

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development AF

BOARD AGENDA # 9:05 a.m.

Urgent  Routine

AGENDA DATE April 30, 2013

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Public Hearing to Consider Planning Commission's Recommendation for Approval of General Plan Amendment and Rezone Application No. PLN2012-37, Gallo Glass

PLANNING COMMISSION RECOMMENDATIONS:

After conducting a duly advertised public hearing at its regular meeting of March 21, 2013, the Planning Commission, on a 6-0 vote, recommended the Board approve the project, as follows:

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the 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;

(Continued on page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this project. In accordance with the adopted Department of Planning and Community Development Fee Schedule, this project is subject to payment of the "actual cost" for processing of the application. All costs associated with this project have been paid and approval of this project will have no impact on the County's General Fund.

BOARD ACTION AS FOLLOWS:

No. 2013-205

On motion of Supervisor Monteith, Seconded by Supervisor O'Brien,  
and approved by the following vote,

Ayes: Supervisors: O'Brien, Withrow, Monteith, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: De Martini

1) X Approved as recommended

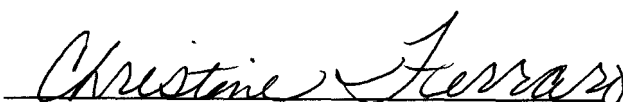
2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:

**INTRODUCED, ADOPTED, AND WAIVED THE READING OF ORDINANCE  
C.S.1131 FOR REZONE APPLICATION #PLN2012-37.**



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-55-Q-10

**PLANNING COMMISSION RECOMMENDATIONS: (Continued)**

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 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 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.
  - C. The amendment is consistent with the General Plan goals and policies.
4. Find that the proposed Industrial zoning is consistent with the Industrial General Plan designation.
5. Approve General Plan Amendment and Rezone Application No. PLN2012-0037 - Gallo Glass and introduce, waive the reading, and adopt an ordinance for the Rezone.

**DISCUSSION:**

This is a two part application requesting to make the following modifications to a 12.2± acre site in the Modesto area: 1) amend the General Plan designation from Industrial Transition to Industrial and 2) amend the zoning designation from R-1 (Low-Density Residential), R-2 (Medium-Density Residential), and R-3 (Multiple-Family Residential) to M (Industrial). The request will allow the Gallo Glass plant adjacent to the project site to expand by adding a concrete and asphalt paved outdoor storage and parking area.

The project site is within the Local Agency Formation Commission (LAFCO) City of Modesto Sphere of Influence (SOI). The project site is surrounded by single-family dwellings to the north and east and the existing Gallo Glass plant to the west and south. The project site contains an entire neighborhood block adjacent to the Gallo Glass plant consisting of mostly single-family dwellings with scattered vacant lots. APN: 035-037-030, also included in this request, is separated from the other project parcels by S. Santa Cruz Avenue and is located adjacent to an existing Gallo Glass parking lot.

The proposed expansion will allow Gallo Glass to consolidate its glass storage operations in a location central to both the glass plant and winery. Although Gallo Glass is proposing to use the property for storage and parking, it should be noted that the requested rezone will allow all permitted uses set forth in the M-Industrial zone.

Gallo has purchased two additional properties within the project area since the time the Staff Report was presented to the Stanislaus County Planning Commission meeting on March 21, 2013 for consideration and approval. Both properties are currently in escrow. Once escrow closes on the properties, Gallo will own 57 of the 58 parcels within the project area. Gallo is currently in negotiations to purchase the final property. A revised project map showing the project area, including the one (1) remaining non-Gallo property is available in Attachment "3".

The County has the ultimate authority to designate and rezone property and can include the non-Gallo property as part of the General Plan Amendment and Rezone application if the County determines that the inclusion is consistent with the General Plan and required findings. Should the project area be re-designated to Industrial and rezoned to M (Industrial), the single-family dwelling on the non-Gallo property would be allowed to remain occupied and would be identified as legal non-conforming (LNC), as single-family dwellings are not an allowable use in the M (Industrial) zone.

On March 21, 2013, the Stanislaus County Planning Commission heard General Plan Amendment and Rezone Application No. PLN2012-37 Gallo Glass. The Planning Commission voted 6-0 to recommend approval of the application to the Board of Supervisors.

A number of items were raised at the Planning Commission meeting by both the public and the Planning Commission. Four surrounding property owners, spoke in opposition of the project, however, three of those who spoke mentioned that they were not against the project; wanted clarification on a few specific items. Rod Hawkins, the project representative, spoke in favor of the project and answered questions for the public and Planning Commission related to the proposed project. Since the Planning Commission meeting, Mr. Hawkins' office has provided further information on the project related to those items which include the following:

Property values: There are concerns that allowing industrial uses on the project site will negatively affect the property values of surrounding parcels. Future potential buyers may not want to purchase property so close to an industrial use

Proposed use: A number of speakers had questions about the proposed use on the project site. The questions related to types of equipment being used, materials being stored and required walls.

The proposed use is for storage of finished bottles and additional employee parking. It is anticipated that forklifts and carts will be used on the northern portion of the site to transport and stack pallets of glass bottles. The northern portion of the project site will be for storage of finished glass and will contain isles for driving. Product is anticipated to be stacked up to 20 feet in height. Vehicle parking is anticipated on the Santa Rita Avenue side of the project site. The separate parcel on the eastern side of S. Santa Cruz Avenue (APN: 035-037-030) will be an expansion of the existing parking lot to the

south. Any development on the project site will be required to meet M-Industrial development standards including screening which requires the following:

*21.60.070 Screening: An eight-foot masonry wall shall be constructed along the property line adjacent to any residential or agricultural zone or any P-D zoning for residential use, except where a building abuts an alley in which case no wall shall be required.*

Traffic and Circulation: There are concerns about there being an increase in traffic on Santa Rita Avenue as well as concerns about the alley behind the homes on Tenaya Drive, which many homes utilize for access and utilities.

However, it is anticipated the project will reduce the number of truck trips by approximately 8,100 annually as a result of construction of the project. All trucks will be entering from the Oregon Drive gate off of S. Santa Cruz Avenue. Currently, Gallo Glass has an abandonment application with the Stanislaus County Department of Public Works including all streets and alleys west of S. Santa Cruz Avenue and south of the Tenaya Avenue alley. Therefore, the alley on Tenaya Avenue will not be affected. If Gallo has not purchased the final non-Gallo property by the time construction begins, suitable access to the property will be provided and construction may be phased.

Noise: The potential noise that the proposed use may create was also mentioned as a concern by two of the speakers.

The proposed project will likely be in operation 24 hours per day however, the project will be required to meet County standards for noise in the industrial area. The project site will be separated from any homes along the northern edge of the project site by an alley except for the separate parcel on the east side of S. Santa Cruz Avenue. That area of the project site does not have an alley. However, both areas will be required to provide an eight-foot masonry wall along any side and rear property lines adjacent to surrounding residential zones, thus reducing the amount of noise to neighboring parcels.

Members of the Planning Commission discussed the project. One Commissioner mentioned that the project site is located within an industrial transition area and is planned to eventually become industrial. Another Commissioner mentioned that the project will provide needed jobs. One Commissioner mentioned concerns about the remaining non-Gallo properties and how the project might affect them, but was confident that all parties would be able to work these items out.

Planning Staff believes the General Plan amendment for the proposed use on this specific site is consistent with the goals and policies of the County's General Plan. For a discussion on the proposed project's General Plan consistency see Attachment 1 - *Planning Commission Staff Report, March 21, 2013.*

**POLICY ISSUES:**

The Board should determine if approval of the proposed General Plan Amendment and Rezone furthers the goals of A Well Planned Infrastructure System and A Strong Local Economy.

**STAFFING IMPACT:**

There are no staffing impacts associated with this item.

**CONTACT PERSONS:**

Angela Freitas, Planning and Community Development Director.  
Telephone: (209) 525-6330

**ATTACHMENTS:**

1. Planning Commission Staff Report, March 21, 2013
2. Planning Commission Minutes, March 21, 2013
3. Revised project map
4. Draft Ordinance and Sectional District Map

# STANISLAUS COUNTY PLANNING COMMISSION

March 21, 2013

## STAFF REPORT

### GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2012-0037 GALLO GLASS

**REQUEST: TO AMEND THE GENERAL PLAN FROM INDUSTRIAL TRANSITION TO INDUSTRIAL AND ZONING DESIGNATIONS FROM R-1 (SINGLE-FAMILY RESIDENTIAL), R-2 (MEDIUM-DENSITY RESIDENTIAL), AND R-3 (MULTIPLE-FAMILY RESIDENTIAL) TO M (INDUSTRIAL) OF 12.2± ACRES TO EXPAND THE EXISTING GALLO GLASS PLANT BY ADDING A CONCRETE AND ASPHALT PAVED OUTDOOR STORAGE AND PARKING AREA.**

#### APPLICATION INFORMATION

Owner/Applicant:	Gallo Glass Company
Representative/Engineer:	Rod Hawkins, Hawkins & Associates
Location:	South of Tenaya Drive, north of Oregon Drive, east of Santa Rita Avenue, and west of S. Santa Cruz Avenue, including 504 S. Santa Cruz Avenue on the east side of S. Santa Cruz Avenue, in the Modesto area
Section, Township, Range:	33 & 34-3-9
Supervisorial District:	Four (Supervisor Monteith)
Assessor Parcel Nos. (APNs):	035-015-002 - 008, & 018 - 023; 035-014-001, 002, 005, 006, & 017 - 028; 035-013-001, 002, 009 - 012, & 014, 017, & 018; 035-012-016 - 033; & 035-037-030
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcels:	12.2± acres
Water Supply:	Public Water - City of Modesto
Sewage Disposal:	On-site septic
Existing Zoning:	R-1 (Low-Density Residential); R-2 (Medium-Density Residential); and R-3 (Multiple-Family Residential)
Proposed Zoning:	M (Industrial)
Existing General Plan Designation:	Industrial Transition
Proposed General Plan Designation:	Industrial
Environmental Review:	Negative Declaration
Present Land Use:	Single-family dwellings & vacant lots
Surrounding Land Use:	Single-family dwellings to the north; Gallo Glass Company to the south and west; and single-family dwellings and the existing Gallo parking lot to the east

## **RECOMMENDATION**

Based on the entirety of the evidence on the record, and this staff report and its attachments, and on the General Plan, staff recommends that the Planning Commission recommend the Board of Supervisors approve the project. Exhibit A provides an overview of the findings and actions required for project approval.

## **PROJECT DESCRIPTION**

This is a two part application requesting to make the following modifications to a 12.2± acre site in the Modesto area: 1) amend the General Plan designation from Industrial Transition to Industrial and 2) amend the zoning designation from R-1 (Low-Density Residential), R-2 (Medium-Density Residential), and R-3 (Multiple-Family Residential) to M (Industrial). The request will allow the Gallo Glass plant adjacent to the project site to expand by adding a concrete and asphalt paved outdoor storage and parking area.

## **SITE DESCRIPTION**

The proposed project site is located in an unincorporated portion of Modesto within an area commonly referred to as the "Airport" neighborhood. The project site is within the Local Agency Formation Commission (LAFCO) City of Modesto Sphere of Influence (SOI). The project site is surrounded by single-family dwellings to the north and east and the existing Gallo Glass plant to the west and south. The project site contains an entire neighborhood block adjacent to the Gallo Glass plant consisting of mostly single-family dwellings with scattered vacant lots. APN: 035-037-030, also included in this request, is separated from the other project parcels by S. Santa Cruz Avenue and is located adjacent to an existing Gallo Glass parking lot.

## **BACKGROUND/ISSUES**

The Gallo Glass plant has been in operation since 1958. Operations require the storage of bulk glass bottles for use by the E & J Gallo Winery as well as for outside clientele. Currently, much of the glass is temporarily stored in off-site warehousing and then returned to the winery when it is needed. The proposed expansion will allow Gallo Glass to consolidate its glass storage operations in a location central to both the glass plant and winery. The Gallo Glass plant has been approved for multiple General Plan Amendment and Rezone requests dating back to the 1980s (see Exhibit B – Maps) resulting in blocks of land surrounding their original facility to be re-designated from Industrial Transition to Industrial and from various residential and Planned Development zoning designations to Industrial.

In support of its ongoing expansion efforts, Gallo Glass has been purchasing adjacent parcels located within the project site. Gallo Glass owns all parcels within the proposed site except for three (3) which are currently in negotiations for purchase. Due to the fact that Gallo does not own all of the parcels, it cannot force the non-Gallo property owners to include their property as part of the project; however, the County has the ultimate authority to designate and rezone property and can include the non-Gallo properties as part of the General Plan Amendment and Rezone application if the County determines inclusion is consistent with the General Plan and required findings. The environmental review and staff report include the non-Gallo properties as part of the project site area. The findings required for approval of a general plan amendment are provided in the "General Plan Consistency" and "Zoning Consistency" sections of this report.

Planning staff has contacted the owners of the non-Gallo properties through certified and regular mail to discuss the project but has not received any responses. The letter sent to the property

owners included an overview of how the General Plan Amendment and Rezone would impact their property and contact information in both English and Spanish.

Currently, the three (3) non-Gallo properties contain occupied single-family dwellings. Should the entire block be re-designated to Industrial and rezoned to M (Industrial), the single-family dwellings would be allowed to remain occupied and would be identified as legal non-conforming (LNC), as single-family dwellings are not an allowable use in the M (Industrial) zone. Further, Stanislaus County Code allows LNC uses to continue in conformance with Chapter 21.80 of the Zoning Ordinance. If a home were to burn down or be destroyed, the owner would have six (6) months to obtain a building permit to re-build the home and maintain the LNC status.

In addition, re-designating the block would allow the three (3) non-Gallo properties the uses outlined in the M (Industrial) zone as long as each property met the required development standards.

### **GENERAL PLAN CONSISTENCY**

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?" The County, in reviewing General Plan amendments, shall also consider the additional costs to the County that might be anticipated (economic, environmental, and social) and how levels of public and private service might be affected. In each case, in order to take affirmative action regarding the General Plan amendment application, it must be found that:

1. The General Plan amendment will maintain a logical land use pattern without detriment to existing and planned land uses; and
2. 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 diagram of the Land Use Element, an additional finding must be established.

3. The amendment is consistent with the General Plan goals and policies.

To evaluate a proposed General Plan amendment, the goals and policies of the General Plan must be reviewed. The following comparison is made between the goals and policies of the General Plan and the proposed project:

### **Land Use**

The General Plan Land Use Element identifies the Industrial Transition designation as intended for lands within a SOI 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. 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.



The General Plan designation and zoning changes will be made up of an entire block adjacent to an existing Industrial zone if the non-Gallo owned properties are included. The owners of the three (3) non-Gallo properties will not be required to relocate and will not be displaced as a result of this project.

Gallo owns 55 of the 58 parcels within the project site. As the owner, Gallo will be required to adhere to all state laws related to tenant/landlord relations on its occupied properties prior to any development.

