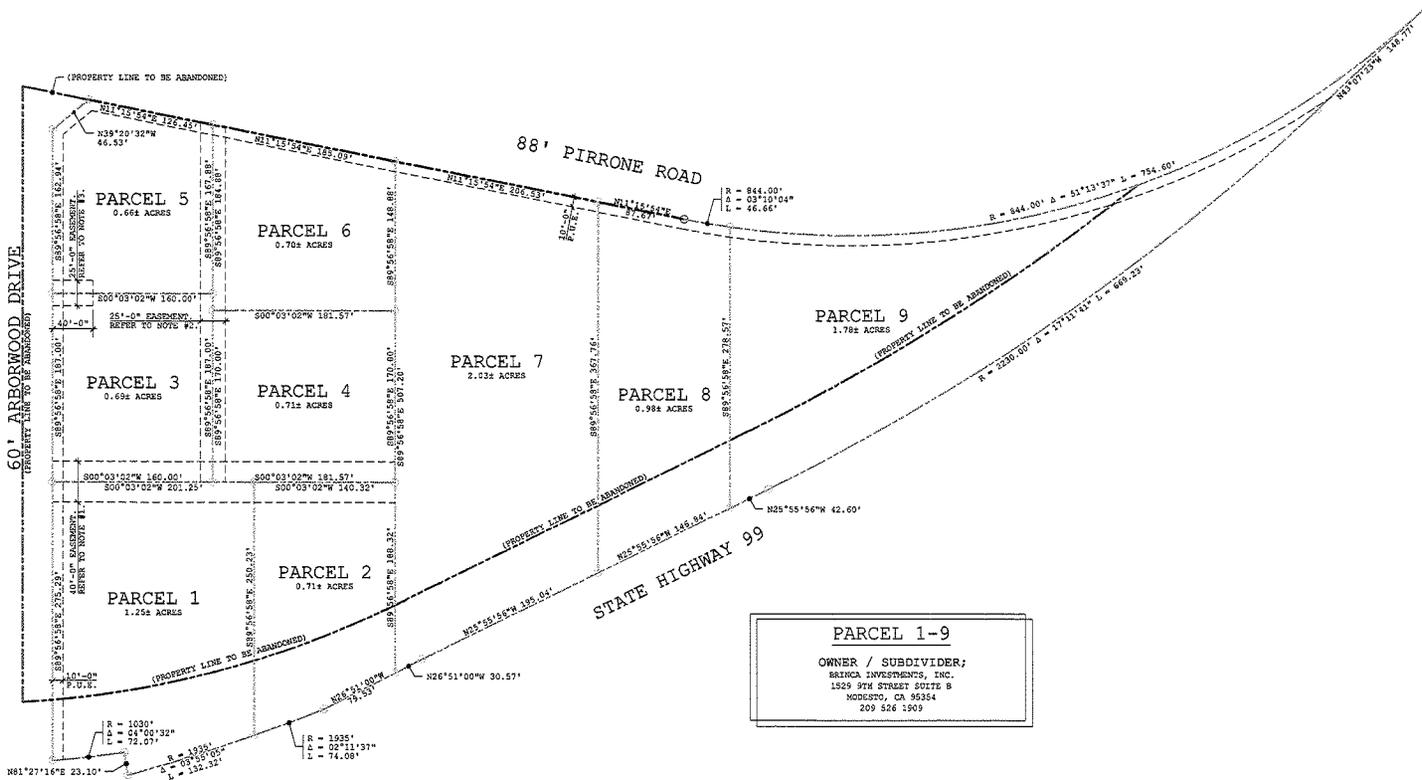
PARCEL LOT COVERAGE;

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.



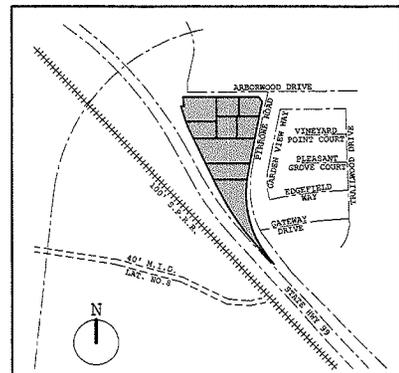
PARCEL 1-9
 OWNER / SUBDIVIDER:
 BRINCA INVESTMENTS, INC.
 1436 9TH STREET SUITE B
 MODESTO, CA 95354
 209 526 1909

STATE HIGHWAY 99

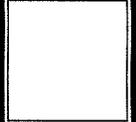


PROPOSED PROPERTY LAYOUT
 SCALE: 1" = 40.0'

NOTE:
 1. 40'-0" INGRESS / EGRESS / UTILITY EASEMENT IS TO ADDRESS PARCELS 1, 2, 3, 4 & 7 AS SHOWN AND IS TO BE CENTERED ON COMMON PROPERTY LINES OF PARCELS 1, 2, 3 & 4.
 2. 25'-0" INGRESS / EGRESS EASEMENT IS TO ADDRESS PARCELS 3, 4, 5 & 6 AS SHOWN AND IS TO BE CENTERED ON COMMON PROPERTY LINES OF PARCELS 3, 4, 5 & 6.
 3. 25'-0" INGRESS / EGRESS EASEMENT IS TO ADDRESS PARCELS 3 & 4 AS SHOWN AND IS TO BE CENTERED ON COMMON PROPERTY LINES OF PARCELS 3 & 4.



