



Referral Early Consultation

Date: April 17, 2024

To: Distribution List (See Attachment A)

From: Kristen Anaya, Associate Planner
Planning and Community Development

Subject: STAFF APPROVAL PERMIT APPLICATION NO. PLN2024-0031 – PINNACLE PARTNERS

Respond By: May 6, 2024

******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 the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included 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: Dave Romano, P.E. on behalf of Pinnacle Partners, LLC

Project Location: 5172 Kiernan Court, east of Highway 99, in the Salida area.

APN: 136-008-043

Williamson Act Contract: N/A

General Plan: Planned Industrial

Current Zoning: Planned Development (P-D) (283)

Project Description: Request to amend the development plan of an 8.09± acre parcel in the Planned Development (P-D) 283 zoning district, by allowing the development of additional mini storage facilities and uncovered recreational vehicle (RV) parking and storage within the existing parking lot. P-D 283 was approved by the Board of Supervisors on November 25, 2003, under Rezone No. 2003-05 and Parcel Map No. 2003-23 – *Innovative Technologies Business Park No. 2*, and allowed for the development of five buildings totaling 152,800 square feet and a 345-stall parking lot. Under P-D 283, all permitted uses identified under Stanislaus County Zoning Ordinance Chapter 21.42 - *Planned Industrial District*, which includes mini-warehouses, recreational vehicle service, and similar uses were established as permitted uses. The P-D also included the potential for gymnastic and dance schools and furniture stores as allowed uses. Currently, only one of the five approved structures has been developed, for a total of 53,030± square feet.

The existing building is currently occupied by Humphreys University, an occupational college, and offices for Swisslog Logistics and Banker's Life. A tenant improvement building permit (No. BLD2023-1244) to convert 33,550± square feet of the interior of the existing structure to air-conditioned mini storage units has been obtained by the applicant to operate a new mini-storage facility on-site, which is a permitted use under the zoning.

The scope of this current request is to expand the mini-storage facility by developing 20,600 square feet of single-story enclosed mini storage units consisting of 142 storage units of various sizes, and 29 uncovered RV parking stalls within the existing parking lot in lieu of the approved 27,625 square-foot "Building A" that was originally approved within the same footprint. 175 non-RV parking stalls will be maintained within the project. The proposed storage units and RV parking stalls will be located on the northern portion of the property, approximately 29 feet from the northern property line. The project site is separated from the residential uses to the north and east via a block wall; however, an additional 8-foot-tall tubular steel fence with gated access around the perimeter footprint of the mini-storage and RV parking facility.

The site is currently served by City of Modesto for water service and Salida Sanitary District for sewer service. No changes to on-site stormwater retention, direct parcel access which taken via County-maintained Kiernan Court, or indirect access which is taken via Pirrone Court via reciprocal access to the adjoining parcels, are proposed.

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

STAFF APPROVAL PERMIT APPLICATION NO. PLN2024-0031 – PINNACLE PARTNERS

Attachment A

Distribution List

X	STANISLAUS FIRE PREVENTION BUREAU	X	STAN CO BUILDING PERMITS DIVISION
X	SURROUNDING LAND OWNERS	X	STAN CO PUBLIC WORKS
X	FIRE PROTECTION DIST SALIDA	X	MUNICIPAL ADVISORY COUNCIL: SALIDA

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: STAFF APPROVAL PERMIT APPLICATION NO. PLN2024-0031 – PINNACLE PARTNERS

