



Referral Early Consultation

Date: August 12, 2016
To: Distribution List (See Attachment A)
From: Timothy Vertino, Assistant Planner, Planning and Community Development
Subject: REZONE APPLICATION NO. PLN2016-0066 – BRONCO WINE COMPANY
Respond By: August 30, 2016

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Bronco Wine Company
Project Location: 6342 Bystrum Road, at the southeast corner of Bystrum and E. Keyes roads, west of State Highway 99, in the Ceres area.
APN: 041-046-021
Williamson Act Contract: N/A
General Plan: AG (Agriculture)
Current Zoning: PD (6) & PD (321)

Project Description: Request to rezone the entire 117.9± acre parcel to a new Planned Development, to expand an existing wine manufacturing facility. The project includes 14 proposed buildings, totaling 1,462,186 square feet, which includes warehousing, office and administrative buildings, and an employee center. The expansion also includes railroad access to Union Pacific Railroad by constructing two (2) rail spurs, which will minimize traffic impacts in surrounding areas. All access to the project site will occur along Bystrum Road, and no new access will be created along E. Keyes Road. Phase one of development will occur within five (5) years of project approval, while future phases will be built upon market demands.

Full document with attachments available for viewing at:

<http://www.stancounty.com/planning/pl/act-projects.shtm>

I:\Planning\Staff Reports\REZ\2016\REZ PLN2016-0066 - Bronco Wine Company\Early Consultation Referral\EARLY CONSULTATION REFERRAL FORM.doc

REZONE APPLICATION NO. PLN2016-0066 – BRONCO WINE COMPANY

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: KEYES FIRE	X	STAN CO SUPERVISOR DIST 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK		StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: CERES UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: REZONE APPLICATION NO. PLN2016-0066 – BRONCO WINE COMPANY

Based on this agencies particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
------	-------	------

**REZ PLN 2016-0066
BRONCO WINE COMPANY
AREA MAP**

SITE



S. CARPENTER RD.







CROWS LANDING RD.

E. KEYES RD.

FULKERTH RD.

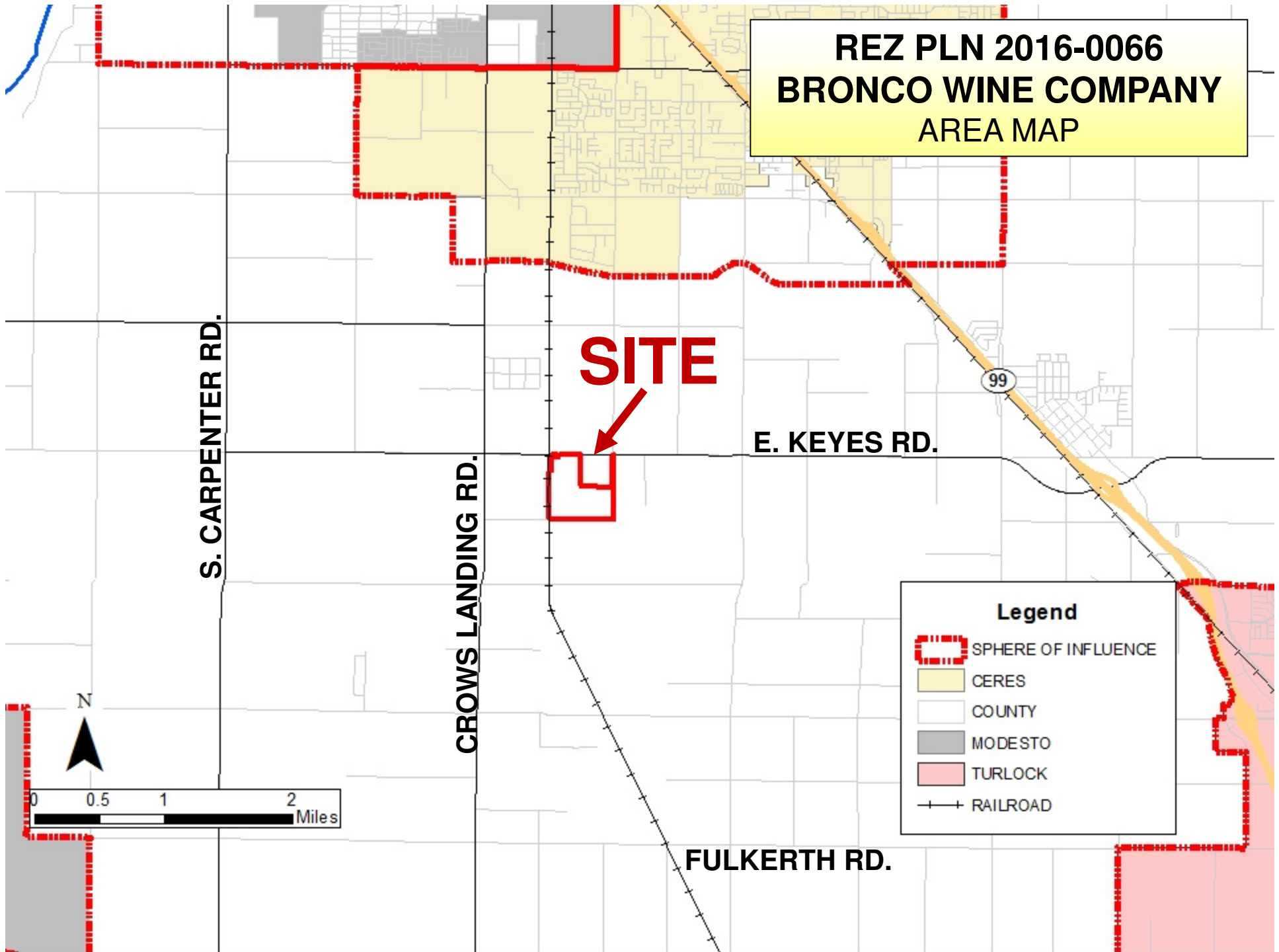
99

Legend

-  SPHERE OF INFLUENCE
-  CERES
-  COUNTY
-  MODESTO
-  TURLOCK
-  RAILROAD



0 0.5 1 2 Miles



E. GRAYSON RD.

**REZ PLN 2016-0066
BRONCO WINE COMPANY
GENERAL PLAN MAP**

E. KEYES RD.

CROWS LANDING RD.

SITE

Legend

- RAILROAD
- AG= AGRICULTURE
- PD= PLANNED DEVELOPMENT

N

0 0.25 0.5 1 Miles

E. GRAYSON RD.

**REZ PLN 2016-0066
BRONCO WINE COMPANY
ZONING MAP**

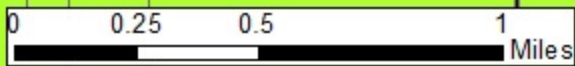
E. KEYES RD.

CROWS LANDING RD.