VICINITY MAP



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

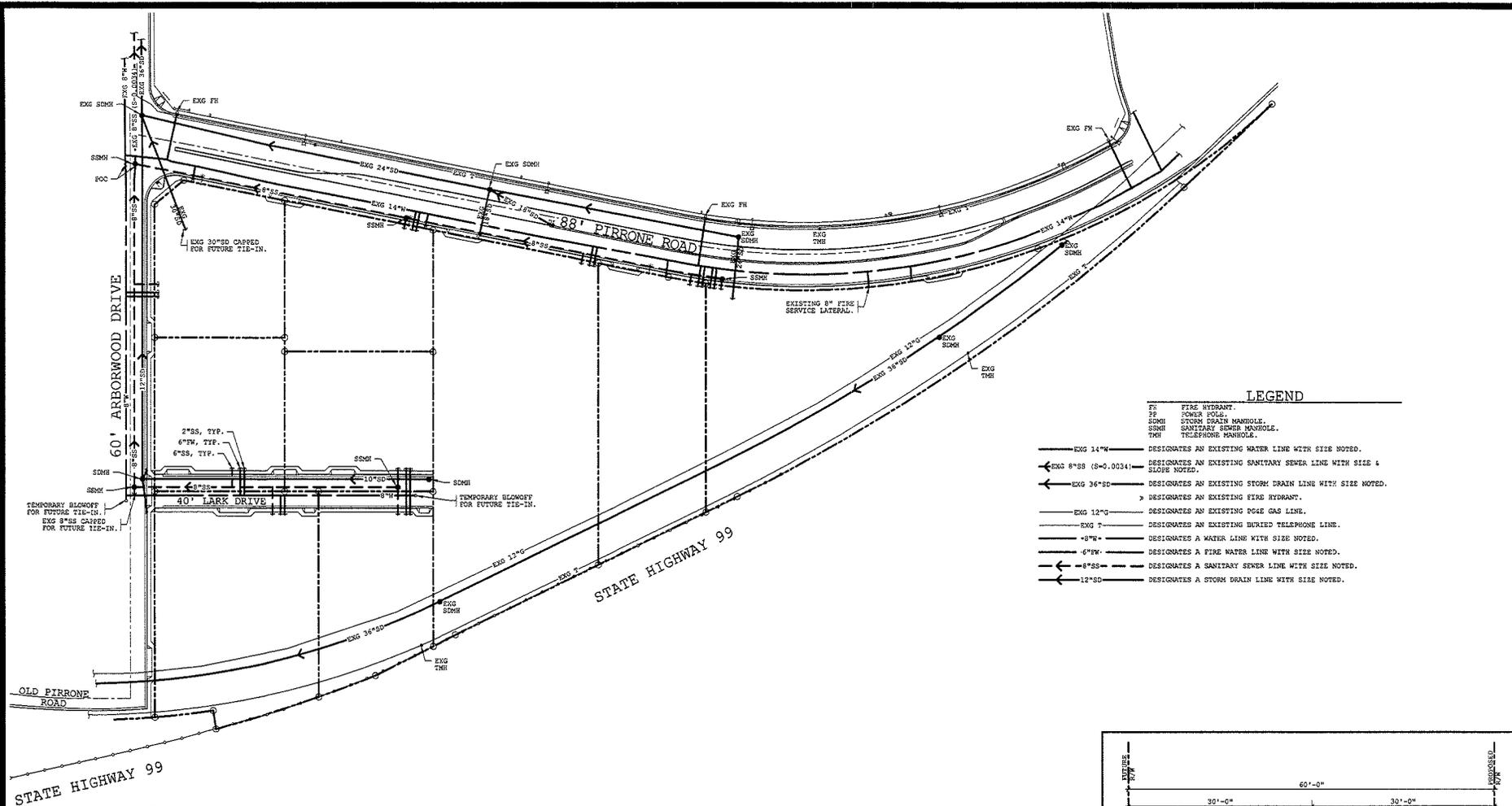
PROJECT:
 18064A

DRAWN BY: BAO		
CHECKED BY:		
DATE: 12/20/19		
REV	DATE	BY
PROJECT		
18064A		
SHEET NUMBER		
3		

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPERTARIAN RIGHTS, WHETHER THESE PLANS FOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DUPLICATED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

NOTE; THIS DRAWING IS FOR REZONE / SUBDIVISION DEVELOPMENT.

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS REPRESENT PROPOSED WORK. UNLESS THESE PLANS SHOW THE DESIGN AND CONSTRUCTION FEATURES DESIGN INTENDED AND TO BE LOCATED IN ACCORDANCE WITH THE CONCEPT OF ADVANCED DESIGN GROUP, INC.



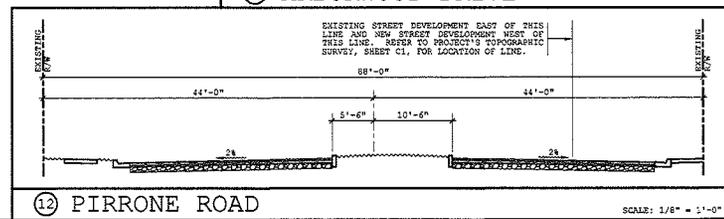
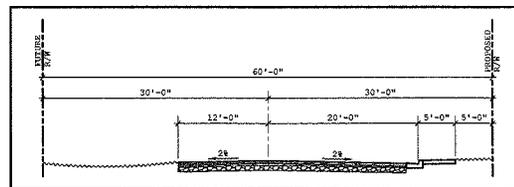
LEGEND

FX	FIRE HYDRANT.
FW	FRESH WATER.
SD	STORM DRAIN MANHOLE.
SMH	SANITARY SEWER MANHOLE.
TMH	TELEPHONE MANHOLE.
— EKG 14" —	DESIGNATES AN EXISTING WATER LINE WITH SIZE NOTED.
← EKG 8"SS (S=0.0034) —	DESIGNATES AN EXISTING SANITARY SEWER LINE WITH SIZE & SLOPE NOTED.
← EKG 36"SD —	DESIGNATES AN EXISTING STORM DRAIN LINE WITH SIZE NOTED.
— EKG 12" —	DESIGNATES AN EXISTING FIRE HYDRANT.
— EKG 12" —	DESIGNATES AN EXISTING BURIED TELEPHONE LINE.
— 4"FW —	DESIGNATES A WATER LINE WITH SIZE NOTED.
— 6"FW —	DESIGNATES A FIRE WATER LINE WITH SIZE NOTED.
← 8"SS —	DESIGNATES A SANITARY SEWER LINE WITH SIZE NOTED.
← 12"SD —	DESIGNATES A STORM DRAIN LINE WITH SIZE NOTED.