**Goal One - Provide diverse land use needs by designating patterns which are responsible to the physical characteristics of the land as well as to environmental, economic and social concerns of the residents of Stanislaus County.**

**Policy 1 - Land will be designated and zoned for agricultural, residential, commercial, industrial, or historical uses when such designations are consistent with other adopted goals and policies of the general plan.**

The General Plan identifies the project site as Industrial Transition. This designation is intended for lands within a SOI 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. The proposed project will allow for the expansion of an already existing industrial use (Gallo Glass). An area designated Industrial Transition is intended to eventually become Industrial.

**Policy 3 - Land use designations shall be consistent with the criteria established in this element.**

The implementation of this policy requires that the criteria described in the DESIGNATIONS section of the Land Use Element be applied to this policy. Under the Industrial Transition section, the designation is intended for lands within a SOI which for the most part are not zoned or developed for industrial usage, but lie in the path of a valid expansion of contiguous industrial area. Land falling within this designation may continue to be zoned and used for non-industrial purposes pending demand for such industrial expansion.

**Goal Three - Foster stable economic growth through appropriate land use policies.**

**Policy 18 - Accommodate the siting of industries with unique requirements.**

The amount of land designated as Industrial in the County has changed very little in the past 10 years, decreasing slightly through annexation to cities. The project is owned by Gallo and is located adjacent to the existing Gallo Glass facility making the site uniquely suited for an expansion of their operations.

**Goal Four - Ensure that an effective level of public service is provided in unincorporated areas.**

**Policy 22 - Future growth shall not exceed the capabilities/capacity of the provider of services such as sewer, water, public safety, solid waste management, road systems, schools, health care facilities, etc.**

Any new development will be required to meet all development standards as required of any new development in the M (Industrial) zone. This may require the payment of service and district fees

required to maintain current levels of service.

The current operation is served by public water service provided by the City of Modesto. Any expansion of services to the proposed area will be required to meet service and capacity standards for Measure X on-site septic system and domestic water services.

**Goal Five - Compliment the general plans of cities within the County.**

**Policy 24 - Development, other than agricultural uses and churches, which requires discretionary approval and is within the sphere of influence of cities or in areas of specific designation created by agreement (e.g., Sperry Avenue and East Las Palmas Corridors), shall not be approved unless first approved by the city within whose sphere of influence it lies or by the city for which areas of specific designation were agreed. Development requests within the spheres of influence or areas of specific designation of any incorporated city shall not be approved unless the development is consistent with agreements with the cities which are in effect at the time of project consideration. Such development must meet the applicable development standards of the affected city as well as any public facilities fee collection agreement in effect at the time of project consideration. (Comment: This policy refers to those development standards that are transferable, such as street improvement standards, landscaping, or setbacks. It does not always apply to standards that require connection to a sanitary sewer system, for example, as that is not always feasible.)**

The project site is located within the City of Modesto's SOI. The Implementation Measures for Policy 24 require that all discretionary development proposals within the SOI or areas of specific designation of a city shall be referred to that city to determine whether or not the proposal shall be approved and whether it meets its development standards. Currently, the project site is designated Residential (R) in the City of Modesto General Plan. The City of Modesto reviewed the project and provided no comments.

When changing the General Plan designation of land to Industrial, the General Plan includes the following criteria for determining whether or not a property is suitable for an Industrial designation:

- a. **Access.** 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.

Although the project site is not located on a major road, the proposed future use of the property is for storage and parking and is intended to consolidate the glass operation to one location. This will, in turn, minimize the amount of truck trips needed to deliver off-site glass to the project site.

- b. **Sewage disposal.** 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.)

The existing Gallo Glass operation utilizes City of Modesto public sewer service. Any new development will be required to meet the requirements for a Measure X on-site septic system. Allowing the General Plan designation to become Industrial will allow for consistency with the surrounding area.

- c. **Water.** 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.

The project site already utilizes City of Modesto public water service. Gallo may be required to make upgrades to the system depending on use and development standards; however, at this time, no upgrades are anticipated.

- d. **Infrastructure.** Other utilities (such as natural gas and electricity) shall be reasonably available to the site as might be required by the proposed uses.

Utilities are available to the project site if needed. The project was referred to the appropriate utility services. No comments were received.

- e. **Topography.** The site is physically suitable for industrial development.

The site is relatively flat and has historically contained development. The site is physically suitable for industrial development.

- f. **Williamson Act and other constraints to development.** The site should be free from constraints such as valid Williamson Act contracts that would inhibit rezoning and development of the area.

The site is not under any Williamson Act contracts or other constraints to development.

- g. **Conflicts.** 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 project is a request to expand an existing industrial use in an area designated Industrial Transition. Any new development must comply with the Noise Element of the General Plan.

- h. **City General Plan land use designation.** Any new areas proposed for industrial designation shall not be inconsistent with the General Plan of any city in whose sphere of influence they lie.

The project was referred to the City of Modesto for review. The City responded with no comments. Currently, the project site is designated as R (Residential) under the City's General Plan; however, the City is currently in the process of considering re-designating the project area as Industrial as part of their comprehensive General Plan update.

- i. **Countywide Integrated Waste Management Plan.** Any new areas proposed for industrial designation shall be consistent with the Countywide Integrated Waste Management Plan.

The project is not anticipated to create more waste than normal. The site is located in an already developed area.

## **Noise**

**Goal Two - Protect the citizens of Stanislaus County from the harmful effects of exposure to excessive noise.**

**Policy 2 - It is the policy of Stanislaus County to develop and implement effective measures to abate and avoid excessive noise exposure in the unincorporated areas of the County by requiring that effective noise mitigation measures be incorporated into the design of new noise generating and new noise sensitive land uses.**

The implementation measures state that new development of noise sensitive land uses will not be permitted in noise impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to the approved decibel levels. The proposed project will significantly reduce the amount of truck trips to the Gallo Glass plant due to on site storage of glass. The operation will still be required to adhere to industrial noise standards in accordance with the County's Noise Ordinance.

In summary, Planning Staff believes the General Plan amendment for the proposed use on this specific site is consistent with the goals and policies of the County's General Plan. The project site is identified within the General Plan as Industrial Transition which designates it as an area within a SOI that lies in the path of a valid expansion of a contiguous industrial area.

## **ZONING CONSISTENCY**

To approve the requested rezone, the Planning Commission must find that the M (Industrial) zoning district is consistent with the General Plan for the proposed project site. The Land Use Element of the General Plan states that property with the General Plan designation of Industrial Transition 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 is to then be rezoned to be consistent with the Industrial General Plan designation.

## **CORRESPONDENCE**

Staff has not received any correspondence in favor or in opposition to the project. Staff has been contacted by neighbors asking clarification questions about the project.

## **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and comment. (See Exhibit F - *Environmental Review Referrals*.) No significant issues were raised.

\*\*\*\*\*

**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 **\$2,213.25** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk Recorder filing fees. Planning staff will ensure that this will occur.

Contact Person: Javier Camarena, Assistant Planner, (209) 525-6330

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Staff Report  
March 21, 2013  
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Attachments:

- Exhibit A - Findings and Actions Required For Approval
- Exhibit B - Maps
- Exhibit C - Applicant Information and Findings
- Exhibit D - Initial Study
- Exhibit E - Negative Declaration
- Exhibit F - Environmental Review Referrals

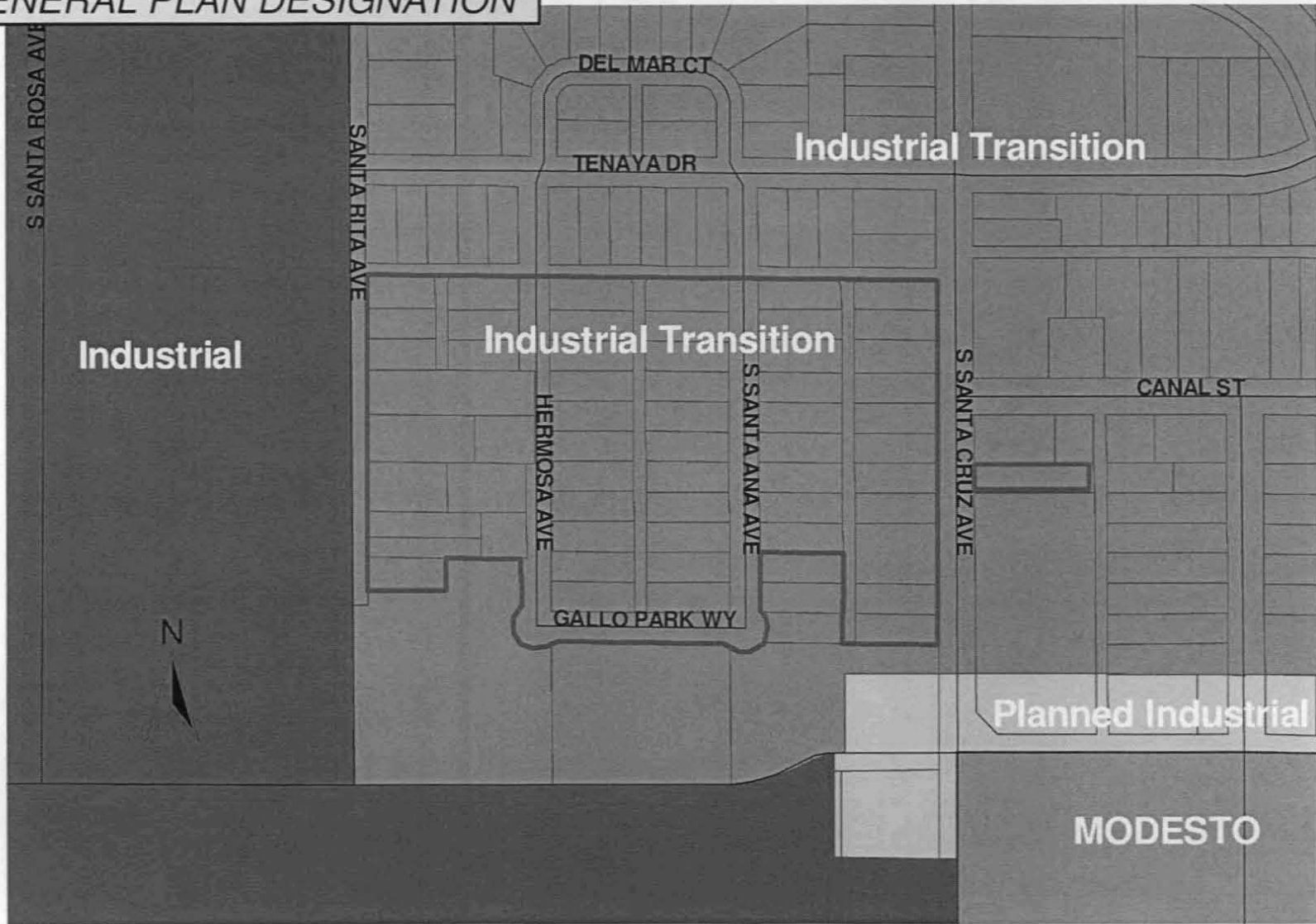
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**Exhibit A**  
**Findings and Actions Required for Project Approval**

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the 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 pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075;
3. Find 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 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; and
  - C. The amendment is consistent with the General Plan goals and policies.
4. Find that the proposed Industrial zoning is consistent with the Industrial General Plan designation.
5. Approve General Plan Amendment and Rezone Application No. PLN2012-0037 - Gallo Glass and introduce, waive the reading, and adopt an ordinance for the Rezone.



