

# STANISLAUS COUNTY PLANNING COMMISSION

November 20, 2025

## STAFF REPORT

### REZONE AND PARCEL MAP APPLICATION NO. PLN2023-0099 POWER PLAY

**REQUEST: TO REZONE A 9.33± ACRES PARCEL FROM PLANNED DEVELOPMENT (P-D)(25) TO A NEW P-D, TO INCLUDE AN INDOOR ROLLER HOCKEY FACILITY, 60,834 SQUARE FEET IN SIZE, AS A PERMITTED USE AND TO DIVIDE THE PROJECT SITE INTO EIGHT PARCELS.**

#### APPLICATION INFORMATION

Applicant/Agent:	Barrett Lipomi, RED INC Architects
Property owner:	Costa Limited Partners, L.P. (Dan Costa and Denise Costa)
Location:	711 Bangs Avenue and 4555 North Star Way between Galaxy Way and Bangs Avenue in the Modesto area.
Section, Township, Range:	5-3-9
Supervisory District:	District Four (Supervisor Grewal)
Assessor's Parcel:	046-011-002
Referrals:	See Exhibit G Environmental Review Referrals
Area of Parcel(s):	9.33± acres
Water Supply:	City of Modesto
Sewage Disposal:	City of Modesto (interim private septic system)
General Plan Designation:	Planned Development
Community Plan Designation:	N/A
Existing Zoning:	Planned Development (P-D) (25)
Sphere of Influence:	City of Modesto
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Currently vacant.
Surrounding Land Use:	Light industrial and commercial uses to the north, east, and south; and orchards, the Union Pacific rail line, light industrial development and a church to the west.

## **RECOMMENDATION**

Staff recommends the Planning Commission provide a recommendation of approval to the Board of Supervisors, based on the discussion below and on the whole of the record provided to the County. Exhibit A provides an overview of the findings and actions required for project approval.

## **PROJECT DESCRIPTION**

This is a request to rezone a 9.33-acre parcel from Planned Development (P-D) (25) to a new P-D, to include an indoor roller hockey facility, 60,834 square feet in size, as a permitted use and to divide the project site into eight parcels. The new P-D will retain the uses permitted under the existing P-D (25) which allows for light industrial and low traffic generating commercial uses. The development plan for the site will allow for the construction of seven light industrial/commercial buildings, totaling 62,000 square feet, in addition to the indoor roller hockey facility.

The interior of the roller hockey facility will be developed with two rinks, locker rooms, party rooms, restrooms, a pro shop, offices, kitchen, dining area, skate rental kiosk, and equipment storage. The rink will be open to the public as well as to youth and adult roller hockey leagues. The seven light industrial and office buildings are proposed to range in size from 7,000 square feet to 12,000 square feet and are proposed to be suited for a variety of uses that are currently permitted under the site's P-D (25) zoning designation, such as office or warehouse spaces (see Exhibit B – *Maps, Plans, and Elevations*).

The project proposes to develop a 364-space parking lot with LED security lighting within the parking area. Landscaping of the site will include a combination of trees, shrubs, grasses, and ground cover along the perimeter of the site and planter islands throughout the interior of the project area. Proposed signage, meeting City of Modesto standards, includes a six-foot-high by 15-foot-wide monument sign at the corner of the Bangs Avenue and North Star Way intersection, three 10-foot-high by 4.5-foot-wide monument signs adjacent to North Star Way, and wall signage on the buildings for individual tenants. The proposed hours of operation for the roller hockey facility are 5:00 p.m. to 10:00 p.m. Monday through Friday and 10:00 a.m. to 10:00 p.m. on Saturdays and Sundays. The proposed hours of operation for the commercial buildings on Parcels 1 through 7 are proposed to be off set from the roller hockey facility, from 8:00 a.m. to 5:00 p.m. Monday through Friday. Up to 175 daily customers are expected for the rink, with up to 60 on-site at one time for league use, and 100 on-site at one time during public skating. The rink anticipates eight employees on a maximum shift, with one shift per-day.

The request includes a parcel map proposing to create a total of eight parcels, ranging in size from 0.5± acres to 3.84± acres. Each proposed parcel will be developed with a single commercial building. Reciprocal access, utility and drainage, and parking easements will be extended between each parcel. The project site will develop four shared driveways onto County-maintained North Star Way, with no driveways onto Bangs Avenue.

The project will ultimately be served by the City of Modesto for public water and public sewer. However, the applicant is proposing the use of private septic systems until the City is able to complete a sewer line extension, westward down Bangs Avenue, to serve the project. Stormwater will be handled via a horizontal drainage system.

## **SITE DESCRIPTION**

The 9.33 ± project site is located at 711 Bangs Avenue and 4555 North Star Way, between Galaxy Way and Bangs Avenue, in the Modesto area, within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) for the City of Modesto. The site is surrounded by light industrial and commercial uses to the north, east, and south; and orchards, the Union Pacific rail line, light industrial development and a church to the west. The area to the west is in the process of being annexed by the City of Modesto (LAFCO Application No. 2025-04 – Founders Point East).

The site itself was previously developed in the early 1970s with a two-story industrial facility utilized by Pacific Aluminum Corporation (later occupied by Indalex Aluminum) as a custom aluminum extrusion, anodizing, and painting facility. A parking easement and a drainage easement currently exists on the site, which will be abandoned as part of this project. New easements for parking, utilities, storm drainage, and access will be recorded to serve each of the proposed eight parcels. Following the closure of Indalex in 2009, the Federal Environmental Protection Agency (EPA) and California Department of Toxic Substances Control (DTSC) conducted a clean-up on site to abate toxic liquids left on site after the abandonment. DTSC and EPA completed clean-up of the site in 2015.

