

340STANISLAUS COUNTY PLANNING COMMISSION

April 3, 2025

STAFF REPORT

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2024-0100 GALLO GLASS COMPANY

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) (373), TO ALLOW FOR DEVELOPMENT OF A STORMWATER DRAINAGE BASIN SERVING P-D (373).

APPLICATION INFORMATION

Applicant:	Gallo Glass Company (Douglas B. Vilas, Nigel Dart, Andrew Layland)
Property owner:	Gallo Glass Company, E&J Gallo Winery
Agent:	Michael Hayes, VVH Architecture
Location:	North of Tenaya Drive, between Santa Rita and South Santa Cruz Avenues, in the Modesto area.
Section, Township, Range:	33-3-9 and 34-3-9
Supervisory District:	District 4 (Supervisor Grewal)
Assessor's Parcel:	035-011-002 and 035-011-003
Referrals:	See Exhibit G Environmental Review Referrals
Area of Parcel(s):	0.64± acres
Water Supply:	City of Modesto
Sewage Disposal:	City of Modesto
General Plan Designation:	Industrial Transition
Community Plan Designation:	N/A
Existing Zoning:	Single-Family Residential (R-1)
Sphere of Influence:	City of Modesto
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	One vacant single-family dwelling
Surrounding Land Use:	The Tuolumne River and Gallo Glass Company campus to the south; Dry Creek, the Gallo Glass Company, and E&J Gallo campus to the west; Mono Park, Yosemite Boulevard (State Route 132), and single-family residential development to the north; a bike path, single-family and multi-family residential development, and the Modesto City-County Airport to the east; and the City of Modesto to the north, west, and south.

RECOMMENDATION

Staff recommends the Planning Commission provide a recommendation of approval to the Board of Supervisors, based on the discussion below and on the whole of the record provided to the County. Exhibit A provides an overview of the findings and actions required for project approval.

PROJECT DESCRIPTION AND BACKGROUND

This is a 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) (373) to allow for development of a stormwater drainage basin serving P-D (373).

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 to allow for the development of outdoor glass storage, with the option to develop a 150,000 square-foot warehouse on 6.86± acres comprised of 24 contiguous parcels and five parcels consisting of now-abandoned rights-of-way (“2023 GPA REZ Project”). While the 2023 GPA REZ project has yet to be developed, the approval allows for outdoor storage of bulk palletized, shrink-wrapped glass containers, stacked up to four pallets high, and construction of a 150,000± square-foot warehouse building, up to 75-feet in height. Permitted hours of operations are 24-hours per-day, seven days a week, year-round when operational. Due to the site usage being exclusively storage, which will be primarily unmanned, only one employee is expected to be on-site at any given time, for maintenance, pick-ups, or deliveries of glass. The approved project is expected to generate 30-60 truck trips per-day, over the course of a 24-hour period. The project was approved to be fenced with seven-foot-tall tube steel security fencing around the project perimeter. Development Standard No. 10 of P-D (373) requires that the screen landscaping be planted along the northern and eastern property line(s) adjoining residential-zoned property. The August 20, 2024 Board of Supervisors report is available online: <https://www.stancounty.com/bos/agenda/2024/20240820/PH03.pdf>.

This request would add two additional parcels, identified as Assessor Parcel Numbers (APN) 035-011-002 and 035-011-003, to the storage facility footprint in order to allow reorientation and shifting of the approved stormwater drainage basin site eastward in order to better accommodate on-site circulation for the already approved storage activities. No new construction, or modifications to the approved vehicle trips, employee numbers, or activities, including areas to be used for storage, are proposed with this request. This request amends the site plan for P-D (373) to reflect the relocation of the stormwater drainage basin.

The project description for this project initially stated that, if the application is approved, a new P-D zoning district will be established encompassing the 31 total parcels owned by the applicant, including the abandoned rights-of-way. The project description has been modified to reflect that the two new parcels, totaling 0.64± acres, will be rezoned to the existing P-D (373) zoning district. All development standards adopted for P-D (373) will apply to the 2023 GPA REZ Project and the 0.64± acre project site.

SITE DESCRIPTION

Existing Planned Development (P-D) (373) zoning district is comprised of 29 parcels totaling 6.86± acres in size. The 0.64± acre project site, proposed to be added to P-D (373), is comprised of two parcels (Assessor Parcel Numbers [APNs] 035-011-002 and 003). Both the existing area and portion to be added to the project site are located north of Tenaya Drive, south of Mono Park and the former Modesto Irrigation District (MID) Lateral No. 1, east of Santa Rita Road and west of South Santa Cruz Avenue, between Yosemite Boulevard (State Route 132) and the Tuolumne River, in the Modesto area.

All parcels included in the project request are owned by Gallo Glass Company and E&J Gallo Winery. The project site is primarily vacant with the exception of one unoccupied single-family dwelling located on APN 035-011-002, which will be demolished prior to onset of the proposed use (see Exhibit B – *Maps and Site Plan*).

The surrounding area is comprised of the Tuolumne River and Gallo Glass Company campus to the south; Dry Creek, the Gallo Glass Company, and E&J Gallo campus to the west; Mono Park, Yosemite Boulevard (State Route 132), and single-family residential development to the north; and a bike path, single-family and multi-family residential development, and the Modesto City-County Airport to the east, and the City of Modesto to the north, west, and south.

ISSUES

In response to the project's California Environmental Quality Act (CEQA) Initial Study referral, a letter was received from Valley Improvement Projects (VIP), a community advocacy group, raising concerns relating to increased diesel traffic generated by the 150,000 square-foot warehouse and facility approved under the 2023 GPA REZ Project, and warehouse facilities in general contributing to reduced air quality and additional paving contributing to urban heat island effect (see Exhibit H - *Valley Improvement Projects Correspondence, Dated March 12, 2025*). Their letter expresses concerns that the CEQA Early Consultation referral process, did not involve referral to disadvantaged and/or marginalized communities in the County nor did it involve a community approval process. The purpose of the Early Consultation is to soliciting feedback on project requirements and potential environmental impacts on the project from responsible and trustee agencies and interested parties of record; notices to surrounding landowners are typically not sent at the Early Consultation stage of the project review. Notice of the Initial Study and public hearing notices are sent to landowners of record within a 300-foot distance in urban areas in accordance with state and County policy. In this case, the project's Early Consultation, Initial Study, and public hearing notices were mailed to both residents (via Assessor's site addresses) and landowners (via Assessor's mailing addresses) of record within the landowner noticing area, exceeding minimum typical requirements of noticing to the community. There is no County established Municipal Advisory Council (MAC) associated with the project area.

A Negative Declaration was adopted pursuant to CEQA as part of the 2023 GPA REZ Project which included an air quality analysis, including both a health risk screening assessment and air pollution emissions estimates to assess the project's health risk on nearby sensitive receptors from operational sources and mobile sources such as truck traffic. The analysis indicated the project had a less than significant impact to both health risk and ambient air quality in accordance with thresholds set by the San Joaquin County Air Pollution Control District (SJVAPCD). Per the

applicant, although this project includes the addition of 0.64± acres of land into the approved project's footprint, it will allow an overall reduction of paved surfaces due to the increased surface area of the stormwater basin serving the Gallo Glass facility, air and urban heat island effects are expected to be lessened as a result of adding two additional parcels to the facility footprint. Furthermore, this subject request is not affecting the approved 2023 Project with the exception of the stormwater basin being relocated.

Aside from the issues above, no other issues have been identified as a part of this request.

GENERAL PLAN CONSISTENCY

Consistency with the goals, objectives, and policies of the various elements of the Stanislaus County General Plan must be evaluated when processing all discretionary project requests. Additionally, in order to approve a rezone, it must be found to be consistent with the General Plan. This project includes a request to amend the project site's General Plan designation from Industrial Transition to Industrial. The Land Use Element of the General Plan specifies that the Industrial Transition designation is appropriate in areas within the sphere of influence of a city or within the planning boundary of an unincorporated community which lie in the path of an expanding industrial area. Land falling within this designation may continue to be zoned and used for non-industrial purposes pending demand for such industrial expansion. Rezoning for industrial usage should not be approved for less than an entire block or an area adjacent to an existing industrial zone and must be based on evidence of industrial development capability and a program for adequate relocation of any persons to be ultimately displaced. As required by the Land Use Element, property within the Industrial Transition designation shall retain its present zoning until such time as conversion to Industrial is desirable. At such time as a General Plan amendment to Industrial is processed, property will then be rezoned to be consistent with the Industrial designation. In this case, the project includes a request to rezone from Single-Family Residential (R-1) to Planned Development (P-D). While the project site does not take in an entire block, it does lie directly adjacent to an existing industrial zone, to the south and west of the project site, developed with Gallo's facility. The project site is developed with one single-family dwelling; however, this structure is presently unoccupied and owned by Gallo Glass Company and therefore the project would not result in displacement of individuals or trigger a relocation program.

General Plan amendments affect the entire County and any evaluation must give primary concern to the County as a whole; therefore, a fundamental question must be asked in each case: will this amendment, if adopted, generally improve the economic, physical and social well-being of the County in general? Additionally, the County in reviewing General Plan amendments shall consider how the levels of public and private service might be affected; as well as how the proposal would advance the long-term goals of the County. In each case, in order to take affirmative action regarding a General Plan Amendment application, it must be found that the General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses and that the County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service. In the case of a proposed amendment to the Land Use diagrams of the General Plan's Land Use Element, an additional finding that the amendment is consistent with the goals and policies of the General Plan must also be made.

The Land Use Element describes the Industrial designation as a designation intended to indicate areas for various forms of light or heavy industrial uses, including, but not limited to, manufacturing and warehousing. Generally, the Industrial designation shall be used in areas where public sewer and water are available or where the restrictions of the Planned Industrial designation are inappropriate, including instances where the property to be designated is intended for a single-use applicant not permitted in the Planned Industrial designation and the applicant needs a very large site or the property is adjacent to an existing industrial area which is reaching capacity and whose services can be extended to serve the expansion. In this case, the latter is applicable. The City of Modesto has the capability to serve the project site for sewer and water service, and there is no anticipated disruption to existing levels of service. The proposed project site will be contiguous with and a logical expansion of the existing Gallo facility, which is at capacity for palletized glass storage.

The project site is located within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) of the City of Modesto. The County's General Plan SOI policy states that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, shall be referred to the city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what development standards are necessary to ensure that development will comply with city development standards. Goal Five, Policy 26 of the Land Use Element states that development must meet the applicable development standards of the affected city. Approval from a city does not preclude the County's decision-making bodies from exercising discretion, and they may either approve or deny the project. The City of Modesto has reviewed the project request and provided written support for the project. No development standards were requested by City of Modesto staff; however, City standards for landscaping and signage have been applied as development standards due to the project being located within the City's SOI.

The project site is also located in Referral Area 1 of the Modesto City-County Airport and accordingly is subject to consultation with the Airport Land Use Commission (ALUC) to determine consistency with the Airport Land Use Compatibility Plan (ALUCP). The ALUC reviewed the project and indicated that the project is not subject to Overflight Notification or Real Estate Disclosure requirements as the use is not considered residential development. Federal Aviation Regulations (FAR) Part 77 Obstruction Surfaces and Federal Aviation Administration (FAA) Notification require FAA notification for any proposed construction that exceeds a height greater than an imaginary slope extending 50 feet outward and one foot upward for a distance of 10,000 feet from the nearest point of the airport runway. While the development as proposed does not trigger this threshold, the requirement has been added as Development Standard No. 22 given it is a regulatory requirement.

Staff believes that with development standards in place, the project is consistent with the County's General Plan.

ZONING ORDINANCE CONSISTENCY

To approve a rezone, the Planning Commission must find that it is consistent with the General Plan. If approved, the industrial warehousing of bulk, shrink-wrapped palletized glass will be the only permitted use of the Planned Development (P-D) (373) zoning district and any expansion or

amendment to the uses will be subject to all applicable requirements of the County's Zoning Ordinance. The use would not trigger any requirements for parking since employees working on the project site already have access to parking lots located on the adjacent Gallo facilities. This project will maintain zoning consistency by adhering to the uses and development standards, including parking, fencing, landscaping, signage, lighting, building height, and setbacks, incorporated into this project and applied to the P-D (373) zoning district (see Exhibit C – *Conditions of Approval*). Existing requirements for perimeter landscaping and fencing to be installed adjacent to adjoining Single-Family Residential (R-1) parcels will be applied to the two project parcels.

If the project is approved, the proposed zoning designation of P-D will be consistent with the proposed General Plan designation of Industrial. Staff believes the project can make the findings required to rezone the project site, as outlined in Exhibit A of this report.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to interested parties and responsible agencies for review and comment (see Exhibit G - *Environmental Review Referrals*).

At the request of the San Joaquin Air Pollution Control District (SJVAPCD) a Prioritization Screening and California Emission Estimator Model (CalEEMod) was completed for the development approved under the 2023 GPA REZ project, which is located adjacent to the project site, to assess potential impacts on health risk to nearby sensitive receptors and air quality. A CalEEMod Air Quality Study and Health Risk Prioritization Determination (air study) was prepared by Yorke Engineering, LLC and circulated with the Initial Study, quantifying potential air-related impacts accounting for both scenarios with outdoor storage only and the future warehouse. Based on this analysis, the air study concluded that the approved 2023 GPA REZ project would have a less than significant impact on both health risk to sensitive receptors and would not exceed the SJVAPCD's thresholds of significance for criteria pollutants. The proposed project involves adding 0.64± acres to the approved development, for development of additional pavement and stormwater drainage facilities. No operational increase is proposed with the two added parcels and no new or significant impacts were identified.

The Initial Study has been amended to clarify the scope of the project by removing parcels already entitled and environmentally evaluated under a previous CEQA document, including clarifying amendments to the project description (see Exhibit E – *Amended Initial Study, with Attachments*).

As permitted by CEQA Guidelines, amendments to an Initial Study may be made without recirculation provided they are providing clarifying information only. The amendments made to the Initial Study, reflected by bolded text and strikeouts, are considered to be clarifying in nature and will not create new significant impacts. Accordingly, the amended Initial Study is not required to be re-circulated.

A Negative Declaration has been prepared for approval prior to action on the project itself as the project will not have a significant effect on the environment (see Exhibit F - *Negative Declaration*). Development Standards reflecting referral responses have been placed on the project (see Exhibit C - *Conditions of Approval*).

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$3,025.75** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk-Recorder filing fees. The attached Development Standards ensure that this will occur.

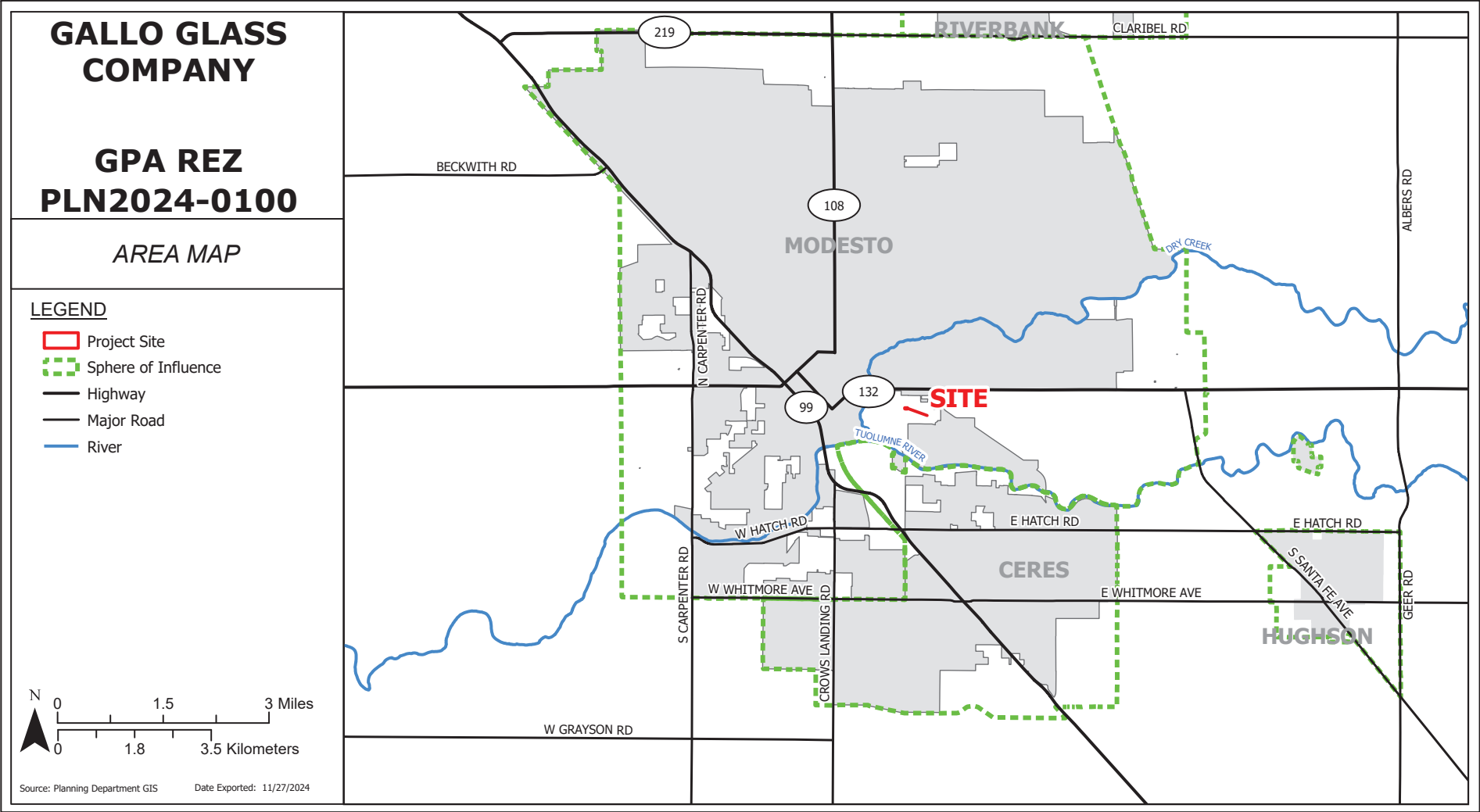
Contact Person: Kristen Anaya, Senior Planner (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps and Site Plan
- Exhibit C - Conditions of Approval
- Exhibit D - Development Schedule
- Exhibit E - Amended Initial Study, with Attachments
- Exhibit F - Negative Declaration
- Exhibit G - Environmental Review Referrals
- Exhibit H - Valley Improvement Projects Correspondence, Dated March 12, 2025

Findings and Actions Required for Project Approval


1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Amended Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find, based on the discussion in this report, and the whole of the record that:
 - a. The General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses.
 - b. The County and other affected governmental agencies will be able to maintain levels of service consistent with the ability of the governmental agencies to provide a reasonable level of service.
 - c. The amendment is consistent with the General Plan goals and policies.
 - d. The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
4. Find that the proposed Planned Development zoning is consistent with the proposed Industrial General Plan designation.
5. Approve General Plan Amendment and Rezone Application No. PLN2024-0100 – Gallo Glass Company, subject to the attached Conditions of Approval.
6. Introduce, waive the reading, and adopt an ordinance for the approved Rezone Application No. PLN2024-0100 – Gallo Glass Company.