**GPA & REZ NO. PLN2012-0037**  
**GALLO GLASS**  
*GENERAL PLAN DESIGNATION*

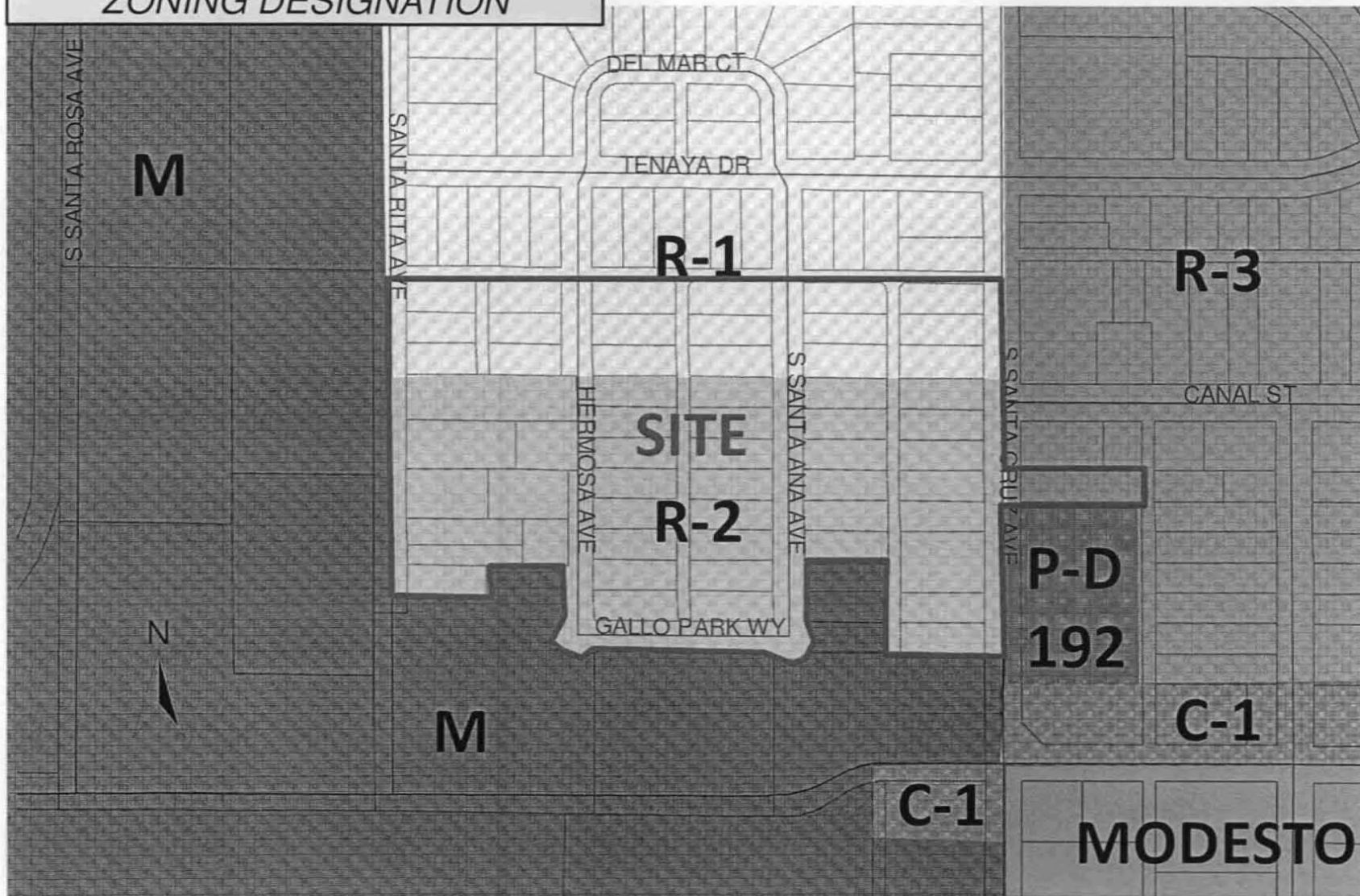




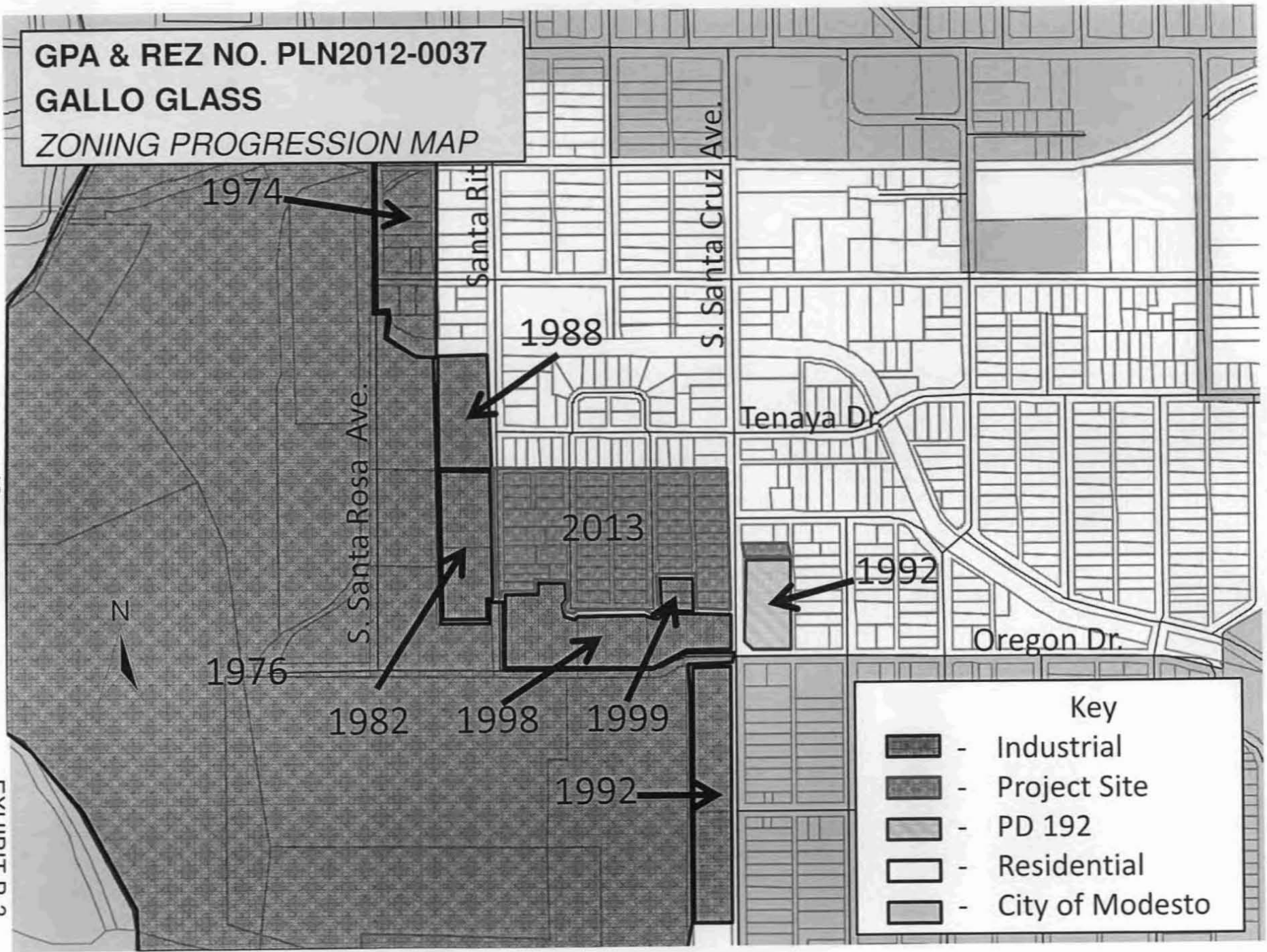
GPA & REZ NO. PLN2012-0037

GALLO GLASS

ZONING DESIGNATION








**GPA & REZ NO. PLN2012-0037**  
**GALLO GLASS**  
*ZONING PROGRESSION MAP*



13

EXHIBIT B-3

Key	
	- Industrial
	- Project Site
	- PD 192
	- Residential
	- City of Modesto

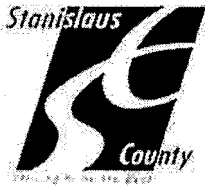
GPA & REZ NO. PLN2012-0037

GALLO GLASS

2008 AERIAL







# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> General Plan Amendment  <input checked="" type="checkbox"/> Rezone  <input type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map  <input type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input type="checkbox"/> Other _____         </td> </tr> </table>	<input checked="" type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>          Application No(s): <u>PLN 2012-0037</u>          Date: <u>12-5-2012</u>          S <u>33,534</u> T <u>3</u> R <u>9</u>          GP Designation: <u>IT</u>          Zoning: <u>R-1, R-2 &amp; R-3</u>          Fee: _____          Receipt No. _____          Received By: _____          Notes: _____</p>
<input checked="" type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

*\*Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

The rezone is to facilitate the expansion of the existing Gallo Glass plant, which has been in operation since 1958.

The current anticipated use is storage. This product is currently produced at this site then transported by trucks to off-site storage. The ability to store the product on-site will significantly reduce daily truck trips.

# PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 035 Page 015 Parcel 001

Additional parcel numbers: (035-015-002 thru.008, 018 thru 023) (035-014-001, 002, 005, 006, 017 thur 028)

Project Site Address or Physical Location: 035-013-001, 002, 009 thru 012, 014, 017, 018) (035-012-016 thru 033) (035-037-030)

Property Area: Acres: 12.2 +/- (total) or Square feet: \_\_\_\_\_

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Single Family Residence

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

None

Existing General Plan & Zoning: GP - IT, R-1, R-2 & ~~M~~ Zoning

Proposed General Plan & Zoning: GP - IT, Zoning - M  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Santa Cruz Avenue, Parking Lot, County Buildings, Residential Lots

West: Santa Rita Avenue, Gallo Glass Company

North: Residential Lots

South: Gallo Park Way, Gallo parking lots, Gallo Glass Company

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat

Rolling

Steep

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: \_\_\_\_\_

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) Area to be disturbed: 10,000 cubic yards.

approx. 12+/- acres from Gallo Park Way north to the alley & Santa Rita east to Santa Cruz

**STREAMS, LAKES, & PONDS:**

Yes  No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

**STRUCTURES:**

Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: \_\_\_\_\_ Sq. Ft.      Landscaped Area: see site plan Sq. Ft.

Proposed Building Coverage: \_\_\_\_\_ Sq. Ft.      Paved Surface Area: see site plan Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) N/A

Number of floors for each building: N/A

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) N/A

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) N/A

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Concrete and asphalt are anticipated for storage and parking areas

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  No  Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: MID      Sewer\*: City of Modesto

Telephone: AT & T      Gas/Propane: PG & E

Water\*\*: City of Modesto      Irrigation: N/A



\*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

\*\*Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

None

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes  No  Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes  No  Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes  No  Does the project require extension of utilities? (If yes, show location and size on plot plan.)

**AFFORDABLE HOUSING/SENIOR:**

Yes  No  Will the project include affordable or senior housing provisions? (If yes, please explain)

**RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots:       N/A       Total Dwelling Units:       N/A       Total Acreage:       N/A        
Net Density per Acre:       N/A       Gross Density per Acre:       N/A      

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u>      N/A      </u>	<u>      N/A      </u>	<u>      N/A      </u>	<u>      N/A      </u>
Acreage:	<u>      N/A      </u>	<u>      N/A      </u>	<u>      N/A      </u>	<u>      N/A      </u>

**COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s):       N/A      

Type of use(s):       N/A

General Plan Amendment Application Information:

Description of the Specific Area of the General Plan:

The area of the General Plan that is included in this request bounded by the abandoned Oregon Avenue on the south, Santa Rita Avenue on the west, the 20-foot-wide alley south of Tenaya Drive on the north, and South Santa Cruz Avenue on the east.

Justifications for Change in the General Plan:

The parcels included in the General Plan amendment request are adjacent to the E & J Gallo Winery and the Gallo Glass, Inc. glass plant. The Gallo Glass plant operations require the storage of bulk glass bottles for use by the E & J Gallo Winery as well as for outside clientele. Currently, much of the glass is temporarily stored in off site warehousing and then returned to the winery when it is needed. Gallo Glass would like to consolidate their glass storage operations in a location central to both the glass plant and the winery. In support of the ongoing expansion of winery and glass plant operations, Gallo Glass has been purchasing adjacent parcels. Gallo Glass now owns no less than fifty-one of the fifty-eight parcels included in the General Plan amendment request, and is in escrow or negotiations on several other parcels at this time. While all of these parcels are currently zoned residential, the current General Plan Designation is Industrial Transition. This General Plan Amendment application is merely the end result contemplated by the transition designation.

Events That Have Rendered Portions of the General Plan Inadequate:

The events which have necessitated the General Plan amendment are the growth of the Gallo Glass plant and the E & J Gallo Winery, coupled with the purchase of the bulk of the parcels within the General Plan amendment request.

Studies/Policies:

None.

Impacts of the General Plan Amendment:

Approval of the General Plan amendment request would allow for the continued expansion of operations for the Gallo Glass plant and E & J Gallo Winery. As the winery has multiple facilities in the state, expansion of the current Modesto facility would create maximum employment opportunities for area residents as well as create the potential for additional tax revenues. Storing bulk glass at a site central to both the winery and glass plant would alleviate the need to transport glass to storage and back to the site. This would eliminate a significant number of truck trips, and would thereby benefit the environment and the effect of those trucks on the roadways.



# Stanislaus County

## Planning and Community Development

1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

Phone: (209) 525-6330  
Fax: (209) 525-5911

### CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** General Plan Amendment and Rezone Application No. PLN2012-0037 - Gallo Glass
2. **Lead agency name and address:** Stanislaus County  
1010 10th Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Bill Carlson, Senior Planner  
(209) 525-6330
4. **Project location:** South of Tenaya Drive, north of Oregon Drive, east of Santa Rita Avenue, and west of S. Santa Cruz Avenue, including 504 S. Santa Cruz Avenue on the east side of S. Santa Cruz Avenue, in the Modesto area. APN: 035-015-002 thru 008, 018 thru 023; 035-014-001, 002, 005, 006, 017 thru 028; 035-013-001, 002, 009 thru 012, 014, 017, 018; 035-012-016 thru 033; 035-037-030
5. **Project sponsor's name and address:** Gallo Glass.  
P.O. Box 1230  
Modesto, CA 95353  
  
Stanislaus County  
1010 10<sup>th</sup> Street  
Modesto, CA 95354
6. **Current General Plan designation:** Industrial Transition
7. **Current Zoning:** R-1 (Single-Family Residential); R-2 (Medium Density Residential); and R-3 (Multiple-Family Residential)
8. **Description of project:** Request to amend the General Plan and zoning designations of 12.2± acres to Industrial to expand the existing Gallo Glass plant by adding a concrete and asphalt paved outdoor storage and parking area. (Applicant's project description is attached.)
9. **Surrounding land uses and setting:** Gallo Glass to the west and south; residential to the north; and residential, county building, and a parking lot to the east.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**
- Department of Public Works
  - Department of Environmental Resources
  - San Joaquin Valley Air Pollution Control District
  - Regional Water Quality Control Board
  - Modesto Irrigation District
  - LAFCo

**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"/> 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/Traffic   | <input type="checkbox"/> Utilities / Service Systems      | <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.

Bill Carlson, Senior Planner  
Prepared By

January 31, 2013  
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). Reference 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 -- Would 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) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
<p><b>Discussion:</b> The site itself is not considered to be a scenic resource or a unique scenic vista. Community standards generally do not dictate the need or desire for architectural review. A condition will be added to this project to address glare from any proposed on-site lighting.</p>				
<p><b>Mitigation:</b> None</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
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 project site is currently vacant lots and residential dwellings. The rezoning of these parcels to Industrial will allow new expansion of operation for the Gallo Glass plant and E & J Gallo Winery.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>; Stanislaus County Agricultural Element<sup>1</sup>; and the Stanislaus County Zoning Ordinance.



III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

**Discussion:** The project site is within the San Joaquin Valley Air Basin, which has been classified as "severe non-attainment" for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

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 District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. This project has been referred to the district, but no comments have been received.

**Mitigation:** None.

**References:** San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.





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 US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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
<p><b>Discussion:</b> 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 are no known sensitive or protected species or natural communities located on the site. The project site is located in the City of Modesto Sphere of Influence. The project was referred to the California Department of Fish and Wildlife, but no comments were received.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup> and the California Department of Fish and Wildlife California Natural Diversity Database.</p>				
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 as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

**Discussion:** It does not appear this project will result in significant impacts to any archaeological or cultural resources. The applicant submitted a records search from the Central California Information Center (CCIC) which indicates that the project area has a low to moderate sensitivity for the possible discovery of prehistoric resources (since the Tuolumne River and Dry Creek are one [1] mile from the site) as well as a low to moderate sensitivity for historic archaeological resources. There are existing residential structures over 45 years of age which is common in this area. A condition of approval will be placed on the project requiring that, if any resources are found, construction activities shall be halted until appropriate agencies are contacted and an archaeological survey is completed.

**Mitigation:** None.

**References:** Records search from the Central California Information Center dated November 8, 2012, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to 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 creating substantial 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

**Discussion:** As contained in Chapter 5 of the General Plan Support Documentation, 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 at 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. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which considers the potential for erosion and run-off prior to permit approval. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources through the building permit process, which also takes soil type into consideration within the specific design requirements.

**Mitigation:** None.

**References:** California Building Code and the Stanislaus County General Plan and Support Documentation - Safety Element<sup>1</sup>.

<b>VII. GREENHOUSE GAS EMISSIONS – Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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:** This area is currently zoned for residential use. The proposed general plan amendment and rezone will reduce vehicle trips as product will be stored on-site eliminating multiple truck trips to deliver product from another location to the existing Gallo Glass. This will reduce approximately 8,100 truck trips annually which corresponds to a reduction in greenhouse gas emissions

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Discussion:** No known hazardous materials are on site. The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials in this area. An early consultation referral response from DER listed requirements which will be incorporated into the project's conditions of approval.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

IX. 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?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			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, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X

e) 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?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

**Discussion:** Run-off is not considered an issue because of the large existing basin located at the southwest corner of the project site. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act. The project site itself is not located within a recognized flood zone and, as such, flooding is not an issue with respect to this project; however, the applicant will be required to address storm water issues for the project in order to obtain a grading permit from Stanislaus County and a National Pollution Discharge Elimination General Permit from the State of California. An early consultation referral response from the Stanislaus County Department of Public Works provides a condition of approval, which will be incorporated into the Staff Report, ensuring this will occur prior to initiation of project activities.

