



Referral Early Consultation

Date: September 19, 2025

To: Distribution List (See Attachment A)

From: Emily DeAnda, Associate Planner
Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2025-0073 – SHATSWELL

Respond By: October 3, 2025

******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: John Shatswell

Project Location: 5301, 5311, 5341, and 5351 Pirrone Road, between State Route 99 and Finney Road, in the Community of Salida

APNs: 136-035-001, 002, 003, and 004

Williamson Act Contract: N/A

General Plan: Planned Industrial

Community Plan: Planned Development

Current Zoning: Planned Development (P-D) (257)

Project Description: This is a request to install security fencing, consisting of wrought iron fencing along the building frontage of 5301 and 5311 Pirrone Road and on the north and south side of the breezeway between 5341 and 5351 Pirrone Road. The fencing is intended to limit access to existing storefronts outside of normal business hours. Fencing for 5301 and 5311 Pirrone Road will be located behind the existing publicly maintained sidewalk. The request also includes the installation of a shed behind the fencing at 5311 Pirrone Road, for equipment storage. In accordance with P-D (257), amendments to the development plan require a Staff Approval Permit. No changes to the allowed uses of P-D (257) or the existing businesses are proposed as part of this request.

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



STAFF APPROVAL APPLICATION NO. PLN2025-0073 – SHATSWELL
Attachment A

Distribution List

X	STANISLAUS FIRE PREVENTION BUREAU	X	STAN CO PUBLIC WORKS
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO BUILDING PERMITS DIVISION
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 APPLICATION NO. PLN2025-0073 – SHATSWELL

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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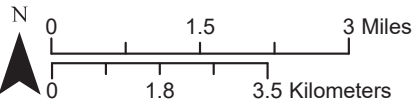
SHATSWELL

SAA PLN2025-0073

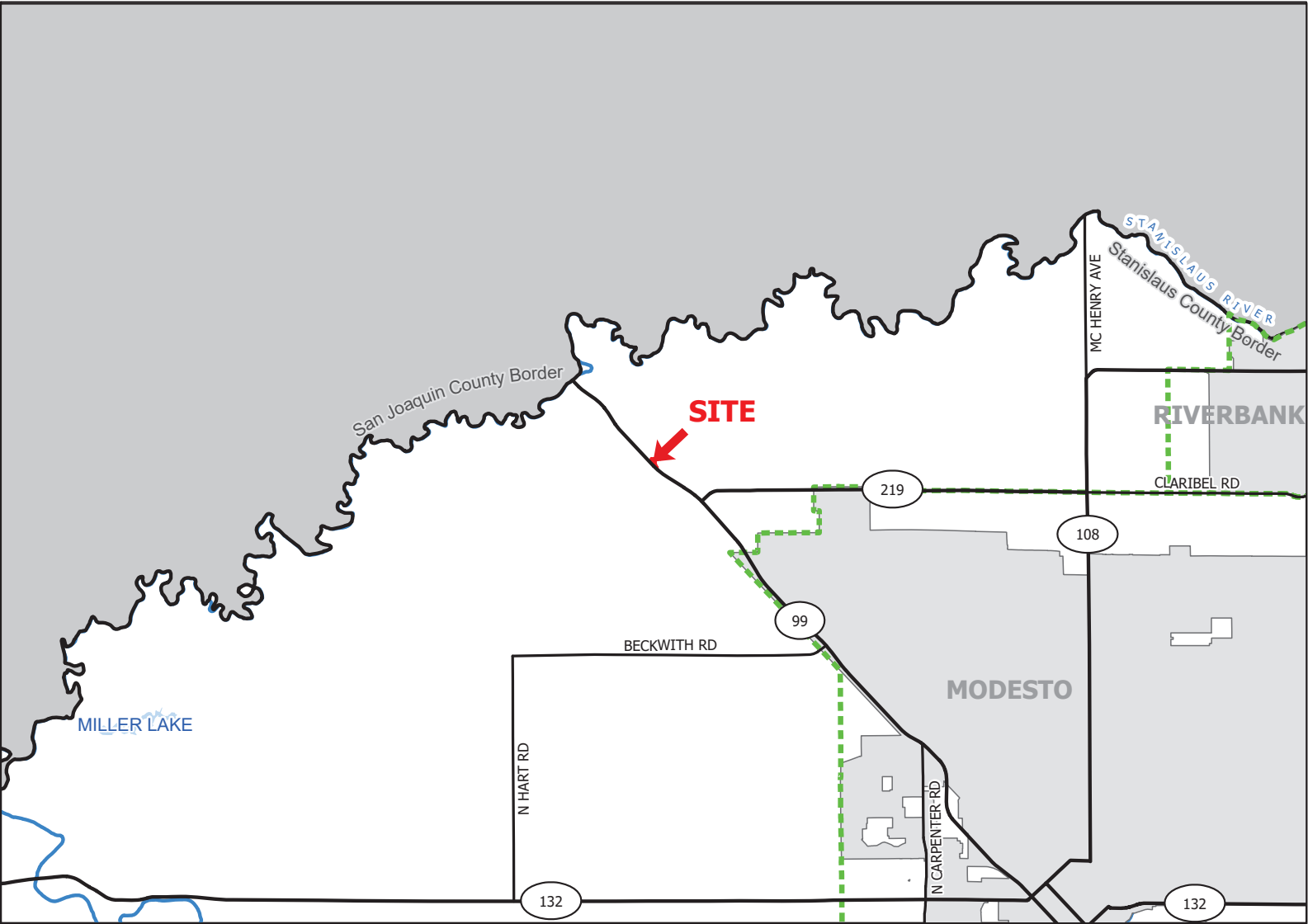
AREA MAP

LEGEND

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



Source: Planning Department GIS Date Exported: 9/19/2025




SHATSWELL







**SAA
PLN2025-0073**

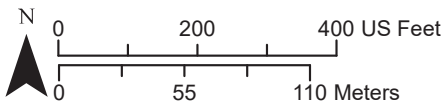
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street