GALLO GLASS COMPANY

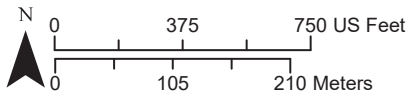
**GPA REZ
PLN2024-0100**

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

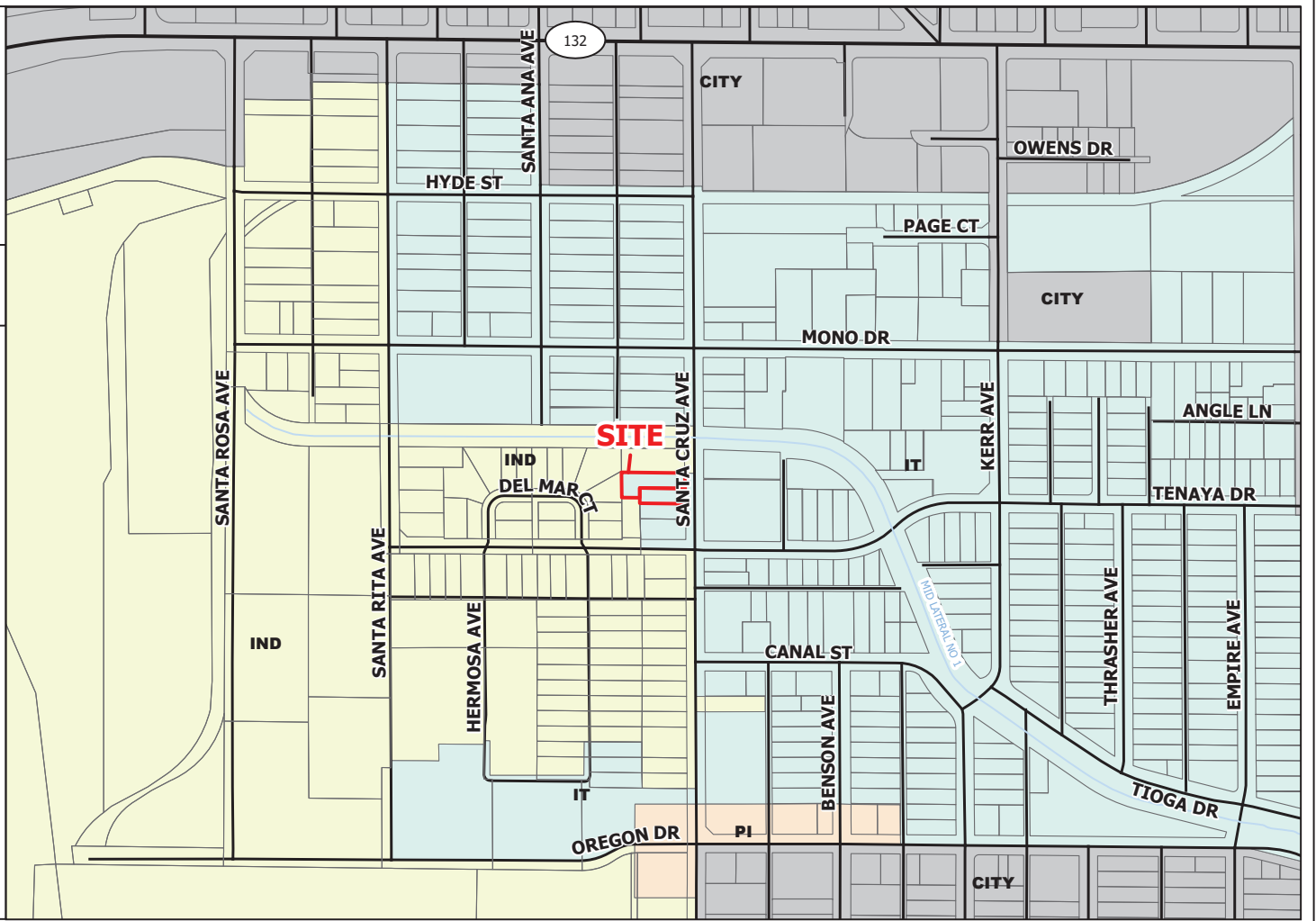
General Plan

-  City
-  Industrial (IND)
-  Industrial Transition (IT)
-  Planned Industrial (PI)



Source: Planning Department GIS

Date Exported: 3/28/2025






GALLO GLASS COMPANY








**GPA REZ
PLN2024-0100**

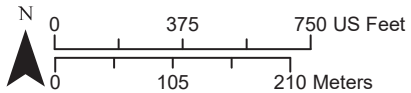
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

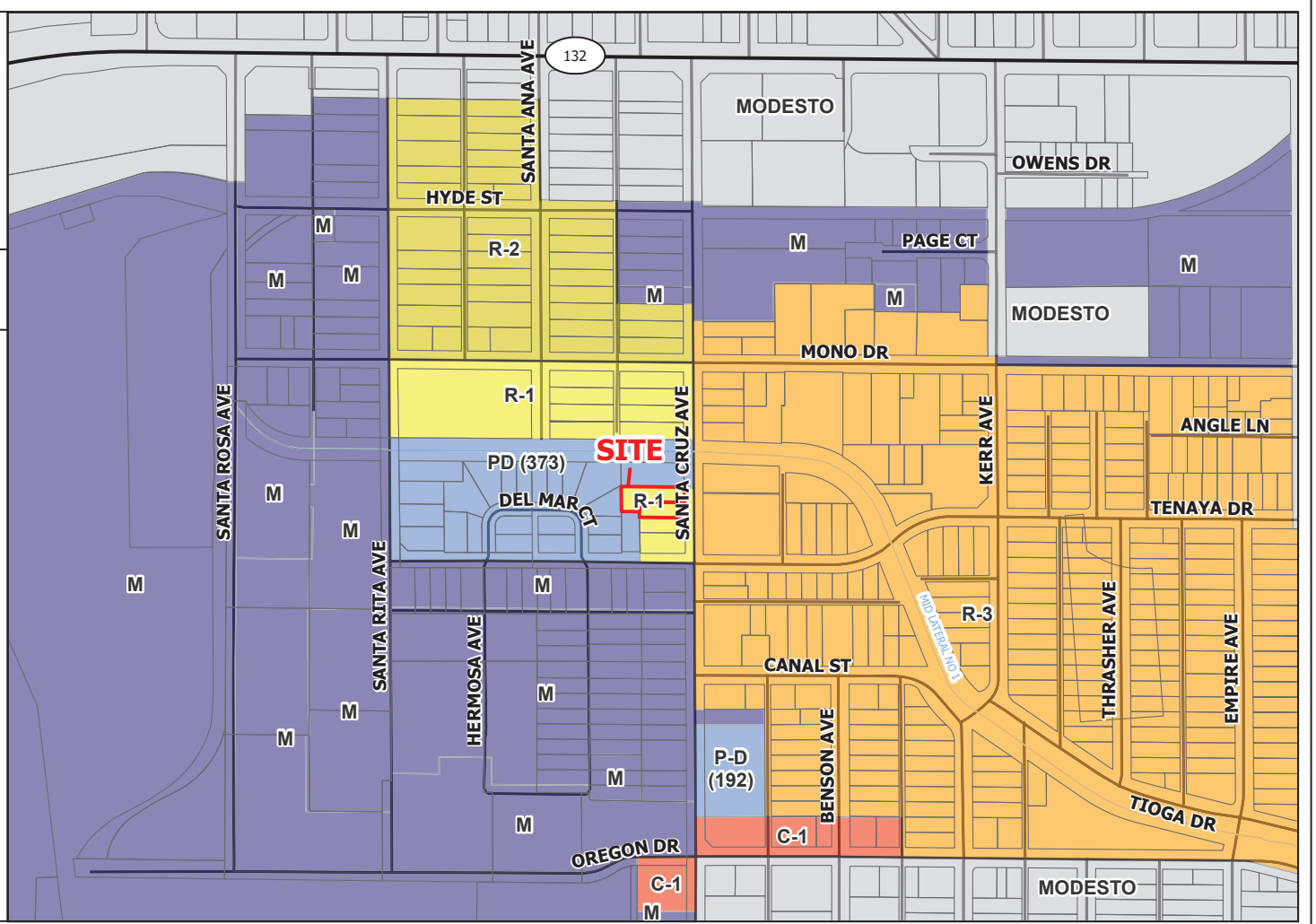
Zoning Designation

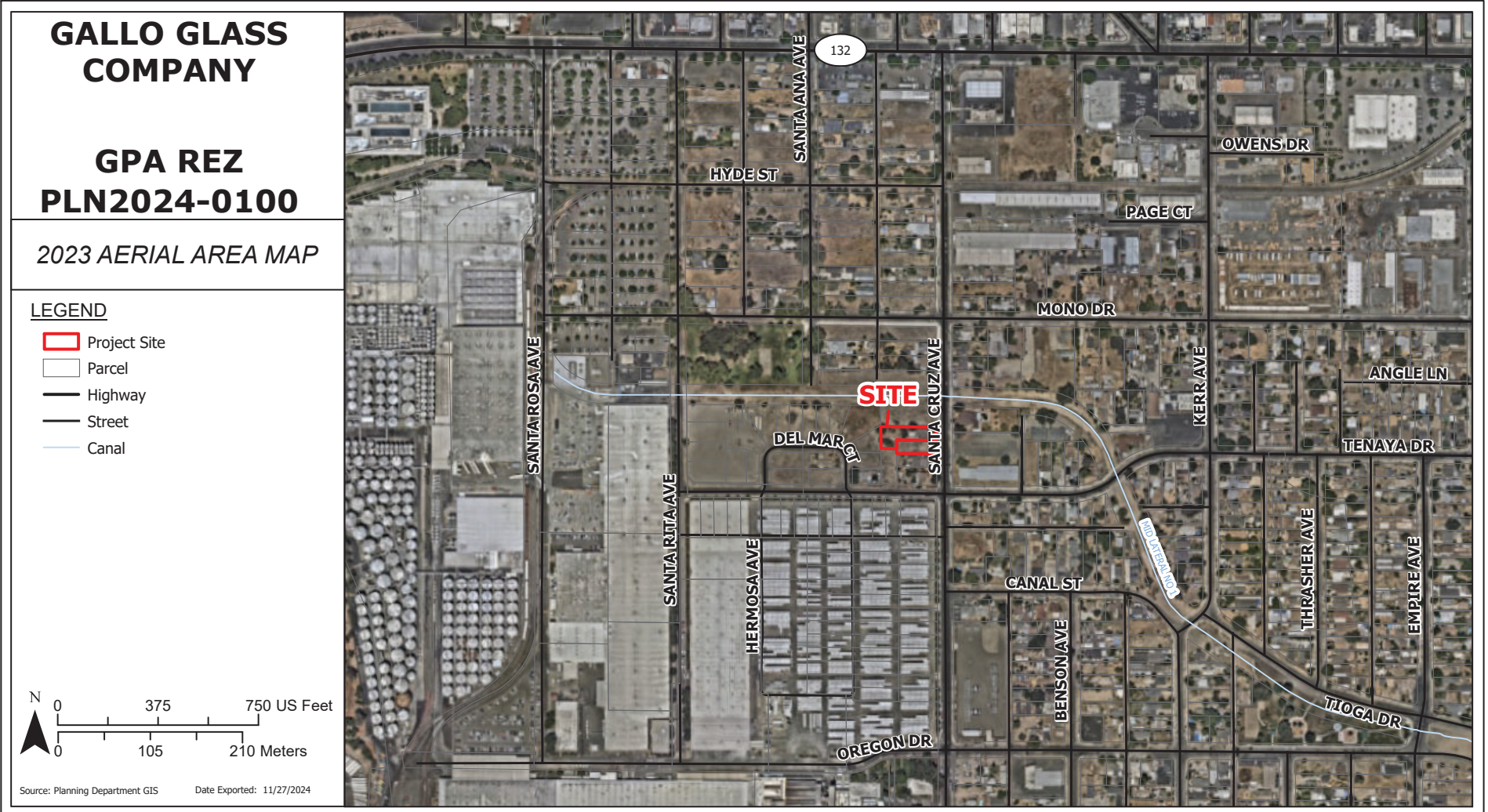
-  City of Modesto
-  Industrial
-  Medium Density Residential
-  Multiple Family
-  Neighborhood Commercial
-  Planned Development
-  Single Family Residential