## **ISSUES**

As part of the environmental review referral, a comment letter was received from the California Department of Transportation (Caltrans) requesting that a Traffic Impact Analysis be completed for the project. The letter cited the number of potential trips the entirety of the project would have and that impacts to state facilities (State Route 219/Kiernan Avenue and State Route 108/McHenry Avenue) should be analyzed. Subsequent discussions with Caltrans, about the site's allowable uses under the current zoning district and the anticipated daily customers of the roller hockey, including the off-setting hours with any additional light industrial or low traffic generating uses, led to Caltrans rescinding their previous request, stating that the project would not impact state facilities.

No other issues were identified during the review of this project; development standards have been applied to the project (see Attachment C – *Development Standards*).

## **GENERAL PLAN CONSISTENCY**

The parcel is currently designated Planned Development in the Land Use Element of the Stanislaus County General Plan. The General Plan identifies the intent of the Planned Development designation as being for lands which, because of demonstrably unique characteristic, may be suitable for a variety of uses without detrimental effects on other properties. A Planned Development (P-D) zoning designation allows for the flexibility to provide a variety of uses and development standards, while retaining consistency with the General Plan as a whole. The existing Planned Development designation will be consistent with the proposed P-D zoning.

The project site is located within the LAFCO adopted SOI of the City of Modesto. The County's General Plan SOI policy states that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, shall be referred to the city for

preliminary approval and shall not be approved by the County unless written communication is received from the city memorializing their approval. The SOI policy also states, if approved by the city, the city should specify what development standards are necessary to ensure that development will comply with city development standards. If there is a conflict between the County and City standards, the City's standard shall govern. Approval from a city does not preclude the County's decision-making bodies from exercising discretion, and they may either approve or deny the project.

The City of Modesto has reviewed the project request and has provided written support for the project. Development standards requiring the project meet City standards for road frontage improvements, stormwater capture, reciprocal parking and access easements, off-street parking, landscaping, trash enclosures, and signage have been added to the project. The proposed easements between the resulting parcels for access, utilities, and parking, will be consistent with City standards. Additionally, the City has requested that a connection to an existing water main and a planned sewer line occur on Bangs Avenue and be run north along North Star Way to serve the resulting parcels. As the project site is located within the service area for City water and sewer, but not located in the City limits, an out of boundary service agreement will be required to be obtained from LAFCO. The project is located within the Salida Fire Protection District (SFPD) and, as such, will be required to meet both the SFPD and the City's fire protection standards. In addition to payment of fire impact fees to the SFPD, the project site will need to annex into the SFPD's Community Facilities District.

Staff's review of the project has found it to be consistent with County's General Plan goals and policies. The site is mostly surrounded by commercial or light industrial development in all directions. Approval of this project would result in a development consistent with the surrounding area.

### **ZONING AND SUBDIVISION ORDINANCE CONSISTENCY**

The site is currently zoned P-D (25), which allows for light industrial and low traffic generating commercial uses. The development of the requested indoor roller hockey facility is not a permitted use within P-D (25). Accordingly, a rezone is required to a new P-D zone in order to approve development of the roller hockey portion of the project in addition to the proposed light industrial and commercial uses.

Due to the site being located within the SOI of the city of Modesto, requirements that signage, landscaping, parking, offsite improvements including utility extensions, and lighting meet City of Modesto standards and have been incorporated into the development standards for this rezone. This project will maintain zoning consistency by adhering to the uses and development standards incorporated into this project (see Exhibit C – *Development Standards*).

P-D zoning districts have no minimum parcel size requirement and shall be consistent with an approved development plan indicating the specific future use of each parcel. The proposed parcel map will create a total of eight parcels, ranging in size from 0.5± acres to 3.84± acres. Each proposed parcel will be developed with a single light industrial/commercial building. Reciprocal access, utility, and parking easements will be extended between each parcel. The proposed parcel map is consistent with the proposed development plan and the resulting parcels will be subject to the adopted development standards, if the project and map are approved.



## **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit G – *Environmental Review Referrals*). The parcel is currently zoned P-D (25) which permits light industrial uses and low traffic generating commercial uses and those uses will be retained under the proposed new P-D. The project's environmental review analyzed potential impacts resulting from the development of the indoor roller hockey facility, which is not currently permitted in the P-D (25) zoning district.

As discussed in the *Issues* section of the report, Caltrans asked for a Traffic Impact Analysis as a result of their review of the Initial Study prepared for the project. However, after additional discussions with County staff, Caltrans has amended their response, rescinding the additional analysis. With no significant impacts raised as a result of the project, a Negative Declaration has been prepared for approval prior to action on the project itself as the project will not have a significant effect on the environment (see Exhibit F - *Negative Declaration*). Development Standards reflecting referral responses have been placed on the project (see Exhibit C – *Development Standards*).

\*\*\*\*\*

**Note:** Pursuant to California Fish and Game Code Section 711.4, a filing fee shall be paid for all project applications subject to the California Environmental Quality Act (CEQA); therefore, the applicant will further be required to pay **\$3,025.75** for the California Department of Fish and Wildlife and the Clerk-Recorder filing fees. The attached Development Standards ensure that this will occur.

