

FILED

21 APR -1 AM 10:41

STANISLAUS CO. CLERK-RECORDER

Jocelyn Rodriguez

**STANISLAUS COUNTY**  
DEPARTMENT OF PLANNING AND COMMUNITY  
DEVELOPMENT  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

---

---

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

---

---

The Stanislaus County Planning Commission will consider the adoption of a Mitigated Negative Declaration for the project description below on **May 20, 2021** at 6:00 p.m. at a public hearing to be held at the Tenth Street Place, Joint Chambers, Basement Level, 1010 10th Street, Modesto, California.

**Project Title:** Rezone and Williamson Act Cancellation Application No. PLN2019-0061 – Bronco Wine Company

**Project Location:** 6342 Bystrum Road, 800, 1000, and 1130 E Keyes Road, east of Crows Landing Road, west of State Highway 99, south of the City of Ceres. Stanislaus County APN: 041-046-022, 041-046-012, and 041-046-013.

**Description of Project:** Request to rezone three parcels, consisting of 157.98 acres, from Planned Development (P-D) (336) and A-2 (General Agriculture) to a new P-D to allow for an expansion of the Bronco Winery facilities wine making operations, including the construction of up to 190 wine storage tanks and seven shallow checks, and development of a new driveway, on two parcels 38.58 acres in size located northeast of the existing facility. A Williamson Act Cancellation of Contract Nos. 1972-0838 and 1974-1790 is required for the rezone of the 38.58 acres from A-2 to P-D. The portion of Bystrum Road along the west side of the existing facility is proposed to be abandoned and developed with a second rail spur to serve the facility.

**Lead Agency:** Stanislaus County, Department of Planning and Community Development

**Address Where Copy of Proposed Mitigated Negative Declaration is Available:**

Stanislaus County, Department of Planning and Community Development  
1010 10th Street, Suite 3400  
Modesto, California 95354-2380  
<http://www.stancounty.com/planning/>

**Review Period:**

April 1, 2021 to May 20, 2021

**DO NOT REMOVE FROM POSTING UNTIL:  
May 21, 2021**

**Contact Person:**

Kristin Doud, Principal Planner