**Mitigation:** None.

**References:** Referral response from the California Regional Water Quality Control Board dated January 3, 2013; referral response from the Stanislaus County Department of Public Works dated January 17, 2013; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

X. 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Discussion:** The project site has three different zoning districts: R-1 (Single-Family Residential); R-2 (Medium Density Residential); and R-3 (Multiple-Family Residential). The proposed rezone will combine all of these residential zones into one industrial zoning district. The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XI. 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
<p><b>Discussion:</b> 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.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> The storage/parking area will require a masonry wall along the alley abutting residentially zoned properties. Gallo Glass has been operating at this location for decades and, as mentioned previously, this project will reduce the truck trips in the area by 8,100 annually. County staff has no knowledge of any noise issues. The applicant will have to comply with the County Noise ordinance.</p>				
<p><b>Mitigation:</b>None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				

XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<p><b>Discussion:</b> The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing as services are already available to this property. Gallo Glass controls all but four properties in the project area. If the project is approved, Stanislaus County Code §21.80 allows lawful nonconforming uses to be continued provided that they not be enlarged, increased, or extended to occupy a greater area than that occupied by such use prior to the date the use became nonconforming. If any such use is abandoned, the subsequent use shall conform to the Industrial zoning district. No housing or persons will be displaced by this project.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XIV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in 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	
<p><b>Discussion:</b> 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. Such fees are required to be paid at the time of building permit issuance. Conditions of approval will be added to this project to insure the proposed development complies with all applicable fire department standards with respect to access and water for fire protection. New construction would be required to meet the current fire code and fire district requirements as part of the building permit process.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				

XV. 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
<b>Discussion:</b> This project is not anticipated to increase significant demands for recreational facilities, as such impacts typically are associated with residential development.				
<b>Mitigation:</b> None.				
<b>References:</b> Stanislaus County General Plan and Support Documentation <sup>1</sup> .				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	
<b>Discussion:</b> The subject project was referred to the Stanislaus County Department of Public Works for review and they did not have any overriding environmental concerns. As mentioned previously, this project will reduce the number of truck trips by approximately 8,100 annually by allowing Gallo Glass to store product on-site.				



**Mitigation:** None

**References:** Referral response from the Stanislaus County Department of Public Works dated January 17, 2013, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) 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
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

**Discussion:** Impacts to the existing utility and service systems are anticipated to be minimal as a result of this project. Less than significant impacts associated with public utilities, private water and sewage treatment facilities, irrigation easement(s), and storm water retention will be reflected in the project's conditions of approval.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Department of Public Works dated January 17, 2013, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to 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, 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	

<p>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)?</p>			<p>X</p>	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			<p>X</p>	
<p><b>Discussion:</b> Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.</p>				

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<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: **Agricultural Element** adopted on December 18, 2007; **Housing Element** adopted on April 20, 2010 and pending certification by the California Department of Housing and Community Development; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

## NEGATIVE DECLARATION

**NAME OF PROJECT:** General Plan Amendment and Rezone Application No. PLN2012-0037 - Gallo Glass

**LOCATION OF PROJECT:** South of Tenaya Drive, north of Oregon Drive, east of Santa Rita Avenue, and west of S. Santa Cruz Avenue, including 504 S. Santa Cruz Avenue on the east side of S. Santa Cruz Avenue, in the Modesto area. APN: 035-015-002 thru 008, 018 thru 023; 035-014-001, 002, 005, 006, 017 thru 028; 035-013-001, 002, 009 thru 012, 014, 017, 018; 035-012-016 thru 033; 035-037-030

**PROJECT DEVELOPERS:** Gallo Glass.  
P.O. Box 1230  
Modesto, CA 95353

**DESCRIPTION OF PROJECT:** Request to amend the General Plan and zoning designations of 12.2± acres to Industrial to expand the existing Gallo Glass plant by adding a concrete and asphalt paved outdoor storage and parking area. (Applicant's project description is attached.)

Based upon the Initial Study, dated **January 31, 2013**, 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 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: Bill Carlson, Senior Planner

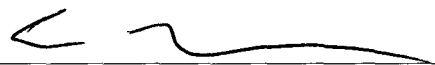
Submit comments to: Stanislaus County  
Planning and Community Development Department  
1010 10th Street, Suite 3400  
Modesto, California 95354

**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2012-0037 - GALLO GLASS**

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 OPR STATE CLEARINGHOUSE	X	X	X	X		X				X		
CA RWQCB CENTRAL VALLEY REGION				X		X				X		
CITY OF: MODESTO	X	X	X	X				X		X		
COOPERATIVE EXTENSION	X	X			X							
FIRE PROTECTION DIST: STAN CONS.	X	X	X	X		X				X		
IRRIGATION DISTRICT: MODESTO	X	X	X	X		X				X		
MODESTO REGIONAL FIRE AUTHORITY	X	X			X							
MOSQUITO DISTRICT: EASTSIDE	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: MOD & EMPIRE TRACTION	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X		X				X		
SCHOOL DISTRICT 1: MODESTO	X	X	X	X		X				X		
STAN ALLIANCE	X	X			X							
STAN CO AG COMMISSIONER	X	X			X							
STAN CO ALUC	X	X			X							
STAN CO BUILDING PERMITS DIVISION	X	X		X				X		X		
STAN CO CEO	X	X			X							
STAN CO DER	X	X		X		X				X		
STAN CO ERC	X	X		X				X		X		
STAN CO HAZARDOUS MATERIALS	X	X			X							
STAN CO PUBLIC WORKS	X	X		X		X				X		
STAN CO SHERIFF	X	X			X							
STAN CO SUPERVISOR DIST 4: MONTEITH	X	X			X							
STAN COUNTY COUNSEL	X	X			X							
STANISLAUS LAFCO	X	X	X		X							
TRIBAL CONTACTS (CA Government Code §65352.3)	X	X	X	X				X		X		
US MILITARY AGENCIES (SB 1462) (5 agencies)	X	X	X		X							

- A. GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2012-0037 - GALLO GLASS** - Request to amend the General Plan from Industrial Transition to Industrial and zoning designations from R-1 (Single-Family Residential), R-2 (Medium Density Residential), and R-3 (Multiple-Family Residential) to M (Industrial) of 12.2± acres to expand the existing Gallo Glass plant by adding a concrete and asphalt paved outdoor storage and parking area. The project site is south of Tenaya Drive, north of Oregon Drive, east of Santa Rita Avenue, and west of S. Santa Cruz Avenue, including 504 S. Santa Cruz Avenue on the east side of S. Santa Cruz Avenue, in the Modesto area. The Planning Commission will consider a CEQA Negative Declaration on this project.  
APN: 035-015-002 thru 008, 018 thru 023; 035-014-001, 002, 005, 006, 017 thru 028; 035-013-001, 002, 009 thru 012, 014, 017, 018; 035-012-016 thru 033; 035-037-030  
Staff Report: Javier Camarena Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** Michael Duckworth, 4705 Audrey Dr., Castro Valley; Kurt Nobrega, 428 Hermosa Ave., Modesto; Neil Hocker, 1102 Tenaya Dr., Modesto; Johnnie Mills, 404 S. Santa Cruz Ave., Modesto  
**FAVOR:** Rod Hawkins, Hawkins & Associates  
Public hearing closed.  
Etchebarne/Crabtree, 6-0 (Unanimous), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS**

<p style="text-align: center;"><b>EXCERPT</b></p> <p style="text-align: center;"><b>PLANNING COMMISSION</b></p> <p style="text-align: center;"><b>MINUTES</b></p> <p style="text-align: center;"></p> <p>Secretary, Planning Commission</p> <p style="text-align: center;">4-23-2013</p> <p>Date</p>
--



STANISLAUS COUNTY ORDINANCE NO. C.S. \_\_\_\_\_

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. \_\_\_\_\_ FOR THE PURPOSE OF REZONING A 12.2± ACRE SITE FROM R-1 (SINGLE-FAMILY RESIDENTIAL), R-2 (MEDIUM DENSITY RESIDENTIAL), AND R-3 (MULTIPLE-FAMILY RESIDENTIAL) TO M (INDUSTRIAL). THE PROJECT SITE IS SOUTH OF TENAYA DRIVE, NORTH OF OREGON DRIVE, EAST OF SANTA RITA AVENUE, AND WEST OF S. SANTA CRUZ AVENUE, INCLUDING 504 S. SANTA CRUZ AVENUE ON THE EAST SIDE OF S. SANTA CRUZ AVENUE, IN THE MODESTO AREA. THE PROPERTY IS FURTHER IDENTIFIED AS ASSESSOR PARCEL NUMBERS: 035-015-002 THRU 008, 018 THRU 023; 035-014-001, 002, 005, 006, 017 THRU 028; 035-013-001, 002, 009 THRU 012, 014, 017, 018; 035-012-016 THRU 033; 035-037-030

The Board of Supervisors of the County of Stanislaus, State of California, ordains as follows:

Section 1. Sectional District Map No. \_\_\_\_\_ is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:

(Map to be inserted upon rezone approval)

Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in the Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this \_\_\_\_ day of \_\_\_\_\_, 2013, by the following called vote:

AYES: Supervisors:  
NOES: Supervisors:  
ABSENT: Supervisors:  
ABSTAINING: Supervisors:

\_\_\_\_\_  
Vito Chiesa  
CHAIRMAN OF THE BOARD OF SUPERVISORS  
of the County of Stanislaus,  
State of California

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of  
the Board of Supervisors of  
the County of Stanislaus,  
State of California

BY: \_\_\_\_\_  
Elizabeth A. King, Assistant Clerk of the Board

APPROVED AS TO FORM:

JOHN P. DOERING  
County Counsel

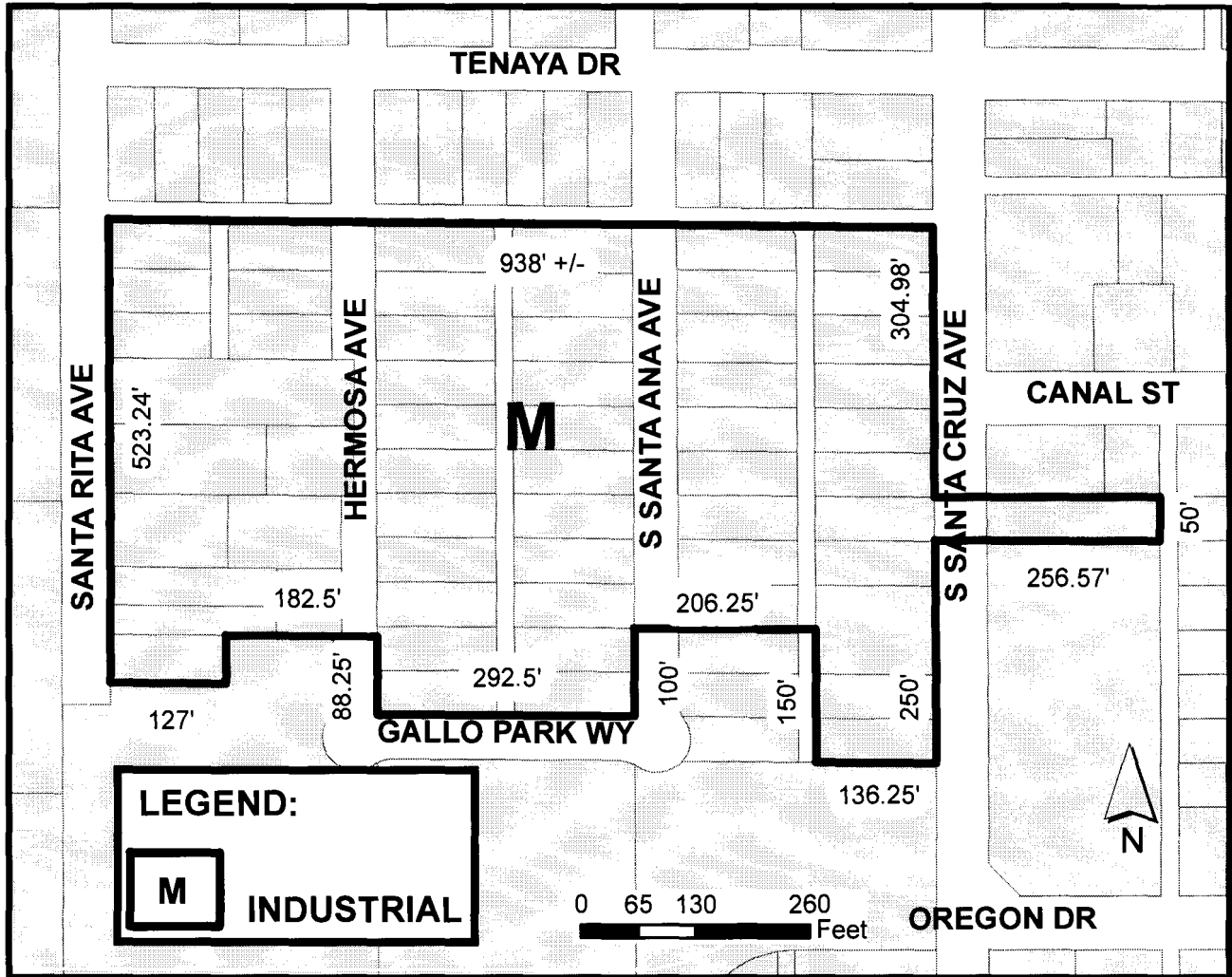
By

A handwritten signature in black ink, appearing to read 'Thomas E. Boze', written over a horizontal line.