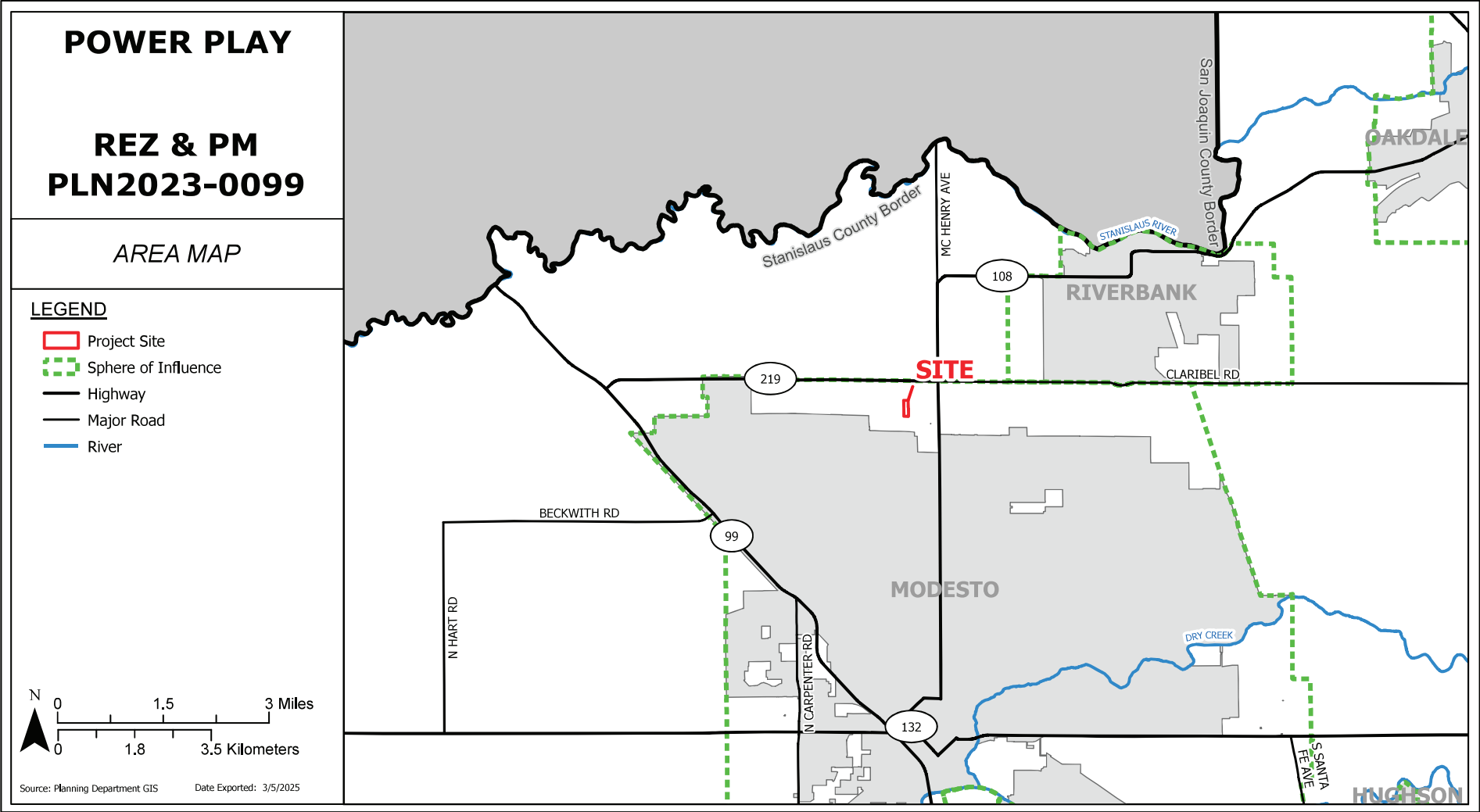
Contact Person:                      Jeremy Ballard, Senior Planner, (209) 525-6330

### Attachments:

- Exhibit A – Findings and Actions Required for Project Approval
- Exhibit B – Maps, Plans, and Elevations
- Exhibit C – Development Standards
- Exhibit D - Development Schedule
- Exhibit E – Initial Study, with Attachments
- Exhibit F – Negative Declaration
- Exhibit G – Environmental Review Referrals
- Exhibit H – Levine Act Disclosure Statement

## **Findings and Actions Required for Project Approval**

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
  - a. The project is consistent with the overall goals and policies of the County General Plan.
  - b. The proposed Planned Development zoning is consistent with the Planned Development General Plan designation.
  - c. The proposed parcel map is consistent with applicable general and specific plans as specified in Section 65451 of California Code, Government Code.
  - d. The design or improvement of the proposed parcel map is consistent with applicable general and specific plans.
  - e. The site is physically suitable for the type of development.
  - f. The site is physically suitable for the proposed density of development.
  - g. The designs of the parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.
  - h. The design of the parcel map or type of improvements is not likely to cause serious public health problems.
  - i. The design of the parcel map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
  - j. The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
4. Approve Rezone and Parcel Map Application No. PLN2023-0099 – Power Play, subject to the attached Development Standards and Development Schedule.
5. Introduce, waive the reading, and adopt an ordinance for the approved Rezone and Parcel Map Application No. PLN2023-0099 – Power Play.



