



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # \_\_\_\_\_

TO: State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044 (916) 445-0613

FROM: Stanislaus County Planning & 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

Project Title: General Plan Amendment and Rezone Application No. PLN2023-0166 - Gallo Glass Company
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristy Doud, Deputy Director
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: N. of Tenaya, S. of MID Canal, E. of Santa Rita, W. of Del Mar Ct. City/Nearest Community: Modesto
Cross Streets: Santa Cruz Ave. and Tenaya Ave. Zip Code: 95354
Longitude/Latitude (degrees, minutes and seconds): 035-010-001,-003,-004,-005,-006,-007,-008,-009,-015,-016,-017,-019,-020,-021,023, and 035-011-001 Section: 33 Twp.: 3 Range: 9 Base:
Assessor's Parcel Number: 001 Within 2 Miles: State Hwy #: 132 Waterways: N/A
Airports: Modesto County Airport Railways: Modesto & Empire Traction Co. Schools: Orville Wright Elementary School

Local Public Review Period: (to be filled in by lead agency)

Starting Date: March 14, 2024 Ending Date: April 1, 2024

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [x] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
OTHER: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexation
[x] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other

Development Type:

- [ ] Residential Units: 7 Acres: 4 [ ] Water Facilities Type: MGD
[ ] Office Sq.ft.: Acres: Employees: [ ] Transportation Type:
[ ] Commercial Sq.ft.: Acres: Employees: [ ] Mining Mineral:
[x] Industrial Sq.ft.: 150,000 Acres: 6.5 Employees: 0 [ ] Power Type:
[ ] Educational [ ] Waste Facilities Type: Watts
[ ] Recreational [ ] Hazardous Waste Type: MGD
[ ] OCS Related [ ] Other

Project Issues Discussed in Document:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geological/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [x] Other N/A

Present Land Use/Zoning/General Plan Designation: Vacant residential, chain link fencing.

**Project Description:** Request to amend the General Plan designation of 17 parcels from Industrial Reserve to Industrial and the zoning designation from Low-Density Residential (R-1) to Planned Development to allow for expanded outdoor storage associated with the existing adjacent Gallo Glass facility. The project also proposes construction of an 150,000 square-foot warehouse building, up to 75 feet in height, in the future if and when additional indoor storage is required to accommodate the growth of the Gallo Glass Company. The project site includes 17 parcels located north of Tenaya Avenue, south of the Modesto Irrigation District (MID) Lateral No. 1, east of Santa Rita Road, and west and northeast of Del Mar Court. The project will amend the General Plan and zoning designations of the portions of Tenaya and Santa Rita Avenues and MID Lateral No. 1 that are adjacent to the parcels included in the project as well as the 20-foot wide alley that runs along the center of Del Mar Court, which is proposed to be graveled and utilized for emergency vehicle access. Three limited access gates are proposed to be installed, one at the south end of Santa Rita Avenue, another at the west end of Tenaya Avenue, and a third along the northeast corner of MID Lateral No. 1 and Santa Cruz Avenue. The site is currently fenced with seven-foot-tall chain link fencing around a portion of the perimeter and additional tube steel security fencing, seven feet in height, will be installed around the southern, western, and northern boundaries of the project site. Stormwater will be maintained on-site via a storm drainage basin proposed to be located at the southeast corner of the project site.

**Reviewing Agencies Checklist:**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

- |                                                                     |                                                                                  |
|---------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> S Air Resources Board           | <input type="checkbox"/> Office of Emergency Services                            |
| <input type="checkbox"/> Boating & Waterways, Department of         | <input type="checkbox"/> Office of Historic Preservation                         |
| <input type="checkbox"/> California Emergency Management Agency     | <input type="checkbox"/> Office of Public School Construction                    |
| <input type="checkbox"/> California Highway Patrol                  | <input type="checkbox"/> Parks & Recreation, Department of                       |
| <input checked="" type="checkbox"/> S Caltrans District # <u>10</u> | <input type="checkbox"/> Pesticide Regulation, Department of                     |
| <input type="checkbox"/> Caltrans Division of Aeronautics           | <input type="checkbox"/> Public Utilities Commission                             |
| <input type="checkbox"/> Caltrans Planning                          | <input type="checkbox"/> Reclamation Board                                       |
| <input type="checkbox"/> Central Valley Flood Protection Board      | <input checked="" type="checkbox"/> S Regional WQCB # <u>Central Valley</u>      |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy     | <input type="checkbox"/> Resources Agency                                        |
| <input type="checkbox"/> Coastal Commission                         | <input type="checkbox"/> Resources Recycling and Recovery, Department of         |
| <input type="checkbox"/> Colorado River Board Commission            | <input type="checkbox"/> S.F. Bay Conservation & Development Commission          |
| <input type="checkbox"/> Conservation, Department of                | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of                 | <input type="checkbox"/> San Joaquin River Conservancy                           |
| <input type="checkbox"/> Delta Protection Commission                | <input type="checkbox"/> Santa Monica Mountains Conservancy                      |
| <input type="checkbox"/> Education, Department of                   | <input type="checkbox"/> State Lands Commission                                  |
| <input type="checkbox"/> Energy Commission                          | <input type="checkbox"/> SWRCB: Clean Water Grants                               |
| <input checked="" type="checkbox"/> S Fish & Game Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Quality                                    |
| <input type="checkbox"/> Food & Agriculture, Department of          | <input type="checkbox"/> SWRCB: Water Rights                                     |
| <input type="checkbox"/> Forestry & Fire Protection, Department of  | <input type="checkbox"/> Tahoe Regional Planning Agency                          |
| <input type="checkbox"/> General Services, Department of            | <input type="checkbox"/> Toxic Substances Control, Department of                 |
| <input type="checkbox"/> Health Services, Department of             | <input type="checkbox"/> Water Resources, Department of                          |
| <input type="checkbox"/> Housing & Community Development            | Other: _____                                                                     |
| <input type="checkbox"/> Integrated Waste Management Board          | Other: _____                                                                     |
| <input type="checkbox"/> Native American Heritage Commission        |                                                                                  |

**Lead Agency (Complete if applicable):**

Consulting Firm: Stanislaus County  
 Address: 1010 10<sup>th</sup> Street  
 City/State/Zip: Modesto, CA 95354  
 Contact: Kristy Doud, Deputy Planner  
 Phone: (209) 525-6330

Applicant: Gallo Glass Co.  
 Address: 430 10<sup>th</sup> St.  
 City/State/Zip: Modesto, CA 95354  
 Contact: Michael Hayes, VVH Consulting Engineers  
 Phone: (209) 568-4477

Signature of Lead Agency Representative: 

Date: 3/13/24