SITE

Legend

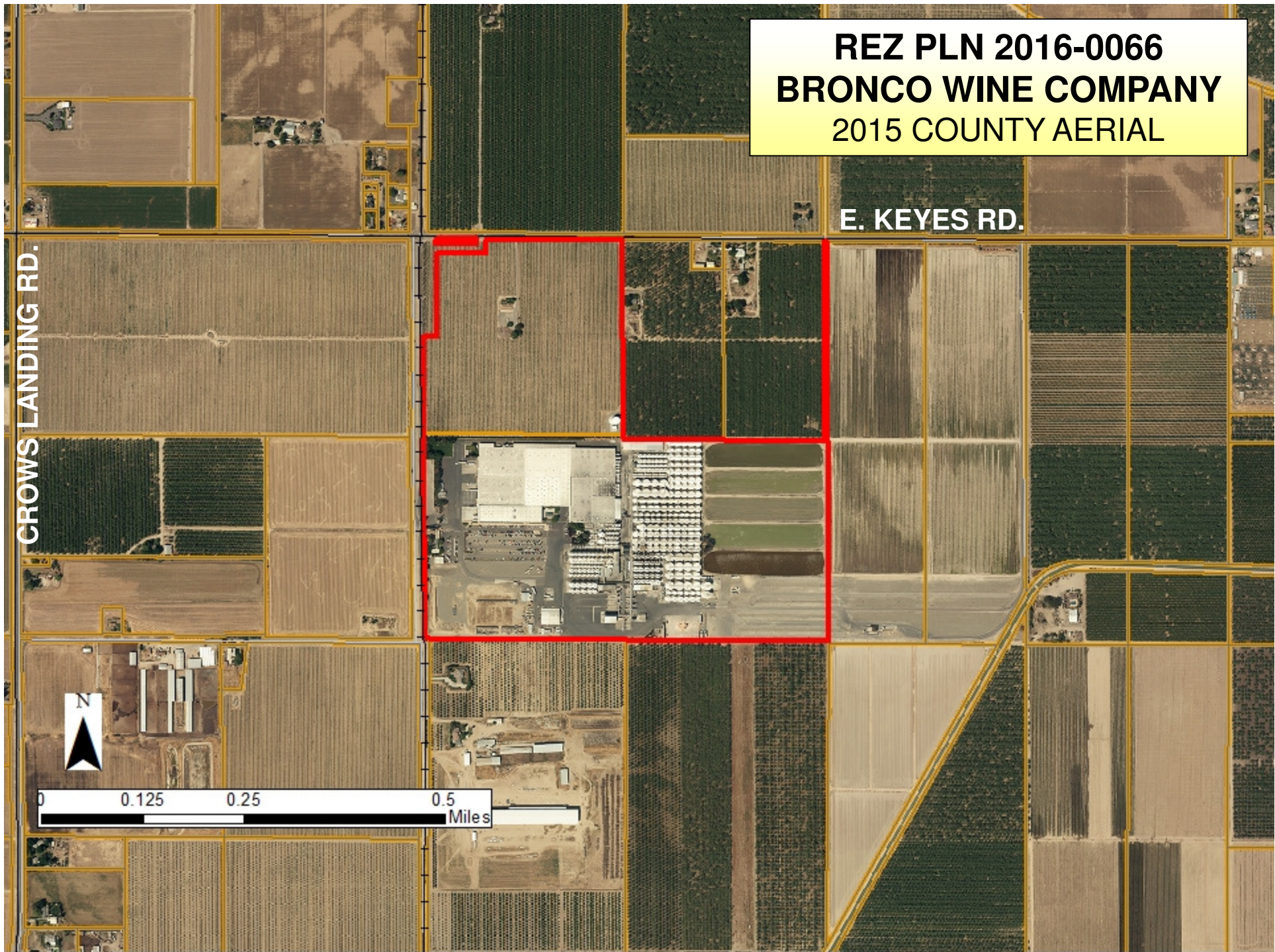
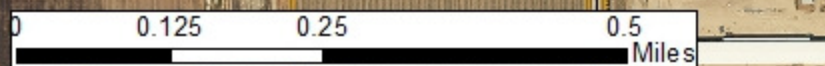
- +—+— RAILROAD
- A-2-10= AGRICULTURE
- A-2-40= AGRICULTURE
- P-D= PLANNED DEVELOPMENT



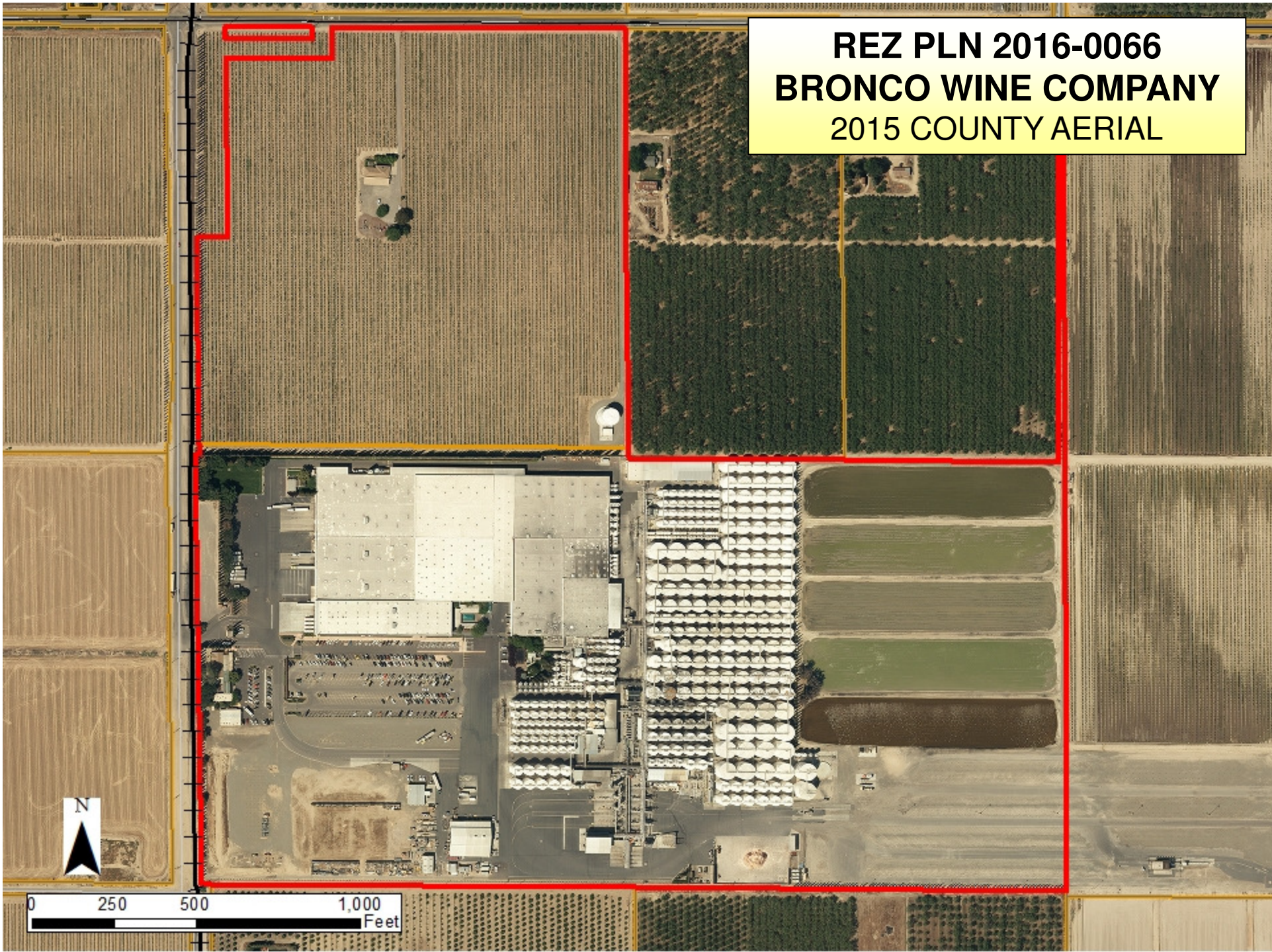
REZ PLN 2016-0066
BRONCO WINE COMPANY
2015 COUNTY AERIAL

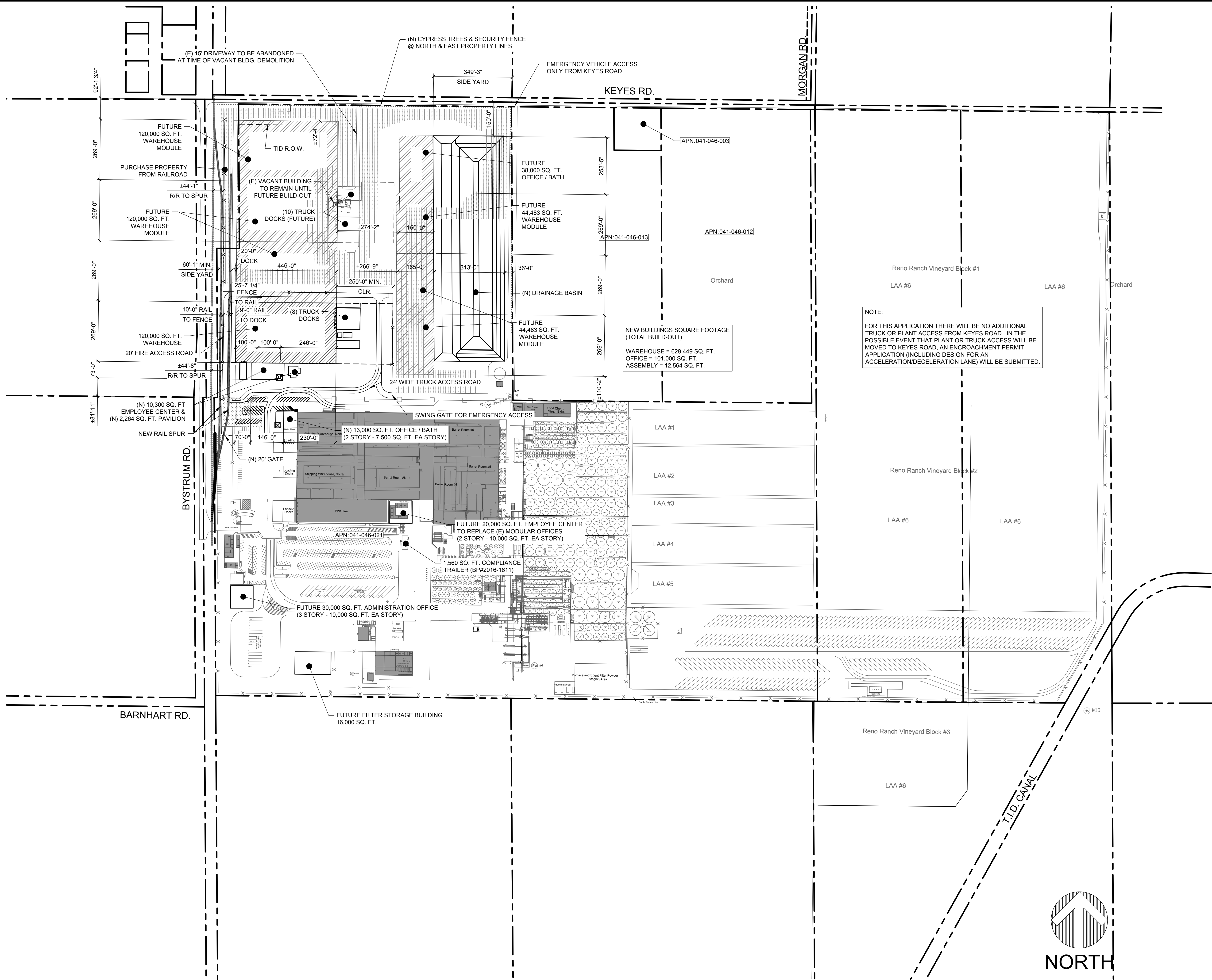
E. KEYES RD.