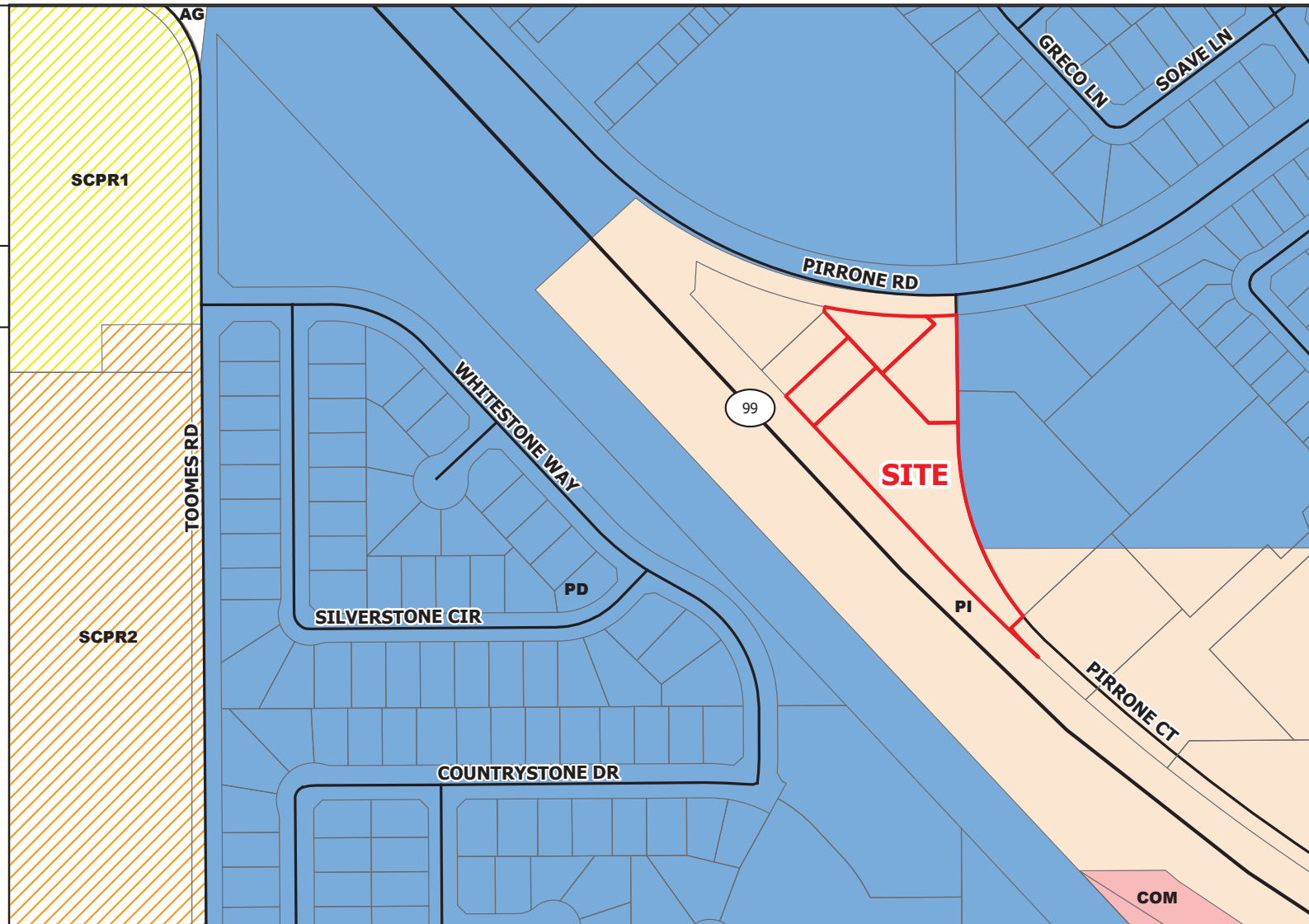
General Plan

-  Agriculture (AG)
-  Commercial (COM)
-  Planned Development (PD)
-  Planned Industrial (PI)
-  Salida Community Plan – Low-Density Residential (SCP – R-1)
-  Salida Community Plan – Medium-Density Residential (SCP – R-2)



Source: Planning Department GIS

Date Exported: 9/19/2025



SHATSWELL


SAA PLN2025-0073


COMMUNITY PLAN MAP

LEGEND

 Project Site

 Parcel


 Highway


 Street


Community Plan

 COMMERCIAL (COM)

 LOW DENSITY RESIDENTIAL (LDR)

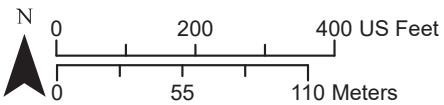
 LOW DENSITY RESIDENTIAL -
PROJECT BOUNDARY (LDR -
PB)

 MEDIUM DENSITY
RESIDENTIAL (MDR)

 MEDIUM-HIGH DENSITY
RESIDENTIAL (MHDR)