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

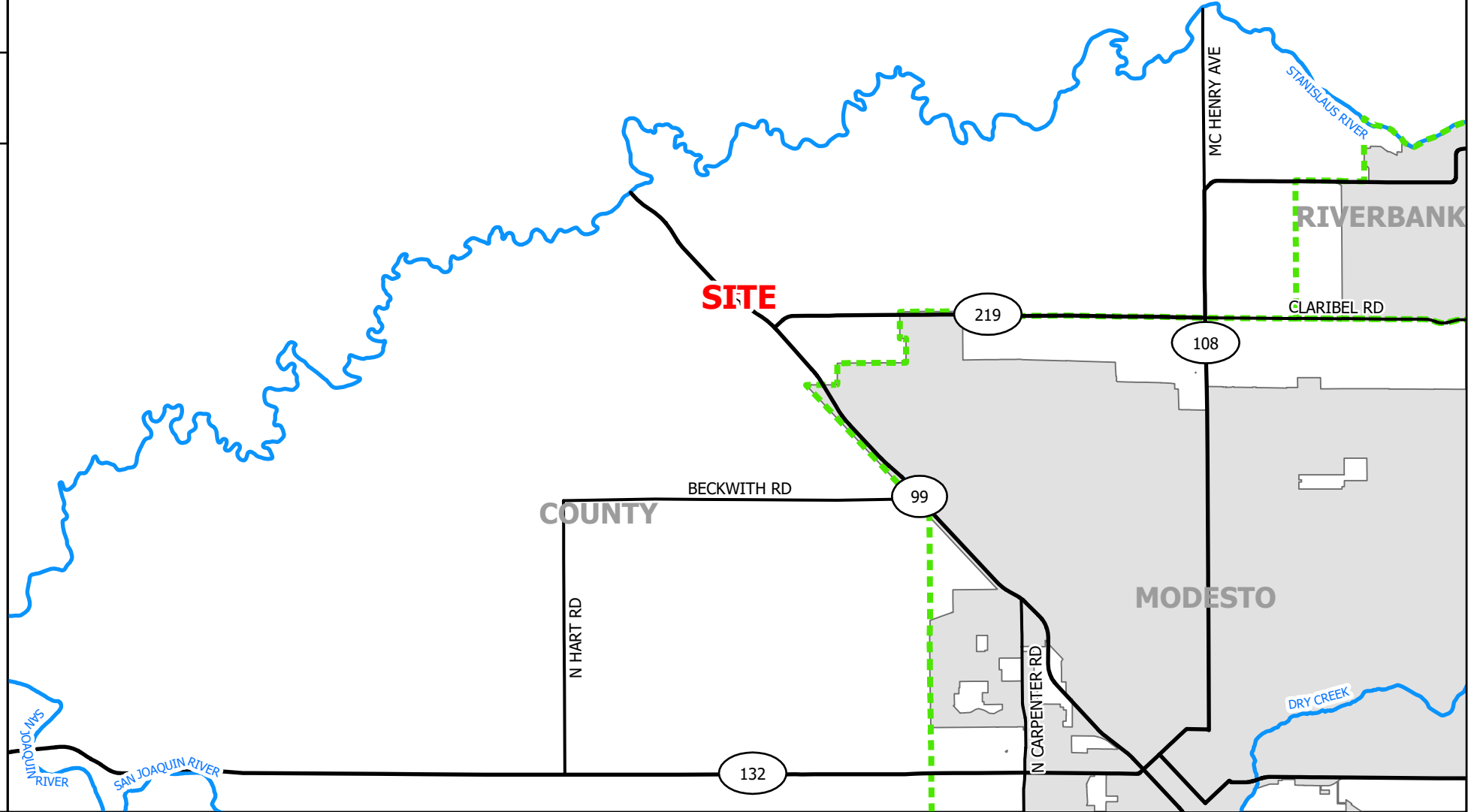
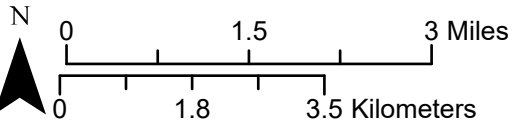
PINNACLE PARTNERS, LLC