# POWER PLAY

## REZ & PM PLN2023-0099

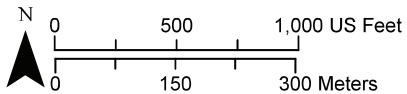
### GENERAL PLAN MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

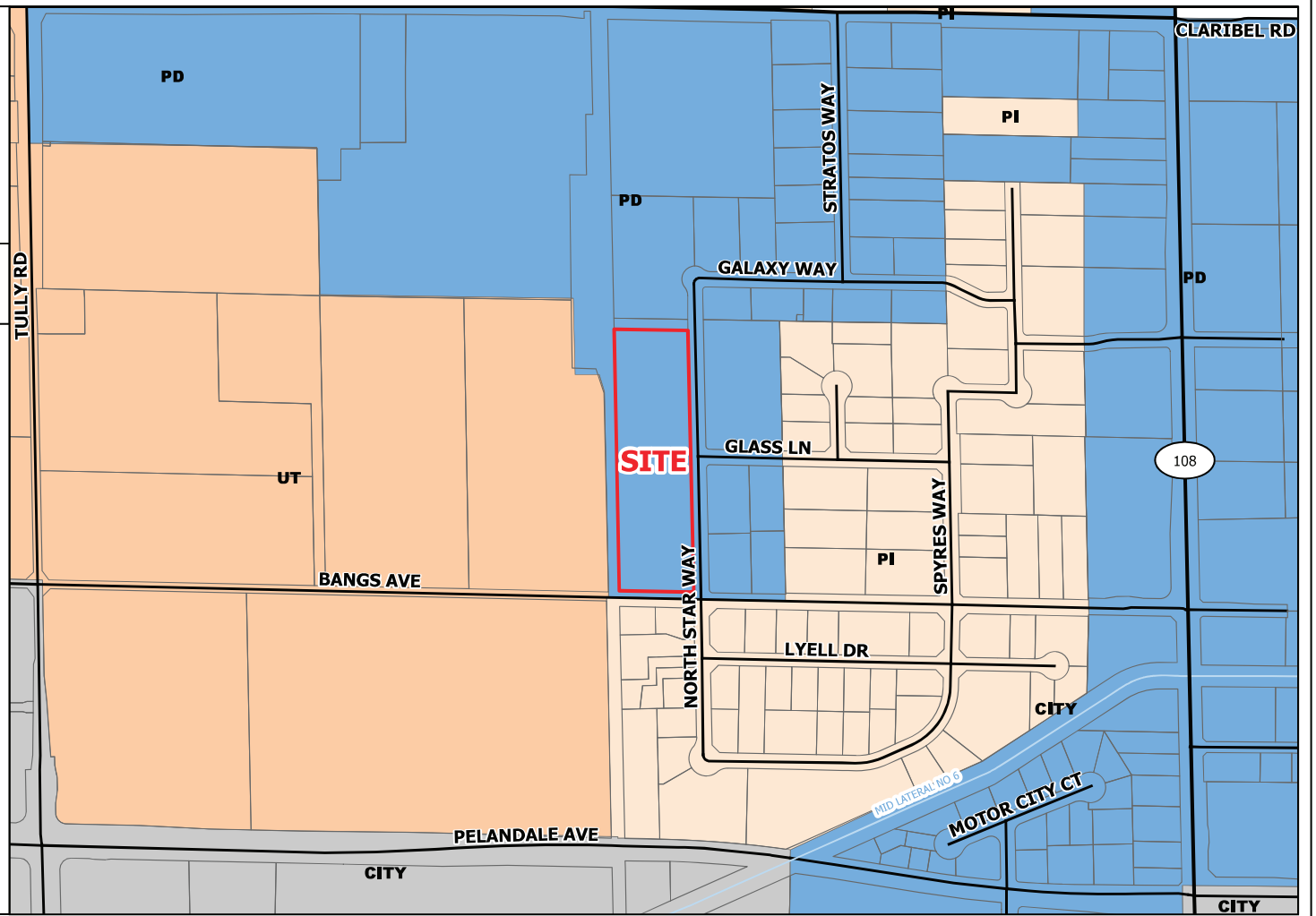
#### General Plan

-  Agriculture (AG)
-  City
-  Planned Development (PD)
-  Planned Industrial (PI)
-  Urban Transition (UT)



