



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

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

FROM: STANISLAUS COUNTY
Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354
PHONE: (209) 525-6330
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Project Title General Plan Amendment Application No. PLN2020-0057 & Amendment to Use Permit Application No. PLN2015-0130 - The Fruit Yard

Lead Agency Stanislaus County Planning and Community Development Contact Person Kristin Doud
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: Restaurant, produce market, amphitheater, gasoline station, private park and storm drain basin
Zoning: Planned Development (317) GPD: Planned Development

Project Description:

This is a request to amend the Stanislaus County Noise Element and to amend the Development Standards and Mitigation Measures for Use Permit (UP) Application No. PLN2015-0130 - The Fruit Yard Amphitheater, which approved the construction and operation of a 3,500 person capacity amphitheater on a 43.86 acre parcel located in the Planned Development (P-D) (317) zoning district.

Project Location

County Stanislaus County City/Nearest Community Modesto, Empire, Hughson and Waterford
Cross Streets South-west-corner of Geer Rd. and Yosemite Boulevard Zip Code 95357 Total Acres 45+/-
Longitude/Latitude (degrees, minutes and seconds): ' N / ' W
Assessor's Parcel Number 009-027-004 Section 34 Twp. 3S Range 10E Base MDB&M
Within 2 Miles: State Hwy # 132 Waterways Tuolumne River, Dry Creek
Airports Railways Schools Empire

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

Starting Date September 4, 2020 Ending Date April 21, 2020
Signature [Signature] Date September 3, 2020

Document Type

- CEQA: [] NOP, [x] Early Cons, [] Neg Dec, [] Mit Neg Dec, [] Draft EIR
[] Supplement/Subsequent EIR (Prior SCH No.), [] Other (NOE, NOC, NOD, etc.)
NEPA: [] NOI, [] EA, [] Draft EIS, [] FONSI
OTHER: [] Joint Document, [] Final Document, [] Other

Local Action Type

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

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 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	Outdoor Event Center/venue	

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/Riparian
<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 checked="" 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 # 10	<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 type="checkbox"/> Regional WQCB # _____
<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 type="checkbox"/> Fish & Game Region # _____	<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):

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