CROWS LANDING RD.



REZ PLN 2016-0066
BRONCO WINE COMPANY
2015 COUNTY AERIAL





DATE	NO.	REVISIONS	BY
7/17/15		PRELIM. CLIENT REVIEW	CB
9/22/15		PRELIM. WISE FLOOR PLAN	CB

CB ENGINEERING INCORPORATED
STRUCTURAL DESIGN AND CIVIL ENGINEERING
420 Downey Ave. Modesto, CA 95354
Tel: (209) 566-9033 Fax: (209) 622-0967
Email: CBEng@CBEngineeringinc.com

ANDERSON-LITFIN, INC.
LICENSE NO. 38972681
Phone: 209.667.4141 • Fax: 209.667.5267
1385 Venture Lane • P.O. Box 1326 • Turlock, CA 95381

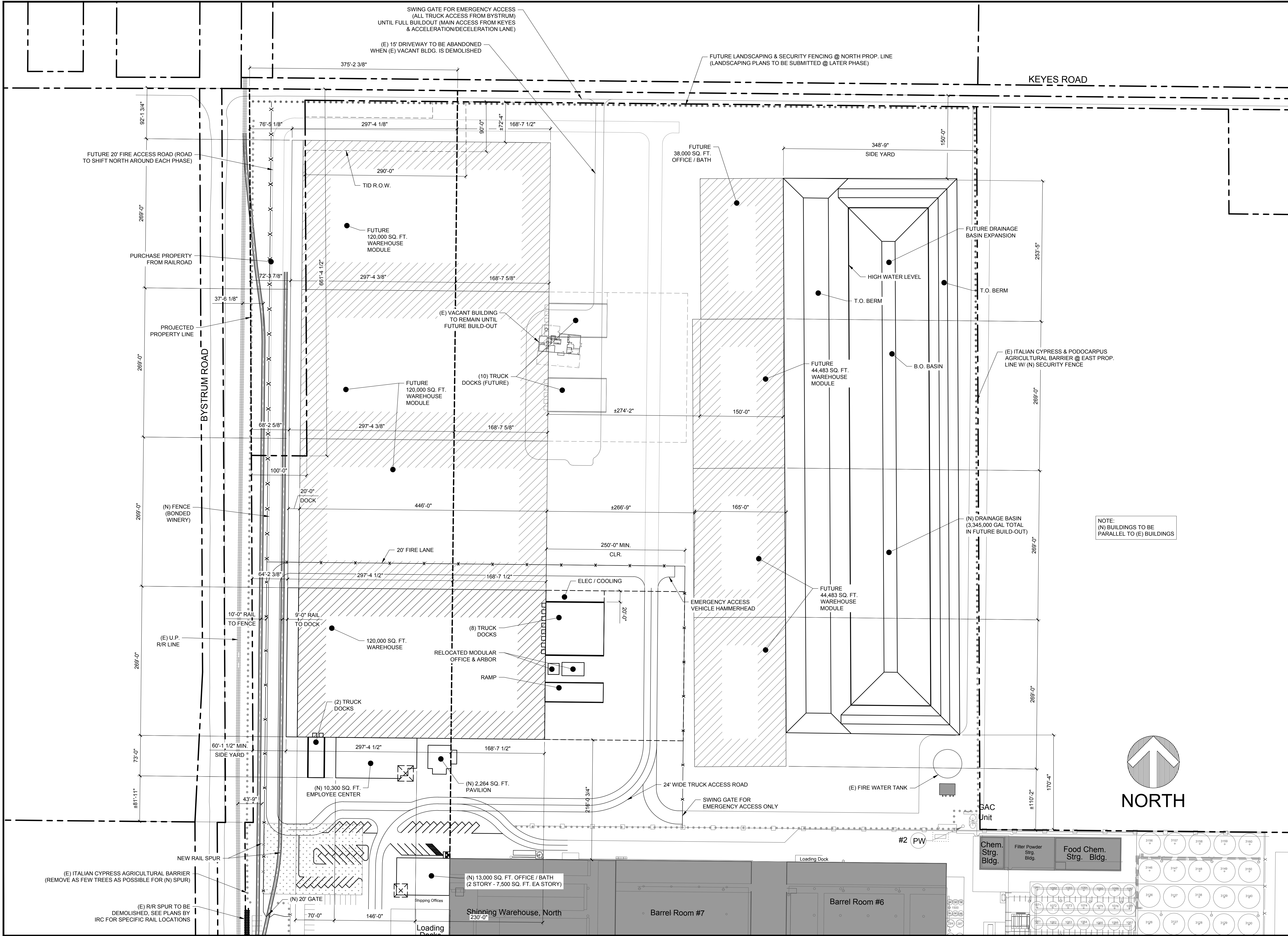


SITE PLAN
CENTRAL VALLEY DISTRIBUTION CENTER
FOR: BRONCO WINERY
800 KEYES ROAD
CERES, CA 95307

JOB #:	4129-4-15
DATE:	7/14/15
SCALE:	SHOWN
APPROVED:	CB
DRAWN:	HJ
SHEET:	

AS1

SITE PLAN



DATE	NO.	REVISIONS	BY
7/17/15		PRELIM. CLIENT REVIEW	CB
9/22/15		PRELIM. WISE FLOOR PLAN	CB

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1385 Venture Lane • P.O. Box 1326 • Turlock, CA 95381

REGISTERED PROFESSIONAL ENGINEER
CARL R. BALLANTINE
No. 057113
CIVIL
STATE OF CALIFORNIA
DATE: 5/11/2016

ENLARGED SITE PLAN
CENTRAL VALLEY DISTRIBUTION CENTER
FOR: BRONCO WINERY
800 KEYES ROAD
CERES, CA 95307

JOB #:	4129-4-15
DATE:	7/14/15
SCALE:	SHOWN
APPROVED:	CB
DRAWN:	HJ
SHEET:	