SAA PLN2024-0031

AREA MAP

LEGEND

-  Project Site
-  Highway
-  Major Road
-  River
-  Sphere of Influence



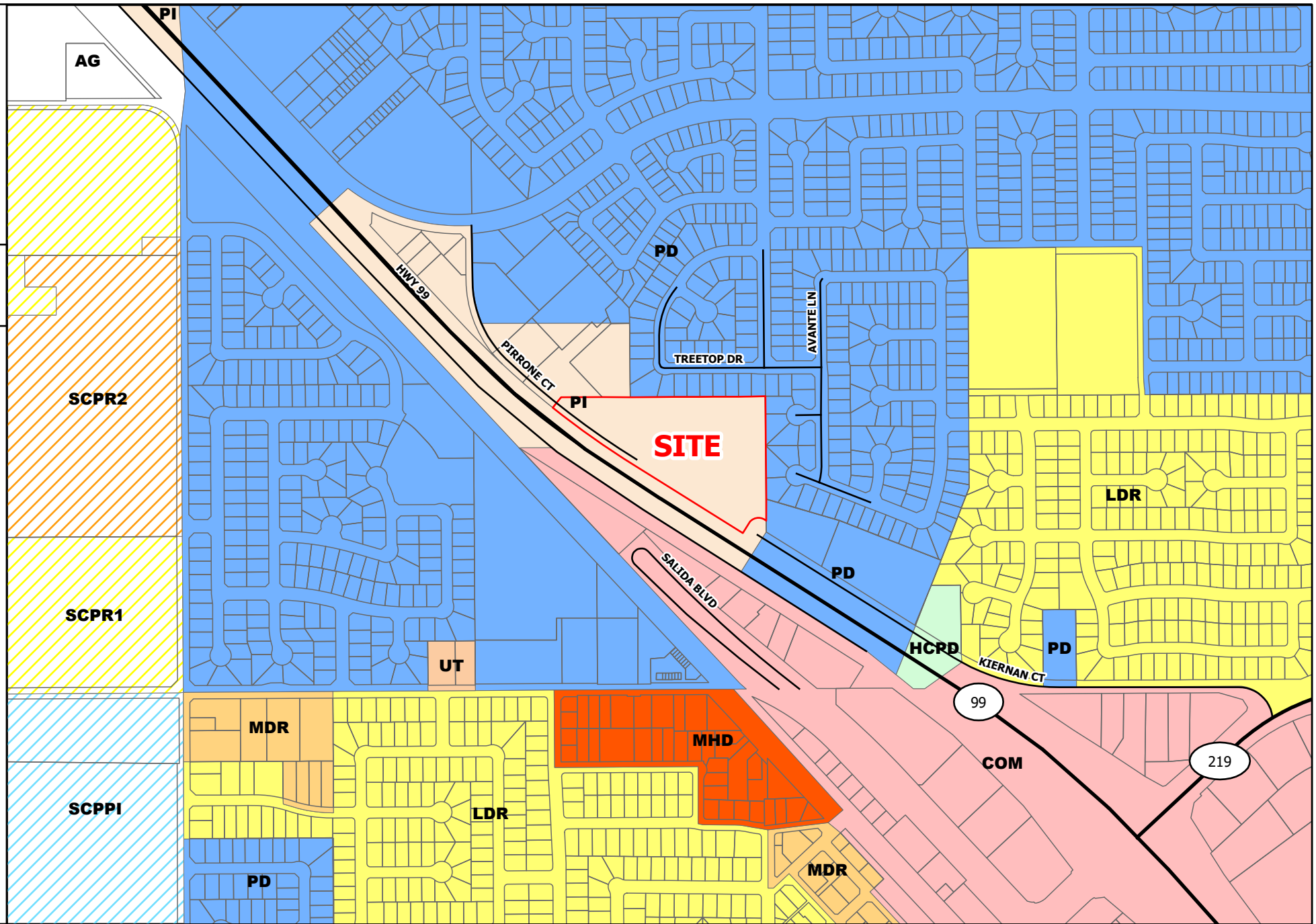
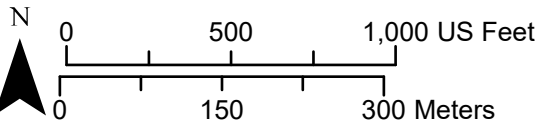
PINNACLE PARTNERS, LLC

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GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- Highway
- Agriculture
- Commercial
- Highway Commercial/Planned Development
- Planned Development
- Planned Industrial
- Residential - Low Density
- Residential - Medium Density
- Residential - Medium/High Density
- Salida Community Plan PI
- Salida Community Plan R-1
- Salida Community Plan R-2
- Urban Transition
- Street



