



Notice of Completion and Environmental Document Transmittal

2019080167

Governor's Office of Planning & Research

TO: STATE CLEARINGHOUSE
1400 Tenth Street
Sacramento, CA 95814
(916) 445-0613

FROM: STANISLAUS COUNTY
Planning & Community Development
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Modesto, CA 95354
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AUG 09 2019

STATE CLEARINGHOUSE

Project Title Rezone Application No. PLN2019-0061 - Bronco Wine Company

Lead Agency Stanislaus County Planning and Community Development Contact Person Kristin Doud, Senior Planner
Street Address 1010 10th Street, Suite 3400 Phone (209) 525-6330
City Modesto, CA Zip 95354 County Stanislaus

Present Land Use/Zoning/General Plan Designation:

PLU: Wine manufacturing facility, vineyard, single-family dwelling Zoning: PD 6 / 321 GPD: AG (Agriculture)

Project Description:

Request to rezone five parcels and complete a simultaneous lot line adjustment to allow for the abandonment of Bystrum Road to develop a private road to provide access from East Keyes Road to the existing Bronco Winery facility and to allow full build out of the development included in Rezone Application No. PLN2016-0066. The proposed Rezone will also allow for new uses on the parcels to the west including: the access road, a railroad spur, truck parking, expansion of the tanks, and a storage yard.

Project Location

County Stanislaus County City/Nearest Community Ceres

Cross Streets Bystrum and E. Keyes Road Zip Code 95307 Total Acres 117.9±

Longitude/Latitude (degrees, minutes and seconds): 0 ' " N / 0 ' " W

Assessor's Parcel Number 041-046-021, 041-046-007, 041-046-012, 041-046-013, 041-046-001 Section 33 Twp. 4 Range 9 Base MDB&M

Within 2 Miles: State Hwy # Waterways

Airports Railways Union Pacific Schools

Local Public Review Period (to be filled in by lead agency)

Starting Date August 8, 2019 Ending Date August 26, 2019

Signature [Handwritten Signature] Date August 8, 2019

Document Type

- CEQA: [] NOP, [] Supplement/Subsequent EIR, [x] Early Cons, [] Neg Dec, [] Mit Neg Dec, [] Draft EIR
NEPA: [] NOI, [] EA, [] Draft EIS, [] FONSI
OTHER: [] Joint Document, [] Final Document, [] Other

Local Action Type

- [] General Plan Update, [] General Plan Amendment, [] General Plan Element, [] Community Plan
[] Specific Plan, [] Master Plan, [] Planned Unit Development, [] Site Plan
[x] Rezone, [] Prezone, [] Use Permit, [] Land Division (Subdivision, etc.)
[] Annexation, [] Redevelopment, [] Cancel Ag Preserve, [] Other

State Clearinghouse Contact: [Handwritten Signature] (916) 445-0613

State Review Began: 8 - 9 - 2019

EARLY CONSULTATION

SEND COMMENTS DIRECTLY TO LEAD AGENCY BY: 8 - 26 - 19

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019080167

Please forward late comments directly to the Lead Agency

AQMD/APCD 34 (Resources: 8 / 10)

Project Sent to the following State Agencies

- [x] Resources: Boating & Waterways, Central Valley Flood Prot., Colorado Rvr Bd, Conservation, CDFW # 213, Cal Fire, Historic Preservation, Parks & Rec, Bay Cons & Dev Comm., DWR
Cal EPA: [x] ARB: Airport & Freight, ARB: Transportation Projects, ARB: Major Industrial/Energy Resources, Recycl. & Recovery, SWRCB: Div. of Drinking Water, SWRCB: Div Drinking Wtr #, SWRCB: Div. Financial Assist., SWRCB: Wtr Quality, SWRCB: Wtr Rights, Reg. WQCB # 55, Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: Corrections
Independent Comm: Delta Protection Comm, Delta Stewardship Council, Energy Commission, NAHC, Public Utilities Comm, Santa Monica Bay Restoration, State Lands Comm, Tahoe Rgl Plan Agency, Conservancy
Other: Education, Food & Agriculture, HCD, OES, State/Consumer Svcs, General Services

Development Type

<input type="checkbox"/> Residential	Units _____	Acres _____	<input type="checkbox"/> Water Facilities	Type _____	MGD _____	
<input type="checkbox"/> Office	Sq.ft. _____	Acres _____	Employees _____	<input type="checkbox"/> Transportation	Type _____	
<input type="checkbox"/> Commercial	Sq.ft. _____	Acres _____	Employees _____	<input type="checkbox"/> Mining	Mineral _____	
<input checked="" type="checkbox"/> Industrial	Sq.ft. _____	Acres _____	Employees _____	<input type="checkbox"/> Power	Type _____	Watts _____
<input type="checkbox"/> Educational	_____	_____	_____	<input type="checkbox"/> Waste Facilities	Type _____	MGD _____
<input type="checkbox"/> Recreational	_____	_____	_____	<input type="checkbox"/> Hazardous Waste	Type _____	_____
<input type="checkbox"/> OCS Related	_____	_____	_____	<input checked="" type="checkbox"/> Other	Agricultural, access road	

Project Issues Discussed in Document

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plan/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riperian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other _____

Reviewing Agency Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Native American Heritage Commission
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Parks & Recreation
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Coastal Commission	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Colorado River Board Commission	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Office of Public School Construction	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input type="checkbox"/> Integrated Waste Management Board	_____

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County Planning
 Address: 1010 10th Street, Suite 3400
 City/State/Zip: Modesto, CA 95354
 Contact: Kristin Doud, Senior Planner
 Phone: (209) 525-6330

Applicant: Bronco Wine Company
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