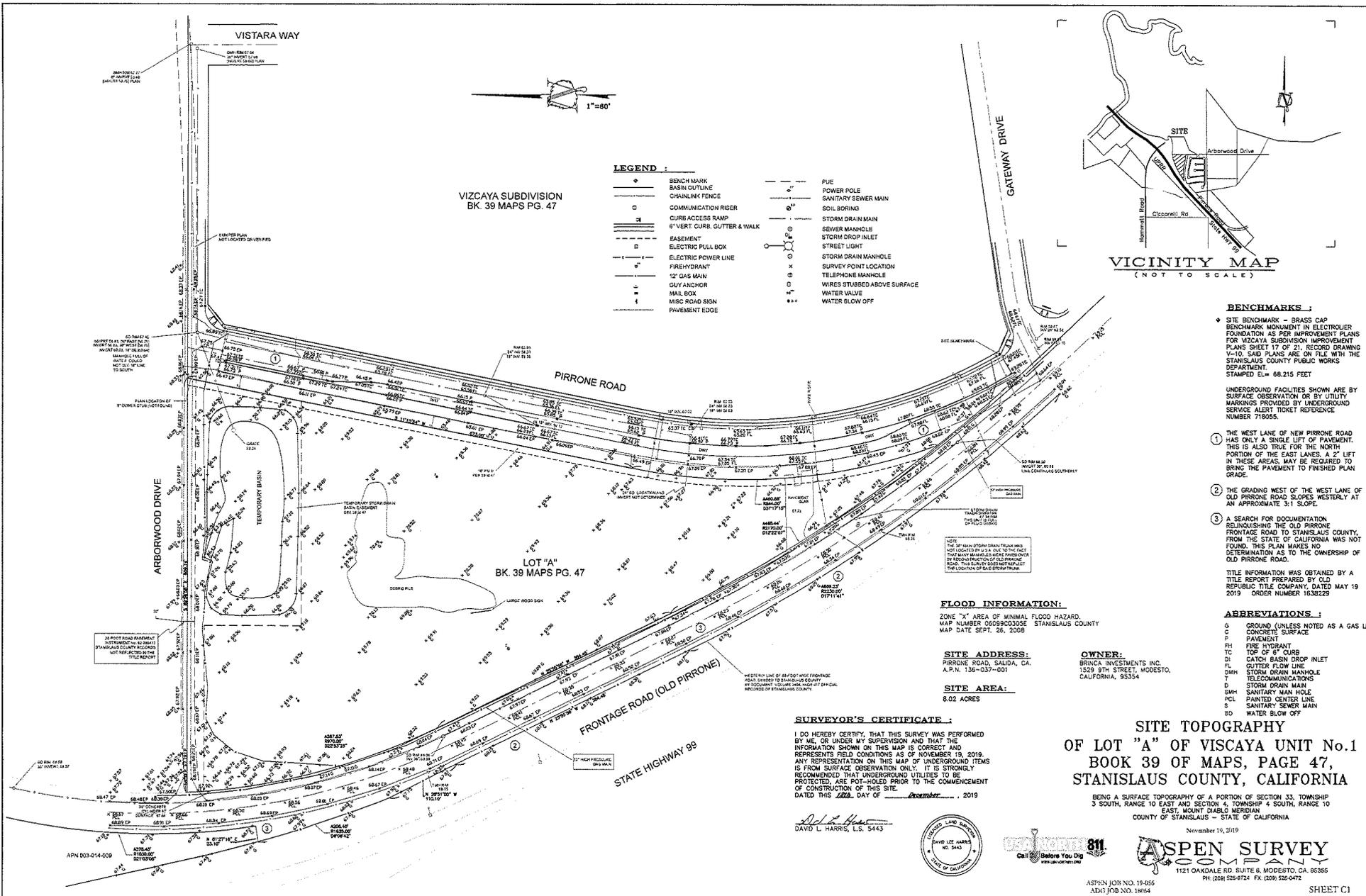
SITE UNDERGROUND PLAN
SCALE: 1" = 60.0'
REV: BK 136, WS 037, PRACEL 001
ACRES: 9.212

NOTE:

- LOT "A"'S STORM DRAINAGE (PARCELS 1 THRU 9) AS A LAWFULLY IMPOSED CONDITION OF THE DEVELOPMENT OF LOT "A" THE AGREEMENT TO SUBDIVISION IMPROVEMENT AGREEMENT DATED ON NOVEMBER 1, 2005 BY AND BETWEEN THE COUNTY OF STANISLAUS, SOC. SALIDA GATEWAY, LLC AND SOMERSAINE COMMERCE CENTER, LLC IS TO BE ACTIVATED AND ENFORCED WITH A COMPLETION DATE OF JULY 1, 2021.
- REFER TO THE PROJECT'S PROPOSED PROPERTY LAYOUT, SHEET 3, FOR NEW PROPERTY LAYOUTS.



NOTE; THIS DRAWING IS FOR REZONE / SUBDIVISION DEVELOPMENT.



VISTARA WAY

VISCAYA SUBDIVISION
BK. 39 MAPS PG. 47

LEGEND :

- | | | | |
|---|------------------------------|---|-----------------------------|
| ⊕ | BENCH MARK | — | PUE |
| — | BASIN OUTLINE | — | POWER POLE |
| — | CHAINLINK FENCE | — | SANITARY SEWER MAIN |
| — | COMMUNICATION RISER | — | SOIL BORING |
| — | CURB ACCESS RAMP | — | STORM DRAIN MAIN |
| — | 6" VERT. CURB, GUTTER & WALK | — | SEWER MANHOLE |
| — | EASEMENT | — | STORM DROP INLET |
| — | ELECTRIC PULL BOX | — | STREET LIGHT |
| — | ELECTRIC POWER LINE | — | STORM DRAIN MANHOLE |
| — | FIRE HYDRANT | — | SURVEY POINT LOCATION |
| — | 12" GAS MAIN | — | TELEPHONE MANHOLE |
| — | GUY ANCHOR | — | WIRES STUBBED ABOVE SURFACE |
| — | MAIL BOX | — | WATER VALVE |
| — | MISC ROAD SIGN | — | WATER BLOW OFF |
| — | PAVEMENT EDGE | | |