Thomas E. Boze  
Deputy County Counsel



# SECTIONAL DISTRICT MAP NO. 9-110.



EFFECTIVE DATE:  
PREVIOUS MAP: 6

# DRAFT

STANISLAUS COUNTY ORDINANCE NO. C.S. 1131

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110-998 FOR THE PURPOSE OF REZONING A 12.2± ACRE SITE FROM R-1 (SINGLE-FAMILY RESIDENTIAL), R-2 (MEDIUM DENSITY RESIDENTIAL), AND R-3 (MULTIPLE-FAMILY RESIDENTIAL) TO M (INDUSTRIAL). THE PROJECT SITE IS SOUTH OF TENAYA DRIVE, NORTH OF OREGON DRIVE, EAST OF SANTA RITA AVENUE, AND WEST OF S. SANTA CRUZ AVENUE, INCLUDING 504 S. SANTA CRUZ AVENUE ON THE EAST SIDE OF S. SANTA CRUZ AVENUE, IN THE MODESTO AREA. THE PROPERTY IS FURTHER IDENTIFIED AS ASSESSOR PARCEL NUMBERS: 035-015-002 THRU 008, 018 THRU 023; 035-014-001, 002, 005, 006, 017 THRU 028; 035-013-001, 002, 009 THRU 012, 014, 017, 018; 035-012-016 THRU 033; 035-037-030

The Board of Supervisors of the County of Stanislaus, State of California, ordains as follows:

Section 1. Sectional District Map No. 9-110-998 is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:

(Map to be inserted upon rezone approval)

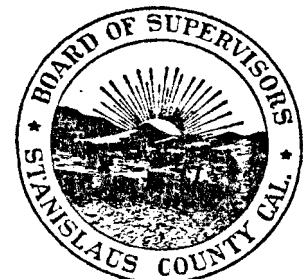
Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in the Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Monteith, seconded by Supervisor O'Brien, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 30<sup>th</sup> day of April, 2013, by the following called vote:

AYES: Supervisors: O'Brien, Withrow, Monteith and Chairman Chiesa  
NOES: Supervisors: None  
ABSENT: Supervisors: None  
ABSTAINING: Supervisors: De Martini

Vito Chiesa  
CHAIRMAN OF THE BOARD OF SUPERVISORS  
of the County of Stanislaus,  
State of California

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of  
the Board of Supervisors of  
the County of Stanislaus,  
State of California



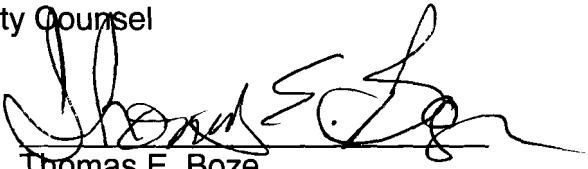
BY:   
Elizabeth A. King, Assistant Clerk of the Board

ORD-55-Q-10

APPROVED AS TO FORM:

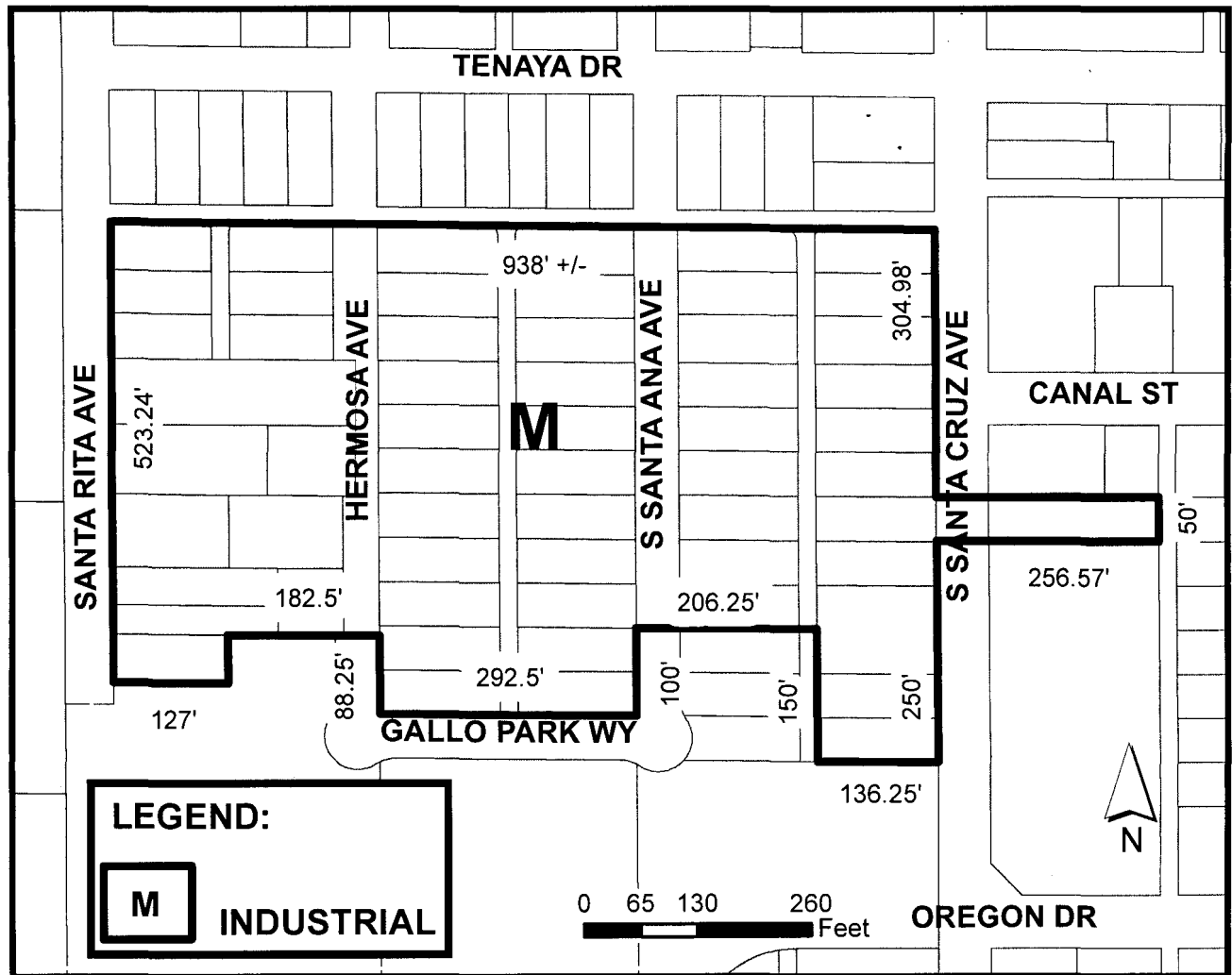
JOHN P. DOERING  
County Counsel

By

A handwritten signature in black ink, appearing to read 'Thomas E. Boze', written over a horizontal line.

Thomas E. Boze  
Deputy County Counsel

# SECTIONAL DISTRICT MAP NO. 9-110-998



EFFECTIVE DATE: 05.30.2013

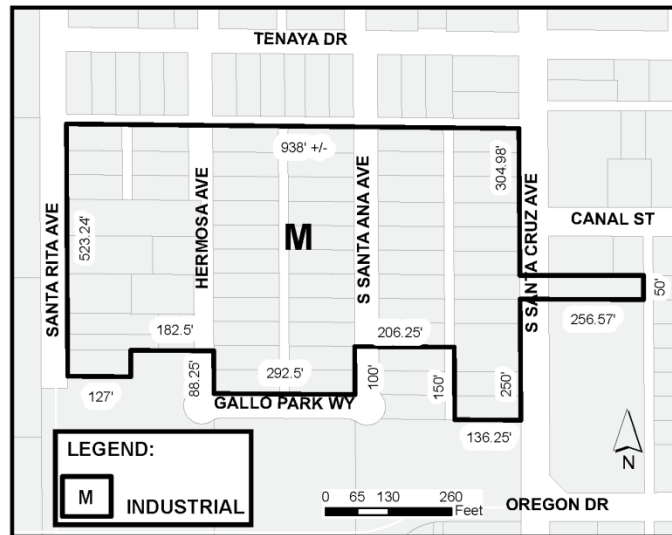
PREVIOUS MAP: 6

STANISLAUS COUNTY ORDINANCE NO. C.S. 1131

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110-998 FOR THE PURPOSE OF REZONING A 12.2± ACRE SITE FROM R-1 (SINGLE-FAMILY RESIDENTIAL), R-2 (MEDIUM DENSITY RESIDENTIAL), AND R-3 (MULTIPLE-FAMILY RESIDENTIAL) TO M (INDUSTRIAL). THE PROJECT SITE IS SOUTH OF TENAYA DRIVE, NORTH OF OREGON DRIVE, EAST OF SANTA RITA AVENUE, AND WEST OF S. SANTA CRUZ AVENUE, INCLUDING 504 S. SANTA CRUZ AVENUE ON THE EAST SIDE OF S. SANTA CRUZ AVENUE, IN THE MODESTO AREA. THE PROPERTY IS FURTHER IDENTIFIED AS ASSESSOR PARCEL NUMBERS: 035-015-002 THRU 008, 018 THRU 023; 035-014-001, 002, 005, 006, 017 THRU 028; 035-013-001, 002, 009 THRU 012, 014, 017, 018; 035-012-016 THRU 033; 035-037-030.

The Board of Supervisors of the County of Stanislaus, State of California, ordains as follows: Section 1. Sectional District Map No. 9-110-998 is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:

**SECTIONAL DISTRICT MAP NO. 9-110-998**



EFFECTIVE DATE: 05.30.2013

PREVIOUS MAP: 6

Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in the Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California. Upon motion of Supervisor Monteith, seconded by Supervisor O'Brien, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 30th day of April, 2013, by the following called vote: AYES: Supervisors: O'Brien, Withrow, Monteith and Chairman Chiesa; NOES: Supervisors: None; ABSENT: Supervisors: None; ABSTAINING: Supervisors: De Martini. /s/ Vito Chiesa, Chairman of the Board of Supervisors of the County of Stanislaus, State of California. ATTEST: Christine Ferraro Tallman, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Asst. Clerk of the Board. APPROVED AS TO FORM: John P. Doering, County Counsel. By Thomas E. Boze, Deputy County Counsel.

**DECLARATION OF PUBLICATION  
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS  
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am a printer and principal clerk of the publisher of **THE MODESTO BEE**, which has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, under the date of **February 25, 1951, Action No. 46453**. The notice of which the annexed is a printed copy has been published in each issue thereof on the following dates, to wit:

**MAY 4, 2013**

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at **MODESTO**, California on

**MAY 4, 2013**

*Marilyn Gonzalez*

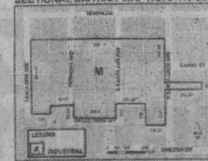
(Signature)

**STANISLAUS COUNTY  
ORDINANCE NO. C.S. 1131**

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110-998 FOR THE PURPOSE OF REZONING A 12.2± ACRE SITE FROM R-1 (SINGLE-FAMILY RESIDENTIAL), R-2 (MEDIUM DENSITY RESIDENTIAL), AND R-3 (MULTIPLE-FAMILY RESIDENTIAL) TO M (INDUSTRIAL). THE PROJECT SITE IS SOUTH OF TENAYA DRIVE, NORTH OF OREGON DRIVE, EAST OF SANTA RITA AVENUE, AND WEST OF S. SANTA CRUZ AVENUE, INCLUDING 504 S. SANTA CRUZ AVENUE ON THE EAST SIDE OF S. SANTA CRUZ AVENUE, IN THE MODESTO AREA. THE PROPERTY IS FURTHER IDENTIFIED AS ASSESSOR PARCEL NUMBERS: 035-015-002, THRU 008, 018 THRU 023; 035-014-001, 002, 005, 006, 017 THRU 028; 035-013-001, 002, 009 THRU 012, 014, 017, 018; 035-012-016 THRU 033; 035-037-030.

The Board of Supervisors of the County of Stanislaus, State of California, ordains as follows: Section 1. Sectional District Map No. 9-110-998 is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:

**SECTIONAL DISTRICT MAP NO. 9-110-998**



EFFECTIVE DATE: 05.30.2013  
PREVIOUS MAP: 6

SECTION 2. THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FULL FORCE THIRTY (30) DAYS FROM AND AFTER THE DATE OF ITS PASSAGE AND BEFORE THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ITS PASSAGE IT SHALL BE PUBLISHED ONCE, WITH THE NAMES OF THE MEMBERS VOTING FOR AND AGAINST SAME, IN THE MODESTO BEE, A NEWSPAPER OF GENERAL CIRCULATION PUBLISHED IN STANISLAUS COUNTY, STATE OF CALIFORNIA, UPON MOTION OF SUPERVISOR MONTEITH, SECONDED BY SUPERVISOR O'BRIEN, THE FOREGOING ORDINANCE WAS PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, THIS 30TH DAY OF APRIL, 2013, BY THE FOLLOWING CALLED VOTE: AYES: SUPERVISORS: O'BRIEN, WITHROW, MONTEITH AND CHAIRMAN CHIESA; NOES: SUPERVISORS: NONE; ABSENT: SUPERVISORS: NONE; ABSTAINING: SUPERVISORS: DE MARTINI, /S/ VITO CHIESA, CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA. ATTEST: CHRISTINE FERRARO TALLMAN, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA. BY: ELIZABETH A. KING, ASST. CLERK OF THE BOARD, APPROVED AS TO FORM: JOHN P. DOERING, COUNTY COUNSEL. BY THOMAS E. BOZE, DEPUTY COUNTY COUNSEL.

C8427-5

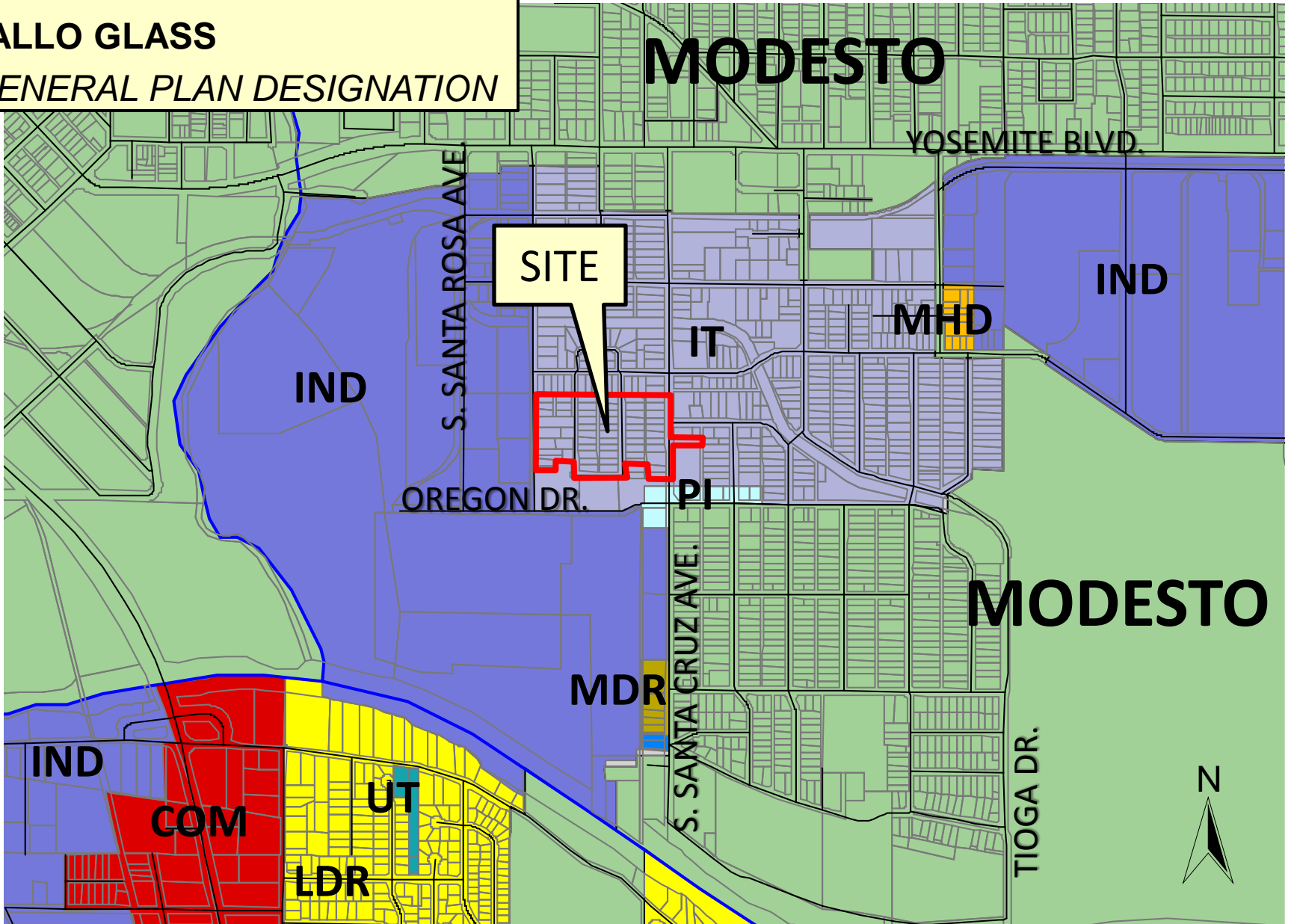
**GENERAL PLAN AMENDMENT  
& REZONE APPLICATION  
NO. PLN2012-0037  
GALLO GLASS**