Source: Planning Department GIS

Date Exported: 11/27/2024





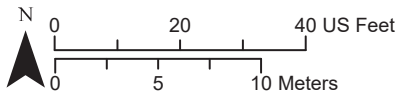
**GALLO GLASS
COMPANY**

**GPA REZ
PLN2024-0100**

2023 AERIAL SITE MAP

LEGEND

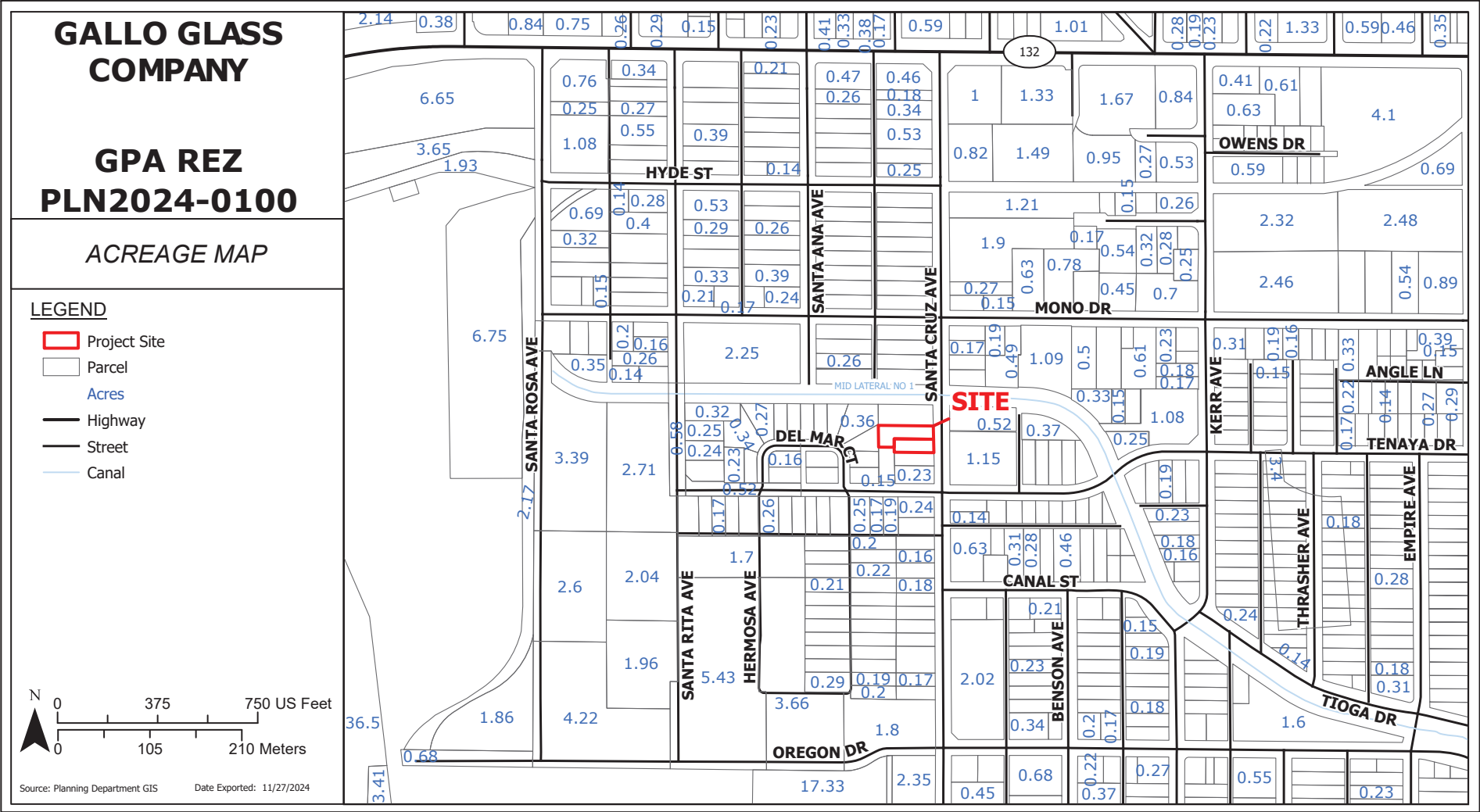
-  Project Site
-  Parcel

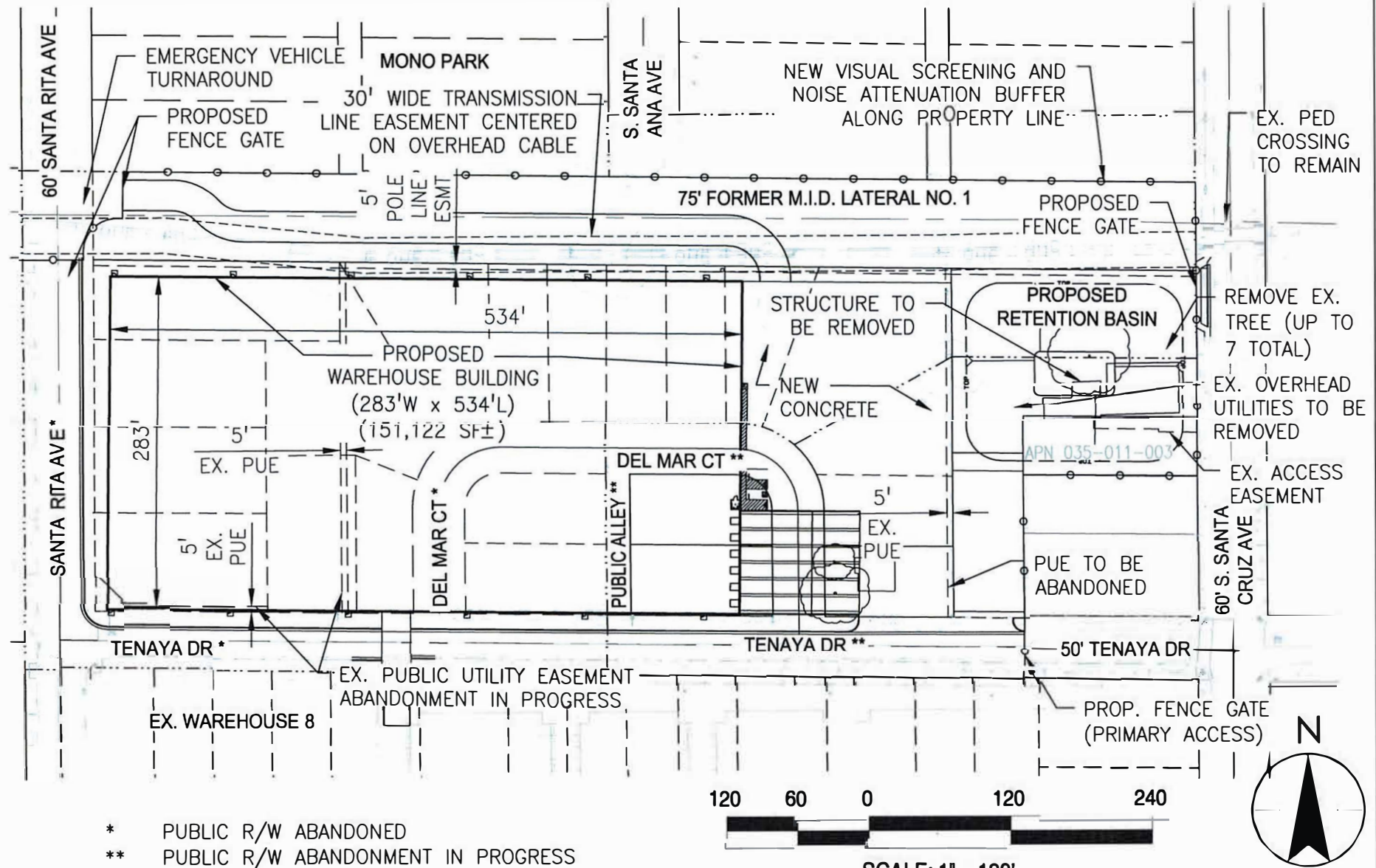


Source: Planning Department GIS

Date Exported: 11/27/2024







430 10th Street Tel.: 209.568.4477
Modesto, CA 95354 Fax: 209.568.4478

ORIGINAL SHEET - ANSI A

Client/Project

E. & J. GALLO WINERY
GLASS CONTAINER BULK STORAGE LOT
APN: 035-011-[002,003] GPA AND REZONE

Title

PRELIMINARY SITE PLAN

Figure No.

1.0

OCTOBER, 2024
1005-6100

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CONDITIONS OF APPROVAL

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2024-0100 GALLO GLASS COMPANY

Department of Planning and Community Development

1. By ordinance adoption, APNs 035-011-002 and 035-011-003 shall be zoned P-D (373) and all Development Standards adopted for P-D 373 shall remain in effect and applicable to any development and/or use of the property, which shall occur in accordance with the site plan described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors for GPA and REZ Application No. PLN2024-0100 – Gallo Glass Company and in accordance with other laws and ordinances.
2. Prior to **final occupancy** issuance of a building or ~~grading~~ permit, a lot merger shall occur for all contiguous parcels zoned under P-D (373).

Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording will be in bold font and deleted wording will be in strikethrough text.

DEVELOPMENT SCHEDULE

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2024-0100 GALLO GLASS COMPANY

- Grading of the project site shall begin within 18 months of project approval.
- An extension of this development schedule may be granted by the Planning Director subject to the issuance of a staff approval permit to allow modification to Development Standards/Schedule.



AMENDED CEQA INITIAL STUDY

(New text is in bold font and deleted text is in strikethrough)

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1. **Project title:** General Plan Amendment and Rezone Application No. PLN2024-0100 – Gallo Glass Company
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Kristen Anaya, Senior Planner
(209) 525-6330
4. **Project location:** ~~The project area includes 31 parcels located north of Tenaya Drive, between Santa Rita and South Santa Cruz Avenues, in the Modesto area (APNs: 035-011-002 and 035-011-003, 035-010-001, 003 through 017, and 019 through 028; 035-011-001 through 003, and 006; and a portion of 035-004-070).~~
5. **Project sponsor's name and address:** Gallo Glass Company
333 S. Santa Cruz Avenue
Modesto, CA 95354
6. **General Plan designation:** Industrial Transition ~~and Industrial~~
7. **Zoning:** Single-Family Residential (R-1) ~~and Planned Development (P-D) (373)~~
8. **Description of project:**

This is a request to amend the General Plan designation of two parcels from Industrial Transition to Industrial, to amend the zoning designation of ~~31 parcels~~ from Single-Family Residential (R-1) ~~and to~~ Planned Development (P-D) (373) ~~to a new P-D~~, and to allow relocation of an approved stormwater drainage basin serving a Gallo Glass Company storage facility permitted under the P-D (373) development plan.

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 to allow for the development of outdoor glass storage, and the option to develop a warehouse on 24 contiguous parcels (“2023 GPA REZ Project”). The approved project is not yet developed. The 2023 GPA REZ project was approved to allow the paving of the project site to utilize the entirety of the property for outdoor storage of bulk palletized, shrink-wrapped glass containers, stacked up to four pallets high, and construction of a 150,000± square-foot warehouse building, up to 75-feet in height. The project site's hours of operations will be 24-hours per-day, seven days a week, year-round when operational. Due to the site usage permitted as exclusively storage, the project site will be primarily unmanned, with only one employee expected to be on-site at any given time, for maintenance, pick-ups, or deliveries of glass. The **previously approved** project anticipated ~~ed~~ 30-60 truck trips per-day, over the course of a 24-hour period. The project was approved 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 project incorporate screen landscaping along any residential-zoned parcels which adjoin the storage facility site. The approved project also included an on-site stormwater drainage basin which has not yet been developed. The subject 2024 application has been submitted to add two additional parcels, identified as Assessor Parcel Numbers (APN) 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 on-site circulation and storage activities of the approved project. No new construction, or modifications to the approved vehicle trips, employee numbers, or activities are proposed with this request. No modifications to the land use entitlements of the 29 parcels associated with the 2023 GPA REZ Project are proposed with the exception of the shifting of the stormwater basin location.

By separate action, the Board of Supervisors has formally abandoned Del Mar Court and segments of Santa Rita Avenue and Tenaya Drive, now consisting of five Assessor Parcel Numbers (APNs 035-010-024 through -028), which lie adjacent to the project site. These private sections of roadways were incorporated into the project site as part of the 2023 GPA REZ Project and will be maintained for interior private drive aisles for the existing Gallo Glass Company facility. The approved project proposed to install gated access in the Santa Rita Avenue and Tenaya Drive rights-of-way for controlled access onto the private portions of each roadway. A third access point directly onto the project site was proposed along South Santa Cruz Avenue; however, Development Standards are in place which prohibit installation of a driveway or access on South Santa Cruz Avenue unless the applicant demonstrates that truck traffic will not interfere with existing pedestrian and bicyclist facilities are not impeded by truck traffic turning and queueing onto the project site.

There are existing structures on APN 035-011-002 which are proposed to be demolished if the subject application is approved; the two new project parcels are otherwise vacant.

~~If this application is approved, a new P-D zoning district will be established encompassing the 31 total parcels owned by Gallo, including abandoned rights of way, associated with the subject glass facility for consistency.~~

9. Surrounding land uses and setting:

The Tuolumne River, Gallo Glass Company campus, and the Modesto City-County Airport to the south; Dry Creek, the Gallo Glass Company, and E&J Gallo campus to the west; Mono Park, Yosemite Boulevard (State Route 132), and single-family residential development to the north; single-family and multi-family residential development to the east.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

City of Modesto
Stanislaus County Department of Planning and Community Development – Building Permits Division
San Joaquin Valley Air Pollution Control District
Stanislaus County Department of Public Works
Stanislaus County Department of Environmental Resources

11. Attachments:

- I. Records Search, conducted by the Central California Information Center, dated October 22, 2024

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature on file

Prepared by Kristen Anaya, Senior Planner

February 5, 2025 March 19, 2025

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significant criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The 312-parcel project site is primarily vacant with the exception of ~~two~~**one** vacant single-family dwellings and accessory structures located on Assessor Parcel Numbers (APNs) 035-010-012 and 035-011-002, which will be demolished prior to onset of the proposed use. ~~The site is currently fenced with seven foot tall chain link fencing around a portion of the perimeter.~~ The approved **Gallo Glass facility project on the adjoining 29 parcels to the west**, consisting of the original 24 parcels plus five parcels which are portions of abandoned rights-of-way that lie adjacent, included the installation of additional tube steel security fencing, seven feet in height, to be installed around the southern, western, and northern boundaries of the project site. If this application is approved, **two parcels will be added to the approved facility footprint and the fencing will be extended to encompass the two proposed parcels to be added to the project site**, APNs 035-011-002 and 035-011-003. The approved project includes demolition of existing site improvements and paving the project site for outdoor storage of bulk palletized, shrink-wrapped glass containers, stacked up to four pallets high. Freestanding lighting up to 35-feet-tall have also been approved within the original project site. No construction will occur initially; however, the project is approved for the 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. A storm drainage basin was approved to be developed at the northeast corner of the 2023 GPA REZ project site; however, this project is a request to add two parcels to the project site, which will be developed with **a storm drainage basin and pavement tofor additional outdoor storage and accommodate a shift of the approved stormwater drainage basin to better accommodate truck circulation on-site.** ~~A development standard requiring submittal of a photometric lighting plan to be submitted prior to installation, turning lights down and away from adjacent residences, and obtaining building permits if necessary has been applied to the approved project and will be carried over to the new Planned Development encompassing the 31 project parcels if approved.~~**All development standards associated with Planned Development (P-D) (373) will be applied to the two project parcels if approved.**

The site itself is not considered to be a scenic resource or unique scenic vista. The only scenic designation in the County is along Interstate 5 which is not within proximity of the project site nor within view. The proposed storage expansion will be visually and characteristically consistent with the existing Gallo Glass Company campus, located to the south and west. The proposed project is not anticipated to degrade the existing visual character or quality of the site or its surroundings. Development standards will be added to this project to require a photometric lighting plan, and require all lighting fixtures to be shielded and aimed downward to reduce potential for creation of a new source of glare or sky-glow affecting the day or nighttime views of the area. No adverse impacts to the existing visual character of the site or its surroundings are anticipated with the addition of the two new parcels to the overall development.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The two parcels proposed to be added to the glass storage project site are presently zoned Single-Family Residential (R-1) and are not enrolled in a Williamson Act Contract. The project site and surrounding area is made up of residential and industrial uses and is classified as "Urban and Built-Up Land" by the California Department of Conservation's 2020 Farmland Mapping and Monitoring Program. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 80 and above as excellent. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the property is comprised of entirely Hanford fine sandy loam, moderately deep over silt, 0 to 1 percent slopes (HbpA), with a Storie Index rating of 81 and Grade of One, which is considered to be prime soils to be used for farming purposes; however, the project site is not presently farmed, nor does it receive irrigation water. ~~The 31-parcel overall project site includes Aa~~ a former segment of the Modesto Irrigation District (MID) Lateral No. 1 Canal, which has been abandoned by MID in 2019 via a Land Exchange Agreement **is located north of the project site.** The project site size, setting and urban context, lack of available irrigation water service to the site all would make the project site unsuitable for farming purposes. Further, the project site's setting is void of production agriculture operations or any Williamson Act-contracted parcels. Instead, the project site is surrounded by the Tuolumne River, Gallo Glass Company campus, and the Modesto City-County Airport to the south; Dry Creek, the Gallo Glass Company, and E&J Gallo campus to the west; Mono Park, Yosemite Boulevard (State Route 132), and single-family residential development to the north; single-family and multi-family residential development to the east. Amending the

General Plan designation from Industrial Transition to Industrial, and zoning designation from R-1 to Planned Development will not constitute conversion of agricultural land.

~~The project site is in the service boundary of Modesto Irrigation District (MID) who responded to the 2023 GPA REZ project indicating that an existing abandoned 30-inch concrete pipeline within former Lateral No. 1 right-of-way should be removed, saw cut, and plugged as needed. This Development Standard will be carried over to the new proposed Planned Development applied to the 31-parcel project site if approved.~~

The project will have no impact to forest land or timberland. The project is an agricultural use and does not appear to conflict with any agricultural activities in the area and/or lands enrolled in the Williamson Act. Based on the specific features and design of this project, it does not appear this project will impact the long-term productive agricultural capability of surrounding contracted lands in the A-2 zoning district. There is no indication this project will result in the removal of adjacent contracted land from agricultural use.

Mitigation: None.

References: Application information; Natural Resources Conservation Service Soil Survey; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2020; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM₁₀ (respirable particulate matter) Maintenance Plan, the 2008 PM_{2.5} (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

~~The approved project includes demolition of existing site improvements and paving the project site for outdoor storage of bulk palletized, shrink-wrapped glass containers, stacked up to four pallets high. No new construction is proposed as the current request is to allow two parcels to be incorporated into the approved 29-parcel project site on the adjacent parcels to the west, to allow reorientation of the approved storm drainage basin in order to facilitate better site circulation. Grading activities will occur on the two parcels proposed to be added to the project site, in order to pave and develop the stormwater facilities.~~

Grading and construction activities associated with the new development can temporarily increase localized PM₁₀, PM_{2.5}, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations within a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM₁₀ and PM_{2.5} emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Any construction will be required to occur in compliance with all SJVAPCD regulations.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the SJVAPCD has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the SJVAB.

No new trips are anticipated to be generated as a result of the enlarged project site. The approved project was analyzed to be generally unmanned, with only one employee expected to be on-site at any given time, accessing for maintenance, pick-ups, or deliveries of glass. The approved project is anticipated to generate between 30-60 truck trips per-day; however, a portion of these trips will be redistributed from other off-site storage locations as this project proposes to bring additional glass storage space closer to the facility campus, while downsizing other off-site locations' storage.