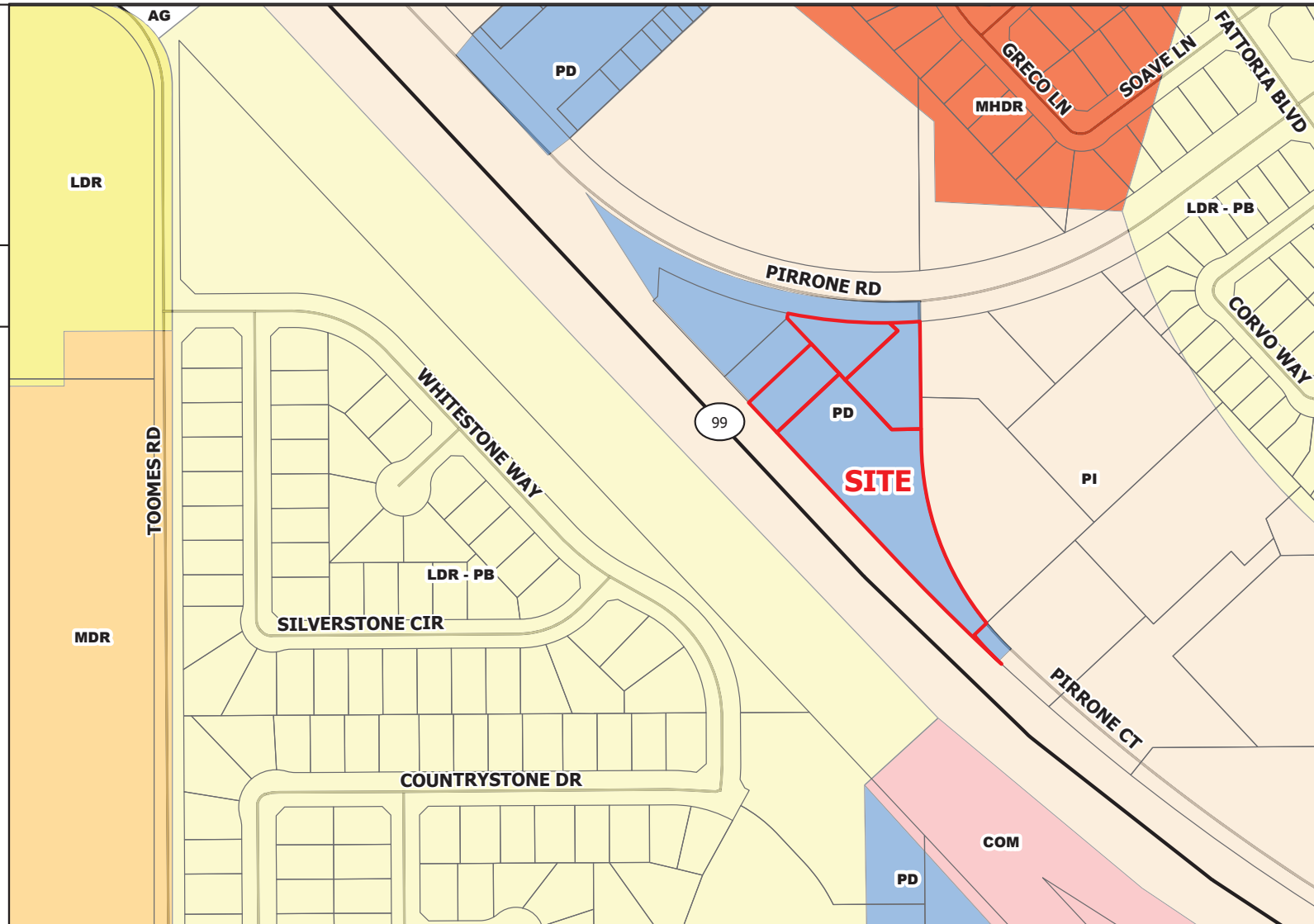
 PLANNED DEVELOPMENT (PD)

 PLANNED INDUSTRIAL (PI)



Source: Planning Department GIS

Date Exported: 9/19/2025



SHATSWELL








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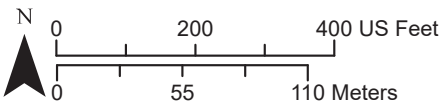
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street