Source: Planning Department GIS

Date Exported: 3/5/2025







**REZ & PM**  
**PLN2023-0099**

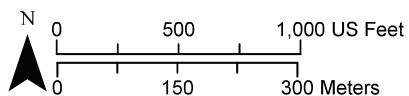
# ZONING MAP

### LEGEND

-  Project Site  
 Parcel  
 Highway  
 Street  
 Canal

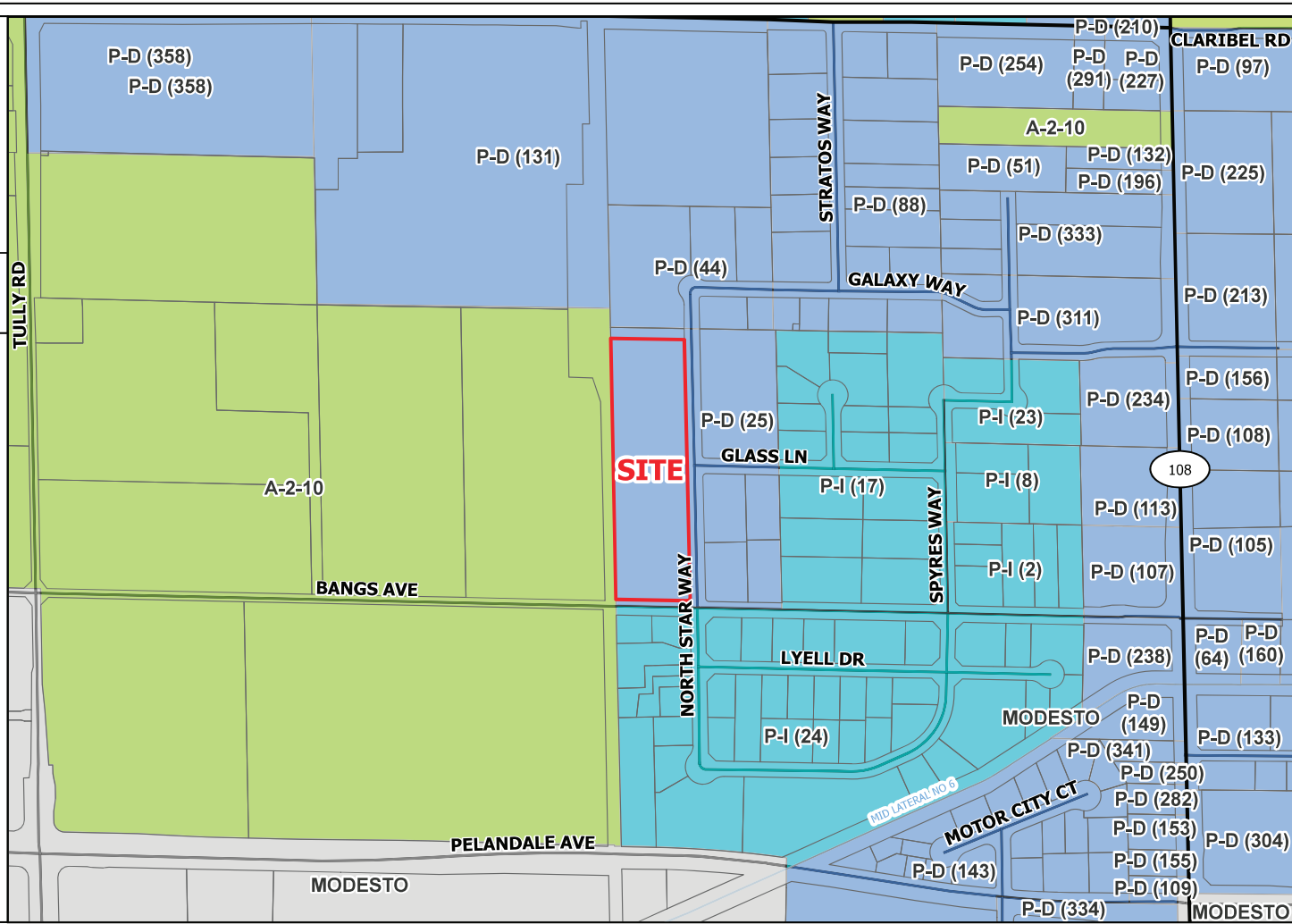
## Zoning Designation

-  City of Modesto  
 General AG 10 Acre (A-2-10)  
 General AG 10 Acre UT (A-2-10)  
 General AG 40 Acre (A-2-40)  
 Planned Development (P-D)  
 Planned Industrial (P-I)



