



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2024030521

TO: State Clearinghouse FROM: Stanislaus County Planning & Community Development
P.O. Box 3044 1010 10th Street, Suite 3400, Modesto, CA 95354
Sacramento, CA 95812-3044 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
(916) 445-0613 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: Kristen Anaya, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA 95354 County: Stanislaus

Project Location: 24 parcels n of Tenaya Dr, between Santa Rita and South Santa Cruz Avenues, in the Modesto area City/Nearest Community: Modesto
Cross Streets: Santa Cruz Ave. and Tenaya Ave. Zip Code: 95354
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 6.5
Assessor's Parcel Number: 035-010-001,003,004,005,006, 007,008,009,010,011,012,013,014,015, 016,017,019,020,021,022, 023; 035-011-001,006, 035-004-070 Section: 33 Twp.: 3 Range: 9 Base:
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: June 6, 2024 Ending Date: July 9, 2024

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI OTHER: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[x] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec [] 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: 1 [] Power Type: Watts
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] 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/R-1/Industrial Transition

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description: Request 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 (R-1) to Planned Development, to allow for the expansion of outdoor storage associated with the adjacent Gallo Glass Company facility (Gallo). 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. The project site includes a former segment of Modesto Irrigation District (MID) Lateral Canal No. 1, between Santa Cruz and Santa Rita Avenues that has since been abandoned, identified as Assessor Parcel Number (APN) 035-004-070. On March 26, 2024, the Stanislaus County Board of Supervisors approved the formal abandonment of the following County road rights-of-way which lie adjacent to the project parcels: the southerly segment of Santa Rita Avenue beginning at the south edge of Mono Park; the westerly segment of Tenaya Avenue beginning mid-block between Santa Rita and S. Santa Cruz Avenues; and the westerly segment of Del Mar Court, beginning mid-point between its two termination points at Tenaya Avenue. These roadways will be maintained for interior private drive aisles for the existing Gallo Glass Company facility. Gated access is proposed to be installed on Santa Rita Avenue and Tenaya Avenue where the public right-of-way ends, and along South Santa Cruz Avenue. The project applicant intends on requesting formal abandonment of additional Tenaya Avenue right-of-way adjacent to adjacent to APNs 035-010-012, -013, and 035-011-006 at a future date, by separate application made to the Department of Public Works. In the meantime, the 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.

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 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 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 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 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	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Lead Agency (Complete if applicable):

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

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

Signature of Lead Agency Representative: Signature on file

Date: June 6, 2024