AS3

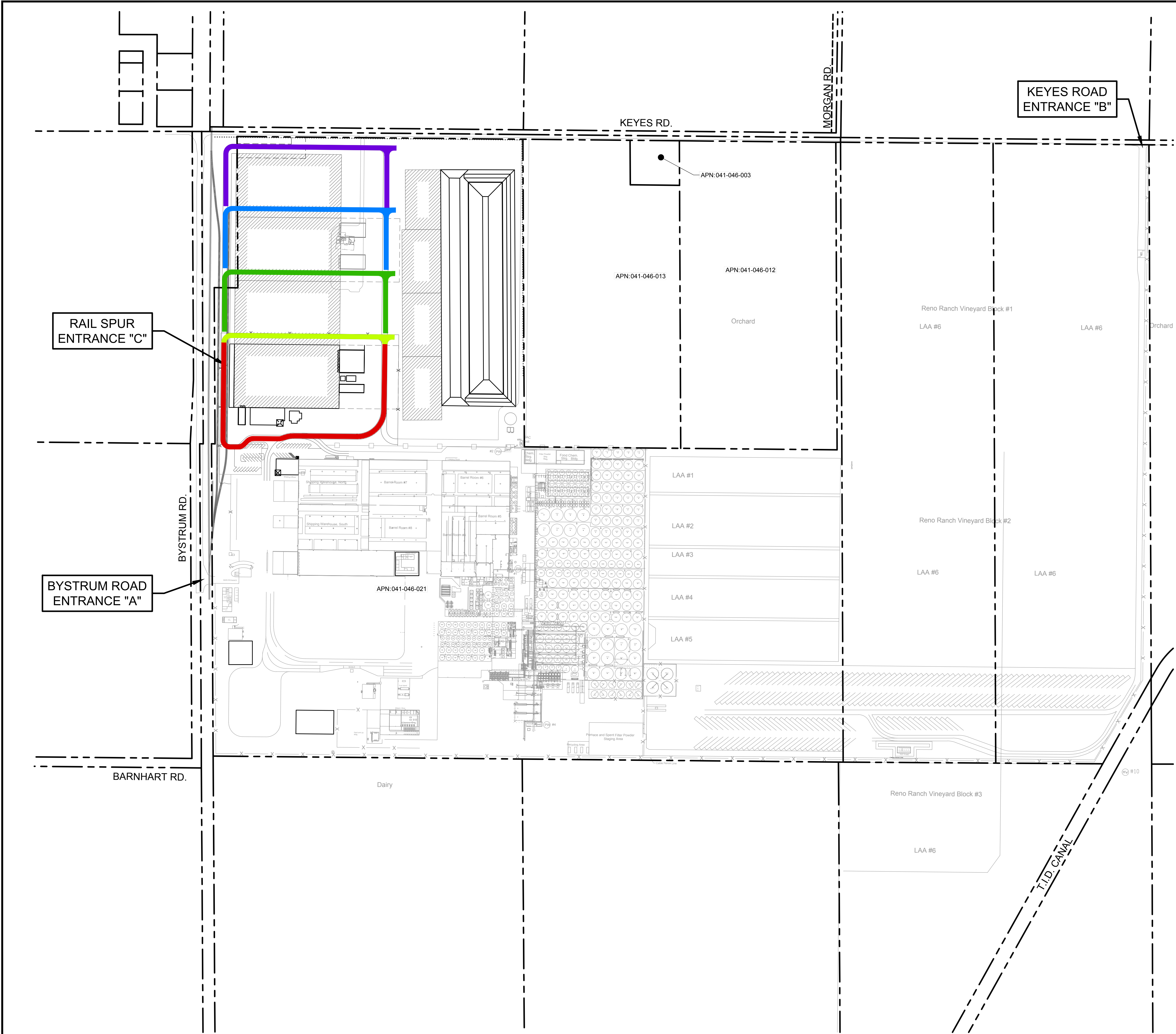


Exhibit "A"

CURRENT		
IN SEASON (MID JULY-MID NOVEMBER)		
DISTRIBUTION TYPE	TRIPS PER DAY/ TRIPS PER WEEK	ENTRANCE
SHIPPING TRUCKS	14/ 99	A
TANKER TRUCKS	34/ 230	A
GRAPE TRUCKS	105/ 735	B
POMACE TRUCKS	23/ 163	B
DELIVERY TRUCKS	7/ 49	A
RAIL CARS	0/ 0	C
OUT OF SEASON (MID NOVEMBER-MID JULY)		
DISTRIBUTION TYPE	TRIPS PER DAY/ TRIPS PER WEEK	ENTRANCE
SHIPPING TRUCKS	14/ 99	A
TANKER TRUCKS	34/ 230	B
DELIVERY TRUCKS	7/ 49	A
RAIL CARS	0/ 0	C
TRUCK TRIPS TOTAL:	35371 PER YEAR	

PHASE 1 EXPANSION		
IN SEASON (MID JULY-MID NOVEMBER)		
DISTRIBUTION TYPE	TRIPS PER DAY/ TRIPS PER WEEK	ENTRANCE
SHIPPING TRUCKS	14/ 99	A
TANKER TRUCKS	34/ 230	A
GRAPE TRUCKS	105/ 735	B
POMACE TRUCKS	23/ 163	B
DELIVERY TRUCKS	7/ 49	A
RAIL CARS	2/ 8	C
OUT OF SEASON (MID NOVEMBER-MID JULY)		
DISTRIBUTION TYPE	TRIPS PER DAY/ TRIPS PER WEEK	ENTRANCE
SHIPPING TRUCKS	14/ 99	A
TANKER TRUCKS	34/ 230	B
DELIVERY TRUCKS	7/ 49	A
RAIL CARS	2/ 8	C
TRUCK TRIPS TOTAL:	35371 PER YEAR	
TRUCK TRIPS SAVED BY RAIL CARS	1248 PER YEAR	
% INCREASE W/ RAIL CARS**	0%	
% INCREASE W/O RAIL CARS***	4%	
% CARBON FOOTPRINT SAVINGS:	4%	

FULL BUILDOUT		
IN SEASON (MID JULY-MID NOVEMBER)		
DISTRIBUTION TYPE	TRIPS PER DAY/ TRIPS PER WEEK	ENTRANCE
SHIPPING TRUCKS	39/ 199	A
TANKER TRUCKS	34/ 230	A
GRAPE TRUCKS	105/ 735	B
POMACE TRUCKS	23/ 163	B
DELIVERY TRUCKS	7/ 49	A
RAIL CARS	5/ 20	C
OUT OF SEASON (MID NOVEMBER-MID JULY)		
DISTRIBUTION TYPE	TRIPS PER DAY/ TRIPS PER WEEK	ENTRANCE
SHIPPING TRUCKS	39/ 199	A
TANKER TRUCKS	34/ 230	B
DELIVERY TRUCKS	7/ 49	A
RAIL CARS	5/ 20	C
TRUCK TRIPS TOTAL:	40571 PER YEAR	
TRUCK TRIPS SAVED BY RAIL CARS	3120 PER YEAR	
% INCREASE OVER CURRENT**	15%	
% INCREASE W/O RAIL CARS***	24%	
% CARBON FOOTPRINT SAVINGS:	9%	

- * AVERAGE RAIL CAR = 3 TRUCK TRIPS
- ** % INCREASE OF PROJECTED TRUCK TRAFFIC OVER CURRENT TRIPS
- *** % INCREASE OF PROJECTED TRUCK TRAFFIC OVER CURRENT TRIPS (IF NO RAIL CARS ARE USED)

FIRE LANE LEGEND	
COLOR	PHASE
Red	20' WIDE MIN. FIRE LANE TO REMAIN ALL PHASES
Green	20' WIDE MIN. FIRE LANE PHASE 1
Blue	20' WIDE MIN. FIRE LANE ADDED IN PHASE 2
Yellow	20' WIDE MIN. FIRE LANE ADDED IN PHASE 3
Purple	20' WIDE MIN. FIRE LANE ADDED IN PHASE 4

DATE	NO.	REVISIONS	BY
7/17/15		PRELIM. CLIENT REVIEW	CB
9/22/15		PRELIM. WISE FLOOR PLAN	CB

CB ENGINEERING INCORPORATED
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1385 Venture Lane • P.O. Box 1326 • Turlock, CA 95381

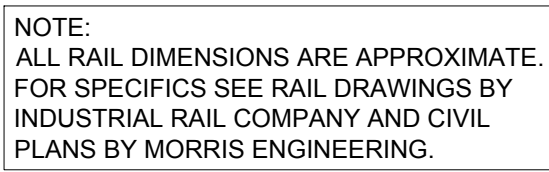


DATE: 5/11/2016

TRAFFIC & FIRE LANES THRU PHASES
CENTRAL VALLEY DISTRIBUTION CENTER
FOR: BRONCO WINERY
800 KEYES ROAD
CERES, CA 95307

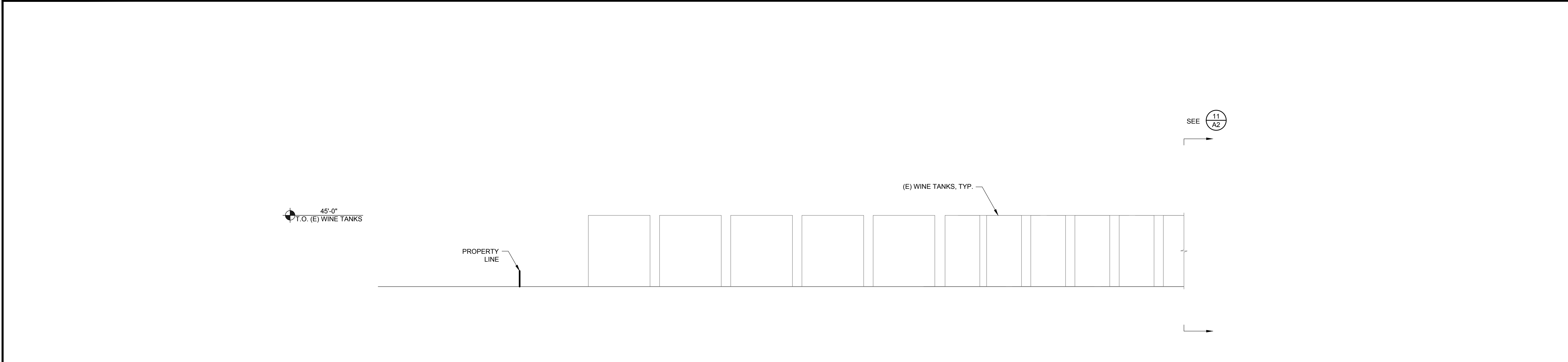
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DATE:	7/14/15
SCALE:	SHOWN
APPROVED:	CB
DRAWN:	HJ
SHEET:	

