

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

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

AGENDA DATE: May 9, 2017

SUBJECT:

Approval to Set a Public Hearing for May 23, 2017, at 9:15 a.m. to Consider the Planning Commission's Recommendation for Approval of Rezone Application No. PLN2016-0066, Bronco Wine Company, Located at 800 E. Keyes Road and 6342 Bystrum Road, at the Southeast Corner of Bystrum and E. Keyes Roads, and Adoption of a Mitigated Negative Declaration

BOARD ACTION AS FOLLOWS:

No. 2017-241

On motion of Supervisor Olsen, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended


2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST:


ELIZABETH A. KING, Clerk of the Board of Supervisors

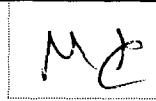
File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA #: *D-1

Urgent Routine



AGENDA DATE: May 9, 2017

CEO CONCURRENCE:

4/5 Vote Required: Yes No

SUBJECT:

Approval to Set a Public Hearing for May 23, 2017, at 9:15 a.m. to Consider the Planning Commission's Recommendation for Approval of Rezone Application No. PLN2016-0066, Bronco Wine Company, Located at 800 E. Keyes Road and 6342 Bystrum Road, at the Southeast Corner of Bystrum and E. Keyes Roads, and Adoption of a Mitigated Negative Declaration

STAFF RECOMMENDATIONS:

1. Set a public hearing for May 23, 2017, at 9:15 a.m. to consider Planning Commission's recommendation for approval of Rezone Application No. PLN2016-0066, Bronco Wine Company, located at 800 E. Keyes Road and 6342 Bystrum Road, at the southeast corner of Bystrum and E. Keyes Roads.
2. Authorize the Clerk of the Board to publish notice of public hearing as required by law.

DISCUSSION:

This is a request to rezone a 117.93 acre parcel from existing Planned Development P-D (6) and P-D (321) zones to a new Planned Development (P-D) zone to allow for the expansion of an existing winery and bottling facility developed on 82.15 acres of the project site. The expansion includes 14 proposed buildings, totaling 1,462,186 square feet, the construction of two rail spurs, and the addition of a fleet of 53 foot long trucks and tanker trucks. The project is proposed to be developed in phases.

The Planning Commission considered this item at a public hearing on May 4, 2017 and on a 7-0 vote, recommended the Board of Supervisors approve the request as proposed, including removal of Development Standard number 23. This item will set the date and time for a public hearing to consider the Planning Commission's recommendation before the Board of Supervisors.

POLICY ISSUE:

In order to consider a rezone request, the Board of Supervisors must hold a public hearing. Additionally, in order to approve a rezone, it must be found to be consistent with the General Plan. In this case, the General Plan designation is Agriculture, which is consistent with a Planned Development zoning designation when it is used for agriculturally-related uses or for uses of a demonstrably unique character.

Approval to Set a Public Hearing for May 23, 2017, at 9:15 a.m. to Consider the Planning Commission's Recommendation for Approval of Rezone Application No. PLN2016-0066, Bronco Wine Company, Located at 800 E. Keyes Road and 6342 Bystrum Road, at the Southeast Corner of Bystrum and E. Keyes Roads, and Adoption of a Mitigated Negative Declaration

FISCAL IMPACT:

Costs associated with processing the application, setting the public hearing, publishing of required notices, and conducting the hearing will be covered by the application fee deposit plus revenue from additional invoicing at project end. Final calculations will determine if additional invoicing to the applicant is needed.

BOARD OF SUPERVISORS' PRIORITY:

Approval of this action supports the Board of Supervisor's priority of A Well Planned Infrastructure and A Strong Local Economy by providing a land use determination consistent with the overall goals and policies of the Stanislaus County General Plan.

STAFFING IMPACT:

Planning and Community Development Department staff is responsible for reviewing all applications, preparing all reports, and attending meetings associated with the proposed Rezone application.

CONTACT PERSON:

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

ATTACHMENT(S):

None



STANISLAUS COUNTY
NOTICE OF PUBLIC HEARING FOR
REZONE APPLICATION NO. PLN2016-0066
BRONCO WINE COMPANY

NOTICE IS HEREBY GIVEN that on May 23, 2017, at 9:15 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider Planning Commission's recommendation for approval of a request to rezone a 117.93 acre parcel from existing Planned Development P-D (6) and P-D (321) zones to a new Planned Development (P-D) zone to allow for the expansion of an existing winery and bottling facility developed on 82.15 acres of the project site. The property is located in the P-D (6) and expired P-D (321) zoning district, at 800 E. Keyes Road and 6342 Bystrum Road, at the southeast corner of Bystrum and E. Keyes Roads, east of Crows Landing Road, west of State Highway 99, and south of Ceres. APN: 041-046-021. A CEQA Mitigated Negative Declaration will be considered.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-6330.

BY ORDER OF THE BOARD OF SUPERVISORS.

DATED: May 9, 2017

ATTEST: Elizabeth A. King, Clerk of
the Board of Supervisors
of the County of Stanislaus,
State of California

BY: 
Pamela Villarreal, Assistant Clerk

**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 entitle matter. I am a printer and Principal clerk of the publisher of THE MODESTO BEE, printed in the City of MODESTO, County of STANISLAUS, State of California, daily, for which said newspaper 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; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

May 12, 2017

STANISLAUS COUNTY
NOTICE OF PUBLIC HEARING
REZONE APPLICATION
NO. PLN2016-0066
BRONCO WINE COMPANY
NOTICE IS HEREBY GIVEN that on May 23, 2017, at 9:15 a.m. or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider Planning Commission's recommendation for approval of a request to rezone a 117.93 acre parcel from existing Planned Development P-D (6) and P-D (321) zones to a new Planned Development (P-D) zone to allow for the expansion of an existing winery and bottling facility developed on 82.15 acres of the project site. The property is located in the P-D (6) and expired P-D (321) zoning district, at 800 E. Keyes Road and 6342 Bystrom Road, at the southeast corner of Bystrom and E. Keyes Roads, east of Crows Landing Road, west of State Highway 99, and south of Ceres. APN: 041-046-021. A CEQA Mitigated Negative Declaration will be considered.
NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County, if a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-6330.
BY ORDER OF THE BOARD OF SUPERVISORS, DATED: May 9, 2017. ATTEST: Elizabeth A. King, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Pamela Villarreal, Assistant Clerk.
Pub Dates May 12, 2017

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 12th, 2017

(By Electronic Facsimile Signature)

Cynthia A. Villarreal