**GPA & REZ NO. PLN2012-0037**

**GALLO GLASS**

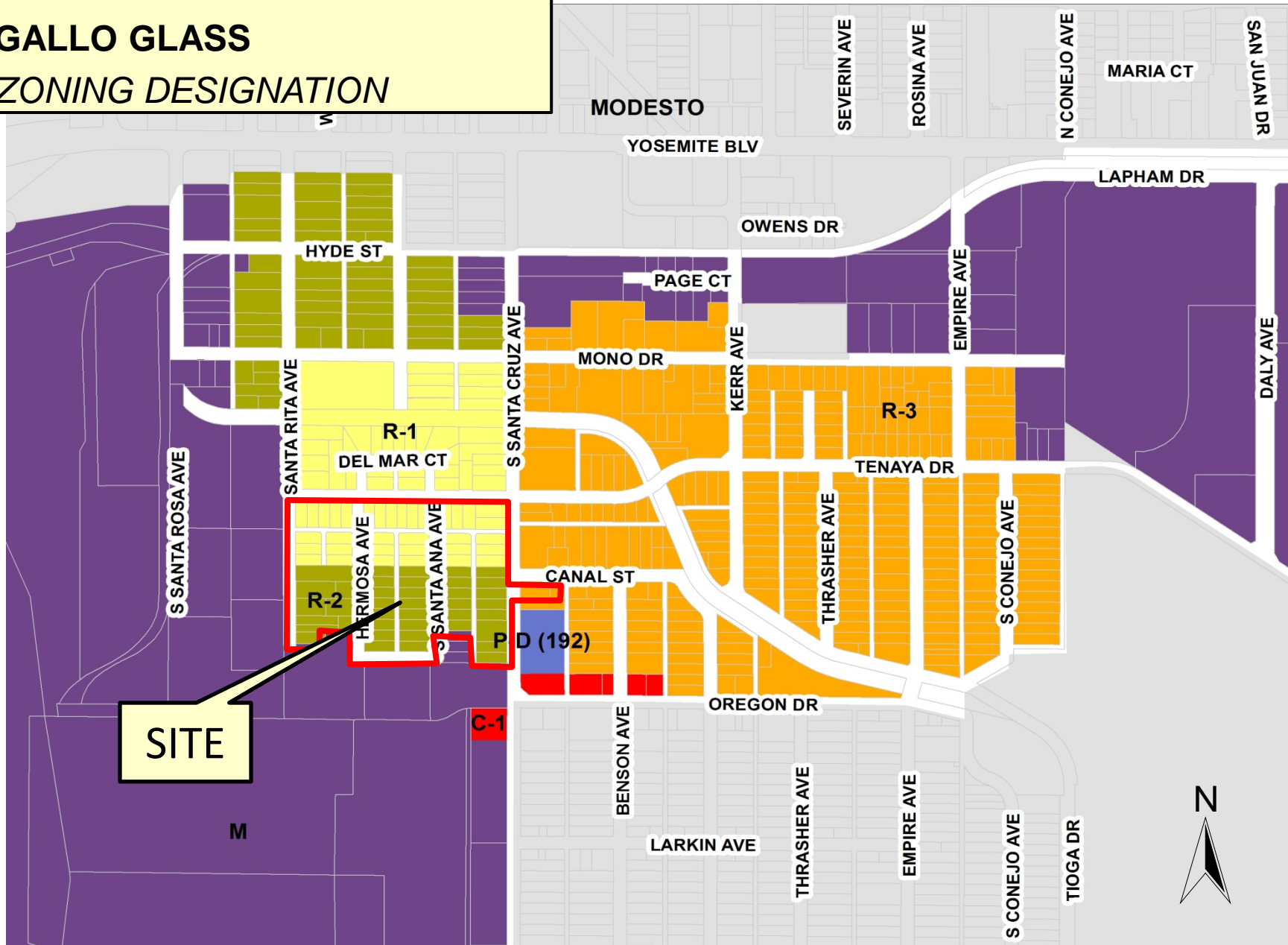
*GENERAL PLAN DESIGNATION*

# MODESTO





**GPA & REZ NO. PLN2012-0037**  
**GALLO GLASS**  
*ZONING DESIGNATION*

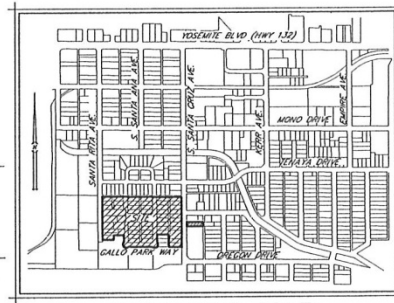
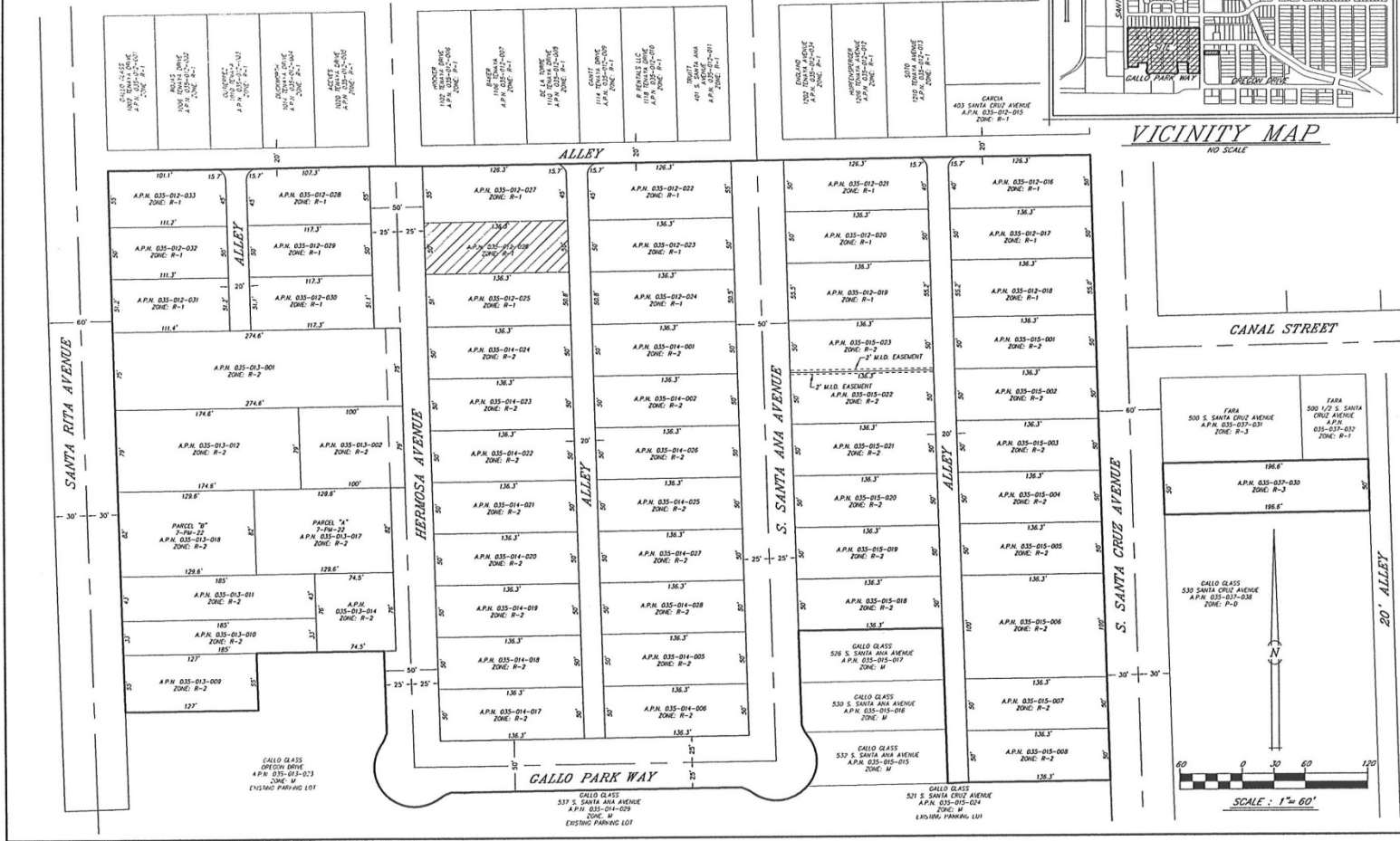


# GPA & REZ NO. PLN2012-0037

## GALLO GLASS

### PROJECT MAP

**OWNER**  
 GALLO GLASS COMPANY  
 P.O. BOX 1230  
 MODESTO, CA 95353  
 PH: (209) 341-3411



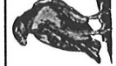
VICINITY MAP  
 NO SCALE

SYM.	DATE	DESCRIPTION	APPD.

BY: RCS  
 CHK: KJG  
 DATE: 10/20/12  
 SCALE: 1"=60'  
 JOB #: 2080.T

HAWKINS & ASSOCIATES  
 ENGINEERING, INC.  
 436 MITCHELL RD.  
 MODESTO, CA 95354  
 PH: (209) 575-4295 FX: (209) 578-4295

