



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Director
8800 Cal Center Drive
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 26, 2024

Kristen Anaya

Associate Planner

Stanislaus County Planning and Community Development

1010 10th Street, Suite 3400

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anayak@stancounty.com

RE: NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT AND
REZONE APPLICATION NO. PLN2023-0166 – GALLO GLASS COMPANY PROJECT,
DATED JUNE 7, 2024 STATE CLEARINGHOUSE NUMBER [2024030521](#)

Dear Kristen Anaya,

The Department of Toxic Substances Control (DTSC) received a Negative Declaration for the General Plan Amendment and Rezone Application No. PLN2023-0166 – Gallo Glass Company project (project). The proposed project requests to amend the General Plan designation of 24 parcels from Industrial Transition to Industrial, and to amend the zoning designation of all 24 parcels from Single-Family Residential to Planned Development, to allow for the expansion of outdoor storage associated with the adjacent Gallo Glass Company facility. No construction is proposed initially; however, the project includes the potential construction of a 150,000± square-foot warehouse building, up to 75-feet in height, to accommodate the growth of the Gallo Glass Company if and when additional indoor storage is required in lieu of outdoor storage at

a future date. Additionally, a 20-foot-wide alley which runs north-south from Del Mar Court to Tenaya Avenue is proposed to be graveled and utilized for emergency vehicle access.

DTSC recommends and requests consideration of the following comments:

1. DTSC recommends the Stanislaus County Planning and Community Development utilize an approved oversight on the [Certified Local Agencies](#) list or enter into DTSC's Standard Voluntary Agreement (SVA) program so a proper evaluation of the project is completed. If entering into an SVA with DTSC, the [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click "Start a Request for Lead Agency Oversight Application. If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).
2. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [Preliminary Endangerment Assessment Guidance Manual](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the General Plan Amendment and Rezone Application No. PLN2023-0166 – Gallo Glass Company project. Thank you for your assistance in protecting California's people and environment from the harmful effects

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of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Dave Kereazis
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HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
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cc: (via email)

Governor's Office of Planning and
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