PINNACLE PARTNERS, LLC


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COMMUNITY PLAN MAP

LEGEND

 Project Site

 Parcel

 Highway

Community Plan

 COM


 LDR

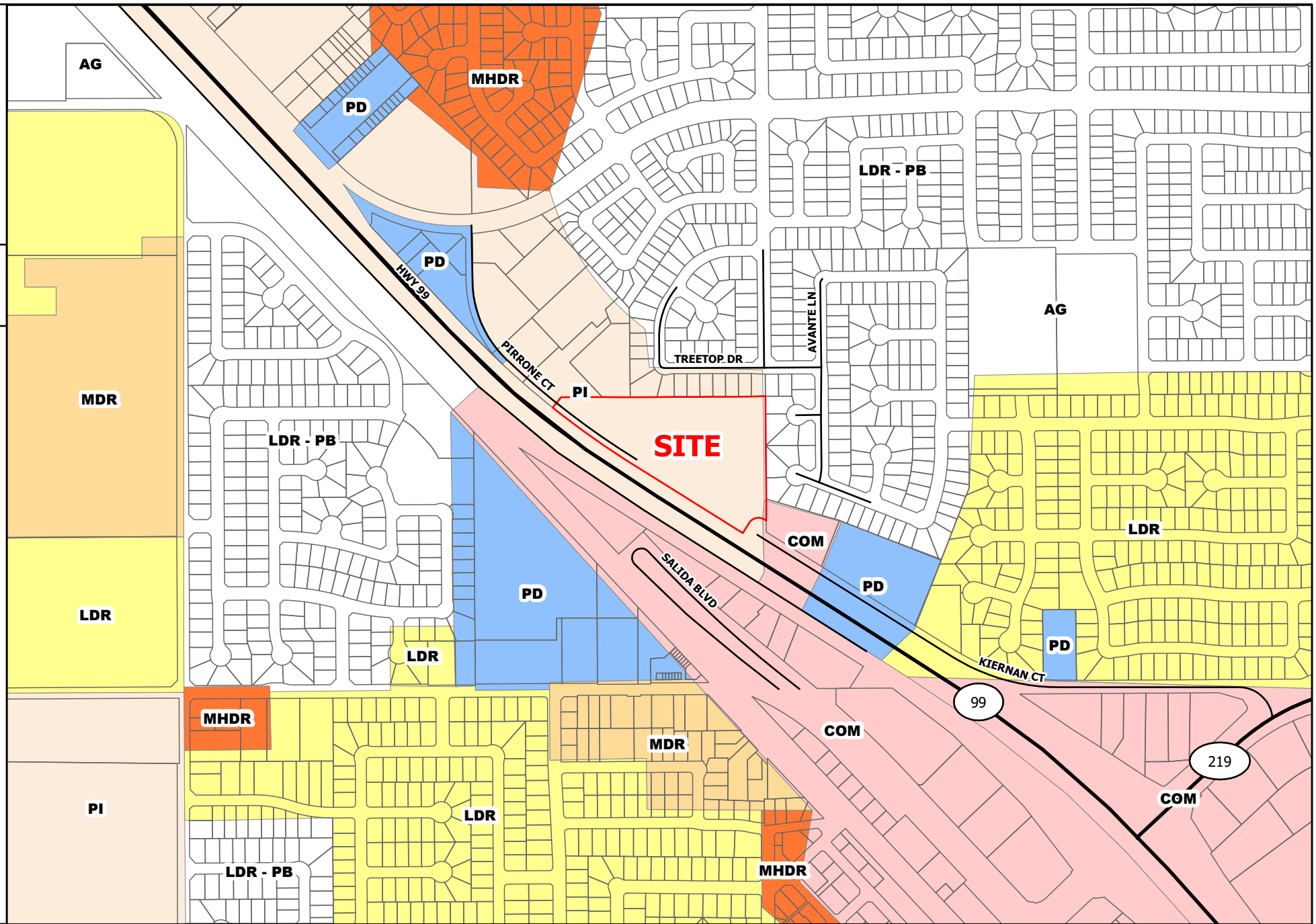
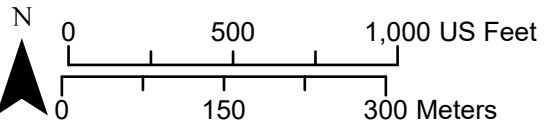
 MDR

