



Referral
Early Consultation

Date: December 19, 2024
To: Distribution List (See Attachment A)
From: Kristen Anaya, Senior Planner
Planning and Community Development
Subject: GENERAL PLAN AMENDMENT AND REZONE APPLICATION PLN2024-0100
- GALLO GLASS COMPANY
Respond By: January 8, 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 a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission 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: Gallo Glass Company
Project Location: Existing P-D (373): North of Tenaya Drive, between Santa Rita and South Santa Cruz Avenues, in the Modesto area.
Parcels to be added: 333 and 335 South Santa Cruz Avenue, east of Santa Rita Road, northeast of Del Mar Court, between Yosemite Boulevard (State Route 132) and the Tuolumne River, in the Modesto area.
APNs: Existing P-D (373): 035-010-001, -003-017, and -019-023; 035-011-001, and -006; and a portion of 035-004-070;
Parcels to be added: 035-011-002 & 035-011-003
Williamson Act Contract: N/A
General Plan: Existing P-D (373): Industrial
Parcels to be added: Industrial Transition
Current Zoning: Existing P-D (373): Planned Development (P-D) (373)
Parcels to be added: Single-Family Residential (R-1)
Project Description: Request to amend the General Plan designation of two parcels totaling 0.64± acres from Industrial Transition to Industrial and the zoning designation from Single-Family Residential (R-1) to Planned Development (P-D), and to modify the development plan of P-D (373) to

allow for development of a stormwater drainage basin to serve the future outdoor glass storage facility. P-D (373) was approved by the Board of Supervisors under General Plan Amendment (GPA) and Rezone (REZ) No. PLN2023-0166 – *Gallo Glass Company* on August 20, 2024. A detailed description of the approved GPA and REZ No. PLN2023-0166 is provided in the August 20, 2024 Board of Supervisors Report, which is available online at: <https://www.stancounty.com/bos/agenda/2024/20240820/PH03.pdf>.

GPA and REZ No. PLN2023-0166 was approved to allow for the development of outdoor glass palletized storage, and the option to develop a 150,000± square-foot warehouse, on 24 contiguous parcels which adjoin the proposed project site to the west. The approved project included an on-site stormwater drainage basin which has not yet been developed. This 2024 GPA and REZ application has been submitted to add two additional parcels (identified as Assessor Parcel Number 035-011-002 and 035-011-003) to the storage facility footprint in order to allow reorientation and shifting of the approved basin site eastward in order to better accommodate circulation of truck traffic accessing the outdoor glass storage and future warehouse building of the approved project. No new construction, or modifications to the vehicle trips, employee numbers, or activities are proposed with this request.

If approved, this portion of the Gallo Glass Company campus, located north of Tenaya Drive and between Santa Rita and Santa Cruz Avenues, would comprise 26 total contiguous parcels (totaling 5.49± acres) including the now-abandoned rights-of-way of Del Mar Court, the Modesto Irrigation District (MID) canal, and portions of both Tenaya Drive and Santa Rita Avenue. The 26-parcel storage facility is proposed to be fenced with seven-foot-tall tube steel security fencing around the project perimeter. Development Standard No. 10 of the approved project required that the approved project incorporate screen landscaping along any residential-zoned parcels which adjoin the storage facility. If approved, this Development Standard would be applied to the two parcels included in this new request.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**GENERAL PLAN AMENDMENT AND REZONE APPLICATION PLN2024-0100 – GALLO GLASS COMPANY**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN CO SUPERVISOR DIST #4: SUPERVISOR GREWAL
	GSA:	X	STAN COUNTY COUNSEL
X	DISPOSAL DIST: GILTON SOLID WASTE		StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:	X	SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING RESIDENCES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: MODESTO & EMPIRE TRACTION	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: MODESTO CITY SCHOOLS		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
	STAN CO AG COMMISSIONER	X	INTERESTED PARTIES
X	TUOLUMNE RIVER TRUST	X	CA DEPT OF HOUSING & COMM. DEV.

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: GENERAL PLAN AMENDMENT AND REZONE APPLICATION PLN2024-0100  
– GALLO GLASS COMPANY**

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