SHEET 1 OF 1



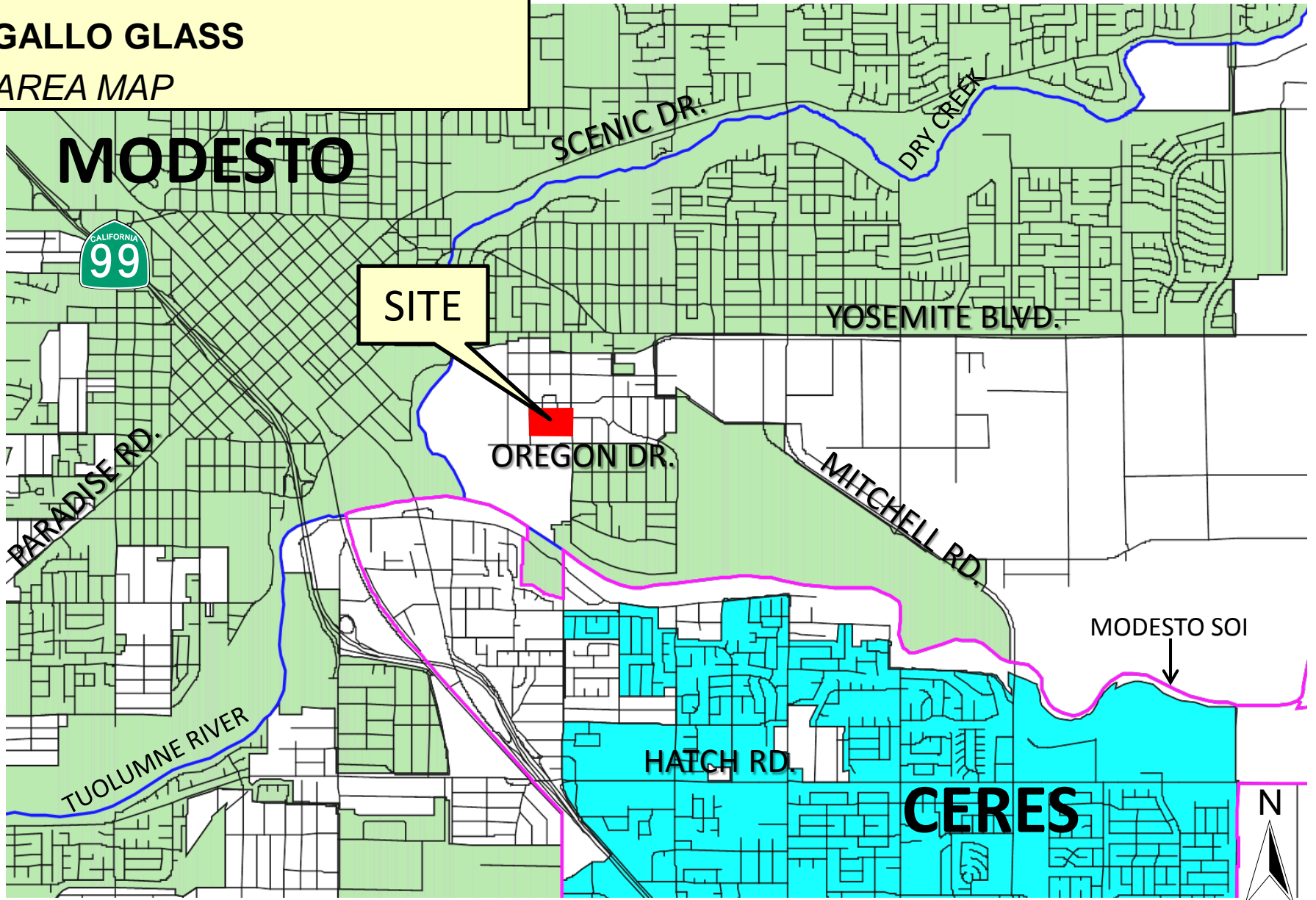
REZONE APPLICATION EXHIBIT  
 GALLO GLASS  
 STANISLAUS COUNTY, CALIFORNIA

RODRICK H. HAWKINS: R.C.E. 50188  
 KEVIN J. GENASCO: L.S. 8660

**GPA & REZ NO. PLN2012-0037**

**GALLO GLASS**

**AREA MAP**



**MODESTO**



**SITE**

**OREGON DR.**

**SCENIC DR.**

**DRY CREEK**

**YOSEMITE BLVD.**

**PARADISE RD.**

**MITCHELL RD.**

**MODESTO SOI**

**TUOLUMNE RIVER**

**HATCH RD.**

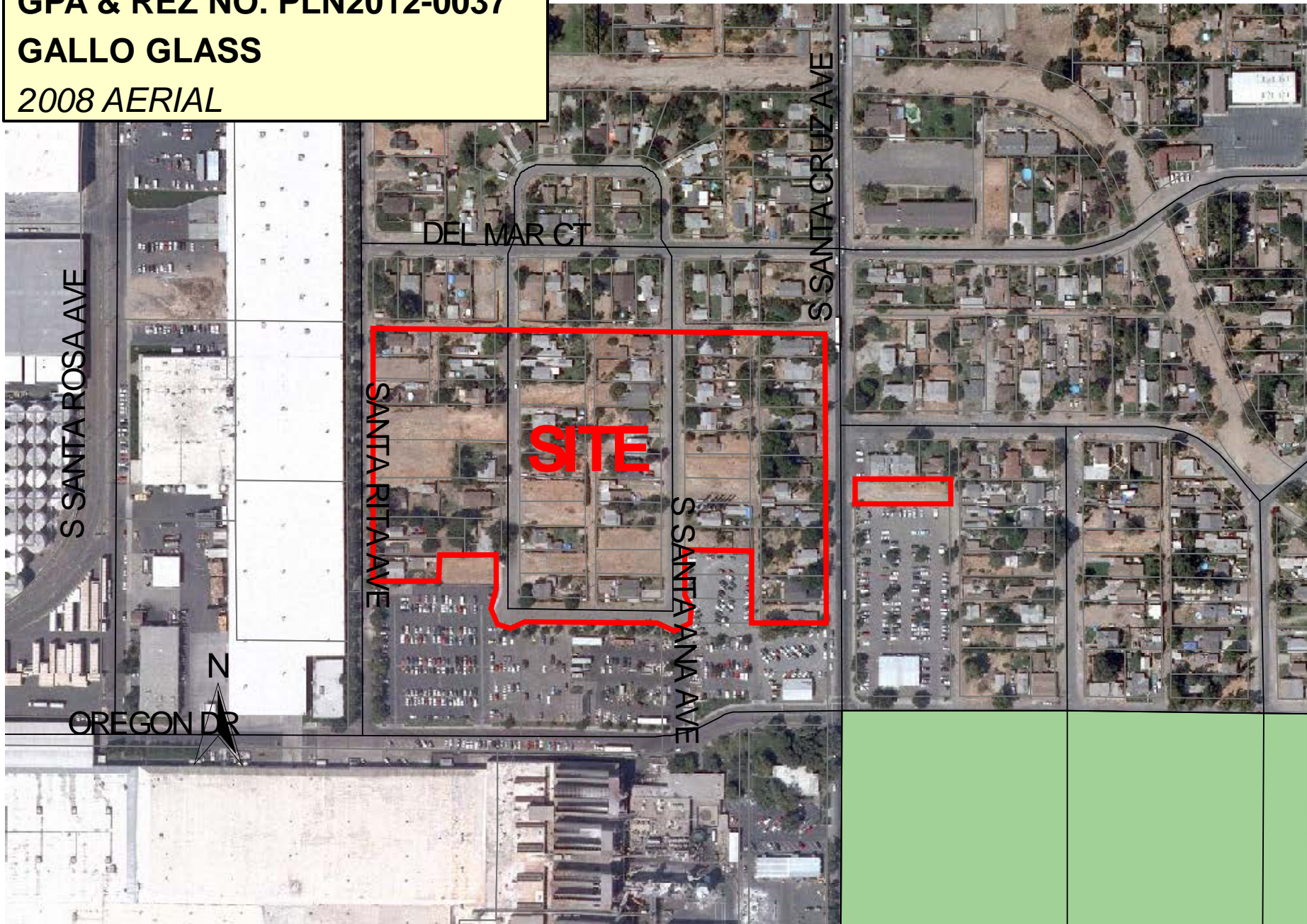
**CERES**



**GPA & REZ NO. PLN2012-0037**

**GALLO GLASS**

*2008 AERIAL*



S SANTA ROSA AVE

S SANTA CRUZ AVE

DEL MAR CT

SANTA RITA AVE

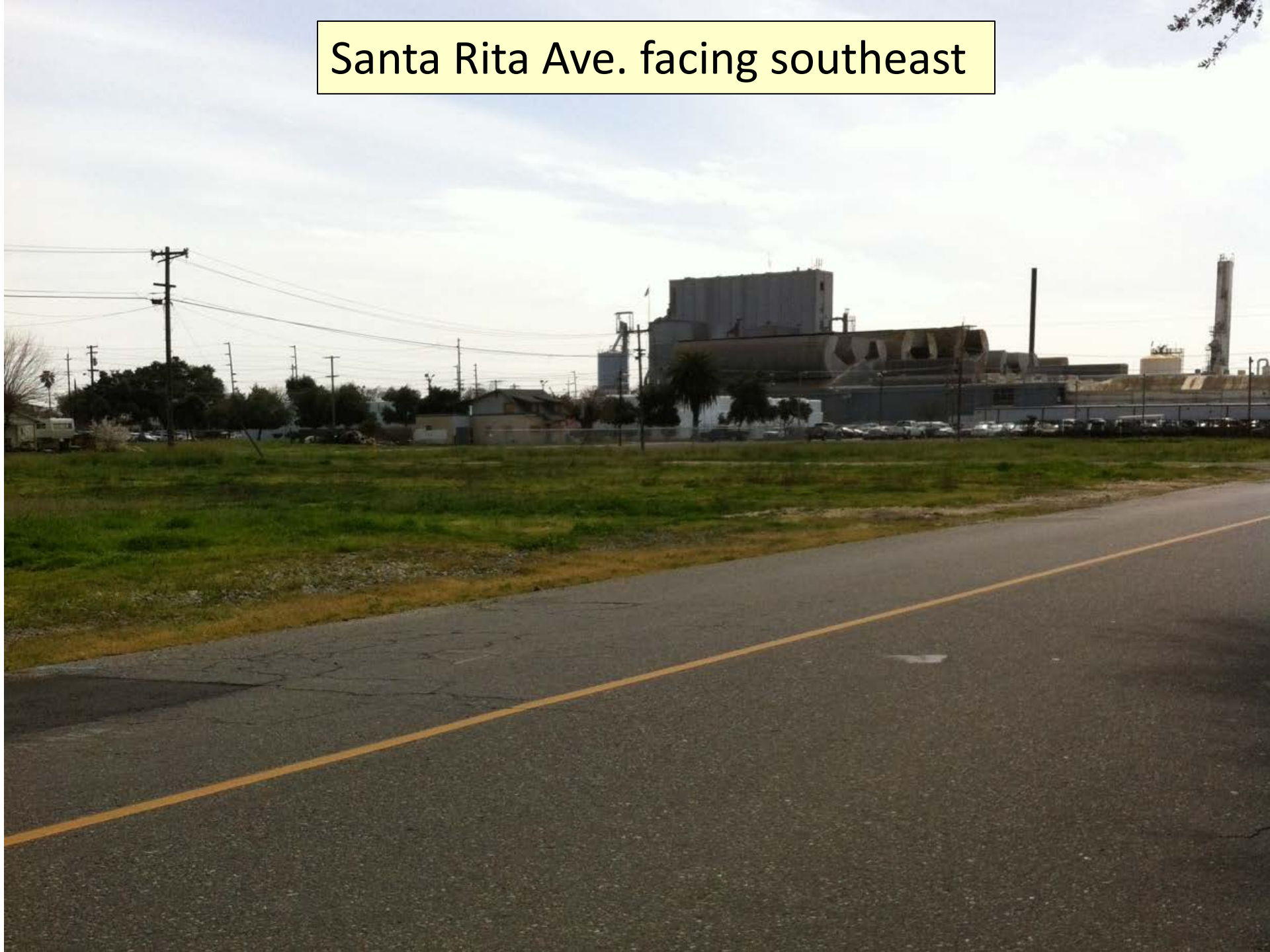
S SANTA ANA AVE

OREGON DR

N

**SITE**

Santa Rita Ave. facing southeast



Santa Rita Ave. facing north



Gallo Park Way/S. Santa Ana Ave. facing north



S. Santa Cruz Ave. facing northwest





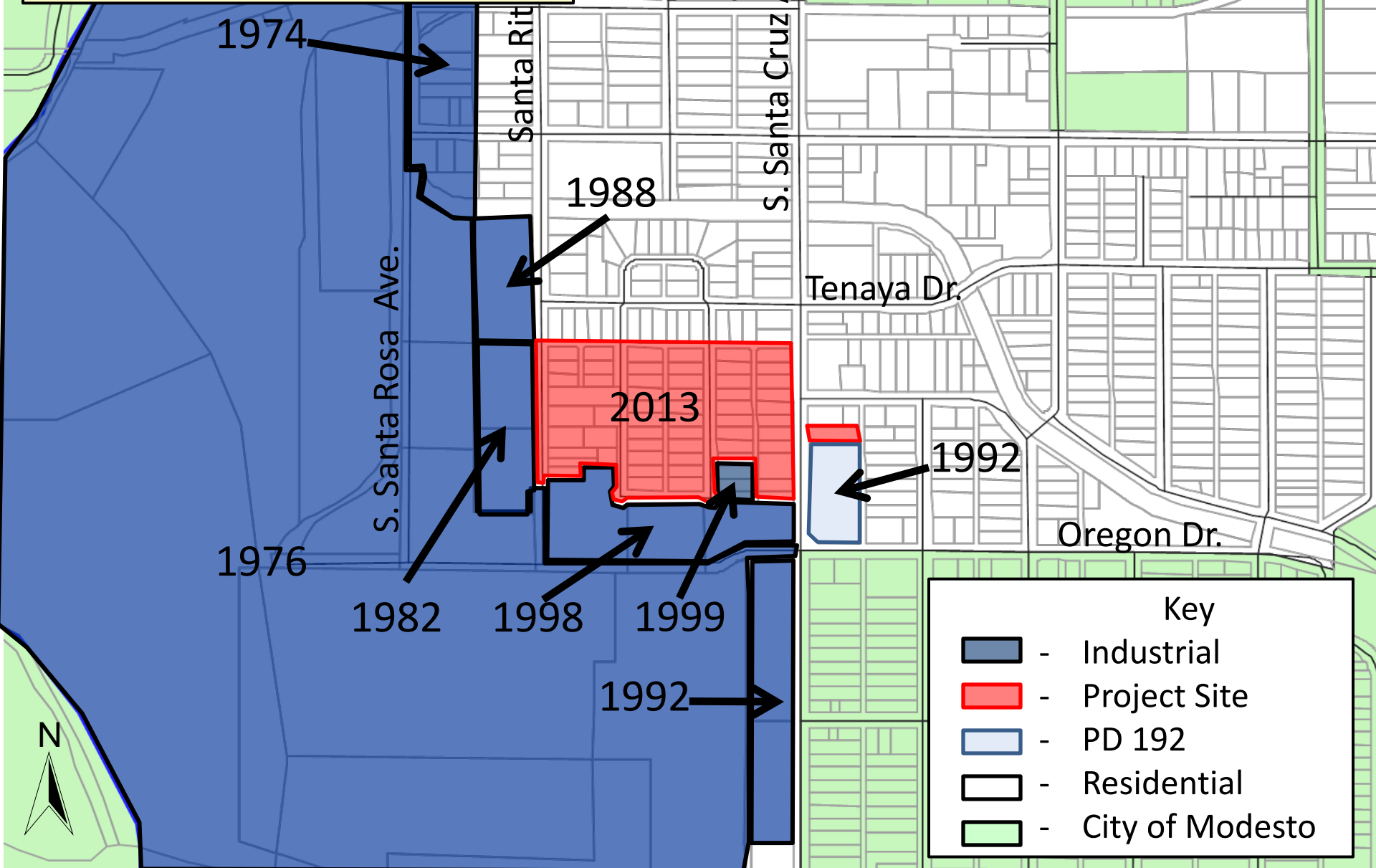
# Project

- Much of the glass needed is temporarily stored in off-site warehousing
- The proposed expansion will allow Gallo Glass to consolidate its glass storage operations
- Provide extra employee parking
- Approval will allow for uses allowed in the M-Industrial Zone

**GPA & REZ NO. PLN2012-0037**

**GALLO GLASS**

*ZONING PROGRESSION MAP*



1974

Santa Rita

S. Santa Cruz Ave.

1988

S. Santa Rosa Ave.

Tenaya Dr.

2013

1992

Oregon Dr.

1976






1982

1998

1999

1992

Key

-  - Industrial
-  - Project Site
-  - PD 192
-  - Residential
-  - City of Modesto

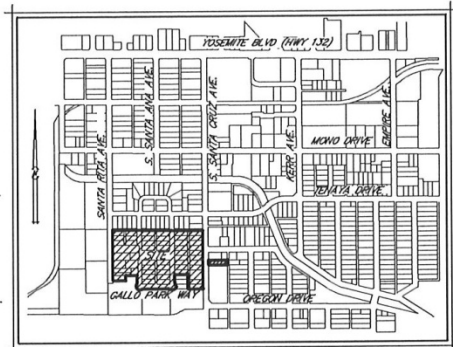
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# GPA & REZ NO. PLN2012-0037

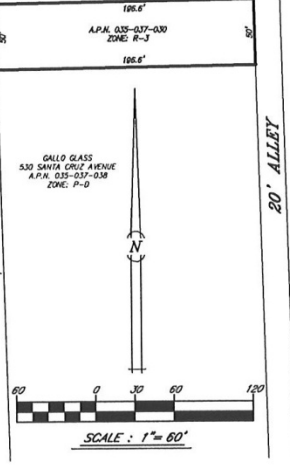
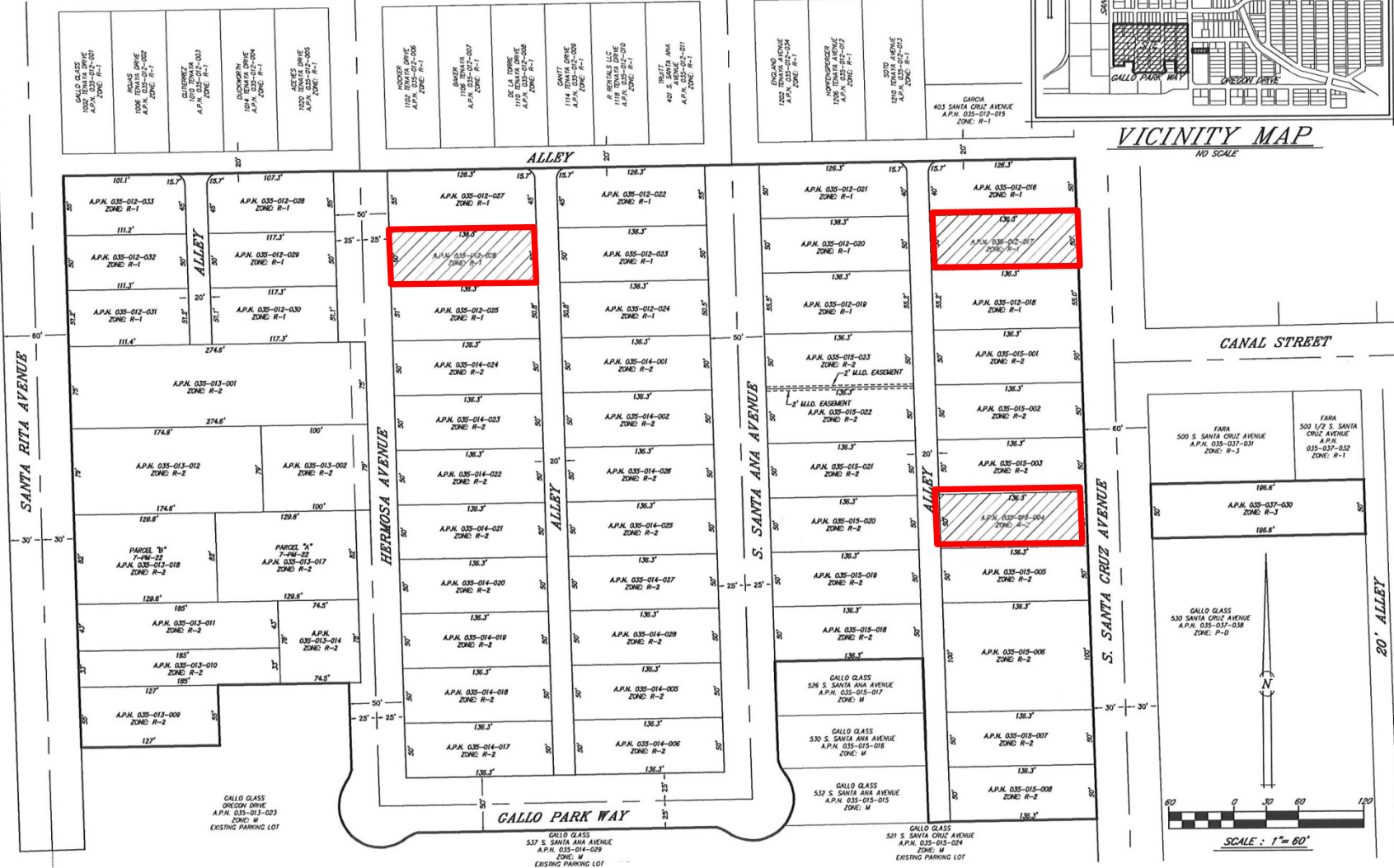
# GALLO GLASS