 MHDR

 PD

 PI

 Street



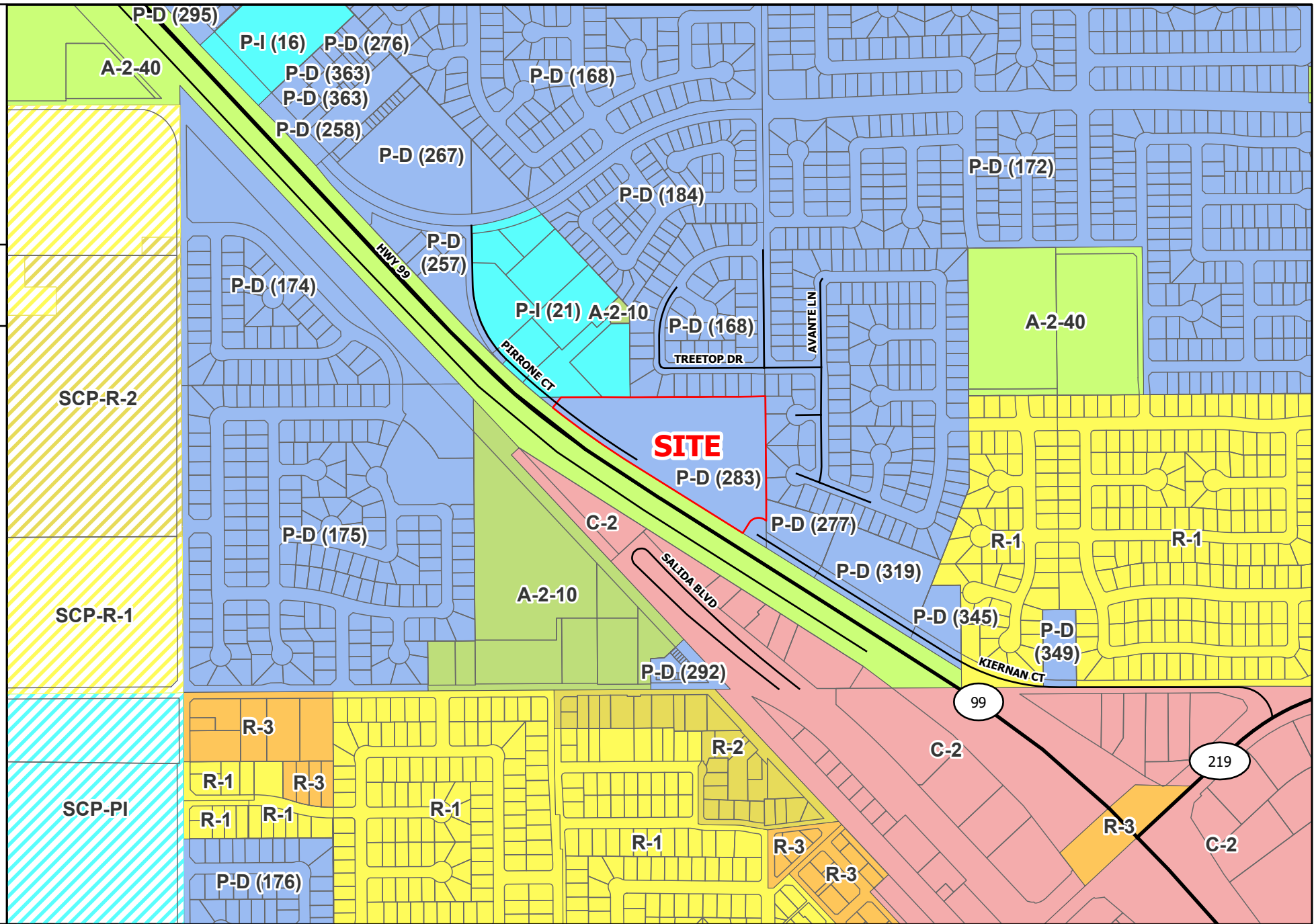
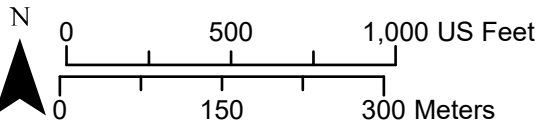
PINNACLE PARTNERS, LLC

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ZONING MAP

LEGEND

- Project Site
- Parcel
- Highway
- Zoning Designation**
 - General Agriculture 10 Acre
 - General Agriculture 40 Acre
 - General Commercial
 - Planned Development
 - Single-Family Residential







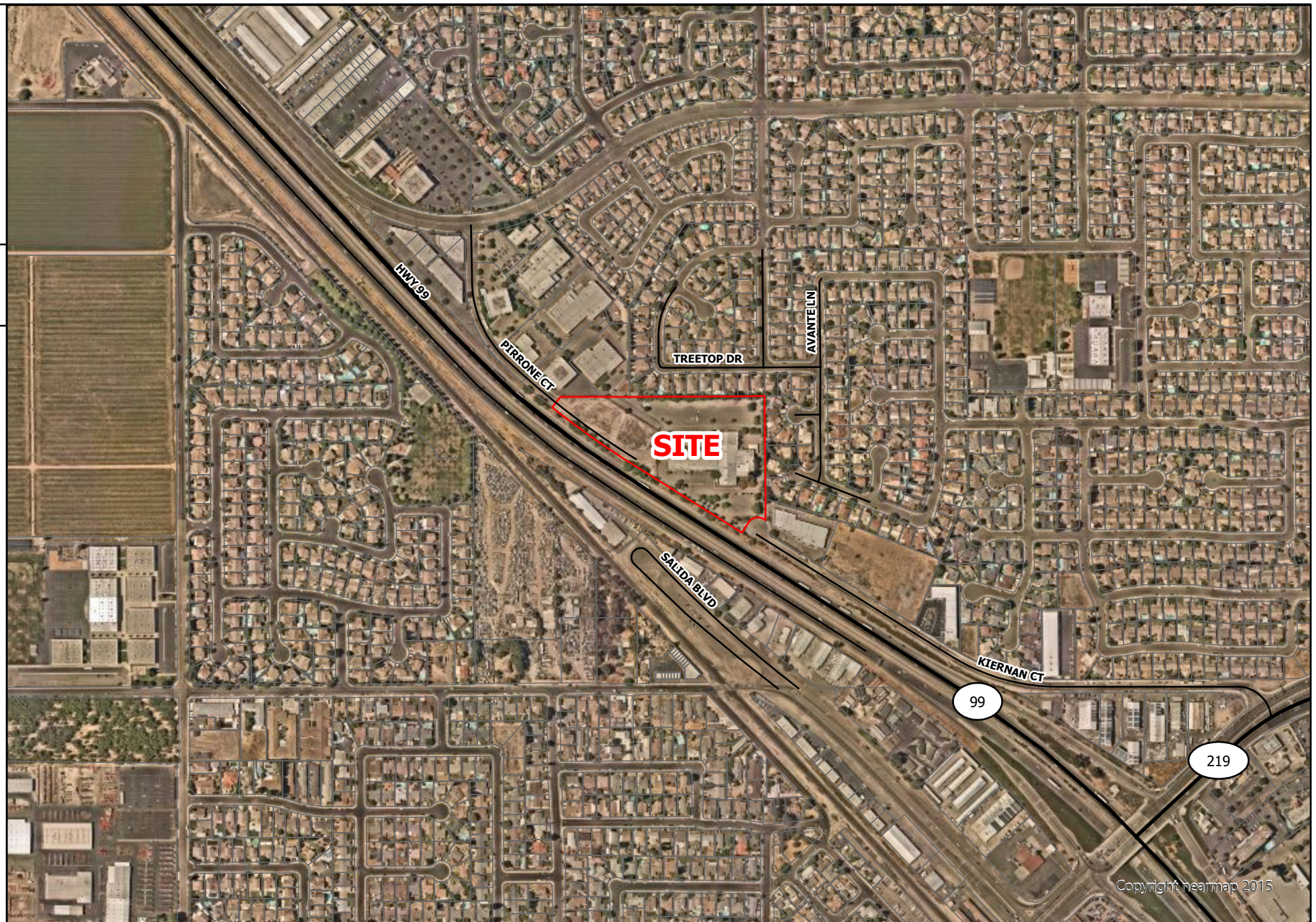
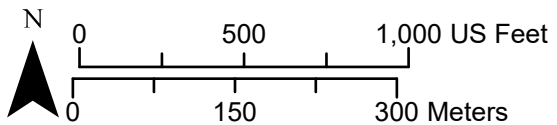
PINNACLE PARTNERS, LLC