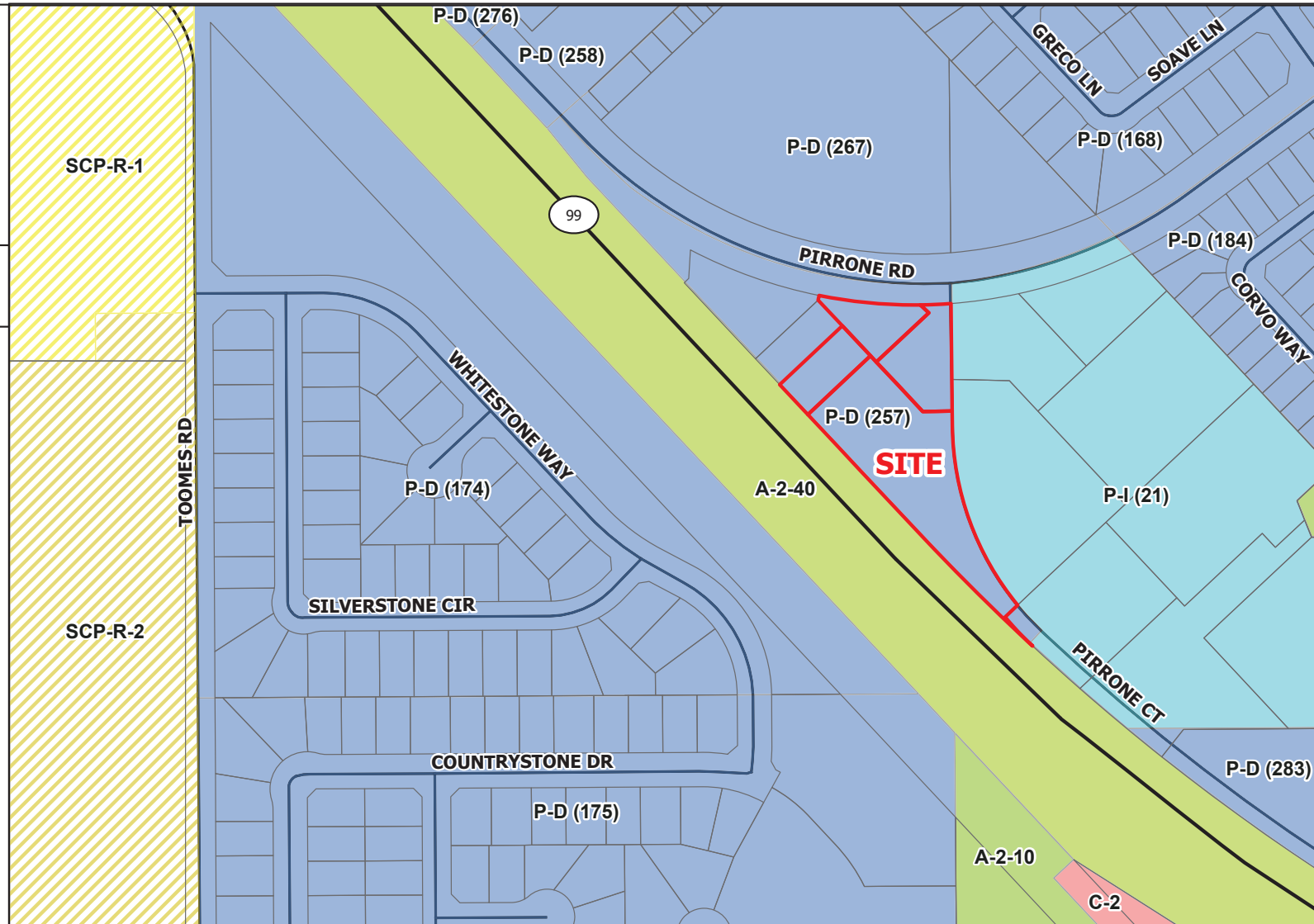
Zoning Designation

-  General AG 10 Acre (A-2-10)
-  General AG 40 Acre (A-2-40)
-  General Commercial (C-2)
-  Planned Development (P-D)
-  Planned Industrial (P-I)
-  Salida Community Plan-Medium Density Residential (SCP-R-2)
-  Salida Community-Plan Single Family Residential (SCP-R-1)



Source: Planning Department GIS

Date Exported: 9/19/2025



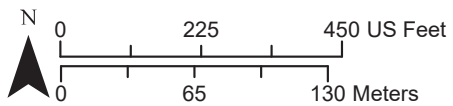
SHATSWELL

SAA PLN2025-0073

2023 AERIAL AREA MAP

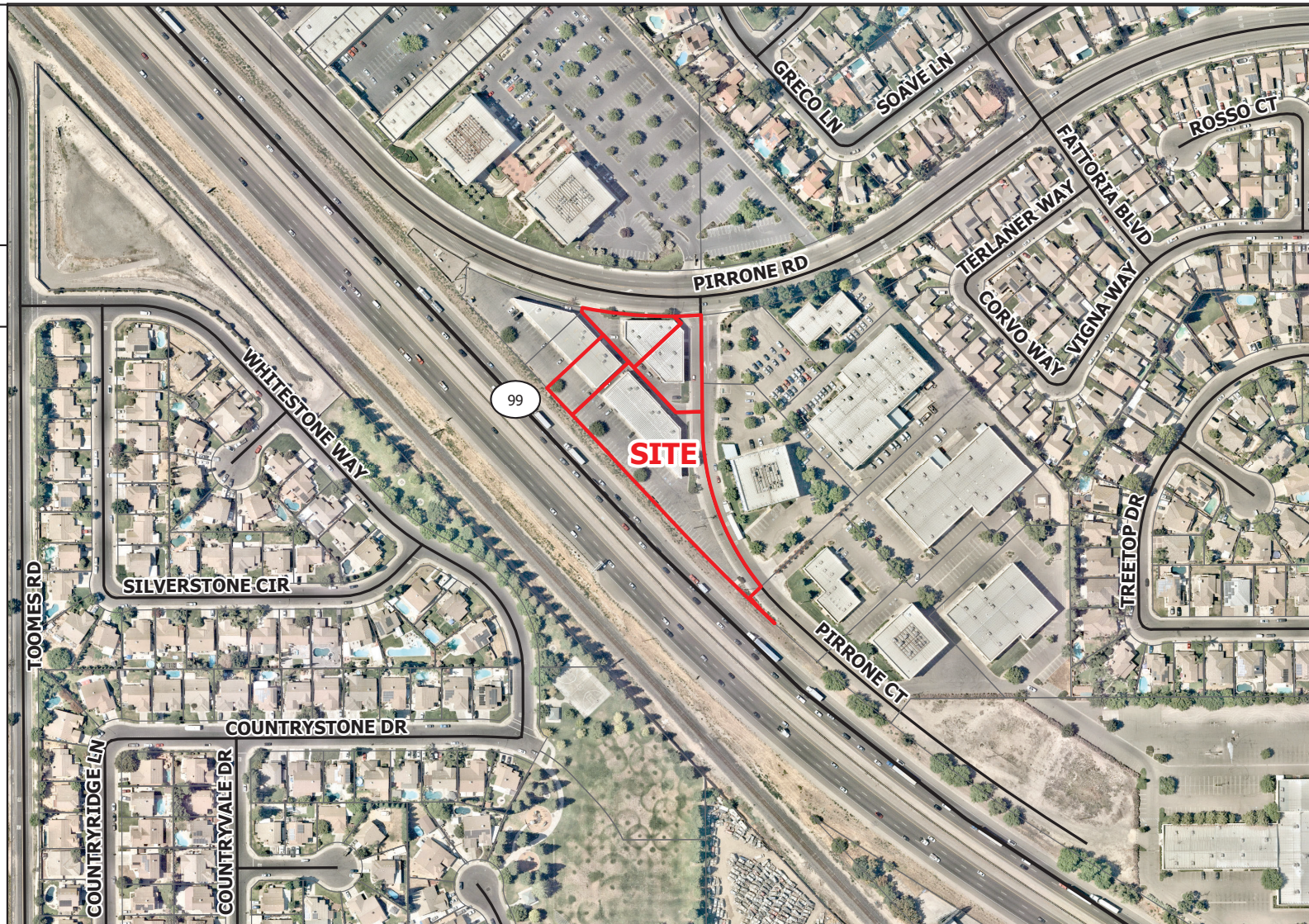
LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