EXHIBIT "A"

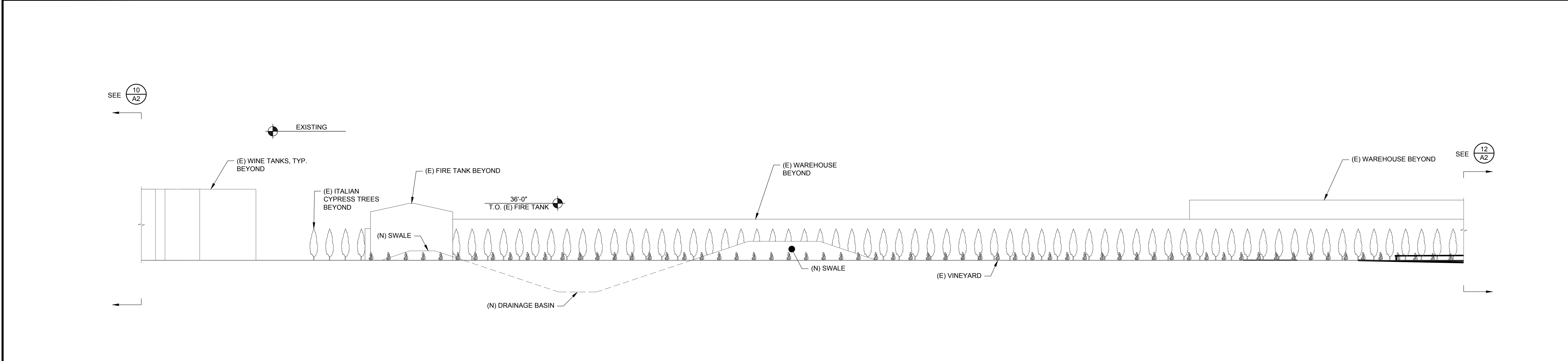


NORTH

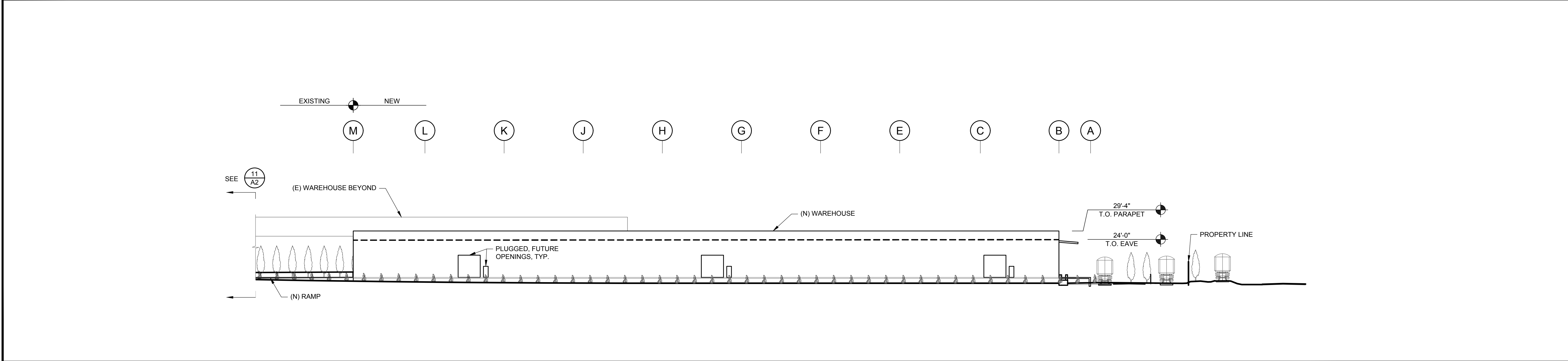
AS4



10 SCALE: 1/32" = 1'-0" NORTH EXTERIOR ELEVATION (FACING SOUTH - EAST SIDE)



11 SCALE: 1/32" = 1'-0" NORTH EXTERIOR ELEVATION (FACING SOUTH - CENTER)



12 SCALE: 1/32" = 1'-0" NORTH EXTERIOR ELEVATION (FACING SOUTH - WEST SIDE)

DATE	NO.	REVISIONS	BY
7/17/15		PRELIM. CLIENT REVIEW	CB
9/22/15		PRELIM. WHSE FLOOR PLAN	CB

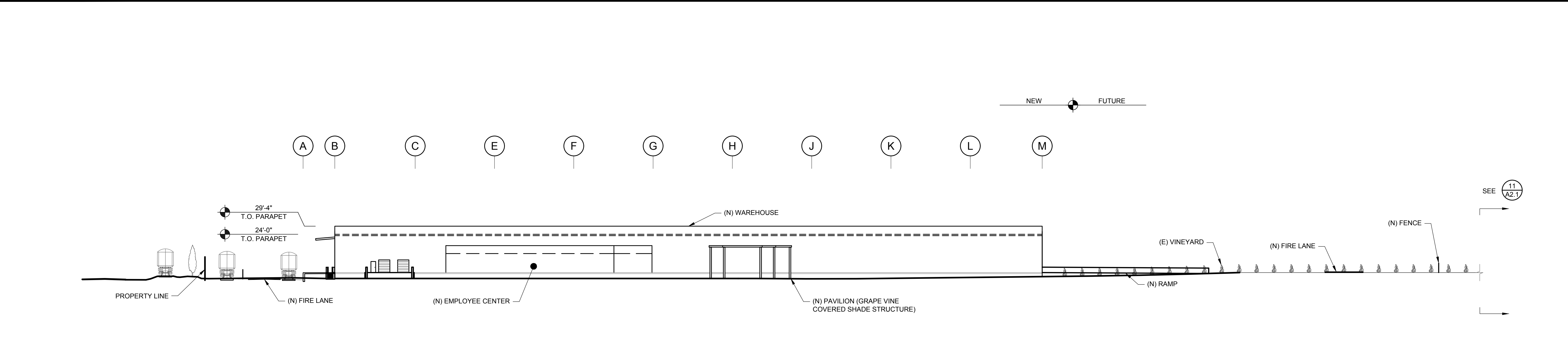
CB ENGINEERING INCORPORATED
STRUCTURAL DESIGN AND CIVIL ENGINEERING
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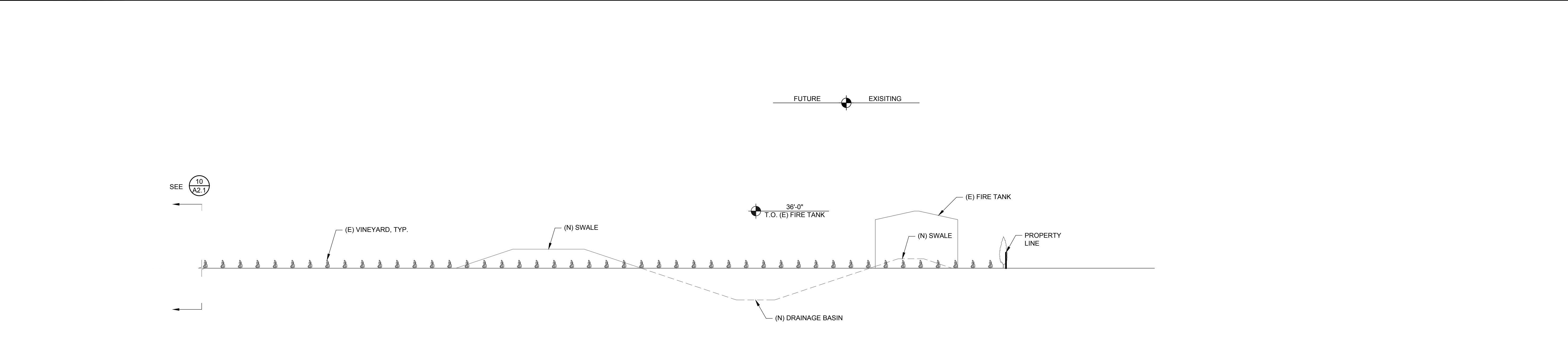
REGISTERED PROFESSIONAL ENGINEER
CARL R. BALLANTINE
No. 057113
CIVIL
STATE OF CALIFORNIA
DATE: 5/11/2016