Source: Planning Department GIS

Date Exported: 3/5/2025



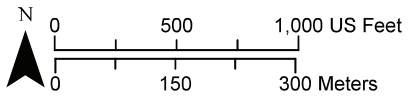
# POWER PLAY

## REZ & PM PLN2023-0099

2023 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



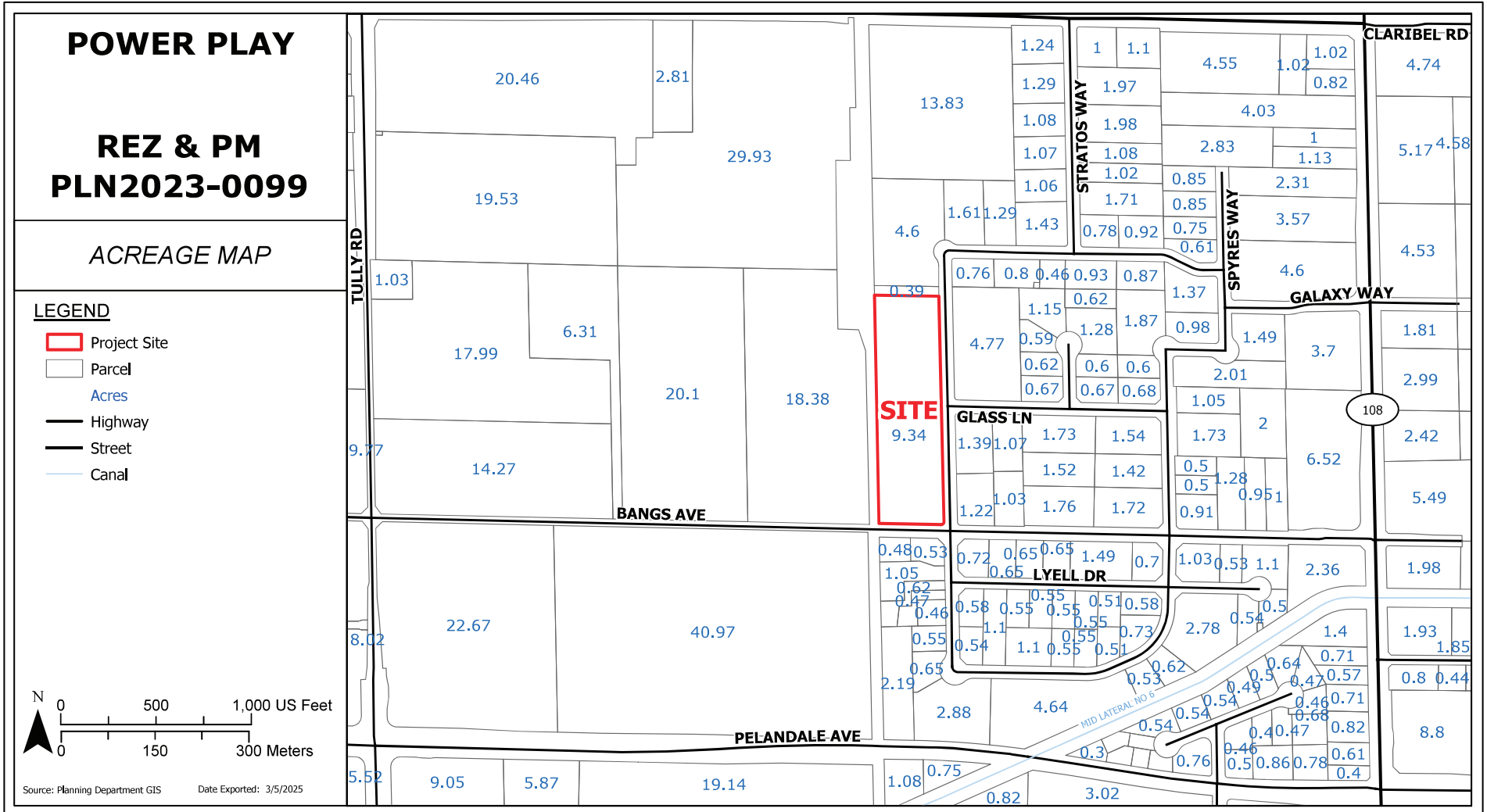
Source: Planning Department GIS

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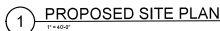