Source: Planning Department GIS

Date Exported: 9/19/2025




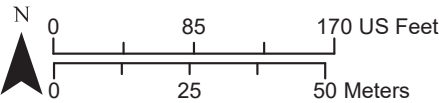
SHATSWELL

SAA
PLN2025-0073

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



Source: Planning Department GIS Date Exported: 9/19/2025



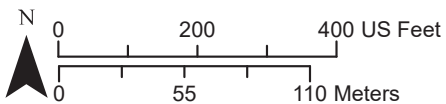
SHATSWELL

SAA
PLN2025-0073

ACREAGE MAP

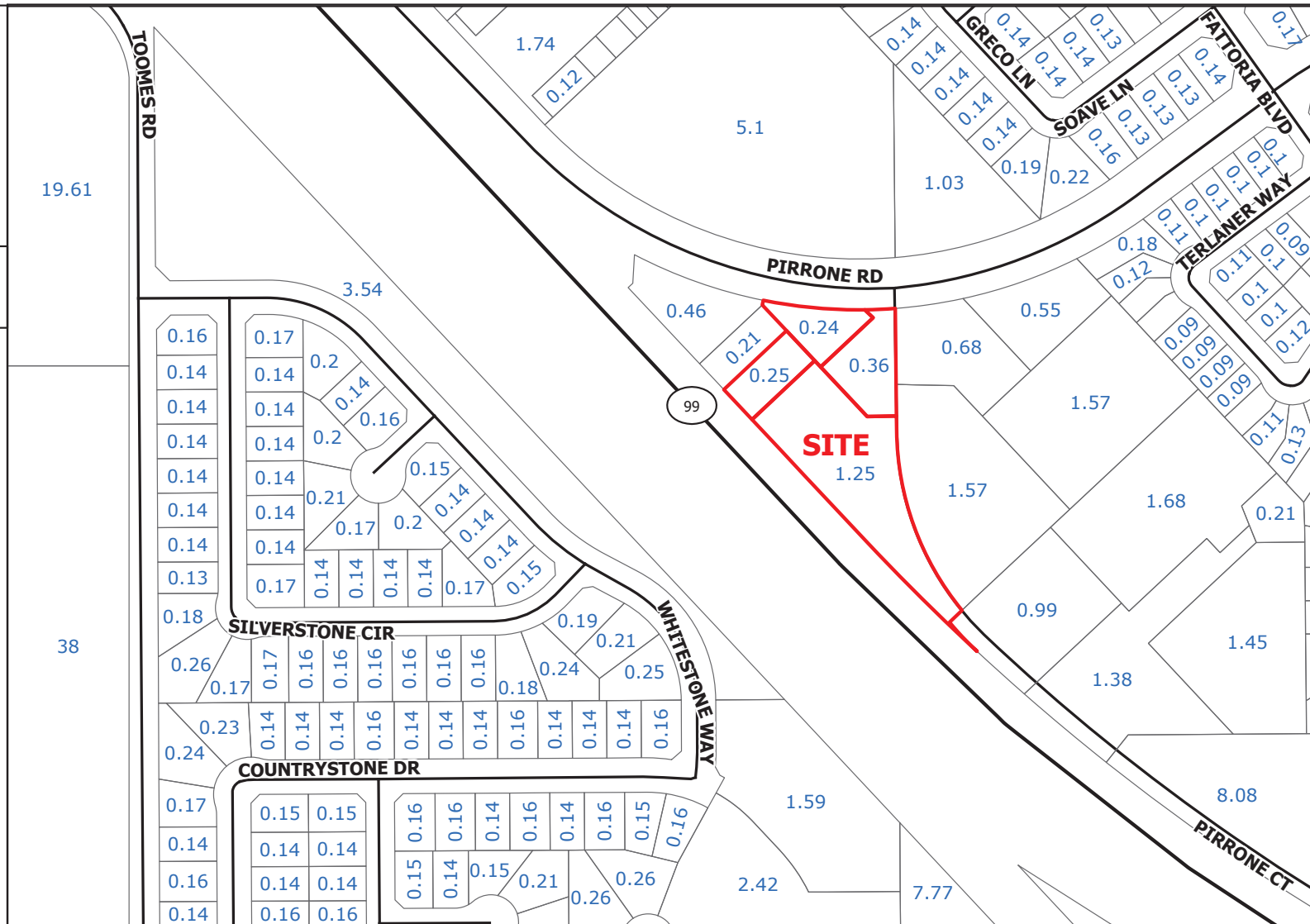
LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



Source: Planning Department GIS

Date Exported: 9/19/2025





United Spas
Manufacturing
Hot tub store

LaborMax Staffing
- Modesto (San Gabriel...)