NORTH EXTERIOR ELEVATION
CENTRAL VALLEY DISTRIBUTION CENTER
FOR: BRONCO WINERY
800 KEYES ROAD
CERES, CA 95307

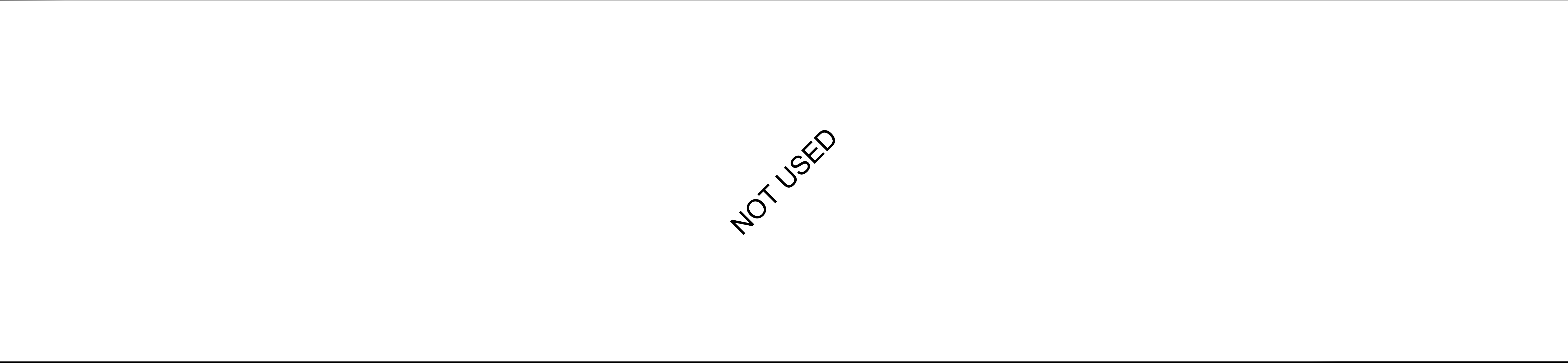
JOB #:	4129-4-15
DATE:	7/14/15
SCALE:	SHOWN
APPROVED:	CB
DRAWN:	HJ
SHEET:	A2



10 SCALE: 1/32" = 1'-0" SOUTH EXTERIOR ELEVATION (FACING NORTH - WEST SIDE) NORTHERN PORTION OF PARCEL ONLY



11 SCALE: 1/32" = 1'-0" SOUTH EXTERIOR ELEVATION (FACING NORTH - EAST SIDE) NORTHERN PORTION OF PARCEL ONLY



12 SCALE: 1/32" = 1'-0" NOT USED

BY	REVISIONS	NO.	DATE
CB	PRELIM. CLIENT REVIEW		7/17/15
CB	PRELIM. WISE FLOOR PLAN		9/22/15
CB			

CB ENGINEERING INCORPORATED
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420 Downey Ave. Modesto, CA 95354
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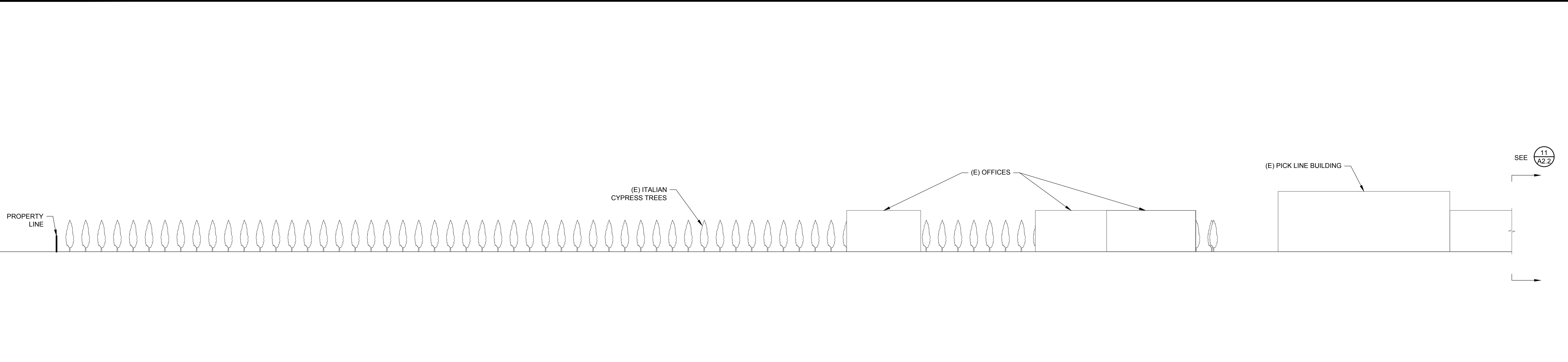
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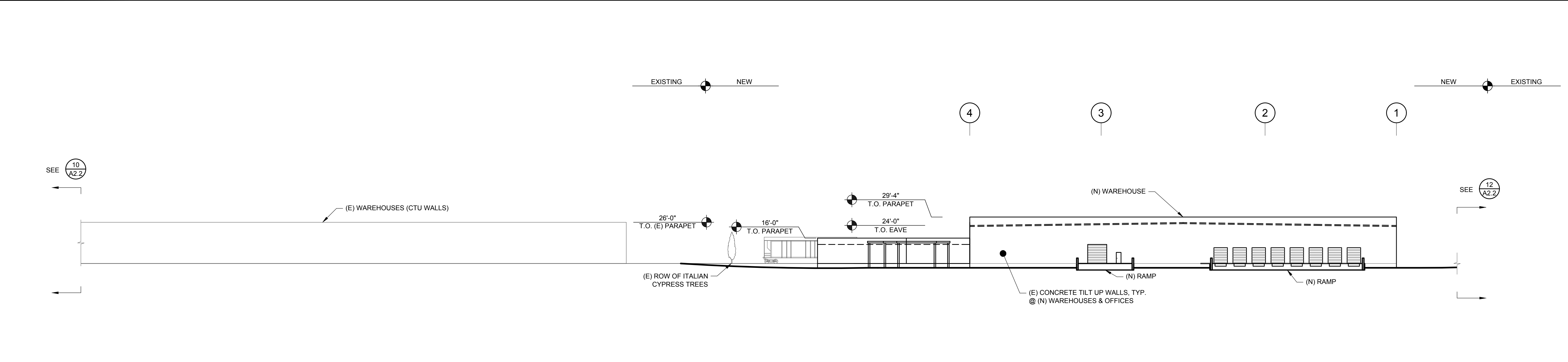
PARTIAL SOUTH EXTERIOR ELEVATION
CENTRAL VALLEY DISTRIBUTION CENTER
FOR: BRONCO WINERY
800 KEYES ROAD
CERES, CA 95307