VICINITY MAP
(NOT TO SCALE)

BENCHMARKS :

- SITE BENCHMARK - BRASS CAP BENCHMARK MONUMENT IN ELECTRIC UTILITY FOUNDATION AS PER IMPROVEMENT PLANS FOR VISCAYA SUBDIVISION IMPROVEMENT PLANS SHEET 17 OF 21. RECORD DRAWING V-10. S&B PLANS ARE ON FILE WITH THE STANISLAUS COUNTY PUBLIC WORKS DEPARTMENT. STAMPED E.L. = 68.215 FEET

UNDERGROUND FACILITIES SHOWN ARE BY SURFACE OBSERVATION OR BY UTILITY MARKINGS PROVIDED BY UNDERGROUND SERVICE ALERT TICKET REFERENCE NUMBER 718055.

- 1 THE WEST LANE OF NEW PIRRONE ROAD HAS ONLY A SINGLE LIFT OF PAVEMENT. THIS IS ALSO TRUE FOR THE NORTH PORTION OF THE EAST LANES. A 2" LIFT IN THESE AREAS, MAY BE REQUIRED TO BRING THE PAVEMENT TO FINISHED PLAN GRADE.
- 2 THE GRADING WEST OF THE WEST LANE OF OLD PIRRONE ROAD SLOPES WESTERLY AT AN APPROXIMATE 3:1 SLOPE.
- 3 A SEARCH FOR DOCUMENTATION RELINQUISHING THE OLD PIRRONE FRONTAGE ROAD TO STANISLAUS COUNTY, FROM THE STATE OF CALIFORNIA WAS NOT FOUND. THIS PLAN MAKES NO DETERMINATION AS TO THE OWNERSHIP OF OLD PIRRONE ROAD.

TITLE INFORMATION WAS OBTAINED BY A TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED MAY 19 2019 ORDER NUMBER 1630229

ABBREVIATIONS :

- G GROUND (UNLESS NOTED AS A GAS LINE)
- C CONCRETE SURFACE
- P PAVEMENT
- FH FIRE HYDRANT
- TC TOP OF 6" CURB
- DI CATCH BASIN DROP INLET
- FL CUTTER FLOW LINE
- SM STORM DRAIN MANHOLE
- TELECOMMUNICATIONS
- DH STORM DRAIN MAN
- SMH SANITARY MAN HOLE
- PCL PAINTED CENTER LINE
- S SANITARY SEWER MAIN
- SD WATER BLOW OFF

FLOOD INFORMATION:

ZONE "X" AREA OF MINIMAL FLOOD HAZARD.
MAP NUMBER 080808050E STANISLAUS COUNTY
MAP DATE SEPT. 26, 2008

SITE ADDRESS:

PIRRONE ROAD, SALIDA, CA.
A.P.N. 130-0337-001

SITE AREA:

8.02 ACRES

OWNER:

BRINCA INVESTMENTS INC.
1329 9TH STREET, MODESTO,
CALIFORNIA, 95354

SURVEYOR'S CERTIFICATE :

I DO HEREBY CERTIFY, THAT THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY SUPERVISION AND THAT THE INFORMATION SHOWN ON THIS MAP IS CORRECT AND REPRESENTS FIELD CONDITIONS AS OF NOVEMBER 19, 2019. ANY REPRESENTATION ON THIS MAP OF UNDERGROUND ITEMS IS FROM SURFACE OBSERVATION ONLY. IT IS STRONGLY RECOMMENDED THAT UNDERGROUND UTILITIES TO BE PROTECTED, ARE POT-HOLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THIS SITE.
DATED THIS 19th DAY OF November, 2019

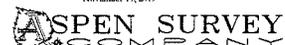
DAVID L. HARRIS, L.S. 51413



SITE TOPOGRAPHY
OF LOT "A" OF VISCAYA UNIT No.1
BOOK 39 OF MAPS, PAGE 47,
STANISLAUS COUNTY, CALIFORNIA

BENS A SURFACE TOPOGRAPHY OF A PORTION OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 10 EAST AND SECTION 4, TOWNSHIP 4 SOUTH, RANGE 10 EAST, MOUNT Diablo MERIDIAN
COUNTY OF STANISLAUS - STATE OF CALIFORNIA