A comment was received from SJVAPCD in response to the Early Consultation prepared for the approved 2023 GPA REZ project indicating that construction and operation-related emissions for the project are not expected to exceed any of the significance thresholds as identified in the SJVAPCD's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), including: 100 tons per-year of carbon monoxide (CO), ten tons per-year of oxides of nitrogen (NOx), ten tons per-year of reactive organic gases (ROG), 27 tons per-year of oxides of sulfur (SOx), 15 tons per-year of particulate matter of ten microns or less in size (PM10), or 15 tons per-year of particulate matter of 2.5 microns or less in size (PM2.5); however, the District indicated that emissions generated by the proposed project should be studied further via a California Emission Estimator Model (CalEEMod) analysis, and that in order to determine potential health impacts on surrounding receptors (such as residences, hospitals, day-care facilities, etc.) a Prioritization (screening-level assessment) and/or Health Risk Assessment (HRA) should be performed for the project to evaluate the health related impacts. Additionally, the District requested that an Ambient Air Quality Analysis (AAQA) be included if emissions of any pollutant exceeds 100 pounds per-day. The project may be subject to the following District Rules: Rules 2010 and 2201 (Air Quality Permitting for Stationary Sources), Rule 4002 (National Emissions Standards for Hazardous Air Pollutants), Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations, Rule 4550 (Conservation Management Practices), and Rule 4570 (Confined Animal Facilities). A development standard will be carried over and applied to the 342-parcel project site requiring that the applicant be in compliance with the District's rules and regulations prior to issuance of a building, grading, or demolition permit. Further, as discussed in Section VI – *Energy* of this Initial Study, the applicant identified a number of Air District emission reduction strategies that are included in facility operations and will be incorporated into the project that will help health impacts of industrial uses.

As analyzed in the 2023 GPA REZ, potential toxic air contaminants resulting from developing the project would be caused by mobile emissions created by truck trips and idling. Health risk is considered significant if the maximally exposed individual cancer risk exceeds 20 in one million, or if the maximally exposed individual acute hazard index or chronic hazard index equals or exceeds one. The Prioritization score for the project with warehousing included 9.47 in one million carcinogenic risk, 0.0014 chronic health risk score, and 0.00 acute health risk score, well below the adopted thresholds. Without the warehouse, the scores were lower. The analysis was reviewed by the Air District, who concurred with the methodology and findings.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, identifies projects and areas presumed to have a less than significant, which includes, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day as generally assumed to cause a less-than significant transportation impact. **This project includes no trips associated with the request, so air quality impacts associated with the project are anticipated to be less than significant.** As mentioned, the approved project is anticipated to generate between 30-60 truck trips per-day; however, a portion of these trips will be redistributed from other off-site storage locations as this project proposes to bring additional glass storage space closer to the facility campus, while downsizing other off-site locations' storage.

The proposed project is considered to be consistent with all applicable air quality plans. This proposed project, consisting of adding two parcels to the 29-parcel approved project site, will consist of developing the added parcels with pavement

and a stormwater basin and is not anticipated to exceed any thresholds associated with health risk or air impacts, or conflict with any policies or adopted plans regulating air quality.

Mitigation: None.

References: Application information; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Governor's Office of Planning and Research Technical Advisory, December 2018; Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) Guidance, November 13, 2020; and the Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known or documented sensitive or protected species or natural community located on the site. The project is located within the Riverbank Quad of the United States Geological Survey 7.5-minute quadrangle maps. According to the California Natural Diversity Database (CNDDB) Quad Species List, there are 9 animal or botanical species which are state or federally listed as endangered or threatened, or proposed threatened species, that have been recorded to either occur or have occurred within the Quad. These species include: Swainson's hawk, vernal pool fairy shrimp, vernal pool tadpole shrimp, green sturgeon, steelhead, chinook salmon (spring and fall-run), Crotch's bumble bee, valley elderberry longhorn beetle.

The project includes the demolition of existing site improvements and incorporating two parcels into an approved glass storage facility on a 29-parcel project site, for storage of bulk palletized, shrink-wrapped glass containers. No construction is proposed on the two added parcels, which are proposed to be developed with pavement and a storm drainage basin. The project site has previously been developed with a residential subdivision, which has since been demolished with the exception of two existing single-family dwellings. The site neither contains nor is adjacent to aquatic resources such as

vernal pools, rivers, tributaries, creeks, lakes, or wetlands which makes the presence of any of the identified special status fish or crustacean species unlikely to occur on-site. Due to the site being previously disturbed with construction, demolition, and parking activities, the occurrences of the listed animal, insect, or bird species are unlikely to occur, nor is the site characteristic of any substantial foraging habitat.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors is considered to be less than significant.

An Early Consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

Impacts to biological resources are considered to be less than significant.

Mitigation: None.

References: California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; United States Geological Survey 7.5-minute quadrangle series; Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: As this project is a General Plan Amendment it was referred to the tribes listed with the Native American Heritage Commission (NAHC), in accordance with SB 18, for a 90-day review period. Tribal notification of the project was not referred to any tribes in conjunction with AB 52 requirements, as Stanislaus County has not received any requests for consultation from the tribes listed with the NAHC. The Tuolumne Mi-Wok Tribal Council responded to the project's Early Consultation indicating that the Tribe agrees with the proposal and has no further concerns or comments. A development standard was adopted with the approved 2023 GPA REZ project requiring notification upon any inadvertent findings of cultural resources during construction. This development standard will be carried over to the **2 new proposed parcels** ~~Planned Development zoning encompassing the 31 parcel development~~. A records search by the Central California Information Center (CCIC) was conducted for the 29 parcels approved for the glass storage facility under the 2023 GPA REZ application, and again for the two parcels proposed to be added to the project site. Neither records search indicated that there are historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. A development standard will be added to the project which requires if any cultural or tribal resources are discovered during project-related activities, all work is to stop, and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. Cultural Impacts are considered to be less-than significant.

Mitigation: None.

References: Records Search, conducted by the Central California Information Center, dated October 22, 2024; Referral response from the Tuolumne Mi-Wok Tribal Council, dated December 26, 2025; Stanislaus County General Plan and Support Documentation¹.

VI. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

The project includes demolition of existing site improvements and adding two parcels to the development footprint of an approved but not-yet-constructed glass storage facility. The two added parcels are proposed to be developed with **a storm drainage basin and pavement for additional outdoor storage and will accommodate a shift of the approved stormwater drainage basin to better** accommodate truck circulation on-site. No new construction is proposed as part of this project.

Mirroring existing operations at the Gallo Glass Company campus to the south and west, the project site's hours of operations will be 24-hours per-day, daily, year-round. Due to the site usage proposed as exclusively storage, the project site will be primarily unmanned, with only one employee expected to be on-site at any given time, accessing for maintenance, pick-ups, or deliveries of glass. ~~The project anticipates 30-60 truck trips per day, over the course of a 24-hour period.~~

Any future construction must meet California Green Building Standards Code (CALGreen Code), which includes mandatory provisions applicable to all new residential, commercial, and school buildings. The intent of the CALGreen Code is to establish minimum statewide standards to significantly reduce the greenhouse gas emissions from new construction. The Code includes provisions to reduce water use, wastewater generation, and solid waste generation, as well as requirements for bicycle parking and designated parking for fuel-efficient and carpool/vanpool vehicles in commercial development. It is the intent of the CALGreen Code that buildings constructed pursuant to the Code achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards contained in Title 24. The Code also sets limits on VOCs (volatile organic compounds) and formaldehyde content of various building materials, architectural coatings, and adhesives. A development standard will be placed on the project requiring all construction activities be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements.

The project was referred to the SJVAPCD who did not respond to the Early Consultation. A comment was received from SJVAPCD in response to the Early Consultation prepared for the approved 2023 GPA REZ project indicating that the project was not expected to exceed any of the significance thresholds as identified in the SJVAPCD's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), including: 100 tons per-year of carbon monoxide (CO), ten tons per-year of oxides of nitrogen (NOx), ten tons per-year of reactive organic gases (ROG), 27 tons per-year of oxides of sulfur (SOx), 15 tons per-year of particulate matter of ten microns or less in size (PM10), or 15 tons per-year of particulate matter of 2.5 microns or less in size (PM2.5); however, the District indicated that the project may be subject to the following District Rules: Rules 2010 and 2201 (Air Quality Permitting for Stationary Sources), Rule 4002 (National Emissions Standards for Hazardous Air Pollutants), Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations, Rule 4550 (Conservation Management Practices), and Rule 4570 (Confined Animal Facilities). Further, they recommended that emissions generated by the proposed project should be studied further via a California Emission Estimator Model (CalEEMod) analysis, and that in order to determine potential health impacts on surrounding receptors (such as residences, hospitals, day-care facilities, etc.) a Prioritization (screening-level assessment) and/or Health Risk Assessment (HRA) should be performed for the project. Potential toxic air contaminants resulting from the project would be caused by mobile emissions created by truck trips and idling. The ~~2023 GPA REZ project will include the addition of~~ **was approved with an estimated 30-60 truck trips**

per-day. As mentioned in Section III – *Air Quality* of this Initial Study, the incorporation of two new parcels into the project in order to accommodate better site circulation and reorientation of the stormwater basin is not expected to exceed significance thresholds for impacts on ambient air quality or health risk.

Additionally, the Air District has identified emission reduction strategies that can reduce health impacts of industrial uses. Of the list of such strategies, the applicant has identified that they incorporate the following in their regular operations: propane powered trucks, prohibition on prolonged truck idling while loading and unloading, a solid screen of hedges will be planted along the northern and eastern property line(s) adjacent to residential-zoned properties with sensitive receptors, incorporate markings and signage to identify operational traffic circulation patterns and minimize vehicle travel, installation of solar panels on building roofs or otherwise constructed to have light-colored roofing material with a solar reflective index of greater than 78, use of low volatile organic compounds (VOC) for architectural and industrial maintenance coatings, designation of an area during construction to charge electric powered construction equipment, prohibition of non-emergency diesel-powered generators during construction, and installation of drought-tolerate screen landscaping adjacent to any adjoining residential parcels under separate ownership.

The project site is in the service boundary of Modesto Irrigation District (MID) who responded to the 2023 GPA REZ project indicating that an existing abandoned 30-inch concrete pipeline within former Lateral No. 1 right-of-way should be removed, saw cut, and plugged as needed, requested easements remain in place to protect existing high voltage electrical overhead infrastructure within and adjacent to the project area, and requested that any relocation or installation of electrical facilities conform to MID's Electric Service Rules, as required by the Electrical Engineering Department. Additionally, they requested adequate dust control during any future construction, and that prior to issuance of a building permit for any new construction, the full set of construction plans should be submitted to their Electrical Engineering Department for review. These comments will be carried over and applied to the **2 project parcels** ~~new proposed Planned Development as development standards applicable to all 31 parcels~~ if approved.

Additionally, Senate Bill 743 (SB743) requires that the transportation impacts under the California Environmental Quality Act (CEQA) evaluate impacts by using Vehicle Miles Traveled (VMT) as a metric. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, identifies projects and areas presumed to have a less than significant, which includes, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day as generally assumed to cause a less-than significant transportation impact. As mentioned, ~~the project is anticipated to generate between 30-60 truck trips per day; however, a portion of these trips will be redistributed from other off-site storage locations, at 720 South Riverside Drive, Modesto, approximately 1.6 miles away and 2612 Crows Landing Road, Ceres, approximately 2.8 miles away. The existing off-site material storage at these locations will be reduced and relocated to the proposed project site in order to bring additional glass storage space closer to the facility campus and reduce drive distances. However,~~ no new trips or VMT will be generated as a result of the additional two project parcels being incorporated into the glass storage facility site. Accordingly, VMT impacts are anticipated to be less than significant.

The project will be required to meet all applicable Air District standards and to obtain all applicable Air District permits. The proposed project would be consistent with all applicable renewable energy or energy efficiency requirements. Impacts related to Energy are considered to be less-than significant.

Mitigation: None.

References: Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Governor's Office of Planning and Research Technical Advisory, December 2018; Referral response received from the San Joaquin Valley Air Pollution Control District, dated April 3, 2024; Referral response from Modesto Irrigation District, dated May 1, 2024; Stanislaus County General Plan and Support Documentation¹.

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of entirely Hanford fine sandy loam, moderately deep over silt, 0 to 1 percent slopes (HbpA). As contained in Chapter five of the General Plan and Support Documentation¹, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required along with the building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency.

The project includes demolition of existing site improvements and adding two parcels to the development footprint of an approved but not-yet-constructed glass storage facility. The two added parcels are proposed to be developed with **a storm drainage basin and pavement for additional outdoor storage and will accommodate a shift of the approved stormwater drainage basin to better accommodate truck circulation on-site.** No new construction is proposed as part of this project.

The project was referred to Stanislaus County Department of Public Works, and a referral response was received reiterating requirements applied to the 2023 GPA REZ project, requesting that a grading and drainage plan be prepared in conformance with County Standards and Specifications, reviewed, and approved by Public Works. This requirement will be carried over to the subject request and added to the project as a development standard.

The project site is located within City of Modesto's service boundary for sewer and water; the existing Gallo Glass Company campus to the south and west are currently served by the City of Modesto and any future needs for water or wastewater within the project parcel will require a will-serve letter and all necessary water or sewer connection fees to be paid prior to connection. A referral response received from Stanislaus County Department of Environmental Resources (DER) indicated that prior to destruction or relocation of any existing on-site wastewater treatment systems (OWTS), that necessary permits be obtained. These requirements will be added to the project as development standards.

It does not appear that this project will result in significant impacts to any paleontological resources or unique geologic features. Development standards applicable to development of the parcels regarding the discovery of such resources during the construction process will be added to the project. The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area. Impacts to Geology and Soils are considered to be less than significant.

The project site is not located near an active fault or within a high earthquake zone. Any future structures will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Landslides are not likely due to the flat terrain of the area. DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met.

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER), dated March 26, 2024; Referral response from the Stanislaus County Department of Public Works dated January 31, 2025; Stanislaus Soil Survey (1957); Stanislaus County General Plan and Support Documentation¹.

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potentials of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40 percent of 1990 levels by 2030.

The project includes demolition of existing site improvements and adding two parcels to the development footprint of an approved but not-yet-constructed glass storage facility. The two added parcels are proposed to be developed with **a storm drainage basin and pavement for additional outdoor storage and will accommodate a shift of the approved stormwater drainage basin to better accommodate truck circulation on-site.** No new construction is proposed as part of this project.

Mirroring existing operations at the Gallo Glass Company campus to the south and west, the project site's hours of operations will be 24-hours per-day, daily, year-round. Due to the site usage proposed as exclusively storage, the project site will be primarily unmanned, with only one employee expected to be on-site at any given time, accessing for maintenance, pick-ups, or deliveries of glass. The **approved** glass storage development will have 30-60 truck trips per-day, over the course of a 24-hour period; **however, no trips are associated with the subject project.**

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the

distance traveled by each car/truck. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, identifies projects and areas presumed to have a less than significant, which includes, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day as generally assumed to cause a less-than significant transportation impact. As mentioned, ~~the project is anticipated to generate between 30-60 truck trips per day; however, a portion of these trips will be redistributed from other off-site storage locations, at 720 South Riverside Drive, Modesto, approximately 1.6 miles away and 2612 Crows Landing Road, Ceres, approximately 2.8 miles away. The existing off-site material storage at these locations will be reduced and relocated to the proposed project site in order to bring additional glass storage space closer to the facility campus and reduce drive distances. However, no new trips or VMT will be generated as a result of the additional 2 project parcels being incorporated into the glass storage facility site. Accordingly, VMT impacts are anticipated to be less than significant.~~

The project was referred to the SJVAPCD who did not respond to the Early Consultation. A comment was received from SJVAPCD in response to the Early Consultation prepared for the approved 2023 GPA REZ project indicating that construction and operation-related emissions for the project are not expected to exceed any of the significance thresholds as identified in the SJVAPCD's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), including: 100 tons per-year of carbon monoxide (CO), ten tons per-year of oxides of nitrogen (NOx), ten tons per-year of reactive organic gases (ROG), 27 tons per-year of oxides of sulfur (SOx), 15 tons per-year of particulate matter of ten microns or less in size (PM10), or 15 tons per-year of particulate matter of 2.5 microns or less in size (PM2.5); however, the District indicated that the project may be subject to the following District Rules: Rules 2010 and 2201 (Air Quality Permitting for Stationary Sources), Rule 4002 (National Emissions Standards for Hazardous Air Pollutants), Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations, Rule 4550 (Conservation Management Practices), and Rule 4570 (Confined Animal Facilities). Further, they recommended that emissions generated by the proposed project should be studied further via a California Emission Estimator Model (CalEEMod) analysis, and that in order to determine potential health impacts on surrounding receptors (such as residences, hospitals, day-care facilities, etc.) a Prioritization (screening-level assessment) and/or Health Risk Assessment (HRA) should be performed for the project. Potential toxic air contaminants resulting from the project would be caused by mobile emissions created by truck trips and idling; however, no new truck trips or vehicle trips are anticipated with the incorporation of two new parcels into the project site. As mentioned in Section III – Air Quality the project is not anticipated to exceed significance thresholds for impacts on ambient air quality or health risk. A development standard will be placed on the project requiring that the applicant be in compliance with the District's rules and regulations prior to issuance of a building, grading, or demolition permit. Further, as discussed in Section VI – Energy of this Initial Study, the applicant identified a number of Air District emission reduction strategies that are included in facility operations and will be incorporated into the project that will help health impacts of industrial uses.

