



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. PLN2024-0100 - Gallo Glass Company
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Senior Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 333 and 335 South Santa Cruz Ave. City/Nearest Community: Modesto
Cross Streets: Tenaya Drive, South Santa Cruz Ave. Zip Code: 95354
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 0.64
Assessor's Parcel Number: 035-011-002 & 035-011-003 Section: 33 Twp.: 3 Range: 9 Base: MDB&M
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: December 19, 2024 Ending Date: January 8, 2025

Document Type:
CEQA: [] NOP [] Draft EIR [] 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 [] Rezone [] Annexation
[] 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: Acres: [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: Watts
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] Other Stormwater Facilities

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 [] Other N/A

Present Land Use/Zoning/General Plan Designation:
Vacant residential / Single-Family Residential / Industrial Transition

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 Rézone (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.

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".

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| <input checked="" type="checkbox"/> 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"/> 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"/> 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"/> 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 10th Street
 City/State/Zip: Modesto, CA 95354
 Contact: Kristen Anaya, Senior Planner
 Phone: (209) 525-6330
 Email: planning@stancounty.com

Applicant: Gallo Glass Company
 Address: 600 Yosemite Boulevard
 City/State/Zip: Modesto, CA 95354
 Contact: Andrew Layland, Senior Director
 Phone: (209) 568-4477
 Email: planning@stancounty.com

Signature of Lead Agency Representative: 

Date: December 19, 2024