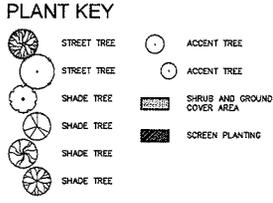
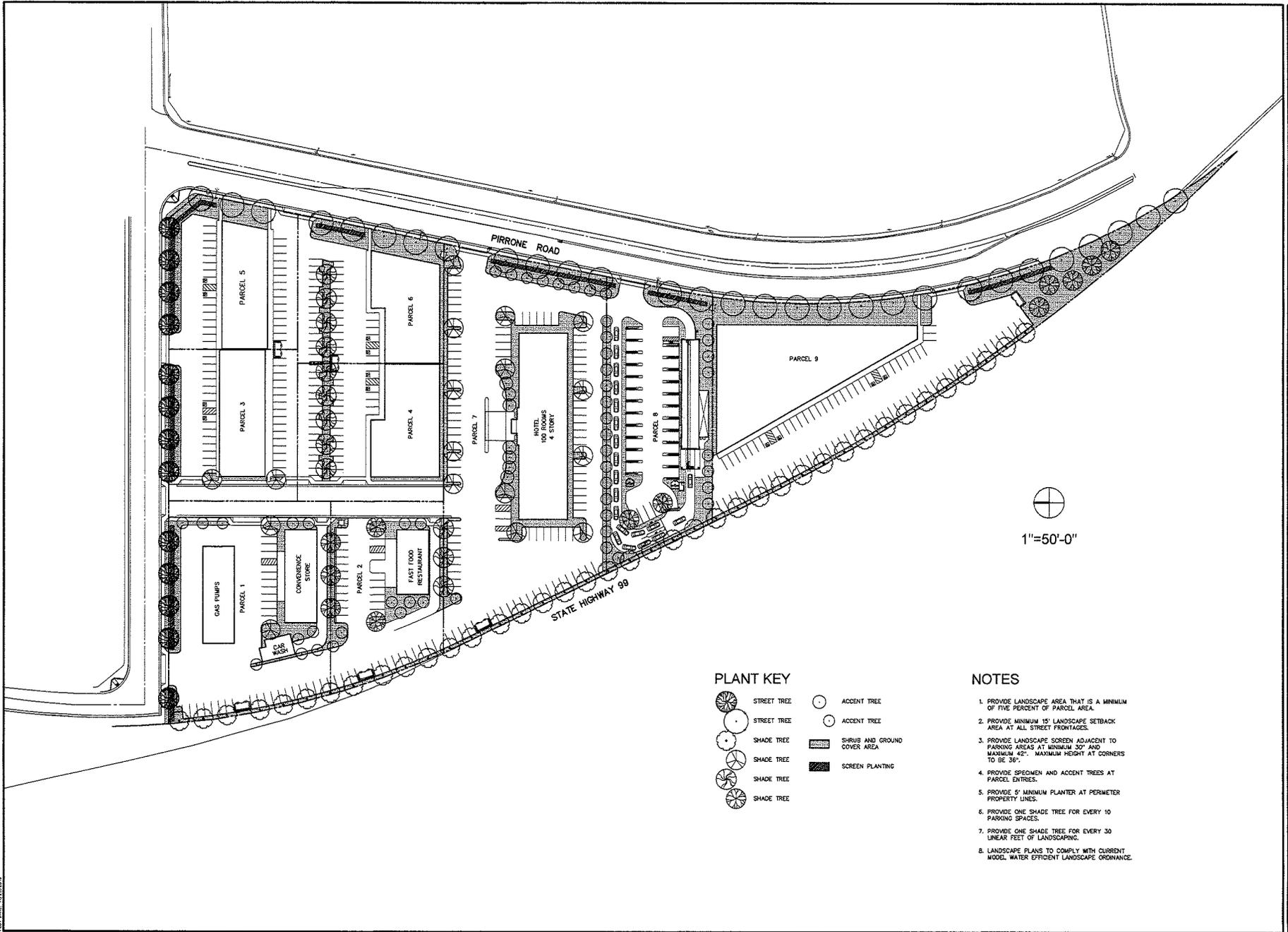
November 19, 2019



ASPHEN JOB NO. 19-056
ADG JOB NO. 18164

1121 OAKDALE RD. SUITE 8, MODESTO, CA. 95355
PH: (209) 526-8724 FX: (209) 526-0472

SHEET C1



- NOTES**
1. PROVIDE LANDSCAPE AREA THAT IS A MINIMUM OF FIVE PERCENT OF PARCEL AREA.
 2. PROVIDE MINIMUM 15' LANDSCAPE SETBACK AREA AT ALL STREET FRONTAGES.
 3. PROVIDE LANDSCAPE SCREEN ADJACENT TO PARKING AREAS AT MINIMUM 30" AND MAXIMUM 40" MAXIMUM HEIGHT AT CORNERS TO BE 36".
 4. PROVIDE SPECIMEN AND ACCENT TREES AT PARCEL ENTRIES.
 5. PROVIDE 5' MINIMUM PLANTER AT PERIMETER PROPERTY LINES.
 6. PROVIDE ONE SHADE TREE FOR EVERY 10 PARKING SPACES.
 7. PROVIDE ONE SHADE TREE FOR EVERY 30 LINEAR FEET OF LANDSCAPING.
 8. LANDSCAPE PLANS TO COMPLY WITH CURRENT MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