A development standard requiring the applicant to comply with all appropriate SJVAPCD rules and regulations and California Green Building Code will be incorporated into the project. Consequently, GHG emissions associated with this project are considered to be less than significant.

Mitigation: None.

References: Referral response received from the San Joaquin Valley Air Pollution Control District, dated April 3, 2024; CalEEMod Air Quality Study and Health Risk Prioritization Determination, completed by Yorke Engineering, LLC, dated July 23, 2024; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation¹.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The project includes demolition of existing site improvements and adding two parcels to the development footprint of an approved but not-yet-constructed glass storage facility. The two added parcels are proposed to be developed with a storm drainage basin and pavement for additional outdoor storage and will accommodate a shift of the approved stormwater drainage basin to better accommodate truck circulation on-site. No new construction is proposed as part of this project.

The Stanislaus County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of DER is requiring the developer conduct a Phase I or Phase II study prior to the issuance of a grading permit to determine if organic pesticides or metals exist on the project site. The Hazardous Materials Division requested that they be contacted should any underground storage tanks, buried chemicals, buried refuse, or contaminated soil be discovered during grading or construction. These comments will be reflected through the application of development standards. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore, no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. However, in the event that the proposed storage facility becomes a regulated facility in the future, the operator will be required to fill out a Hazardous Materials Business Plan, including registration and reporting to the California Environmental Reporting System (CERS).

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Stanislaus Consolidated Fire Protection District (SCFPD). The project was referred to the SCFPD, and no comments have been received to date.

The project site is not within the vicinity of any wildlands.

The project site is within the Referral Area 1 and accordingly referred to the Airport Land Use Commission (ALUC) for comment. The ALUC responded to the Early Consultation to indicate the project site is within Safety Zone 3 but not within any Noise Impact Zones as identified in the Airport Land Use Compatibility Plan (ALUCP) of the Modesto City-County Airport. Additionally, the ALUC identified that the project site was located within the Airport Influence Area (AIA) for the Modesto City-County Airport. In response to the Early Consultation referral, the ALUC indicated the project would be subject to requirements for FAR Part 77 Obstruction Surfaces, Avigation Easement Dedication, FAA Height Notification, Overflight Notification, and Real Estate Disclosures; however, Overflight Notification and Real Estate Disclosure requirements are only applicable to residential development, and therefore the project is not subject to meeting these requirements. FAR Part 77 Obstruction Surfaces and FAA Height Notification requires that the FAA be notified of any proposed construction or alteration having a height greater than an imaginary surface extending 50 feet outward and 1 foot upward (slope of 50 to 1) for a distance of 10,000 feet from the nearest point of any runway. Beyond FAA Height Notification Area boundary, any object taller than 200 feet requires FAA notification. Additionally, the project was referred to the Department of Transportation (CalTrans) Aeronautics Division who responded that the project is located within the 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour for the City-County Airport, and recommended a 50dB noise attenuation for offices and office areas of industrial facilities. ~~However, the project proposal includes outdoor storage, with potential future development of a 150,000 square foot warehouse building without office space proposed.~~ Their letter also discusses FAA notification requirements identified under FAA Part 77, referral procedures to the local ALUC, and potential nuisance conditions. With development standards requiring FAA notification in place for any potential airway obstruction, the project is considered to be consistent with the Stanislaus County ALUCP.

Mitigation: None.

References: Application information; Referral response received from the Airport Land Use Commission Secretary, dated December 23, 2024; Referral response received from the Department of Environmental Resources, Hazardous Materials Division, dated January 8, 2025; Referral response from the California Department of Transportation Aeronautics Division, dated January 6, 2025; Stanislaus County Airport Land Use Compatibility Plan; Stanislaus County General Plan and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site.			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
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Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2 percent annual chance floodplains. The project site is proposed to be paved, with an on-site positive storm drainage basin (storage, percolation, and treatment) installed at the northeast section of the project site.

The project proposes to maintain all stormwater on-site via storm drain basins. A referral response received from Stanislaus County Department of Public Works requested a grading plan be submitted, in accordance with all Standards and Specifications.

The project includes demolition of existing site improvements and adding two parcels to the development footprint of an approved but not-yet-constructed glass storage facility. The two added parcels are proposed to be developed with **a storm drainage basin and** pavement ~~for additional outdoor storage and will accommodate a shift of the approved stormwater drainage basin to better~~ accommodate truck circulation on-site. No new construction is proposed as part of this project.

The existing site has previously had service connections to City of Modesto's municipal water service and individual private septic systems. City of Modesto sewer service is available in the area. The surrounding Gallo campus is currently served for City of Modesto for both sewer and water. Although the site is proposed for immediate use as a paved storage yard, the project site will remain in City of Modesto's service boundaries for sewer and water, and accordingly, any future building will be required to connect to Modesto's sewer and water if the need for connection exists in the future. The project was referred to the Department of Environmental Resources (DER) Environmental Health Division who responded indicating that all necessary permits would be necessary for the destruction or relocation of all on-site wastewater treatment system (OWTS) impacted by the project, in accordance with DER review and approval. The project was also referred to DER Groundwater Divisions and that there was no comment regarding groundwater, respectively.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California's groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSP), and achieving balanced groundwater levels within 20 years. The site is located in the Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) GSA, which manages the Modesto Subbasins. A revised Groundwater Sustainability Plan has been submitted to the California Department of Water Resources (DWR) and is currently going through the review process.

The Central Valley Regional Water Quality Control Board (CVRWQCB) provided an Early Consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. Development standards will be added to the project requiring the applicant comply with this request prior to issuance of a building or grading permit.

The project site is in the service boundary of Modesto Irrigation District (MID) who responded to the project indicating that an existing abandoned 30-inch concrete pipeline within former Lateral No. 1 right-of-way should be removed, saw cut, and plugged as needed.

As a result of the project details, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works dated May 30, 2024; Referral response from Department of Environmental Resources, Groundwater Resources Division, dated April 1, 2024; Referral Response from Central Valley Regional Water Quality Control Board, dated March 29, 2024; Referral response from Modesto Irrigation District, dated May 1, 2024; Referral response received from the Department of Environmental Resources, Environmental Health Division, dated March 26, 2024; Stanislaus County General Plan and Support Documentation¹.

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: This is a request to amend the General Plan designation of two parcels from Industrial Transition to Industrial, to amend the zoning designation of 31 parcels from Single-Family Residential (R-1) to Planned Development (P-D) (373) to a new P-D, and to allow relocation of an approved stormwater drainage basin serving a Gallo Glass Company storage facility permitted under the P-D (373) development plan.

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 to allow for the development of outdoor glass storage, and the option to develop a warehouse on 24 contiguous parcels (“2023 GPA REZ Project”), plus five additional parcels that were former public rights-of-way. The 2023 GPA REZ project was approved to allow the pavement of the project site and utilize the entirety of the property for outdoor storage of bulk palletized, shrink-wrapped glass containers, stacked up to four pallets high, and construction of a 150,000± square-foot warehouse building, up to 75-feet in height. The project site’s hours of operations will be 24-hours per-day, seven days a week, year-round when operational. Due to the site usage proposed as exclusively storage, the project site will be primarily unmanned, with only one employee expected to be on-site at any given time, for maintenance, pick-ups, or deliveries of glass. The **previously approved** project anticipated 30-60 truck trips per-day, over the course of a 24-hour period. **No vehicle trips, employee numbers, or changes to the operation of the approved project are anticipated with the subject request.**

By separate action, the Board of Supervisors has formally abandoned Del Mar Court and segments of Santa Rita Avenue and Tenaya Drive, now consisting of five Assessor Parcel Numbers (APNs 035-010-024 through -028), which lie adjacent to the project site. These roadways will be privately maintained for interior private drive aisles for the existing Gallo Glass Company facility. The approved project proposed to install gated access in the Santa Rita Avenue and Tenaya Drive rights-of-way for controlled access onto the private portions of each roadway. A third access point directly onto the project site was proposed along South Santa Cruz Avenue; however, Development Standards are in place which prohibit installation of a driveway or access on South Santa Cruz Avenue unless the applicant demonstrates that truck traffic will not interfere with existing pedestrian and bicyclist facilities are not impeded by truck traffic turning and queueing onto the project site.

There are existing structures on APN 035-011-002 which are proposed to be demolished if the subject application is approved; the two new project parcels are otherwise vacant.

~~If this application is approved, a new P-D zoning district will be established encompassing the 31 total parcels owned by Gallo, including abandoned rights-of-way, associated with the subject glass facility for consistency.~~

The proposed project site is contiguous with the approved 2023 GPA REZ Project as well as the existing Gallo Glass Company campus to the south and west. The existing and proposed abandonment of sections of Tenaya and Santa Rita Avenues will be adjacent to properties owned and operated by Gallo, and therefore will not affect access or circulation patterns of the non-Gallo commercial operations or residential communities within the vicinity. Residences in the vicinity will retain physically unrestricted access to other County-maintained roadways and circulation systems if the project is approved. Additionally, the proposed land use is contiguous with existing land use patterns. Accordingly, the proposed use is not considered as physically dividing an established community.

As stated by the Introduction to the General Plan, General Plan Amendments affect the entire County and any evaluation must give primary concern to the County as a whole; therefore, a fundamental question must be asked in each case: "Will this amendment, if adopted, generally improve the economic, physical and social well-being of the County in general?" Additionally, the County in reviewing General Plan amendments shall consider how the levels of public and private service might be affected; as well as how the proposal would advance the long-term goals of the County. In each case, in order to take affirmative action regarding a General Plan Amendment application, it must be found that the General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses and that the County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies

to provide a reasonable level of service. In the case of a proposed amendment to the Land Use diagrams of the Land Use Element, an additional finding that the amendment is consistent with the goals and policies of the General Plan must also be made. Additionally, Goal 2 of the Land Use Element aims to ensure compatibility between land uses.

The Land Use Element describes the Industrial Transition designation as a designation intended for land within spheres of influence which for the most part are not zoned or developed for industrial usage, but lie in the path of a valid expansion of a contiguous industrial area and may continue to be zoned and used for non-industrial purposes pending demand for such industrial expansion. In this case, the project site consists of land in the Local Agency Formation Commission (LAFCO)-adopted Sphere of Influence (SOI) of the City of Modesto, and lies immediately adjacent to the existing Industrial-zoned Gallo Glass Company campus to the west and south which is in need of glass storage space in closer proximity to existing Gallo facilities. The intent of the proposed Industrial designation is for areas served by public sewer and water, for areas for various forms of industrial uses, and meets the following criteria:

- The proposed site should have adequate access to handle the type and quantity of traffic associated with industrial uses without impacting existing facilities. This shall usually mean that the area will be located on a major road at a minimum, with location on a state highway preferred. In this case, the project site will be contiguous with the existing Gallo Glass Company campus, the northern boundary of which begins at State Highway 132 (Yosemite Boulevard)
- Public sanitary sewer service should be available and a written commitment for service received (Lands suitable for industrial development but without public sanitary sewer service should more appropriately be designated Planned Industrial). In this case, the project site is intended for immediate use as open storage space without need for sewer service; however, the existing Gallo Glass Company is already served by public sanitary sewer service from the City of Modesto.
- An adequate supply of potable water should be available for industrial usage including water needed for fire suppression. Generally this will require a public water supply in order to meet fire flow standards. Any site development and improvements will be reviewed by Fire Prevention to ensure all applicable fire suppression requirements are met as a condition of development.
- Other utilities (such as natural gas, electricity) shall be reasonably available to the site as might be required by the proposed uses. The project site is in an urbanized, industrial area with all necessary utilities available to the parcel.
- The site is physically suitable for industrial development. Topographically, the site is relatively flat and suitable for development of the proposed improvements.
- The site should be free from constraints such as valid Williamson Act Contracts that would inhibit rezoning and development of the area. The project site is not located in, nor surrounded by agricultural land nor land that is enrolled in a Williamson Act Contract.
- The proposed site development shall not cause land use conflicts with surrounding properties. From this viewpoint, expansion of existing areas is more desirable than designating totally new areas. The proposed use constitutes an expansion of the Gallo Glass Company facility, located to the west and south.
- Any new areas proposed for Industrial designation shall be consistent with the general plan of any city in whose sphere of influence they lie. The City of Modesto's General Plan has designed the project site as Industrial.
- Any new areas proposed for Industrial designation shall be consistent with the Countywide Integrated Waste Management Plan.

In this case, the project site meets all of the above criteria and is eligible to amend the General Plan designation of the two new project parcels to Industrial. To approve a Rezone, the Planning Commission must find that it is consistent with the General Plan. Pursuant to the General Plan, land within an Industrial Transition designation should be remained its present zoning until such a time as conversion to Industrial is desired, which is applicable in this case. The Land Use Element describes the Planned Development designation as a designation intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property.

The project site is located in the LAFCO-adopted Sphere of Influence for the City of Modesto. In the event the project site needs sewer or water service, the project proposes to connect to the City of Modesto for public water and sewer services, subject to obtaining a formalized will-serve letter from the City of Modesto for both water and sewer services and fulfillment of all applicable conditions of the will-serve. These requirements will be incorporated into the project's development standards. The project's Early Consultation was referred to the City who did not identify any issues with the project proposal.

The project will not physically divide an established community nor conflict with any habitat conservation plans. Project impacts related to land use and planning are considered to be less than significant.

The project site is in the service boundary of Modesto Irrigation District (MID) who responded to the project indicating that an existing abandoned 30-inch concrete pipeline within former Lateral No. 1 right-of-way should be removed, saw cut, and plugged as needed, requested easements remain in place to protect existing high voltage electrical overhead infrastructure within and adjacent to the project area, and requested that any relocation or installation of electrical facilities conform to MID's Electric Service Rules, as required by the Electrical Engineering Department. Additionally, they requested adequate dust control during any future construction, and that prior to issuance of a building permit for any new construction, the full set of construction plans should be submitted to their Electrical Engineering Department for review. These comments will be carried over from the 2023 GPA REZ Project to the ~~two new~~ proposed 34-parcels project as Development Standards.

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER), dated March 26, 2024; Referral response from Modesto Irrigation District, dated May 1, 2024; Referral response from Modesto Irrigation District, dated May 1, 2024; Stanislaus County General Plan and Support Documentation¹.

XII. MINERAL RESOURCES -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

XIII. NOISE -- Would the project result in:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion: The proposed project shall comply with the noise standards included in the General Plan and Noise Control Ordinance. The area surrounding the project site consists of the Tuolumne River, Gallo Glass Company campus, and the Modesto City-County Airport to the south; Dry Creek, the Gallo Glass Company, and E&J Gallo campus to the west; Mono Park, Yosemite Boulevard (State Route 132), and single-family residential development to the north; single-family and multi-family residential development to the east.

The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. The site itself is impacted by noise generated from the existing Gallo Glass Company facility to the west and south, and traffic from State Route 132. On-site grading and construction resulting from this project may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. In order to provide increase noise attenuation and visual screening, a development standard requiring vegetative screening to be installed along the shared property lines with adjoining properties under separate ownership has been added to the approved project and will be carried over to apply to **the proposed two parcels** ~~the new proposed P-D~~ if approved.

The project site is within the Referral Area 1 and accordingly referred to the Airport Land Use Commission (ALUC) for comment. The ALUC responded to the Early Consultation to indicate the project site is within Safety Zone 3 but not within any Noise Impact Zones as identified in the Airport Land Use Compatibility Plan (ALUCP) of the Modesto City-County Airport. Additionally, the ALUC identified that the project site was located within the Airport Influence Area (AIA) for the Modesto City-County Airport. In response to the Early Consultation referral, the ALUC indicated the project would be subject to requirements for FAR Part 77 Obstruction Surfaces, Avigation Easement Dedication, FAA Height Notification, Overflight Notification, and Real Estate Disclosures; however, Overflight Notification and Real Estate Disclosure requirements are only applicable to residential development, and therefore the project is not subject to meeting these requirements. FAR Part 77 Obstruction Surfaces and FAA Height Notification requires that the FAA be notified of any proposed construction or alteration having a height greater than an imaginary surface extending 50 feet outward and 1 foot upward (slope of 50 to 1) for a distance of 10,000 feet from the nearest point of any runway. Beyond FAA Height Notification Area boundary, any object taller than 200 feet requires FAA notification. Additionally, the project was referred to the Department of Transportation (CalTrans) Aeronautics Division who responded that the project is located within the 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour for the City-County Airport, and recommended a 50dB noise attenuation for offices and office areas of industrial facilities. All development standards applied to P-D 373 will be carried over to the new proposed Planned Development encompassing the ~~original approved project site and two proposed~~ **added** parcels. Their letter also discusses FAA notification requirements identified under FAA Part 77, referral procedures to the local ALUC, and potential nuisance conditions. In this case, the project is proposed to be outdoor storage, with noise generated by the site primarily truck traffic accessing the site to load or unload palletized product and will not expose people residing or working in the area to excessive noise levels.