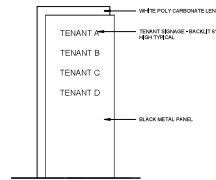






## SITE INFO - OVERALL

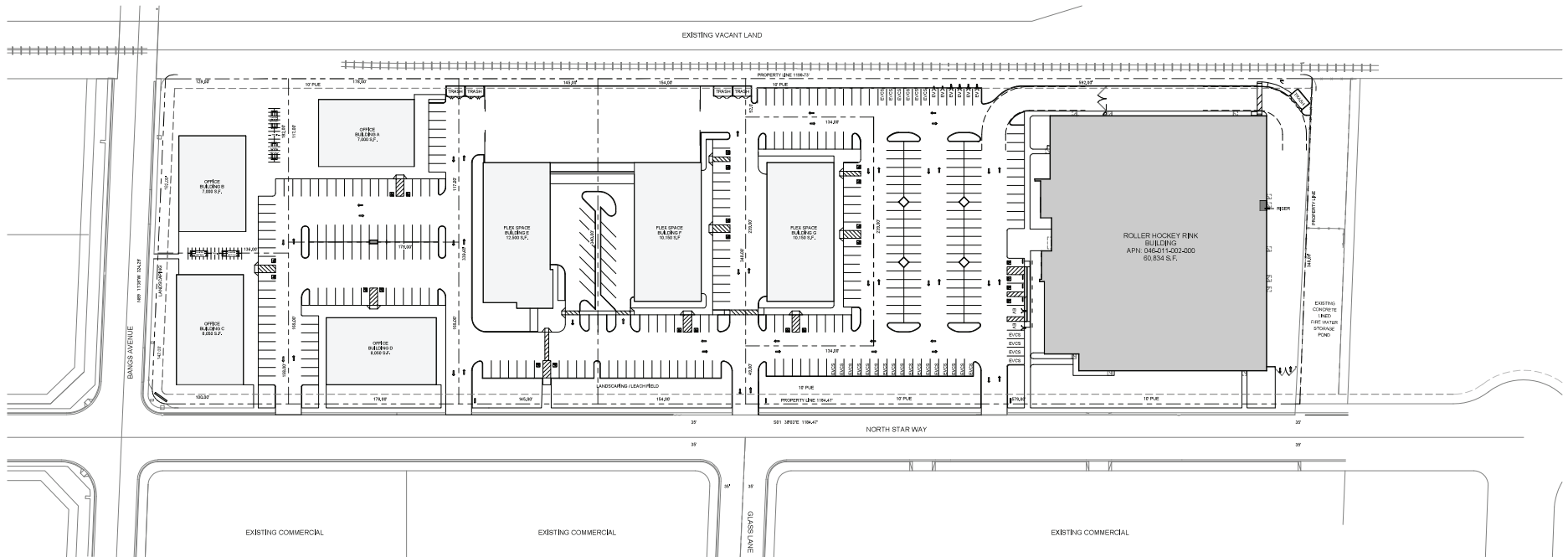




3 ELEVATION - SIGNAGE TYPE 'B'  
3/8" = 1'-0"



2 ELEVATION - SIGNAGE TYPE 'A'  
3/8" = 1'-0"



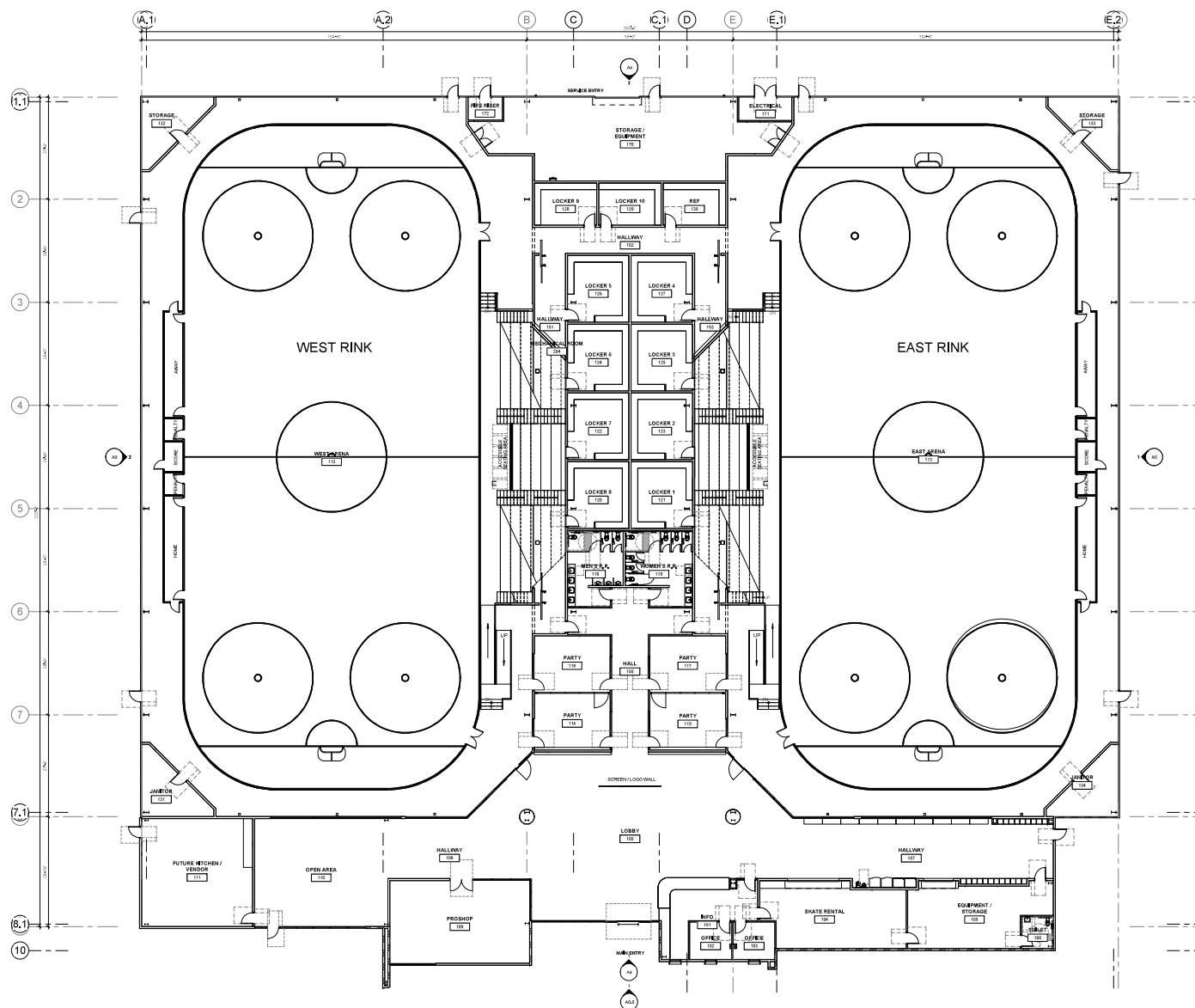
1 CONCEPTUAL SIGNAGE PLAN  
1" = 40'-0"



## POWER PLAY SPORTS CENTER

MODESTO, CA 95356

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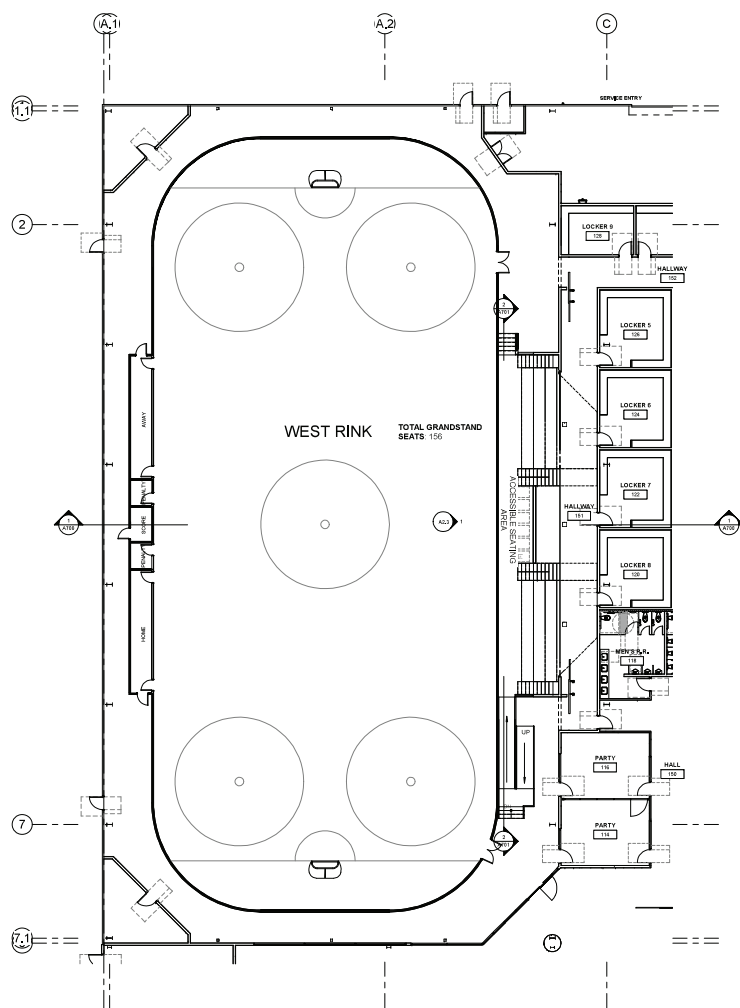