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2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street







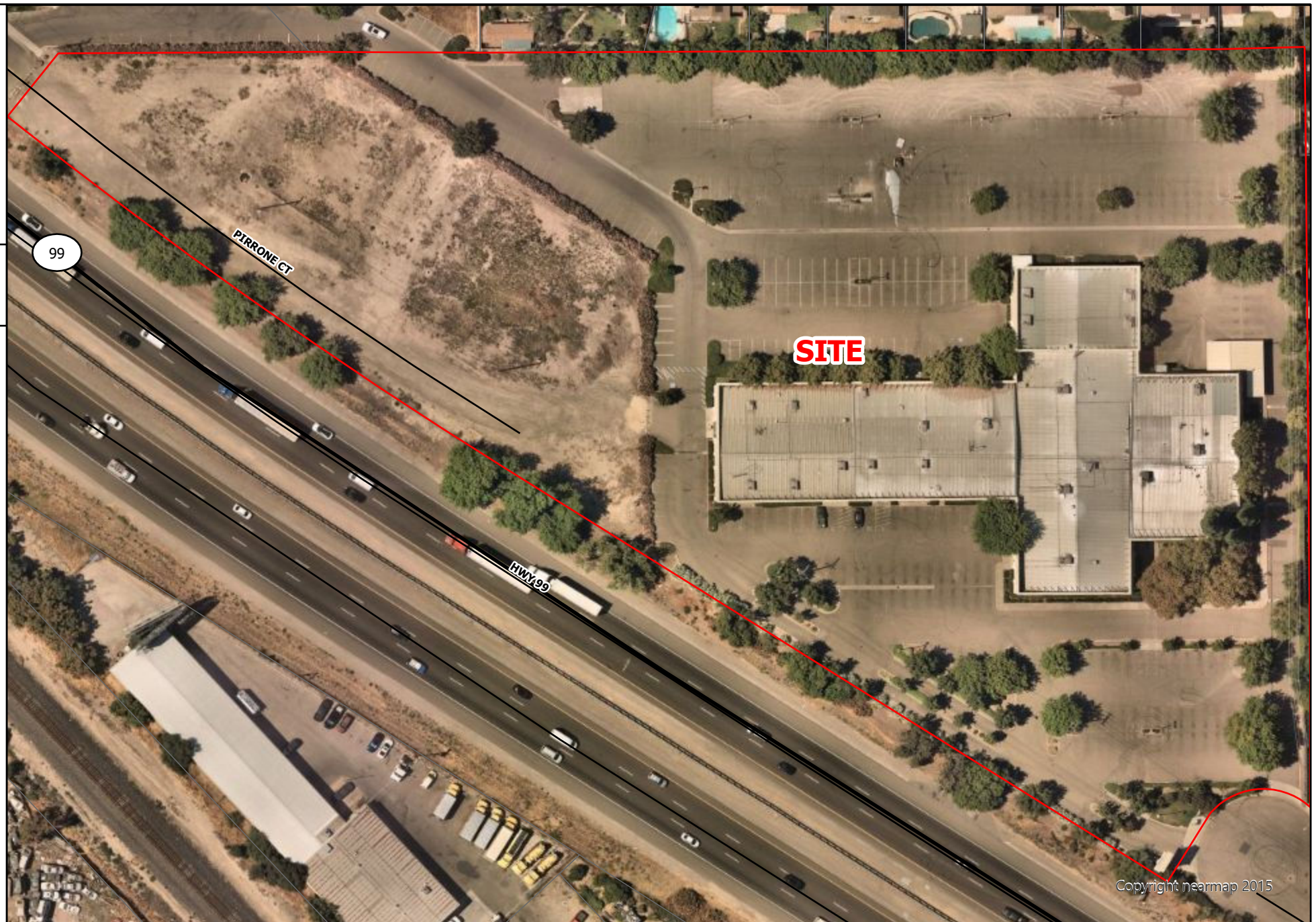
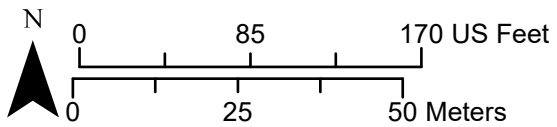
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2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