Mitigation: None.

References: Application information; Referral response received from the Airport Land Use Commission Secretary, dated December 23, 2024; Referral response from the California Department of Transportation Aeronautics Division, dated January 6, 2024; Stanislaus County General Plan and Support Documentation¹.

XIV. POPULATION AND HOUSING -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle or the draft sites inventory for the 6th cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County's ability to meet their RHNA. No population growth will be induced. All

parcels included in the project request are owned by Gallo. The project site is primarily vacant with the exception of an unoccupied single-family dwelling located on APNs 025-011-002, which will be demolished prior to onset of the proposed use. Although the zoning designation of the two new project parcels are currently residential, the General Plan designation is Industrial Transition, which is intended for lands within spheres of influence which for the most part are not zoned or developed for industrial usage, but lie in the path of a valid expansion of a contiguous industrial area and may continue to be zoned and used for non-industrial purposes pending demand for such industrial expansion. Additionally, the project area is not in a designated residential urban cluster and therefore not subject to the residential density replacement provisions of SB330.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. County adopted Public Facilities Fees, as well as fire and school fees are required to be paid based on the development type prior to issuance of a building permit.

This project site is located within the Modesto City Schools District for school services, Stanislaus Consolidated Fire Protection District for fire protection, Modesto Irrigation District for irrigation and electrical services, and is served by the Stanislaus County Sheriff's Department for police protection and Stanislaus County Parks and Recreation for parks.

The existing site is served by City of Modesto for sewer and water service and the expansion is proposed to be served by the City of Modesto for municipal sewer and water services. The project was referred to the Department of Environmental Resources (DER) Environmental Health and Groundwater Divisions who did not respond to the subject application; however, development standards pursuant to P-D (373) responded indicating that all necessary permits would be necessary for the destruction or relocation of all on-site wastewater treatment system (OWTS) impacted by the project, in accordance with DER review and approval, and that there was no comment regarding groundwater, respectively.

The project site is in the service boundary of Modesto Irrigation District (MID) who responded to the project indicating that an existing abandoned 30-inch concrete pipeline within former Lateral No. 1 right-of-way should be removed, saw cut, and plugged as needed, requested easements remain in place to protect existing high voltage electrical overhead infrastructure within and adjacent to the project area, and requested that any relocation or installation of electrical facilities conform to MID's Electric Service Rules, as required by the Electrical Engineering Department. Additionally, they requested adequate dust control during any future construction, and that prior to issuance of a building permit for any new construction, the full set of construction plans should be submitted to their Electrical Engineering Department for review. These comments will be carried over from the existing Planned Development to the new proposed project as Development Standards if approved.

The project was referred to Stanislaus County Department of Public Works **who did not respond with requirements specific to the proposed project; however, development standards applied to the Planned Development (P-D) (373)**, and a referral response was received requesting **will be applied to the proposed project, requiring** that that the storage depth outside of any gate shall be adequate for trucks coming off the road, which means that entry vehicles will not block any travel lane or shoulder. If the storage depth is inadequate, it may require that the fence be moved further into the property, or a deceleration lane be installed. Additionally, Public Works is requiring that no parking, loading or unloading of vehicles will be permitted within the County road right-of-way; that all driveway access onto the project site be subject to review and approval by Public Works and that an encroachment permit be obtained for any work done in the Stanislaus County road right-of-way; that the developer will be required to install or pay for the installation of any signs and/or markings, if warranted; and that a grading and drainage plan be prepared in conformance with Stanislaus County PW Standards and Specifications and be reviewed and approved by the Public Works. All of Public Works' comments will be added to the project as development standards.

The project is not anticipated to have any significant adverse impact on County services.

Mitigation: None.

References: Application information; Referral response received from the Department of Environmental Resources, Environmental Health Division, dated March 26, 2024; Referral response from Modesto Irrigation District, dated May 1, 2024; Referral response from the Department of Public Works, dated January 31, 2025; County General Plan and Support Documentation¹.

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development. Public Facility Fees will be required to be paid with any building permit issuance, which includes fees for County Parks and Recreation facilities. There is an existing bike path that runs east-west and ends on the east side of South Santa Cruz Avenue, across from the project site. An existing raised median crossing is located within Santa Cruz Avenue, in front of the project parcel identified as Assessor Parcel Number 035-004-070, to provide bike connectivity to the western side of South Santa Cruz. Development standards applied by Public Works to the development will require sufficient evidence to be provided demonstrating that vehicle queuing and turning movements will not impact The gated access into the facility on South Santa Cruz has been revised accordingly, to prevent truck traffic and queuing within or over the raised median.

Mitigation: None.

References: Referral response from the Department of Public Works, dated January 31, 2025; Stanislaus County General Plan and Support Documentation¹.

XVII. TRANSPORTATION -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: The project includes demolition of existing site improvements and adding two parcels to the development footprint of an approved but not-yet-constructed glass storage facility. The two added parcels are proposed to be developed with **a storm drainage basin and pavement for additional outdoor storage and will accommodate a shift of the approved stormwater drainage basin to better accommodate truck circulation on-site.** No new construction is proposed as part of this project.

Mirroring existing operations at the Gallo Glass Company campus to the south and west, the project site's hours of operations will be 24-hours per-day, daily, year-round. Due to the site usage proposed as exclusively storage, the project site will be primarily unmanned, with only one employee expected to be on-site at any given time, accessing for maintenance, pick-ups, or deliveries of glass. The **previously approved** development anticipated ~~30-60~~ truck trips per-day, over the course of a 24-hour period; however, no new trips, employees, or changes in hours of operation are associated with this project, which is adding two parcels to the development footprint ~~and consolidating the overall 31-parcel development site under one zoning district of the Gallo Glass facility.~~

Additionally, Senate Bill 743 (SB743) requires that the transportation impacts under the California Environmental Quality Act (CEQA) evaluate impacts by using Vehicle Miles Traveled (VMT) as a metric. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, identifies projects and areas presumed to have a less than significant, which includes, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day as generally assumed to cause a less-than significant transportation impact. As mentioned, ~~the approved project is anticipated to generate between 30-60 truck trips per day with no new trips associated with the subject application; further, a portion of these trips will be redistributed from other off-site storage locations, at 720 South Riverside Drive, Modesto, approximately 1.6 miles away and 2612 Crows Landing Road, Ceres, approximately 2.8 miles away. The existing off-site material storage at these locations will be reduced and relocated to the proposed project site in order to bring additional glass storage space closer to the facility campus and reduce drive distances.~~ Accordingly, VMT impacts are anticipated to be less than significant **as no new trips or VMT will be generated as a result of the proposed project.**

The development footprint of ~~this 31-parcel~~ glass storage facility is bound to the west, south, and east by an abandoned segment of Santa Rita Avenue, County-maintained and abandoned portions of Tenaya Avenue, and County-maintained Santa Cruz Avenue, respectively. By separate action, the Board of Supervisors has formally abandoned Del Mar Court and segments of Santa Rita Avenue and Tenaya Drive, now consisting of five Assessor Parcel Numbers (APNs 035-010-024 through -028), which lie adjacent to the project site. These roadways will be maintained for interior private drive aisles for the existing Gallo Glass Company facility. The approved project proposed to install gated access in the Santa Rita Avenue and Tenaya Drive rights-of-way for controlled access onto the private portions of each roadway. A third access point directly onto the project site was proposed along South Santa Cruz Avenue; however, Development Standards are in place which prohibit installation of a driveway or access on South Santa Cruz Avenue unless the applicant demonstrates that truck traffic will not interfere with existing pedestrian and bicyclist facilities are not impeded by truck traffic turning and queueing onto the project site. The project was referred to Stanislaus County Department of Public Works, and a referral response was received requesting that the storage depth outside of any gate shall be adequate for trucks coming off the road, which means that entry vehicles will not block any travel lane or shoulder. If the storage depth is inadequate, it may require that the fence be moved further into the property, or a deceleration lane be installed. Additionally, Public Works is requiring that no parking, loading or unloading of vehicles will be permitted within the County road right-of-way; that all driveway access onto the project site be subject to review and approval by Public Works and that an encroachment permit be obtained for any work done in the Stanislaus County road right-of-way; that the developer will be required to install or pay for the

installation of any signs and/or markings, if warranted; and that a grading and drainage plan be prepared in conformance with Stanislaus County PW Standards and Specifications and be reviewed and approved by the Public Works. All of Public Works' comments will be added to the project as development standards.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance, or policy.

Mitigation: None.

References: Referral response from the Department of Public Works, dated January 31, 2025; Referral response received from the San Joaquin Valley Air Pollution Control District, dated April 3, 2024; Stanislaus County General Plan and Support Documentation¹.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion: In accordance with SB 18 and AB 52, this project was referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project includes a General Plan Amendment. Tribal notification of the project was not referred to any tribes in conjunction with AB 52 requirements, as Stanislaus County has not received any requests for consultation from the tribes listed with the NAHC. The Tuolumne Mi-Wok Tribal Council responded to the project's Early Consultation indicating that the Tribe agrees with the proposal and has no further concerns or comments. A records search conducted by the Central California Information Center (CCIC) indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. A development standard will be added to the project which requires if any cultural or tribal resources are discovered during project-related activities, all work is to stop, and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. It does not appear this project will result in significant impacts to any archaeological or tribal resources.

Tribal Cultural Resources are considered to be less than significant.

Mitigation: None.

References: Records Search, conducted by the Central California Information Center, dated December 26, 2024; Stanislaus County General Plan and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The project includes demolition of existing site improvements and adding two parcels to the development footprint of an approved but not-yet-constructed glass storage facility. The two added parcels are proposed to be developed with **a storm drainage basin, with the remaining areas proposed to be paved** ~~ment for additional outdoor storage and will accommodate a shift of the approved stormwater drainage basin to better~~ to accommodate truck circulation on-site. No new construction is proposed as part of this project.

The existing site is served by City of Modesto for sewer and water service and the expansion is proposed to be served by the City of Modesto for municipal sewer and water services. The approved project was referred to the Department of Environmental Resources (DER) Environmental Health and Groundwater Divisions who responded indicating that all necessary permits would be necessary for the destruction or relocation of all on-site wastewater treatment system (OWTS) impacted by the project, in accordance with DER review and approval. These development standards will be applied to the ~~31-parcel development footprint~~ **project** if the subject request is approved.

The project site is in the service boundary of Modesto Irrigation District (MID) whose **comments provided to the approved 2023 GPA REZ project will be carried over to the proposed project**, ~~responded to the project~~ indicating that an existing abandoned 30-inch concrete pipeline within former Lateral No. 1 right-of-way should be removed, saw cut, and plugged as needed, requested easements remain in place to protect existing high voltage electrical overhead infrastructure within and adjacent to the project area, and requested that any relocation or installation of electrical facilities conform to MID's Electric Service Rules, as required by the Electrical Engineering Department. Additionally, they requested adequate dust control during any future construction, and that prior to issuance of a building permit for any new construction, the full set of construction plans should be submitted to their Electrical Engineering Department for review. These comments will be added to the project as Development Standards.

The project was referred to Stanislaus County Department of Public Works, and a referral response was received requesting that the storage depth outside of any gate shall be adequate for trucks coming off the road, which means that entry vehicles will not block any travel lane or shoulder. If the storage depth is inadequate, it may require that the fence be moved further into the property, or a deceleration lane be installed. Additionally, Public Works is requiring that no parking, loading or unloading of vehicles will be permitted within the County road right-of-way; that all driveway access onto the project site be subject to review and approval by Public Works and that an encroachment permit be obtained for any work done in the Stanislaus County road right-of-way; that the developer will be required to install or pay for the installation of any signs

and/or markings, if warranted; and that a grading and drainage plan be prepared in conformance with Stanislaus County PW Standards and Specifications and be reviewed and approved by the Public Works. All of Public Works' comments will be added to the project as development standards

The Central Valley Regional Water Quality Control Board (CVRWQCB) provided an Early Consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. Development standards will be added to the project requiring the applicant comply with this request prior to issuance of a building or grading permit.

No significant impacts related to Utilities and Services Systems have been identified.

Mitigation: None.

References: Application information; Referral Response from Central Valley Regional Water Quality Control Board, dated January 7, 2025; Referral response from Modesto Irrigation District, dated May 1, 2024; Referral response from the Stanislaus County Department of Public Works dated January 31, 2025; Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection, the parcel is designated as non-urban and is served by Stanislaus Consolidated Fire Protection District (SCFPD). The project was referred to the SCFPD, but no response was received. ~~During Public Works' review of the project, a fire turnaround access is required, and is proposed to be provided at the southerly portion of Santa Rita Avenue where it becomes privately maintained and gated. The Stanislaus County Fire Prevention Bureau reviewed the fire turnaround as proposed and did not identify any issues; however, at the time building permits are applied for the proposed 150,000 square foot warehouse, California Building Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and embers. Building and grading permits will be required for the improvements and will be required to meet fire code, which will be verified through the building permit review process. A grading and drainage plan will be required for the proposed basin and pavement and a building permit will be required for the future 150,000 square foot structure. At that time, fire protection and emergency vehicle access standards will be required to be met. These requirements will be applied as development standards for the project.~~

Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Application information; Referral response from the Stanislaus County Department of Public Works dated January 31, 2025; Stanislaus County General Plan and Support Documentation¹.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion: The project includes demolition of existing site improvements and adding two parcels to the development footprint of an approved but not-yet-constructed glass storage facility. The two added parcels are proposed to be developed with a storm drainage basin and pavement for additional outdoor storage and will accommodate a shift of the approved stormwater drainage basin to better accommodate truck circulation on-site. No new construction is proposed as part of this project.

Mirroring existing operations at the Gallo Glass Company campus to the south and west, the project site's hours of operations will be 24-hours per-day, daily, year-round. Due to the site usage proposed as exclusively storage, the project site will be primarily unmanned, with only one employee expected to be on-site at any given time, accessing for maintenance, pick-ups, or deliveries of glass. The **previously approved** development anticipated 30-60 truck trips per-day, over the course of a 24-hour period; however, no new trips, employees, or changes in hours of operation are associated with this project, which is adding two parcels to the development footprint and consolidating the overall 31-parcel development site under one zoning district of the Gallo Glass facility.

The project site is located adjacent to the existing Gallo Glass Company facility to the south and west. The project site is located within an urbanized County pocket, in the City of Modesto's Local Agency Formation Commission's (LAFCO)-adopted Sphere of Influence (SOI). Single-family homes are located north and east of the project site; developed as part of the Del Este Subdivision, Sierra Subdivision, and Modesto Colony. Lots from these subdivisions are primarily developed with single-family dwellings; however, a number of vacant residential parcels are scattered throughout the area, and under same ownership as the applicant, and therefore unlikely to develop new single-family dwellings. Further, as mentioned in Section IX - *Hazards and Hazardous Materials* of this Initial Study, the Airport Land Use Compatibility Plan limits development, including more dense residential development. Due to the project site being located within the City's SOI, annexation into the City of Modesto's jurisdiction is a possibility. The area surrounding the site is designated Industrial in the City's General Plan, and is Industrial transition in the County's General Plan. All of the surrounding land to the north and east is zoned Medium Density Residential, Industrial, and Multiple Family Residential and are subject to meeting the uses and development standards dictated by the respective zoning district's ordinances. Any further development would be required to obtain land use entitlements prior to development, including consideration of whether the redesignation would be consistent with the surrounding area's development, and whether the use would constitute leap frog or pre-mature development and would not negatively impact the surrounding area.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant. The project will not physically divide an established community. Development standards regarding the discovery of cultural resources during any future construction resulting from this request will be added to the project. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation¹.

¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System
Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307

Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: 10/22/2024

Records Search File #: 13091N

Project: S. Santa Cruz Ave. Area General
Plan Amendment and Rezone

Brian Veitch
VVH Consulting Engineers
430 10th Street
Modesto, CA 95354
209-568-4477

bveitch@vvhce.com

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Riverbank USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Resources Directory (ARD)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCalIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally record prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office survey plat for T3S R9E (dated 1854) shows the NW ¼ of Section 34 as a 160-acre parcel.
- The Official Map of the County of Stanislaus, California (1906) shows the NW ¼ of Section 34 divided into six smaller parcels.

- The 1916 and 1953 editions of the Riverbank USGS quadrangle show the S. Santa Cruz Avenue street alignment.

Prehistoric or historic resources within the immediate vicinity of the project area: None has been formally reported to the Information Center.

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: None has been formally reported to the Information Center.

Recommendations/Comments:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the

Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for sending the **Access Agreement Short Form**.