JOB #:	4129-4-15
DATE:	7/14/15
SCALE:	SHOWN
APPROVED:	CB
DRAWN:	HJ

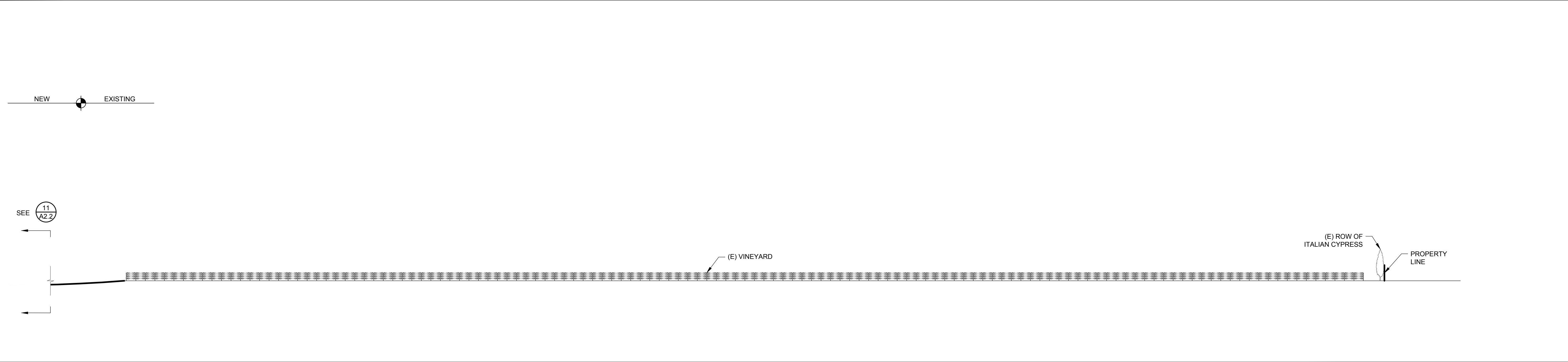
SHEET:
A2.1



10 EAST EXTERIOR ELEVATION (FACING WEST - SOUTH SIDE) WESTERN PORTION OF PARCEL ONLY



11 EAST EXTERIOR ELEVATION (FACING WEST - CENTER) WESTERN PORTION OF PARCEL ONLY




12 EAST EXTERIOR ELEVATION (FACING WEST - NORTH SIDE) WESTERN PORTION OF PARCEL ONLY

DATE	NO.	REVISIONS	BY
7/17/15		PRELIM. CLIENT REVIEW	CB
9/22/15		PRELIM. WHSE FLOOR PLAN	CB

CB

**ENGINEERING
INCORPORATED**

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DATE: 5/11/2016

EAST EXTERIOR ELEVATION

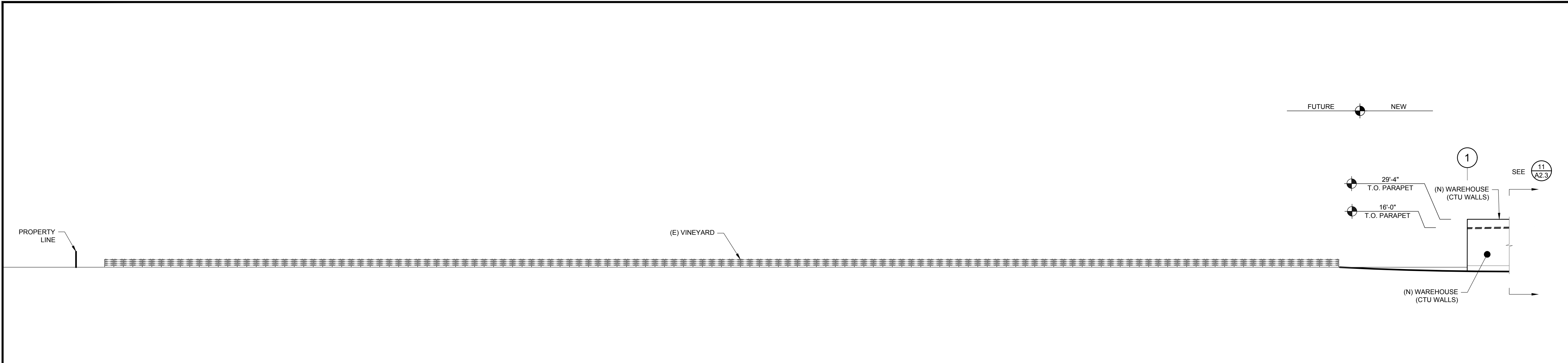
CENTRAL VALLEY DISTRIBUTION CENTER

FOR: BRONCO WINERY

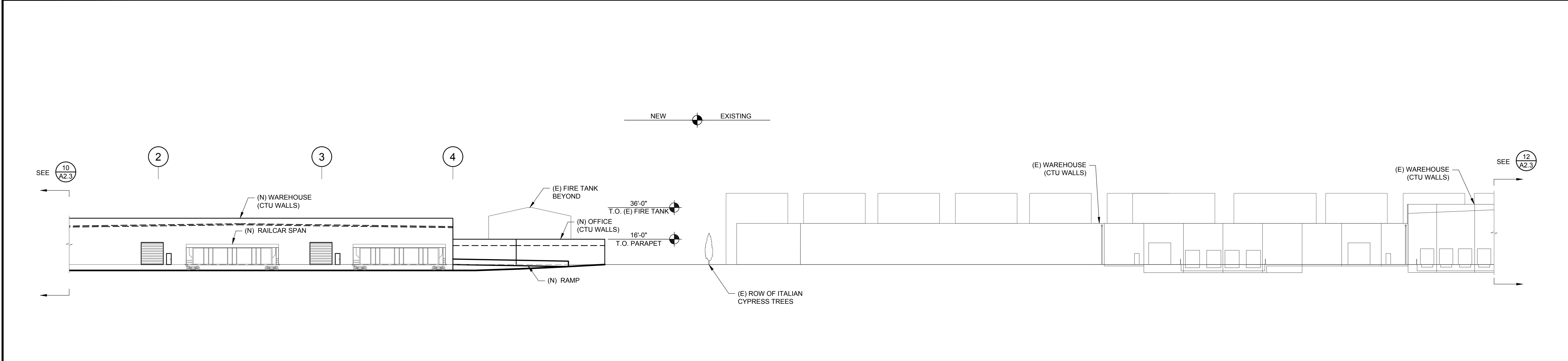
800 KEYES ROAD

CERES, CA 95307

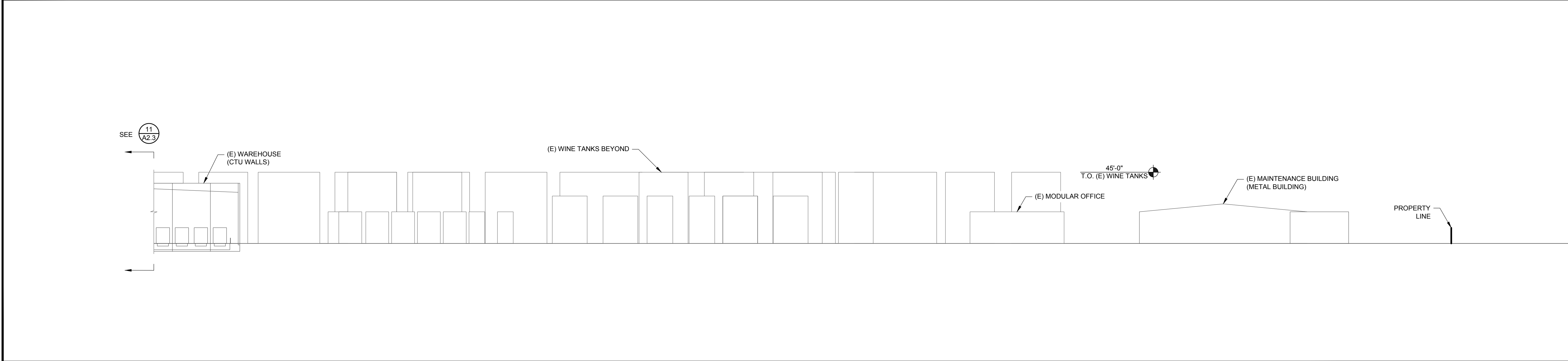
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DATE:	7/14/15
SCALE:	SHOWN
APPROVED:	CB
DRAWN:	HJ
SHEET:	A2.2



10 SCALE: 1/32" = 1'-0" WEST EXTERIOR ELEVATION (FACING EAST - NORTH SIDE)



11 SCALE: 1/32" = 1'-0" WEST EXTERIOR ELEVATION (FACING EAST - CENTER)



12 SCALE: 1/32" = 1'-0" WEST EXTERIOR ELEVATION (FACING EAST - SOUTH SIDE)

BY	REVISIONS	NO.	DATE
CB	PRELIM. CLIENT REVIEW		7/17/15
CB	PRELIM. WISE FLOOR PLAN		9/22/15
CB			

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STATE OF CALIFORNIA
DATE: 5/11/2016

WEST EXTERIOR ELEVATION
CENTRAL VALLEY DISTRIBUTION CENTER
FOR: BRONCO WINERY
800 KEYES ROAD
CERES, CA 95307

JOB #:	4129-4-15
DATE:	7/14/15
SCALE:	SHOWN
APPROVED:	CB
DRAWN:	HJ

SHEET:
A2.3



APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): _____
 Date: 7/14/16
 S 33 T 4 R 9
 GP Designation: AG
 Zoning: PD 6 / PD 321
 Fee: \$4156
 Receipt No. 533355
 Received By: TV
 Notes: _____

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).

Please see attached Project Description, pages 14 & 15

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 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 041 Page 046 Parcel 021

Additional parcel numbers: _____

**Project Site Address
or Physical Location:**

6342 Bystrum Road

Ceres, CA 95307

Property Area: Acres: 117.93 or Square feet: _____

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

Vineyard and Winery

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)

REZ2009-04: Rezone & Use Permit, Approved April 20, 2010 - Extension Approved May 16, 2013;

Record of Survey, November 20, 1987

Existing General Plan & Zoning: Planned Dev., P-D (southern portion of parcel), Gen. Agricultural, A-2 (remainder)

Proposed General Plan & Zoning: Planned Development, P-D (entire parcel)
(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: Almond Orchards with CLCA & Residential (APN 041-046-012 & 041-046-013)

West: Grape Vineyard with CLCA (APN 041-046-001)

North: Orchard with CLCA & Residential (APN 041-030-020)

South: Existing Winery (APN 041-046-021), Chicken Operation & Orchards (APN 041-048-007 & 041-048-007)

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: Vineyard

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.)

As few (E) landscaping trees as possible will be removed as req'd to get the rail spur through the perimeter.

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.) Actual amounts will be provided at

building permit application for each phase. Approximate volumes are shown.