REVISIONS	BY

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

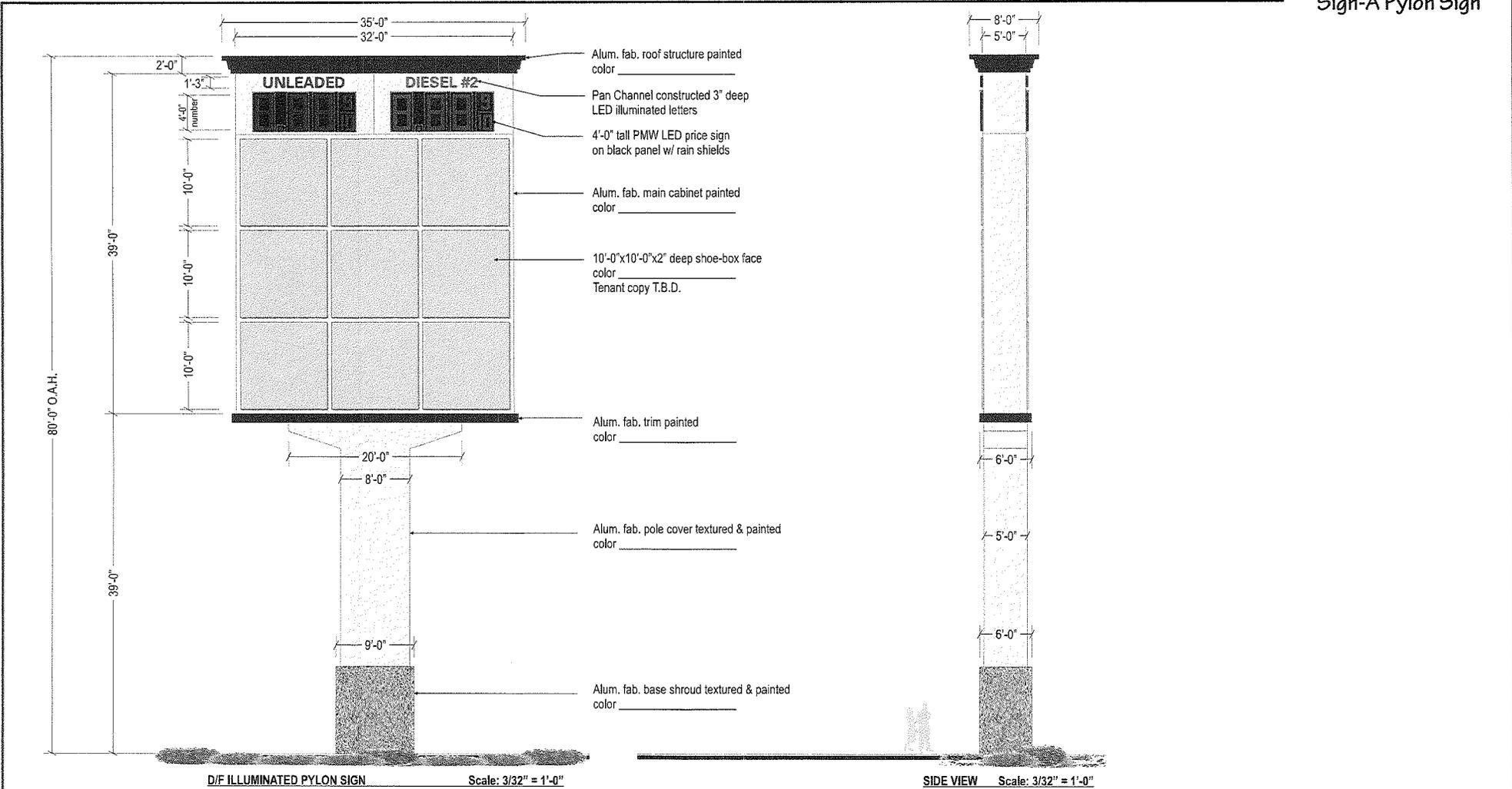
**CONCEPTUAL
PLANTING PLAN**



RON L. SMITH
LANDSCAPE ARCHITECT
(209) 524-7949
ron@brinca.com

Date	NOV 2019
Design	RS
Drawn	RS
Job	18054Z
File	18054Z

RSD DATE: 11/21/2019

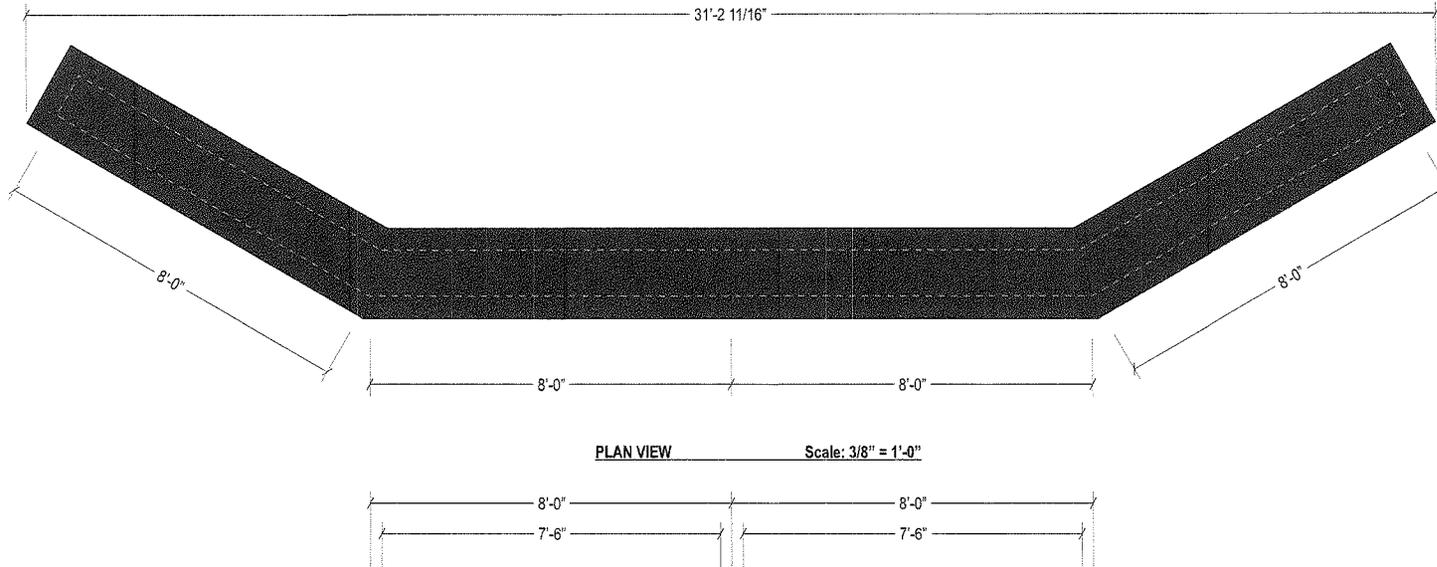


1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. 2) The location of the disconnect switch after installation shall comply with the Sritical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

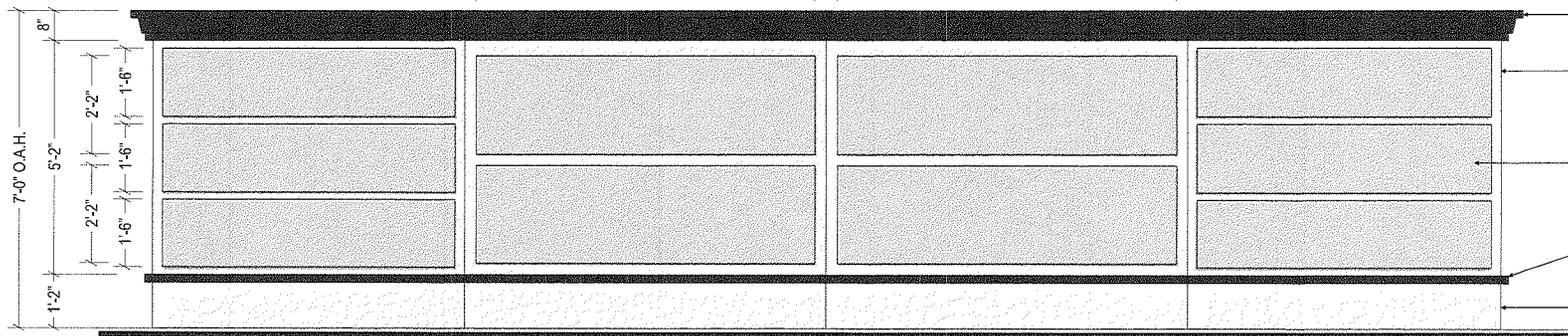
FILE: brinca investment signs - salida	Client Review Status	Revision	Date	Project Information	Date: 12-17-19	Job #00000	Page: 1
This is an original drawing created by United Sign Systems. It is loaned as part of an advertising or identification program being planned for you by United Sign Systems. It is requested this material is not to be shown to anyone outside your organization, nor used, 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.		United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision		Client: Brinca Investment, Inc. Location: _____ Address: Pirone Rd. City/ST/Zip: Salida, CA Phone: _____ Fax: _____ Sales: Sean Campbell Designer: IL Release By: 00-00-00			
CLIENT APPROVAL	DATE	Revision	Date				
LANDLORD APPROVAL	DATE	Revision	Date				