Note: Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services



NEGATIVE DECLARATION

NAME OF PROJECT: General Plan Amendment and Rezone Application No. PLN2024-0100 – Gallo Glass Company

LOCATION OF PROJECT: North of Tenaya Drive, between Santa Rita and South Santa Cruz Avenues, in the Modesto area. APNs: 035-011-002 and 035-011-003.

PROJECT DEVELOPERS: Gallo Glass Company
605 S. Santa Cruz Avenue
Modesto, CA 95354

DESCRIPTION OF PROJECT: 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) (373), to allow for development of a stormwater drainage basin serving P-D (373).

Based upon the Initial Study, dated February 5, 2025 (amended on **March 19, 2025**), the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Amended Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Kristen Anaya, Senior Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS												
PROJECT: GENERAL PLAN AMENDMENT & REZONE APP. NO. PLN2024-0100 - GALLO GLASS CO.												
REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF JUSTICE				X				X		X		X
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X		X			X		X		X
CITY OF: MODESTO	X	X	X	X				X		X		X
FIRE PROTECTION DIST: STAN CONSOLIDATED	X	X	X		X			X		X		X
IRRIGATION DISTRICT: MODESTO	X	X	X	X				X		X	X	
MOSQUITO DISTRICT:EASTSIDE	X	X	X		X					X		X
STAN CO EMERGENCY MEDICAL	X	X	X		X			X		X		X
PACIFIC GAS & ELECTRIC	X	X	X		X			X		X		X
SAN JOAQUIN VALLEY APCD	X	X	X	X				X		X	X	
SCHOOL DISTRICT 1: MODESTO CITY SCHOOLS	X	X	X		X			X		X		X
STAN CO ALUC	X	X	X	X				X		X	X	
STAN CO BUILDING PERMITS DIVISION	X	X	X		X					X		X
STAN CO CEO	X	X	X		X			X		X		X
STAN CO DER	X	X	X		X			X		X		X
STAN CO DER GROUNDWATER	X	X	X		X					X		X
STAN CO HAZARDOUS MATERIALS	X	X	X	X				X		X	X	
STAN CO PARKS & RECREATION		X	X	X				X		X		X
STAN CO PUBLIC WORKS	X	X	X	X				X		X		X
STAN CO SHERIFF	X	X	X		X			X		X		X
STAN CO SUPERVISOR DIST #4: GREWAL	X	X	X		X			X		X		X
STAN COUNTY COUNSEL	X	X	X		X			X		X		X
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X			X		X		X
STANISLAUS LAFCO	X	X	X									
SURROUNDING LAND OWNERS AND RESIDENTS	X	X	X	X				X		X		X
TELEPHONE COMPANY: AT&T	X	X	X		X			X		X		X
TRIBAL CONTACTS (CA Government Code §65352.3)	X	X	X	X				X		X		X
TUOLUMNE RIVER TRUST	X	X	X		X			X		X		X

March 12, 2025

Kristy Doud, Deputy Director of Planning
Stanislaus County Planning and Community Development
1010 10TH Street, Suite 3400, Modesto, CA 95354
4800 Enterprise Way
Modesto, CA 95356



Re: GALLO GLASS-CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Ms. Doud,

Please accept this letter of concern on behalf of **Valley Improvement Projects** and the many county residents who continue to bear disproportionate environmental and public health burdens in Stanislaus County resulting from the cumulative impacts of transportation related air pollution, and local air pollution emissions resulting from industrial agriculture and manufacturing. Please provide greater consideration for public health impacts to the Gallo Glass adjacent communities and work with us to develop more meaningful conversations there.

We find ourselves playing catch up to the *“Early Consultation Process.”*

We’re learning that *early consultation* only means select agencies. We can affirm that it does not mean that early or thorough consultation with impacted communities. Notwithstanding other potentially significant impacts to water and housing that this project may entail, we wish to call out the unacceptable continuance of factory level emissions, traffic related emissions and a climate blind repurposing of land by impervious heat magnifying surfaces resulting in additional public health impacts. Felt heat will certainly increase as a result of rendering +200,000 Sq Ft of land previously zoned for housing with impervious concrete in service of yet another 150,000 SqFt of wine dealing warehouse space in a county lousy with warehouses and the life shortening heavy duty diesel truck traffic. Most of these emissions are uneventfully recorded by the SJVAPCD and included benignly in the Air Districts *Slam Dunk* Title V permit. Permission to construct should have required the development of robust mitigation measures like home weatherization of adjacent dwellings, vegetative/security Buffers for screening Light, Noise and the well documented toxic pollution routinely emitted from this facility.

We are grateful for the proposed potential benefits of equipment upgrades as well as the upgraded emission monitoring and capture technology, but until those monitoring results and emission response measures are *visible* to some technically proficient third party for oversight it will be of little use outside of the autopsy. Utilization of emission data may be collected by the regional air district but if the County and those of us that depend on you want to use it to protect ourselves we’ll need a more meaningful partnership framework between the county, operators and residents. When it comes to data, if we can’t see it, it offers no protections.

At VIP we strive to empower Stanislaus County Residents to take up the power they have and to engage in the decisions that impact their lives. When we connect communities to the agencies and governments that are supposed to protect them we do so in good faith because we believe that informed people know what’s best for



themselves. The principle that informed communities are healthier, wealthier and happier is affirmed in every instance and the non-inclusive and exclusionary history of our region's past is precisely why the San Joaquin Valley is the Nation's home of poverty and pollution. Currently, the Gallo Glass permit lacks the insights of our historically marginalized communities and those are the insights we need to transform the unfair health, wealth and quality of life outcomes here in this county that are painfully true.

We hope we can find ways for county planners to join us in our discomfort and to find more effective ways to confront the always visible but never discussed *status quo*, at the very least when we're talking about a chronic SOX cloud hovering above a neighborhood with advanced mortality rates resulting from local air pollution. Please consider us at your service in the interests of establishing a more collaborative framework of "early consultation" and "Community Approval" and maybe next time we can meet some minimum community engagement thresholds before the County commits us all to absorb these impacts under the banner of informed consent.

Thank you for your attention to our concerns, our community's health and well-being depend on it.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt', is positioned below the word 'Sincerely,'.

Matt Holmes,
Valley Improvement Projects
Matt@VIP209.org
415-254-3546

GPA REZ PLN2024-0100

GALLO GLASS COMPANY

Planning Commission
April 3, 2025

Overview

- 2 project parcels
- Request to:
 - Amend the General Plan designation from Industrial Transition to Industrial
 - Rezone from Single-Family Residential (R-1) to a new Planned Development
 - To allow for development of a stormwater drainage basin

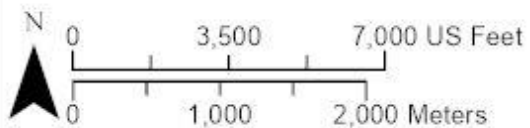
GALLO GLASS COMPANY

**GPA REZ
PLN2024-0100**

AREA MAP

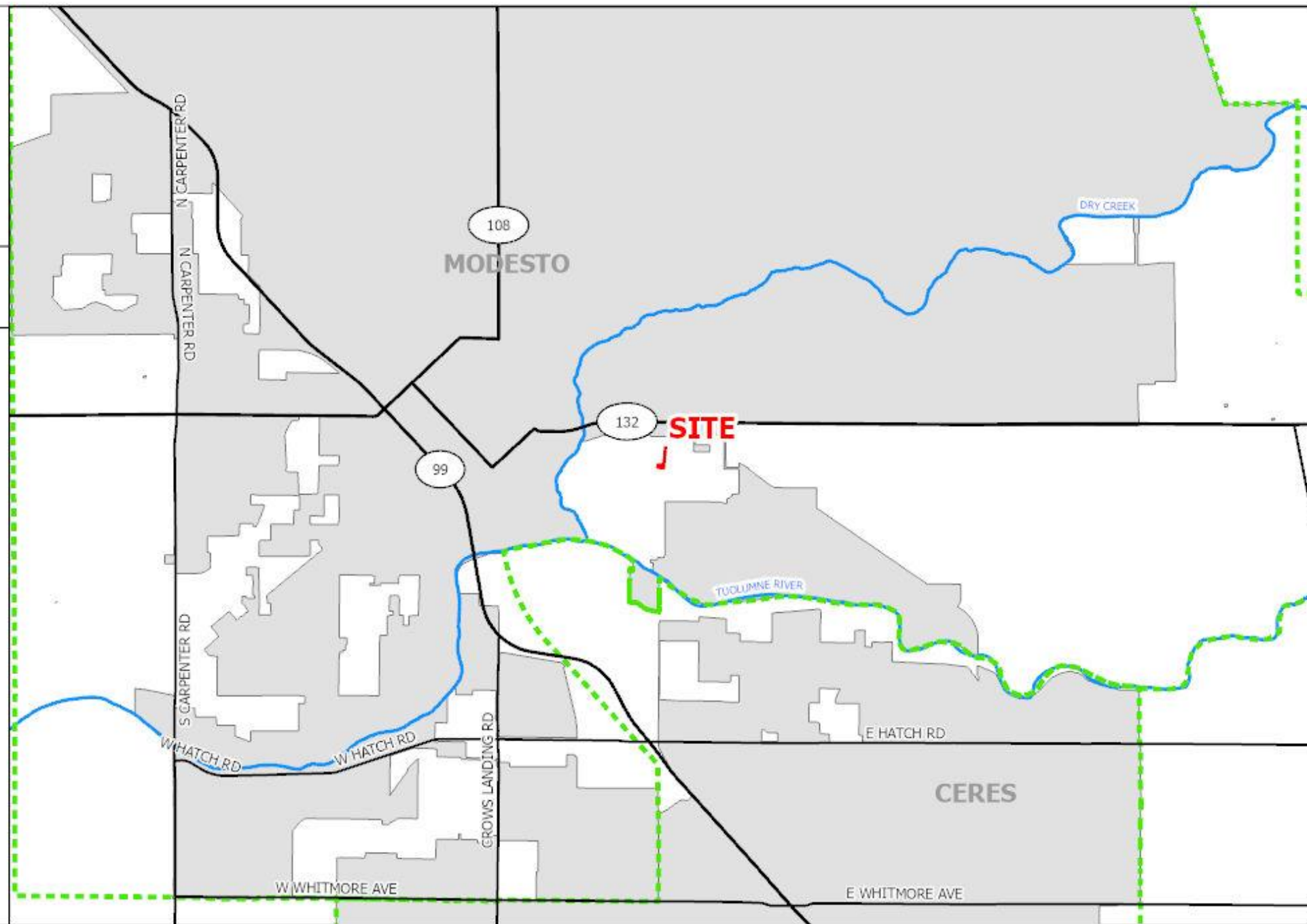
LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River



Source: Planning Department GIS

Date Exported: 11/27/2024



GALLO GLASS COMPANY




**GPA REZ
PLN2024-0100**

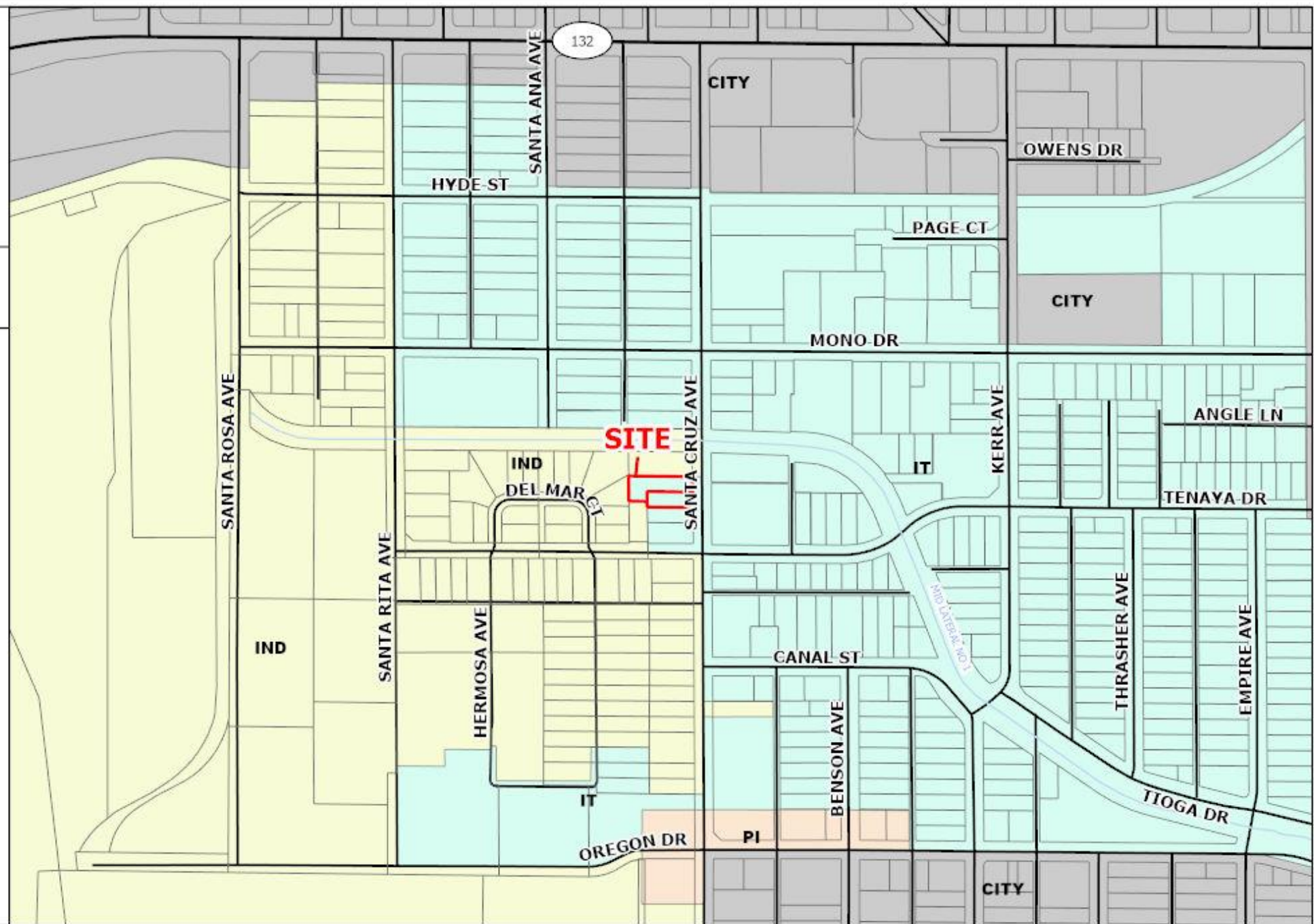
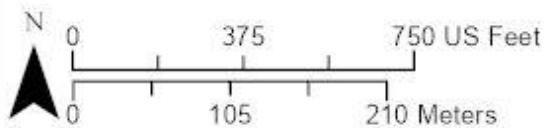
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

General Plan

-  City
-  Industrial (IND)
-  Industrial Transition (IT)
-  Planned Industrial (PI)



GALLO GLASS COMPANY

**GPA REZ
PLN2024-0100**

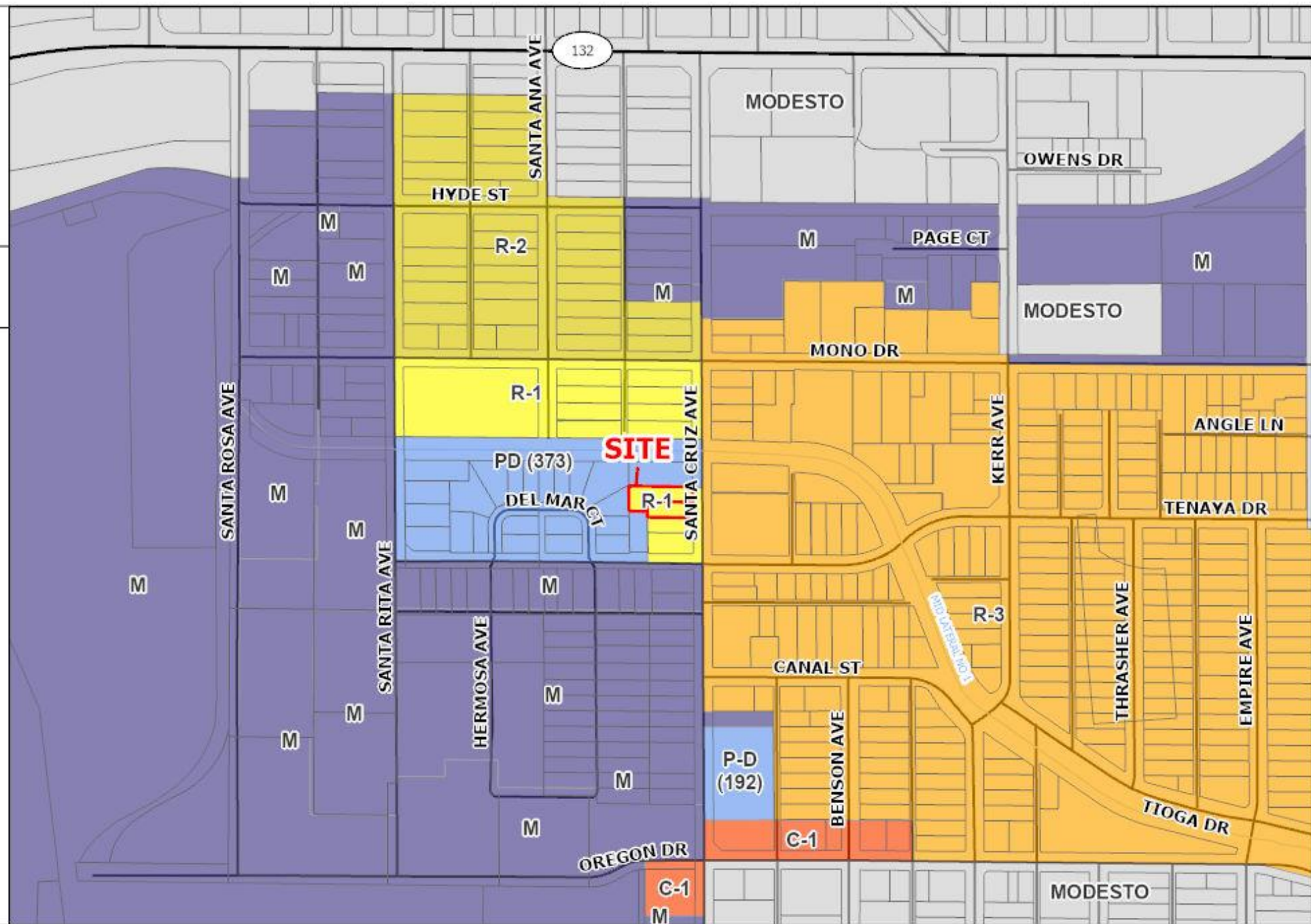
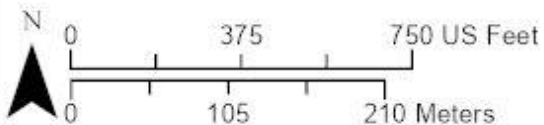
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