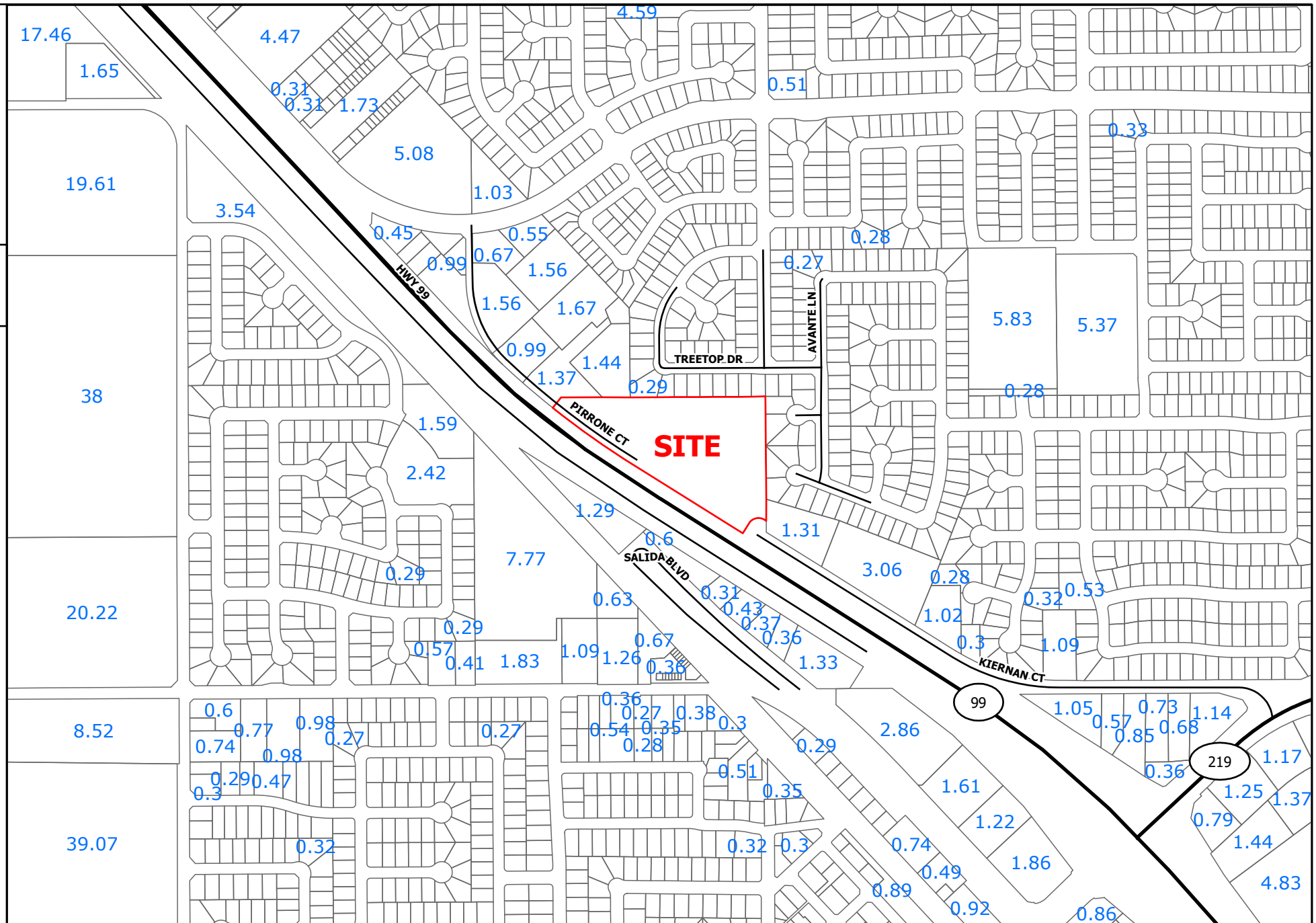
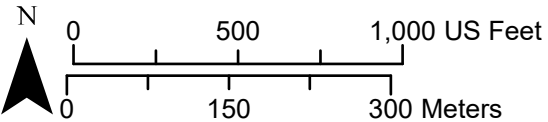
PINNACLE PARTNERS, LLC