USS UNITED SIGN SYSTEMS
 C.S.C.L #718865
 5201 Pentecost Drive Modesto, Calif. 95356
 1-800-481-SIGN
 Phone: 209-543-1320 Fax: 209-543-1326

Sign-B S/F Monument



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



S/F ILLUMINATED MONUMENT SIGN Scale: 3/8" = 1'-0"

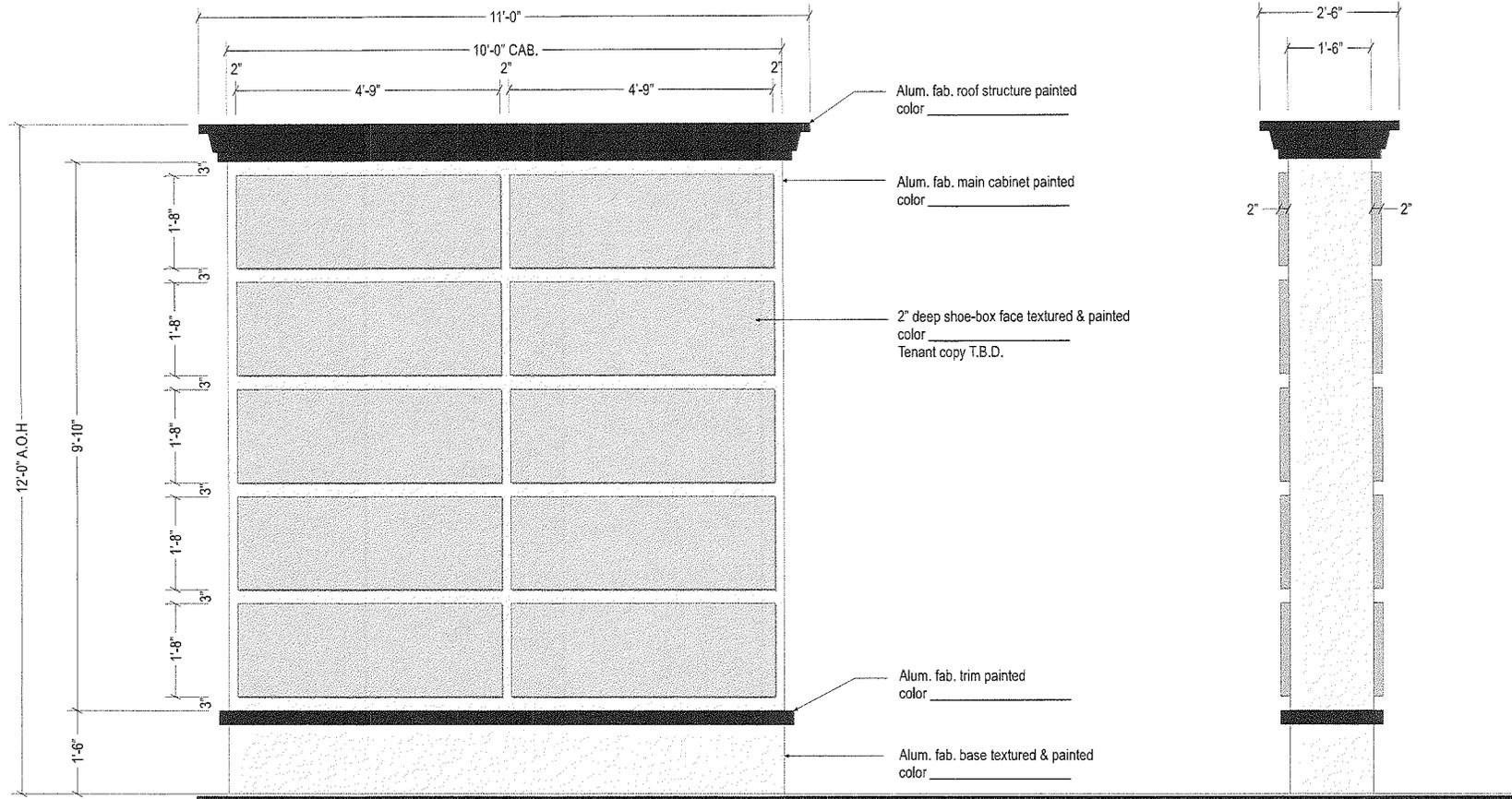
- Alum. fab. roof structure painted color _____
- Alum. fab. main cabinet painted color _____
- 2" deep shoe-box face textured & painted color _____
Tenant copy T.B.D.
- Alum. fab. trim painted color _____
- Alum. fab. base textured & painted color _____

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 Srfical 600.6 (A)(1) of the National Electrical Code

FILE: brinca investment signs - salida	Client Review Status	Revision	Date	Project Information	Date: 12-17-19	Job #00000	Page: 2
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		Δ -	00-00-00	Location: -			
				Address: Pirone Rd.			
				City/ST/Zip: Salida, CA			
				Phone: _____			
				Fax: _____			
				Sales: Sean Campbell Designer: IL Release By: 00-00-00			
CLIENT APPROVAL _____ DATE _____							
LANDLORD APPROVAL _____ DATE _____							