Non-Gallo Properties at March 21<sup>st</sup> 2013

P.O. BOX 1230  
 MODESTO, CA 95353  
 PH: (209) 341-3411



VICINITY MAP  
 NO SCALE



SHEET <b>1.</b> OF <b>1.</b>	HAWKINS & ASSOCIATES ENGINEERING, INC. 436 MITCHELL RD. MODESTO, CA. 95354 PH: (209) 575 - 4295	GALLO GLASS STANISLAUS COUNTY, CALIFORNIA	BY: RCS CHK: KJG DATE: 10/2012 SCALE: 1"=60" JOB #: 2030.T	RODRICK H. HAWKINS: P.E. 50188 KEVIN J. GENASCO: L.S. 8660
	REZONE APPLICATION EXHIBIT		DESCRIPTION APPD.	SYM. DATE

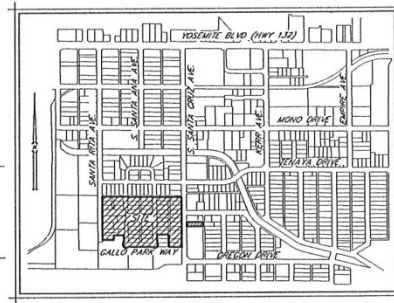
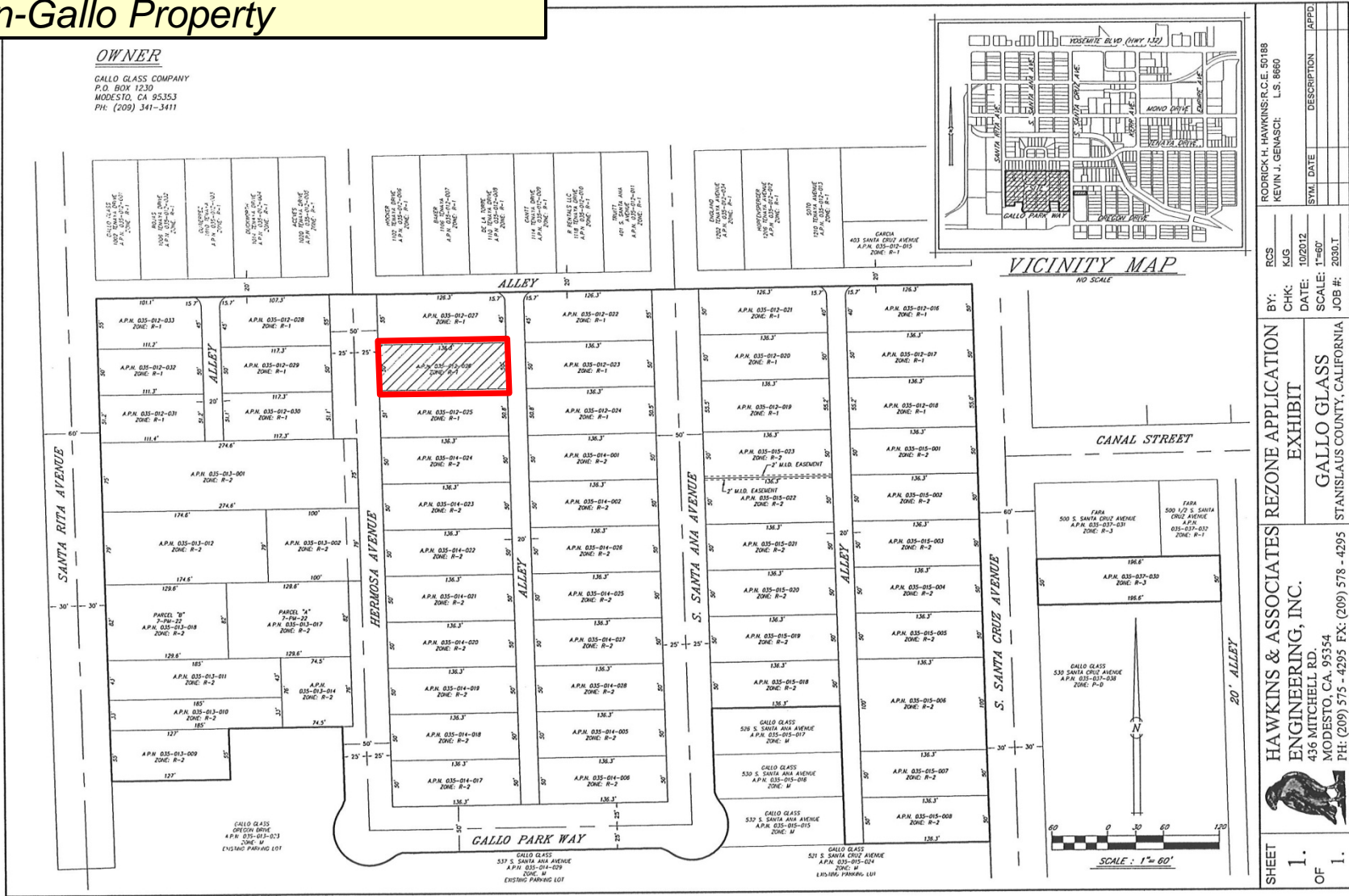
# GPA & REZ NO. PLN2012-0037

## GALLO GLASS

### Non-Gallo Property

#### OWNER

GALLO GLASS COMPANY  
P.O. BOX 1230  
MODESTO, CA 95353  
PH: (209) 341-3411



SHEET	1.	OF	1.
<p>HAWKINS &amp; ASSOCIATES REZONE APPLICATION EXHIBIT</p> <p>GALLO GLASS STANISLAUS COUNTY, CALIFORNIA</p>			
<p>BY: RCS CHK: KJG DATE: 10/20/12 SCALE: 1"=60' JOB #: 2680.T</p>			
<p>RODRICK H. HAWKINS: R.C.E. 50188 KEVIN J. GENASCO: L.S. 8660</p>			
		DESCRIPTION	APPD
		SYM.	DATE

# Non-Gallo Properties

- The existing single family dwelling may remain occupied and would be identified as Legal Non-Conforming (LNC)
- The property will be allowed uses outlined in the M (Industrial) zone as long as it meets the required development standards.

# General Plan Amendment Findings

- The General Plan amendment will maintain a logical land use pattern without detriment to existing and planned land uses; and
- 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
- The amendment is consistent with the General Plan goals and policies

# Land Use Element

- Industrial Transition: intended for lands within a Sphere of Influence that is not zoned or developed for industrial usage but lie in the path of a valid expansion of a contiguous industrial area.
- Rezoning should not be approved for less than a block or an area adjacent to an existing industrial zone

# General Plan Goals & Policies

- Goal One – Policies 1 & 3: Land will be designated and zoned industrial when such designations are consistent with the General Plan and Land Use Element
- Goal Four – Policy 22: Requires that future growth shall not exceed the capabilities/ capacity of the provider of services such as sewer, water, public safety, etc...
- Goal Five – Policy 24: Requires that development within a sphere of influence of a city must be consistent with city standards



# Industrial Designation

- Access
- Sewage Disposal
- Water
- Infrastructure
- Topography
- Williamson Act & Other Constraints to Development
- City General Plan land use designation
- Countywide Integrated Waste Management Plan

# General Plan & Zoning Consistency

- The BOS must find that the M (Industrial) zoning district is consistent with the General Plan for the proposed site

# Planning Commission

- Planning Commission voted 6-0 to recommend approval to the BOS.
- Property Values
- Proposed use, types of materials stored & equipment used
  - Finished bottle storage & employee parking
  - Forklifts will be used
  - Pallets will be stacked 20' high

# Planning Commission Cont.

- Traffic & Circulation
  - Reduction of 8,100 truck trips annually
  - Alley behind homes on Tenaya will not be affected
- Noise
  - Operation will be 24 hours per day
  - Must meet County standards for noise in an industrial area
  - Eight-foot masonry wall is required along any property line abutting a residential neighborhood

# Recommendation

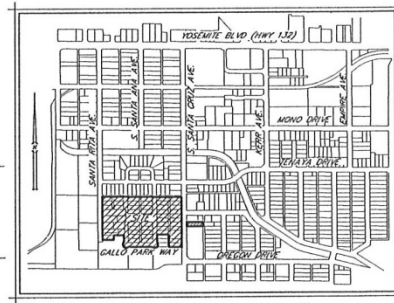
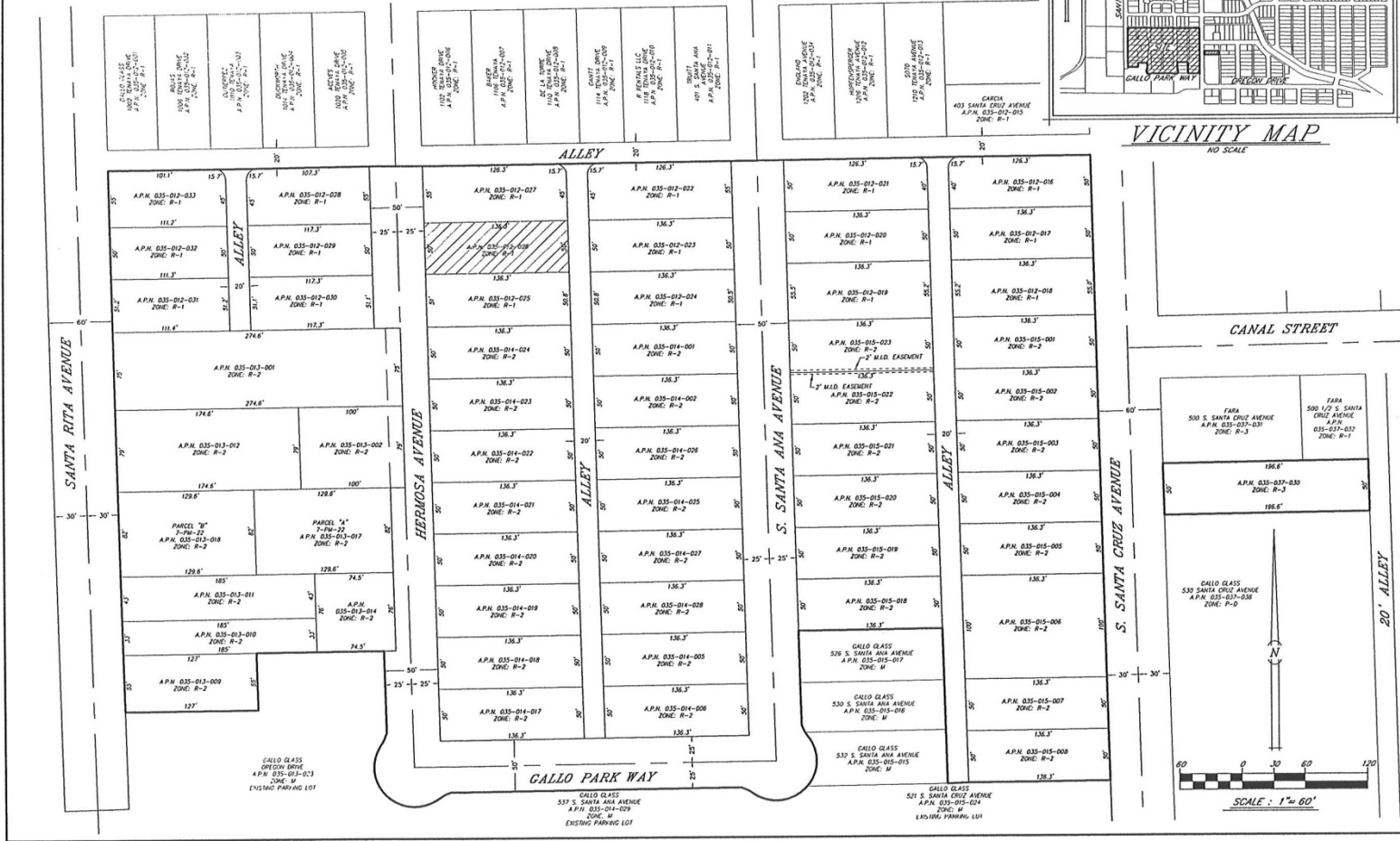
- The project was circulated to all interested and responsible agencies per CEQA
- Approve General Plan Amendment & Rezone Application No. PLN2012-0037 – Gallo Glass

# GPA & REZ NO. PLN2012-0037

## GALLO GLASS

### PROJECT MAP

**OWNER**  
 GALLO GLASS COMPANY  
 P.O. BOX 1230  
 MODESTO, CA 95353  
 PH: (209) 341-3411



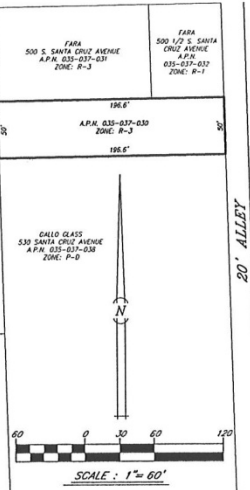
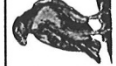
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SHEET 1 OF 1



STANISLAUS COUNTY, CALIFORNIA



Santa Rita Ave. facing east





Santa Rita Ave. facing northeast



Hermosa Ave./Gallo Park Way facing northeast



Hermosa Ave./Gallo Park Way facing east



Gallo Park Way/S. Santa Ana Ave. facing west



Gallo Park Way/S. Santa Ana Ave. facing northwest



Hermosa Ave./Gallo Park Way facing northwest