SAA PLN2024-0031

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Street



Project Description: 5172 Kiernan Court

Pinnacle Partners, LLC owns the Planned Industrial Business Park at 5172 Kiernan Court (APN 136-008-043) which consists of approximately 8.09 acres. The site has an existing building of approximately 49,883 square feet, occupied by a mix of Planned Industrial uses. A large portion (about 33,500 square feet) of the building is currently being converted, through tenant improvements, to self-storage. The entire 8.09 acre site is approved for Planned Industrial (PI) uses up to 149,958 square feet of total building area. Two of the future buildings are proposed at three (3) stories, so the approved building footprint(s) for the site cover a total site area of about 99,708 square feet, or about 28% of the site.

Permissible uses in the PI zone are identified in Chapter 21.42 of the Stanislaus County Code. Permissible uses include a broad list of uses, including (i) mini-warehouses (21.42.020(Y)), and (ii) outside storage when screened by a solid ornamental or uniformly painted wooden fence of not less than six feet in height (21.42.020(DD)).

The proposed project is the construction of enclosed pre-fabricated mini-warehouse (self-storage) units on the parking lot to the north of the existing building. This is the area of Building B, which was approved at 24,700 square feet with a setback of about twenty-five feet (25') from the adjacent residential uses to the north of the site. The new construction will increase this setback to more than thirty-four feet (34'). There is currently a solid eight-foot (8') fence around the perimeter of the site. In the Planned Industrial zone, building heights can be up to thirty-five feet (35'). The proposed buildings would be less than ten feet (10') at their highest point.

Units for this phase of development are as follows:

Enclosed Units:

13 - 5x10 Units	650 square feet
31 - 10x10 Units	3,100 square feet
55 - 10x15 Units	8,250 square feet
43 - 10x20 Units	8,600 square feet

Total Building Area: **20,600 square feet**

To allow adequate fire separation between the enclosed pre-fabricated self-storage units, open RV storage spaces are provided as shown on the attached Site Plan.

Open Storage Units:

3 - 11x35 Spaces
21 - 12x30 Spaces
5 - 12x35 Spaces

Total RV Spaces: **29 Spaces**

Based on the foregoing, (i) the building square footage proposed is less than originally approved (20,600 square feet proposed vs. 24,700 square feet approved); (ii) is almost ten feet further from adjacent properties than originally approved (34 feet setback provided vs. 25 feet of setback required); and, (iii) the buildings are of a much lower scale (less than 10 feet in height proposed vs. 35 feet in height allowed).

The area for the new building(s) is currently paved and has adequate drainage, which was designed and constructed to County standards. As all construction will be on an area already paved, no additional runoff is projected from the site. No site grading is proposed. The site receives water from the City of Modesto and has perimeter and internal fire hydrants serving the site. No additional water improvements are proposed. The site is connected to the Salida Sanitary District for wastewater. No additional wastewater improvements are proposed.

The main access to the site will be from Kiernan Court, although access to the north from Pirrone Road and Pirrone Court is also available.

Site parking is provided through the existing paved and striped parking spaces. 59 parking spaces are required based on the project needs, while 175 parking spaces are provided at the site and will remain through this phase of development. See the Parking Tabulation on the project Site Plan.

Future development of the site is expected to be consistent with the Planned Industrial zone requirements. As with this project, which is a slight modification to the shape of Building B (and a reduction in area from 24,700 square feet to 20,600 square feet), future development(s) could also modify or revise the location, area, scope or scale of previously approved buildings. With each subsequent construction project, a similar parking analysis will occur to make sure future development meets the County parking standards and stays within the current level of entitlements. If a future development is proposed that increases the size of the development, staff level approval can be requested as long as the increase is no more than 25% greater than the original approvals. If an expansion of greater than 25% is proposed, a new development plan may be required.