Zoning Designation

-  City of Modesto
-  Industrial
-  Medium Density Residential
-  Multiple Family
-  Neighborhood Commercial
-  Planned Development
-  Single Family Residential



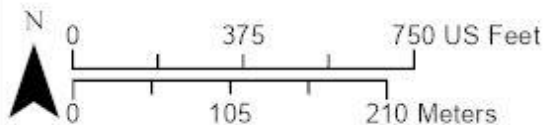
GALLO GLASS COMPANY

**GPA REZ
PLN2024-0100**

2023 AERIAL AREA MAP

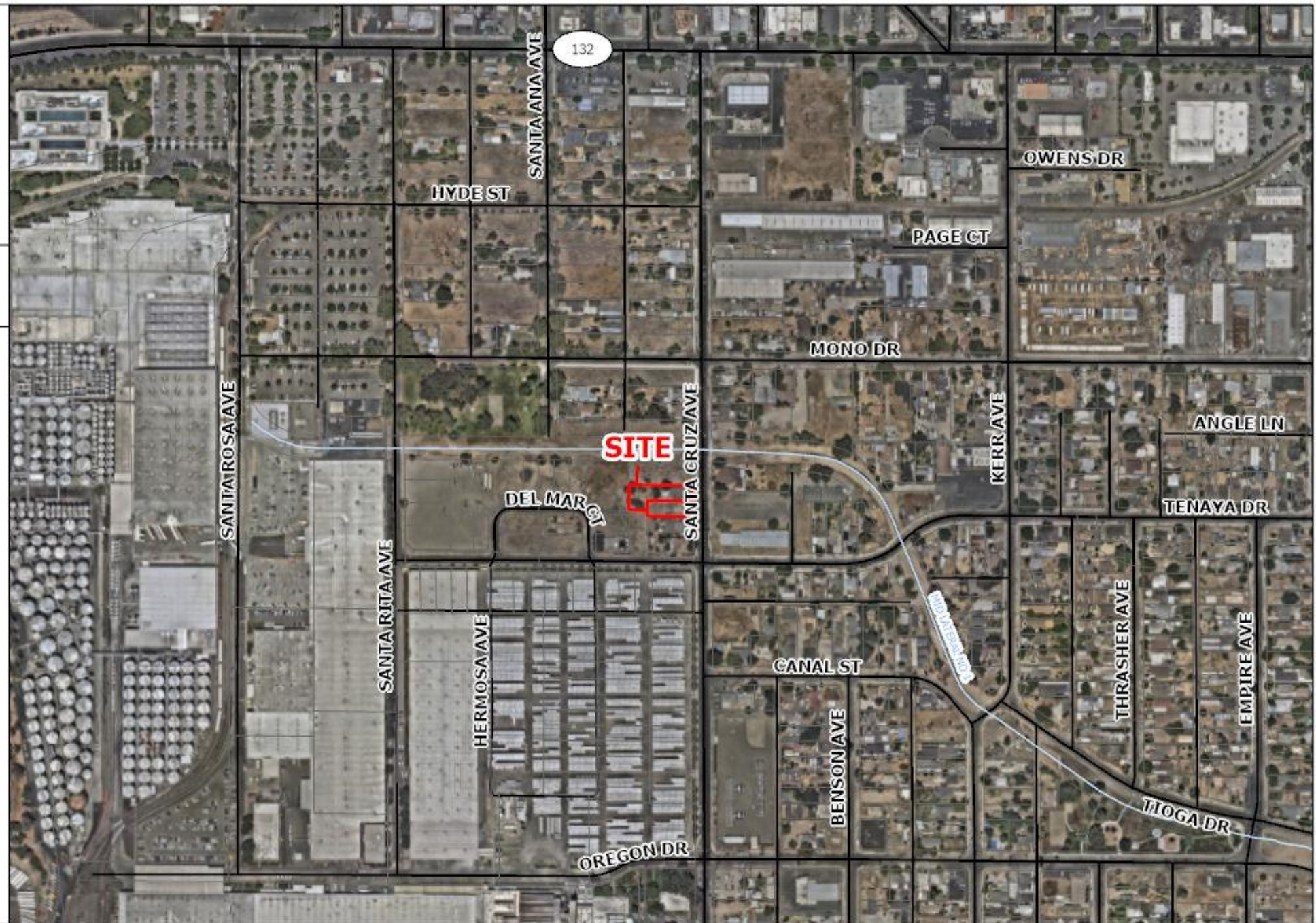
LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 11/27/2024

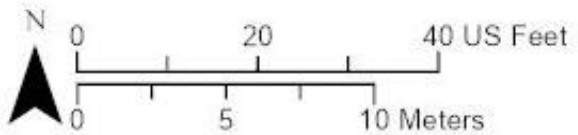


**GALLO GLASS
COMPANY
GPA REZ
PLN2024-0100**

2023 AERIAL SITE MAP

LEGEND

-  Project Site
 Parcel

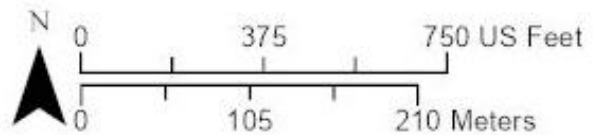


**GALLO GLASS
COMPANY**
GPA REZ
PLN2024-0100

2023 AERIAL AREA MAP

LEGEND

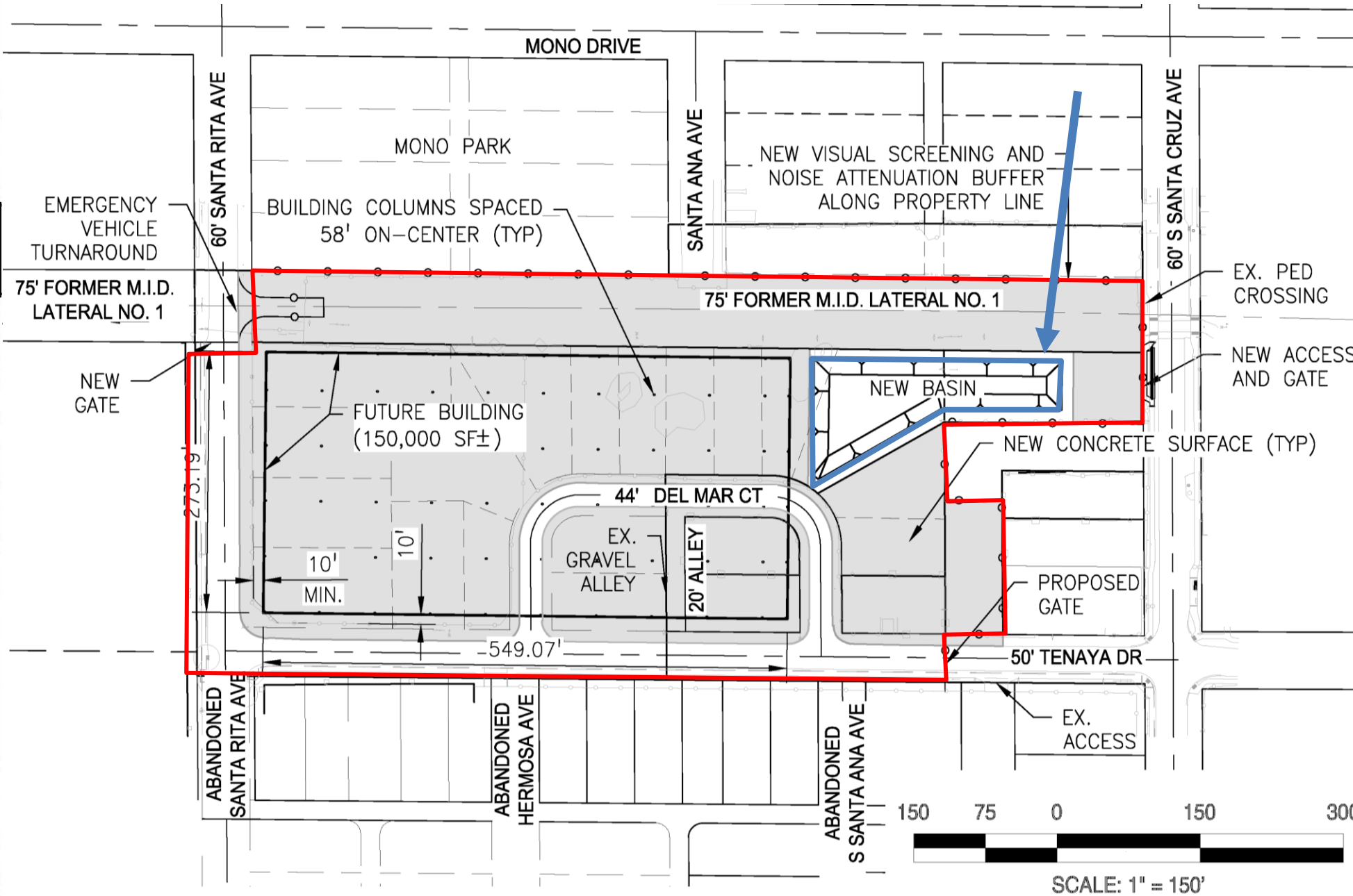
-  Project Site
-  P-D (373)
-  Parcel
-  Highway
-  Street
-  Canal



**GALLO GLASS
COMPANY**
GPA REZ
PLN2024-0100

APPROVED SITE PLAN
P-D (373)



- LEGEND**
-  Project Site
 -  Parcel
 -  Approved Stormwater Basin Location

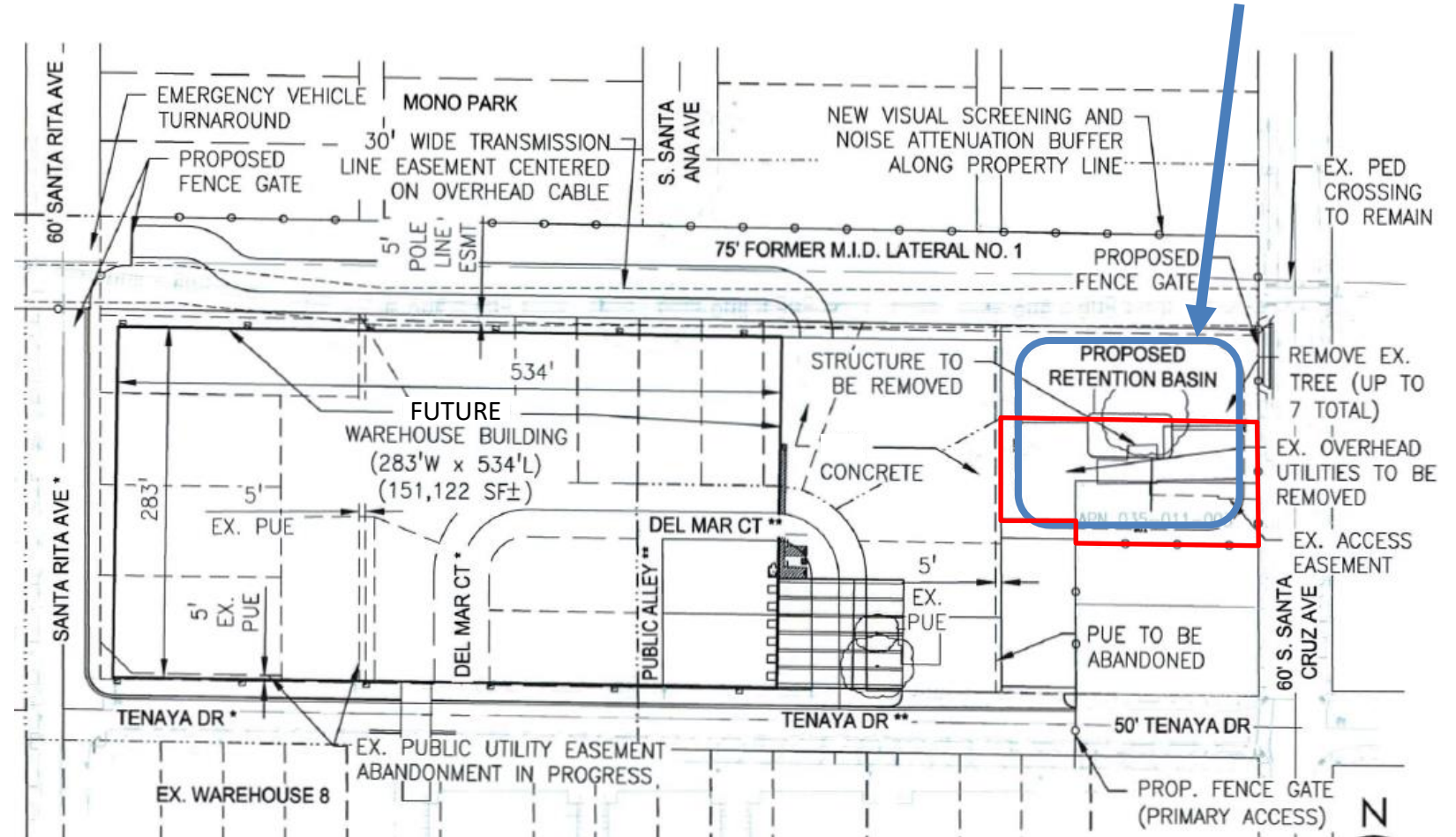


**GALLO GLASS
COMPANY
GPA REZ
PLN2024-0100**

PROPOSED SITE PLAN

LEGEND

-  Project Site
 Parcel
 New Proposed Stormwater Basin Location



Issues

- Valley Improvement Projects (VIP) Response
 - General concerns over County's noticing policies
 - Project exceeded noticing requirements
 - Concerns over air pollution from diesel trucks
 - Heat Island effect from additional pavement
 - Noise and Light Pollution



March 12, 2025

Kristy Doud, Deputy Director of Planning
Stanislaus County Planning and Community Development
1010 10TH Street, Suite 3400, Modesto, CA 95354
4800 Enterprise Way
Modesto, CA 95356



Re: GALLO GLASS-CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

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EXHIBIT H

Issues

- Condition of Approval No. 2 – Lot Merger requirement
 - Change: “Prior to final occupancy ~~issuance of a building or grading permit~~, a lot merger shall occur for all contiguous parcels zoned under P-D (373).”

General Plan and Zoning Consistency

General Plan

- Land Use Element
 - Amendment Criteria
 - Land Use Element
 - Industrial
 - Sphere of Influence (SOI) – City of Modesto

Zoning

- R-1 to P-D
 - Amendments to the Zoning Designation must be found to be consistent with the General Plan
 - Development standards from P-D (373), for parking, landscaping, signage, lighting, building height, setbacks are incorporated into project and detailed in Exhibit C – Conditions of Approval

Environmental Review

- CEQA
 - Negative Declaration
 - Amended to clarify:
 - Project parcels associated with request
 - Development Standards

Recommendation

- Staff recommendation
 - Recommend project approval to the Board of Supervisors
- Findings – Exhibit A
 - Environmental Review
 - General Plan Amendment
 - Rezone
 - Project Approval
- Subject to amended Condition No. 2: “Prior to **final occupancy** ~~issuance of a building or grading permit~~, a lot merger shall occur for all contiguous parcels zoned under P-D (373).”

Questions?