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) The new improvements will increase the impervious surface. All rainwater is directed

to storm drain basins or into adjacent vineyards (owned by Bronco).

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: 478,400 Sq. Ft.

Landscaped Area: 7,000 Sq. Ft.

Proposed Building Coverage: 743,013 Sq. Ft.

Paved Surface Area: 7,500 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) See attached project description

Number of floors for each building: One (1) story for 8 warehouses and adjacent office structure; (2 & 3) story for office buildings, and one story for the assembly buildings (employee center and covered employee area).

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) No building will exceed 45 feet in height. The majority of the buildings (namely the warehouses) will be 26 feet in height.

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) _____

Existing tank farms are 45-60 feet high, typically.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

Existing parking is Asphalt over aggregate base, while new parking will be Asphalt or concrete over aggregate base.

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: Turlock Irrigation District

Sewer*: Private On-Site

Telephone: SBC

Gas/Propane: Pacific Gas and Electric

Water**: Private On-Site

Irrigation: Turlock Irrigation District

***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:)

No.

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.)
Private irrigation facilities will be removed as buildings are added.

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: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

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): Existing structures: 478,400 sq. ft. Proposed: 8 warehouses totaling 629,449 sq. ft., 4 office buildings totaling 101,000 sq. ft., and 2 assembly buildings totaling 12,564 sq. ft.

Type of use(s): Warehouses, Business Offices, Employee Center, and Pavilion (covered employee area)

Days and hours of operation: Non-Seasonal: Monday-Friday, 24 hours; Seasonal: 7 days a week, 24 hours

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: Winery's seasonal operation is from mid-July to mid-November

Occupancy/capacity of building: Warehouses, Offices, Assembly (Employee areas)

Number of employees: (Maximum Shift): See Exhibit "B" (Minimum Shift): See Exhibit "B"

Estimated number of daily customers/visitors on site at peak time: 20

Other occupants: Contractor Employees: 24 (varies seasonally)

Estimated number of truck deliveries/loadings per day: See Exhibit "A"

Estimated hours of truck deliveries/loadings per day: 24 hours, 5 days a week; 24/7 Seasonally

Estimated percentage of traffic to be generated by trucks: See Exhibit "A"

Estimated number of railroad deliveries/loadings per day: See Exhibit "A"

Square footage of: (Proposed Site Plan only)

Office area: 101,000 sq. ft.

Warehouse area: 629,449 sq. ft.

Sales area: N/A

Storage area: N/A

Loading area: 24,304 sq. ft.

Manufacturing area: N/A

Other: (explain type of area) cafeteria/conference & pavilion employee area: 12,564 sq. ft.

Yes ☐ No ☒ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Bystrum Road, E. Keyes Road (Emergency Access)

Yes ☒ No ☐ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes ☒ No ☐ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☒ Drainage Basin ☐ Direct Discharge ☐ Overland

☐ Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

SWEP Measures _____

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

General Project Summary

Bronco Wine Company (BWC) is located at 342 Bystrum Road, further identified as Parcel No. 041-046-021. This Rezone application proposes to change the existing Planned Development (PD6 and PD321) zoning of the 117.93 acre parcel to a new Planned Development (P-D) zone. The hours of operation for the winery are Monday-Friday, 24 hours a day year round and additionally Sunday-Saturday 24 hours per day during seasonal months. There are currently 396 employees year round with an additional 90 employees during seasonal months, for a total of 486 employees maximum. See attached exhibit "B" for maximum numbers of employees on site in a shift. At full buildout there will be approximately 426 employees regularly and 516 employees seasonally.

There are fourteen (14) proposed and future buildings: 1 proposed warehouse at 120,000 square feet (housing 10 truck docks), 3 future warehouses at 120,000 square feet each (one of which will also house 10 future truck docks), 3 future warehouses at 44,843 square feet each, 1 future office building at 13,000 square feet, 1 future office building at 38,000 square feet, 1 future employee center (commercial kitchen / cafeteria / conference area) at 10,300 square feet, 1 future 2,264 square foot pavilion (shade structure), 1 future 3 story administration building at 30,000 square feet, 1 future 2 story employee center at 20,000 square feet, and 1 future filter storage building at 16,000 square feet. A storm water drainage basin will be constructed along the site's northeastern property line.

The general purpose of this rezone is to allow construction of new warehouses with railroad access so that market driven increased volumes of product can be shipped with a decreased carbon footprint. One of the rail cars used replaces 3 truck trips, so with 20 rail trips a week in full buildout the truck traffic is being reduced by 60 trips a week. For increase percentages showing the predicted benefit of the rail distribution center, see Exhibit "A".

The Union Pacific Railroad has been involved in approving a rail plan that will minimize the train impact on Keyes Road and nearby driveways. For this reason, two rail spurs have been designed. The intended process is as follows: (1) loaded cars will be waiting on the eastern spur. (2) The train will come from the north, moving south until it is past the spur switch. (3) The train will back into the eastern spur (moving to the north) to pick up loaded cars, (4) move south until it is past the spur switch, and then (5) back into the western spur (moving to the north) to drop off the loaded cars. (6) The train will then move south of the spur switch again, in order to (7) back into the eastern spur to drop off empty cars. (8) The train will then head south to Turlock in order to turn around. On its return trip north, the train will (9) back into the western spur from the north entrance in order to pick up the loaded cars. From this point, (10) the train continues on its return trip north with the loaded cars. The statement has been made by the rail designers that the train engineers will be as courteous as possible, by pulling clear of Keyes road and nearby driveways throughout this process if any large backups are seen. The increased volume of product will cause negligible increases in truck traffic (see attached exhibit "A") in full buildout.

Project Phasing & Development Schedule

The first phase of development is to include 1 warehouse and the 2 rail spurs. Phase 1 construction will begin within 5 years of project approval. All other structures will be constructed according to market demand. The footprints for the future buildings will be reserved with designs to be reviewed as needed at a later date; therefore, the development schedule needs to be as open as possible. The existing parking lot will remain as is, as the current size is adequate (see attached exhibit "B"). However, for convenience's sake, a small parking lot will be added near the employee center.

The site plan shows a parcel owned by Union Pacific Railroad to the northwest of Parcel No. 041-046-021 as well as a ROW for TID. Warehouses that are shown on the site plan as encroaching on these areas will address the property line issues at the time of submittal. The solutions will be one of three options: (1) the property in question will be purchased

and merged with Parcel No. 041-046-021. (2) Arrangements will be made with TID to abandon the ROW or (3) The warehouses will be resized so as to not encroach on these areas. Solution #1 is already in the process of negotiations with UPR.

Agricultural Buffer

As each phase is constructed, the existing agricultural buffer will be extended along the adjacent northern property line. At full buildout, the agricultural buffer or landscaping will extend along all property lines. Security fences will be added around the winery buildings as needed, and will be completed at full buildout with security fencing along all property lines.

Fire Lanes & Plant Access

Previous Rezone application plans included a 14,400 square foot administration office and a 14,400 square foot sales office. Resulting Development Standards required installation of an acceleration/deceleration lane. This Rezone application was allowed to expire because these two components were never completed, largely due to the difficulties involved with the acceleration/deceleration lane. There were difficulties in acquiring the additional property required, as well as road geometry conflicts with the nearby Keyes Road railroad crossing.

The previously approved Rezone proposal located the administration office on the northern portion of the parcel. The current proposal has resized and relocated the conceptual administration office to the southern portion of the parcel. It should be noted that the currently proposed administration office is not intended to house large numbers of additional office staff. While a few additional positions may be added, it is largely intended to redistribute and reorganize existing offices.

The previously approved Rezone showed several roads off Keyes Road for winery use: (1) the main entrance, (2) the existing fire access road along the eastern property line being converted into an employee entrance, and (3) the existing 15' wide driveway to an existing building. Since the current proposal locates the administration office in an area easily accessed from the existing plant entrance on Bystrum Road, the previously approved road #1 can be removed from the project scope. The current proposal shows the existing gravel fire access road to the existing fire water tank (previously approved road #2) remaining in use as a fire access road. The building that driveway #3 is servicing is now vacant. When the vacant building is demolished in a future phase, the driveway will be abandoned. Until then, the driveway will never be used for emergency plant access. It is possible that market circumstances may eventually require plant access from Keyes Road. At that time, BWC will apply for an encroachment permit that includes design for an acceleration/deceleration lane.

The general emergency access for Phase 1 will be located from the plant entrance off Bystrum Road as well as from the existing gravel road #2 off Keyes Road. A fire access loop will be provided around each group of buildings to ensure that all sides of the building are accessible to fire trucks. The fire access road will be located as close as possible to the northern wall of the warehouse in order to preserve as many grape vines as possible. During construction of each future phase, the fire lane will be shifted north (see exhibit "A").