

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2016072019

Project Title: Amendment to Use Permit PLN2015-0130 - The Fruit Yard

Lead Agency: Stanislaus County

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Project Location: 7824 Yosemite Blvd Modesto, CA 95357

Stanislaus County

City

County

Project Description (Proposed actions, location, and/or consequences).

This is a request to amend Mitigation Measures No. 5 and 6, which specify the on-site noise monitoring for both A-weighted and C-weighted noise measurements for The Fruit Yard Amphitheater (Use Permit No. PLN2015-0130). UP PLN2015-0130 – The Fruit Yard Amphitheater approved an outdoor, fenced, 3,500 person capacity amphitheater event center, a 5,000 sf stage, a 5,000 sf roof structure, a 4,000 sf storage building, a parking lot to the rear of the stage, and an additional 1,302-space temporary parking area on a 31.12 acre parcel zoned Planned Development (P-D) (317). A maximum of 12 amphitheater events are permitted to take place per year. UP PLN2015-0130 also approved a 4,800 sf covered seating area and a 1,600 sf gazebo in the eastern half of the park area, east of the outdoor amphitheater, and replacement of the existing pylon freestanding pole sign with an electronic reader board sign. The Mitigation Monitoring Plan (MMP) approved for the amphitheater, adopted by the Board of Supervisors on May 23, 2017, is still applicable to the project, as are the development standards applied to P-D (317) and to the 2015 amphitheater use permit. Mitigation Measures No. 1&2 of this MMP replaces Mitigation Measures No. 5&6 of the MMP approved with the use permit.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Noise - The Mitigation Monitoring Plan (MMP) approved for the amphitheater, adopted by the Board of Supervisors on May 23, 2017, is still applicable to the project, as are the development standards applied to P-D (317) and to the 2015 amphitheater use permit. Mitigation Measures No. 1&2 of this MMP replaces Mitigation Measures No. 5&6 of the MMP approved with the use permit. The change includes an increase of 5 dB on site and a change in the intervals of measuring the on site noise from 5-minute intervals to an 1-hour average. A Noise Study prepared for the project identified the change in mitigation would still meet the noise level standards required for project compliance off site.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Noise, community opposition

Provide a list of the responsible or trustee agencies for the project.

N/A