SECOND PROPOSED LOCATION
OF WROUGHT IRON FENCE

Gymnastics Unlimited

Tree City Asphalt
Solutions

PROPOSED WROUGHT IRON
FENCING WITH CURVED TOP

ANTIQU
WAREHOUSE
Antique store

SANTIQU
LOADING DOCK

Gymnastics Unlimited

5910

5914

ANTIQUE
WAREHOUSE
Antique store

SANTIQUE
LOADING DOCK

5916

TUFF
SHED

PARTIAL HEIGHT FENCE
SEE SITE IMAGE #1

SITE IMAGE #2 & #3
PIC. LOCATION

NEW CURVED TWO
IRON FENCE
AT EDGE OF PROPERTY AND

SITE IMAGE #4
PIC. LOCATION

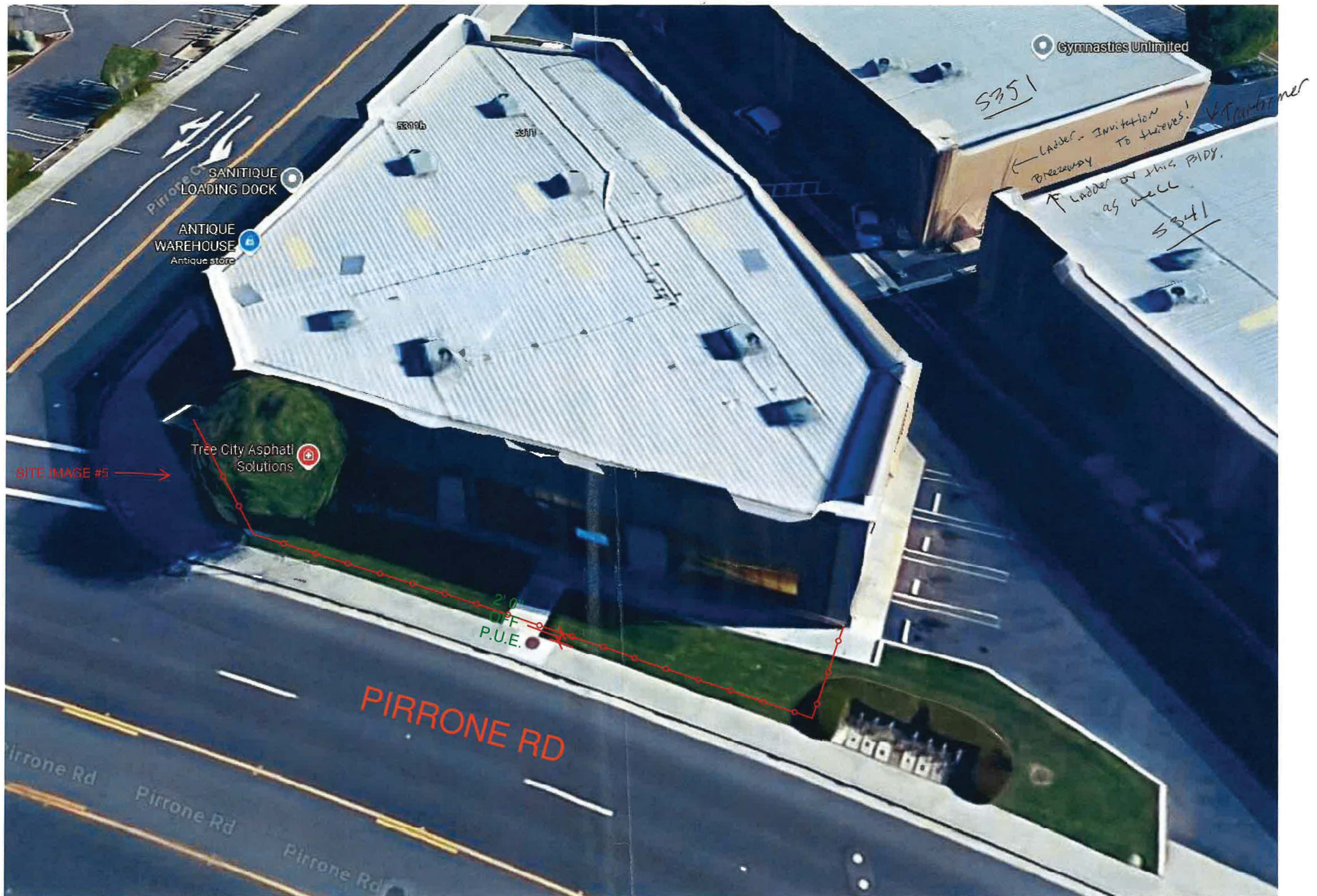
PIRRONE CT

STOP

STOP

Pirrone Ct

Google





ELITE




Weather

Pirrone Rd

Pirrone P

KELLY
TIMOTHY
H

SSS & H
ENTERPRISES
LLC

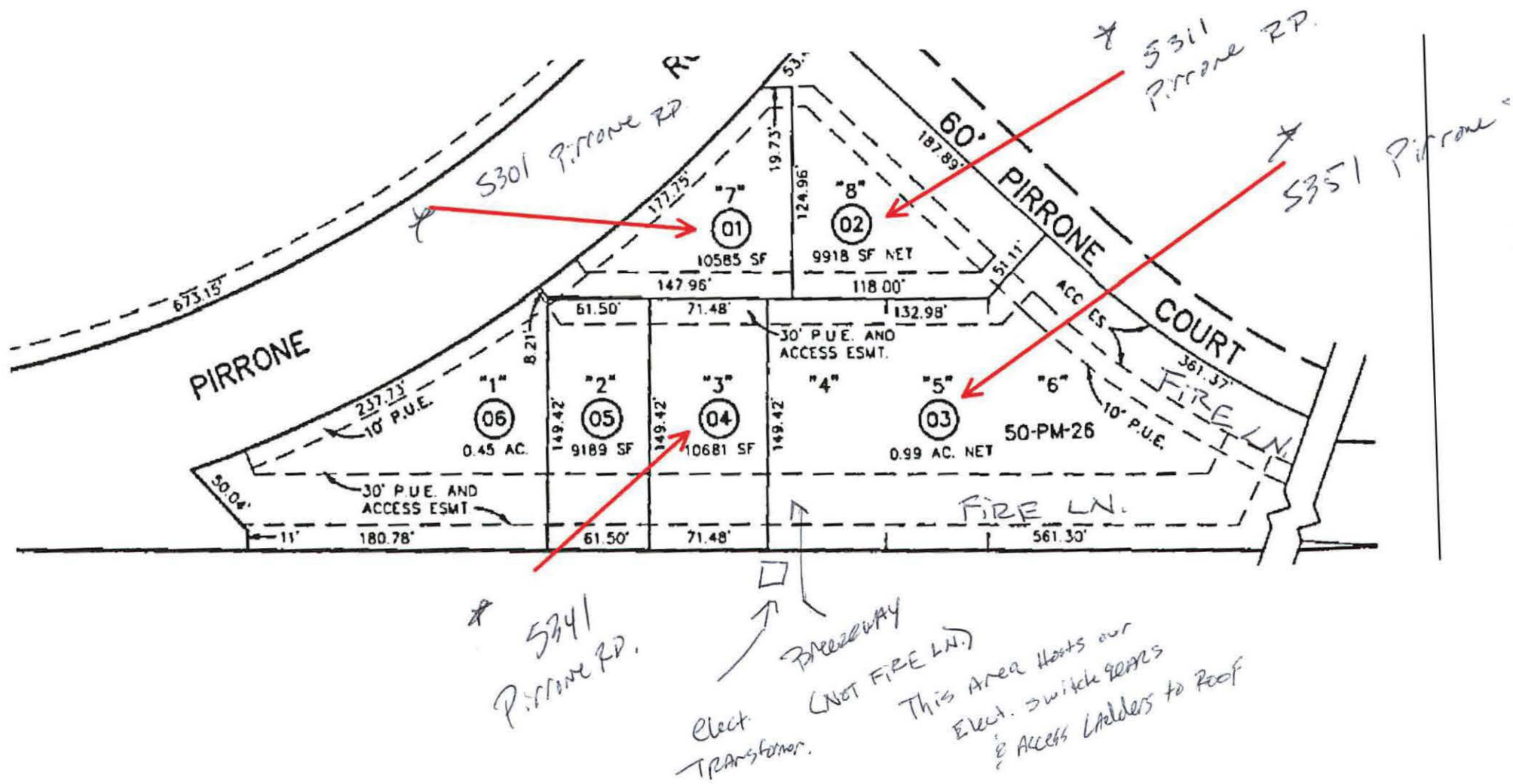
INV

06
110)