USS 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

Sign-C & D
D/F Monument



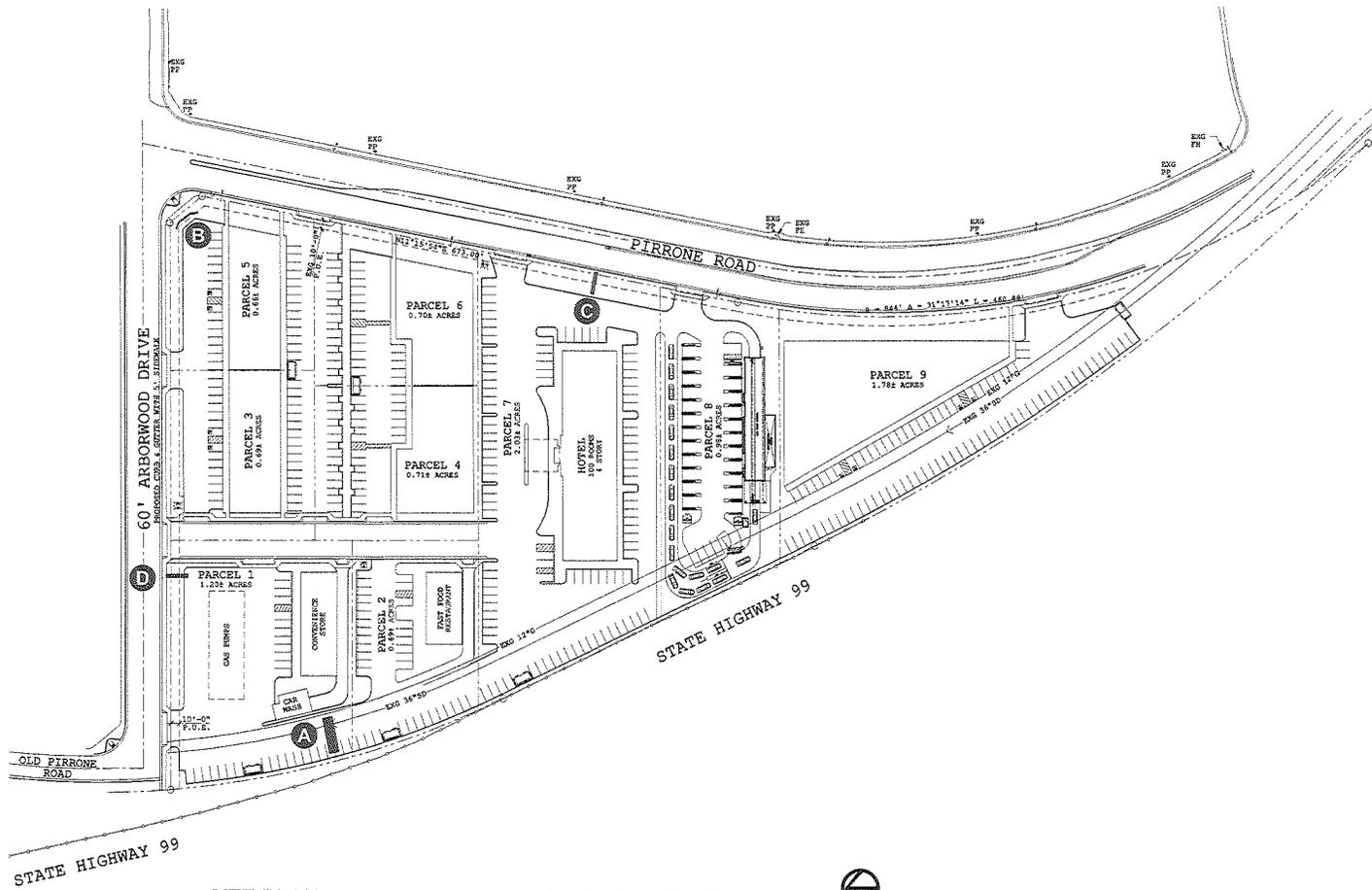
D/F ILLUMINATED MONUMENT SIGN Scale: 1/2" = 1'-0"

SIDE VIEW 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 Sritical 600.6 (A)(1) of the National Electrical Code

FILE: brinca investment signs - salida	Client Review Status	Revision	Date	Project Information	Date: 12-17-19	Job #00000	Page: 3
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 by United Sign Systems. It is requested this material is not to be shown to anyone outside your organization, nor used, 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.	United Sign Systems requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision	Δ - Δ -	00-00-00 00-00-00	Client: Brinca Investment, Inc. Location: - Address: Pirone Rd. City/ST/Zip: Salida, CA Phone: _____ Fax: _____ Sales: Sean Campbell Designer: IL Release By: 00-00-00			
	CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____						

USS UNITED SIGN SYSTEMS
 C.S.C.L. #718965
 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 - salida	Client Review Status	Revision	Date	Project Information	Date: 12-17-19	Job #00000	Page: 4
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		Δ -	00-00-00	Location: -			
				Address: Pirrone Rd.			
				City/ST/Zip: Salida, CA			
				Phone: _____			
				Fax: _____			
				Sales: Sean Campbell Designer: IL Release By: 00-00-00			
	CLIENT APPROVAL _____ DATE _____						
	LANDLORD APPROVAL _____ DATE _____						

USS UNITED
SIGN SYSTEMS
 C.S.C.L #718965
 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

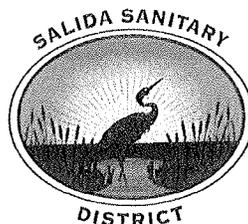
Elwyn Heinen
Advanced Design Group, Inc.
1128 – 6th Street
Modesto, CA 9535

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

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)**

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.

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(APN 136-037-001) – REVISED**

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.



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

Attachment: Site Development Plan, dated November 19, 2019