Pirrone Ct

 Sat
2D

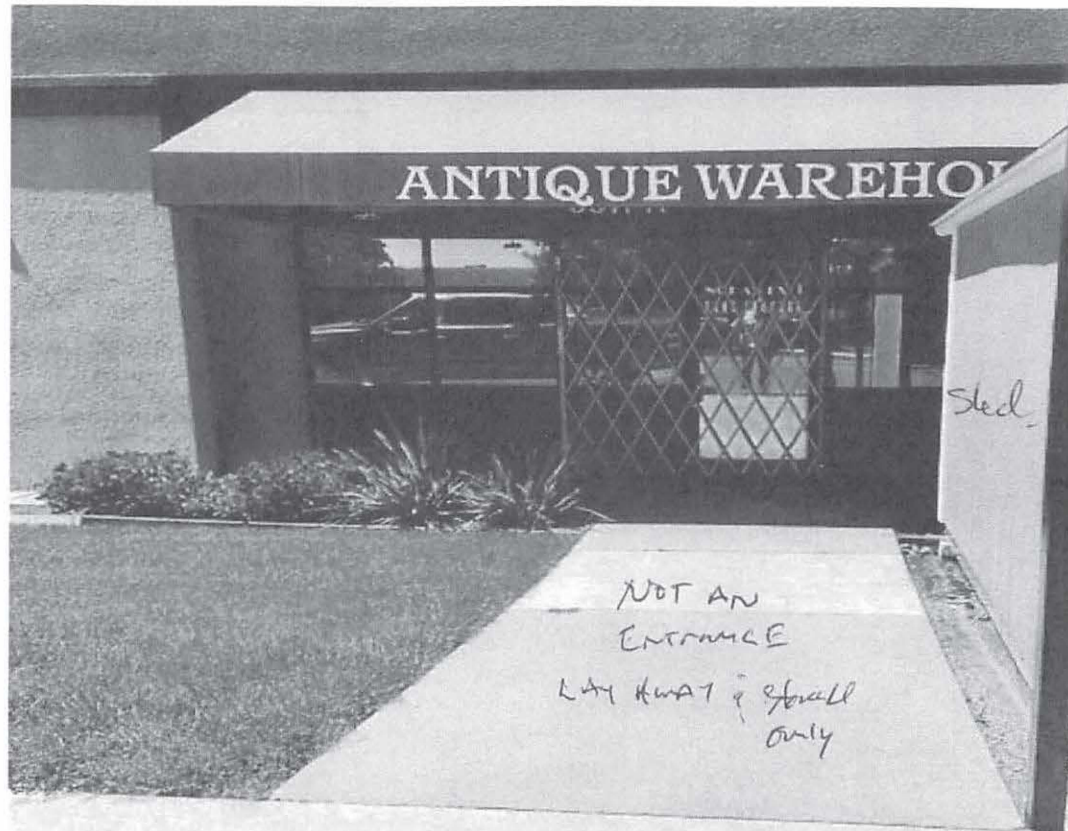


Y Properties owned by SSS & H Enterprises, LLC.

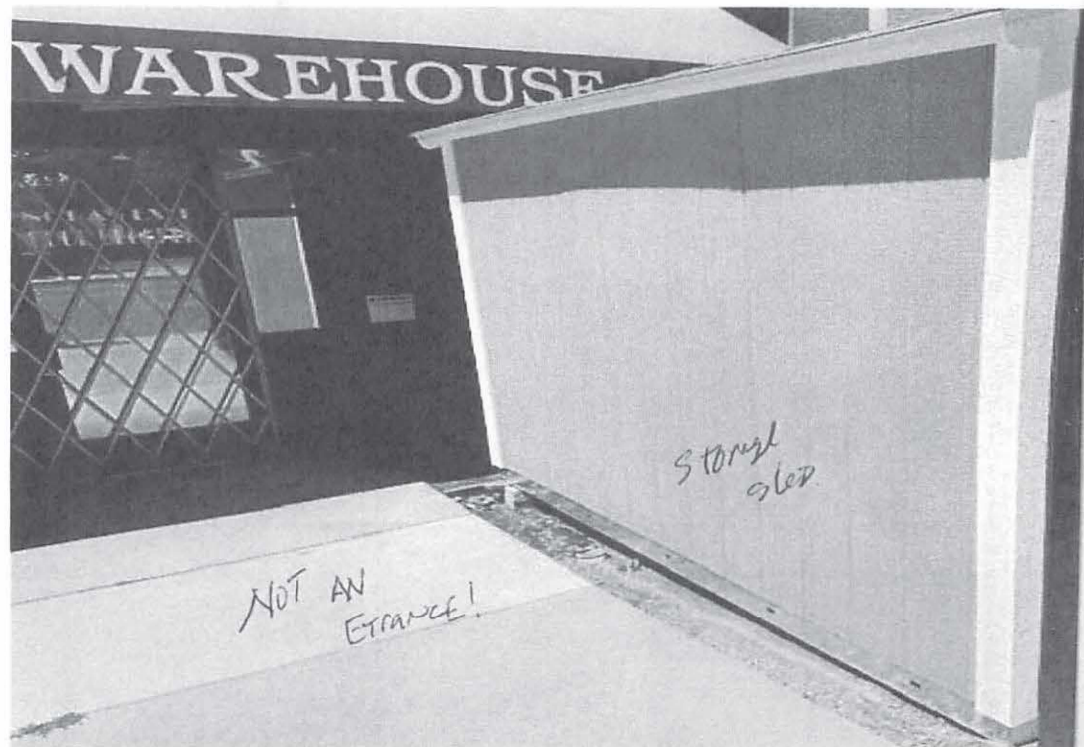




Site Image #1



Site Image #2



**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

Form available online: <http://www.stancounty.com/planning/applications.shtm>

S 33 T 2 R 8
ZONE P-1257
RECEIVED 8/18/25
APPLICATION NO. 2025-0073
RECEIPT NO. 583969

STAFF APPROVAL PERMIT APPLICATION

The undersigned hereby makes application for a Staff Approval Permit in accordance with the provisions of the Stanislaus County Code, Chapter 21.100 and any amendments to the same, and submits the following information for consideration:

1. NAME OF APPLICANT: (a) JOHN C. SHATSWELL
Name of firm or person

(b) 4971
Address

(c) SALIDA, 95368 (d) [REDACTED]
City, Zip

(e) [REDACTED]
Email address

2. NAME OF PROPERTY OWNER: (a) SSS & H Enterprises LLC
Name of firm or person

(b) P.O. Box 941
Address

(c) OAKDALE 95361 (d) [REDACTED]
City, Zip Phone

3. LOCATION OF PROPERTY: 5301, 5341 & 5351 PICCONE RD, SALIDA, CA,
Address

4. A DETAILED WRITTEN DESCRIPTION OF USE REQUESTED: _____
SEE ATTACHED: Exhibit "A"

5. ASSESSMENT NO. & ACREAGE OF PROPERTY: 136-D35-001-000 = .024
136-035-004-000 = .25 136-035-003-000 = .99

6. LIST THE NUMBER AND USE OF ALL EXISTING STRUCTURES ON PROPERTY:

- (1.) 5301 Piccone Rd. = ANTIQUE WAREHOUSE
(2.) 5341 Piccone Rd = GYMNASIUMS UNLIMITED
(3.) 5351 Piccone Rd = GYMNASIUMS UNLIMITED

7. A DETAILED SKETCH SHOWING THE APPROXIMATE LOCATION OF ANY PROPOSED AND EXISTING STRUCTURES ON PROPERTY OR LAND IMPROVEMENTS WITH RESPECT TO ROAD INTERSECTIONS, EXISTING BUILDINGS AND/OR SIGNS.

8. IF THE STAFF APPROVAL NEEDS TO BE REFERRED OUT TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF ONE THOUSAND, TWO HUNDRED, AND TWENTY-THREE DOLLARS (\$1,223.00).

- a. IF THE STAFF APPROVAL IS FOR A SINGLE-FAMILY RESIDENCE IN THE AG ZONE, OR THE STAFF APPROVAL DOES NOT NEED TO BE REFERRED TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF THREE HUNDRED AND NINETY-NINE DOLLARS (\$399.00).

Attachment: Exhibit A

Angela Freitas, Kristin Doud, MAC Committee

Dear Staff and Committee,

This project began with multiple tenant requests for better security due to break ins and vandalism. We proceeded to secure the property. We hired a fencing company and the tenant purchased a storage shed. We began installing a fence along Pirrone Rd and Pirrone Ct forgetting we were in a PD Development. On day two it was brought to our attention that the fencing was not on our property line by James DeDejong. He stated that we were about 2 ½ feet over the line which I confirmed to be true with a civil engineer. We were then told by James to contact Stanislaus County Building Department regarding the fencing and storage shed. I contacted Denny with the Stanislaus County Building Department. We were told both the storage shed and fencing were in compliance as the shed was under a certain square footage and the fencing met height requirements. We proceeded with the project and within a few days received a letter of cease and abate.

We would ask for your strong consideration to approve our request for security fencing at 5301 Pirrone Rd., Salida Ca. as well as minimal fencing between 5341 and 5351 Pirrone Rd. We are asking this because our tenant, The Antique Warehouse has had multiple thefts that have increased considerably in the past two years. The doors and windows have been smashed in as well as security gates being cut with power tools. Not only has this cost thousands in the loss of merchandise but has cost thousands in repairs as well. Due to the rise in insurance cancellations we have opted to pay all repairs out of pocket. All of our tenants have been affected by this rise in crime in Salida. We have homeless people sleeping in our dumpsters and bathing using our hose bibs. There is drug use and sexual activity taking place in our breezeway between the two buildings. The tenant in the front building is a Gymnastics Company with children present daily. The staff and the owner have witnessed the sexual activity between the buildings and are fearful the children may be exposed to it as well.

As I'm sure you are aware, Salida has no police department so we have to rely on the sheriff's department. Oftentimes they do not show up and if they do we are told there is nothing that can be done. The Antique Warehouse has been operating in this location for 25 years. Last year they paid sales tax to the county on a million dollars in sales. The property taxes on the complex are over \$30,000.00 per year. They do not want to move locations but may be forced to without stronger security in place. This is why we are requesting a no climb style wrought iron fencing. I would implore all of you to drive from Hammett Rd. to Kiernan Ct. to see that the majority of businesses are all fully fenced. Any businesses who are not are vacant or do not have easily removable valuables.

Just for clarification, the breezeway between the two buildings is NOT a fire lane . It houses switch gear boxes and roof ladders. If approved a Knox box would be in place for the fire department to have full access. The locks on these ladders have been cut multiple times and the breezeway is an open invitation for tweakers to steal electrical wire and roof wire and copper. It is also being used for drug and sexual activity.

In closing, thank you for your consideration of the above mentioned project. We would ask for the approval of the fencing and the 8 x 10 shed purchased by the tenant. The tenant has agreed to any stipulations put on the shed. They had plans to paint it to match the existing building and landscape around it. They are very short on storage space and need it for overflow, ie. Chairs, seasonal décor and supplies. If not approved on the backside of the building we would ask that it could be moved to the breezeway where it would not be visible from the freeway. The Antique Warehouse management and staff are extremely dedicated to being good neighbors and take great pride in the store. Curb appeal and appearance is very important to the success of the business.

Again, thank you very much for your time. If anyone has any questions regarding this project, they can contact me at [REDACTED] I will list tenant information below if anyone wishes to contact them.

Sincerely,

John Shatswell

Antique Warehouse: Ian (209) 6 [REDACTED] Gymnastics: Phil [REDACTED]