1 OVERALL FIRST FLOOR PLAN  
3/27/14

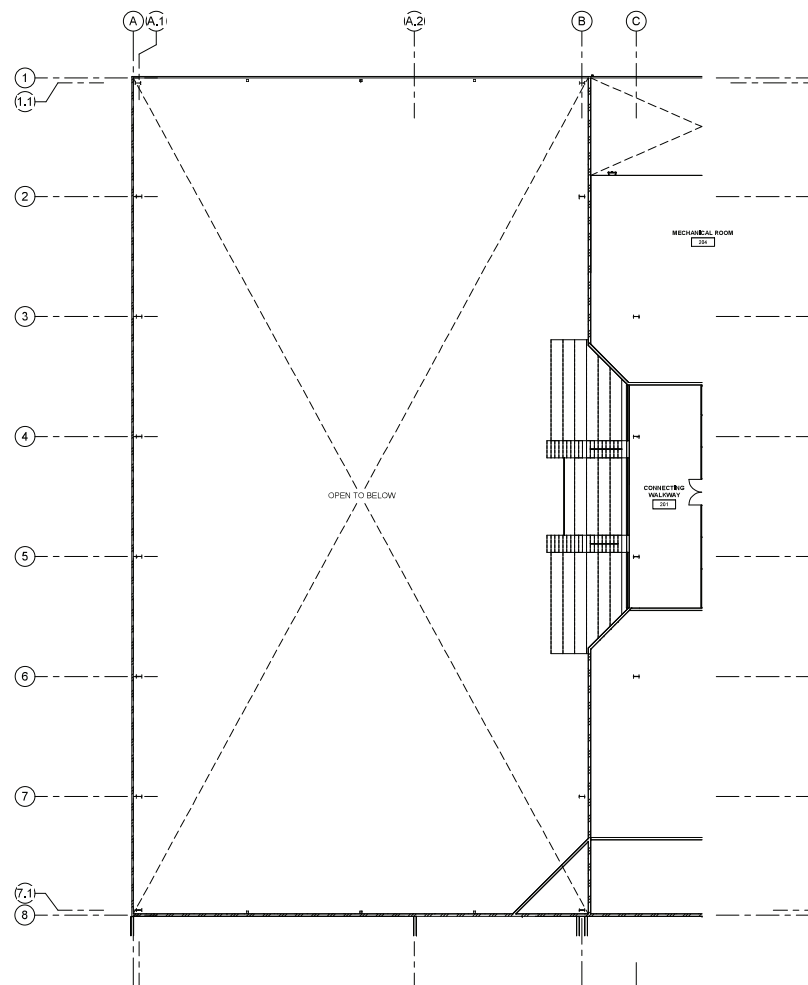
BASE FLOOR AREA: 42,800 S.F.  
RINK AREA: 32,034 S.F.  
TOTAL FLOOR AREA: 60,834 S.F.



## POWER PLAY SPORTS CENTER

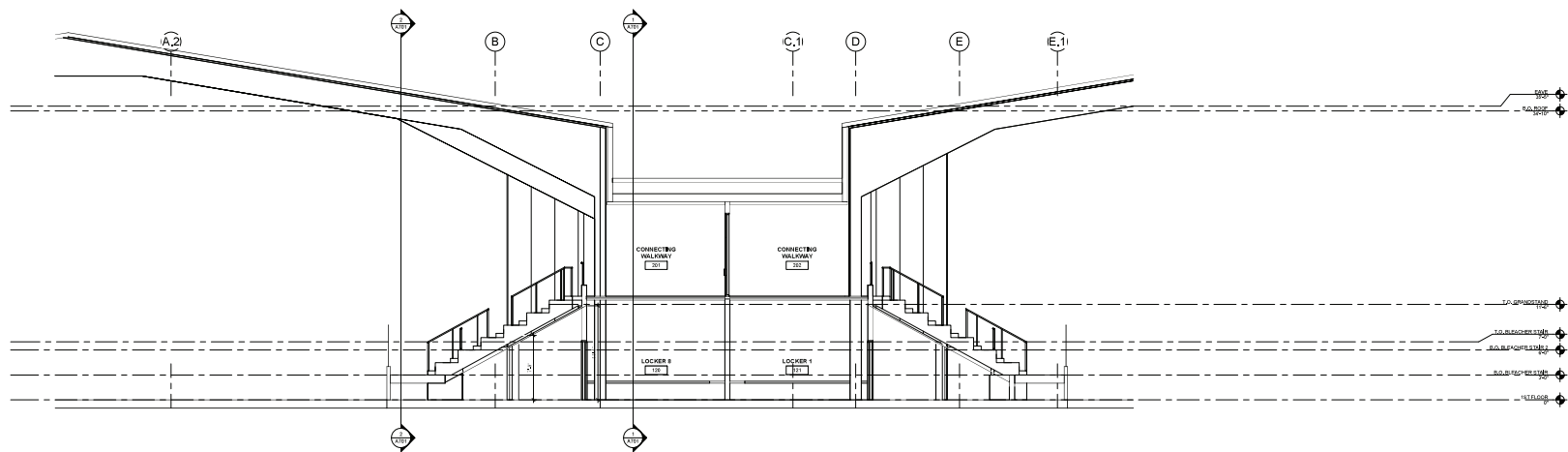
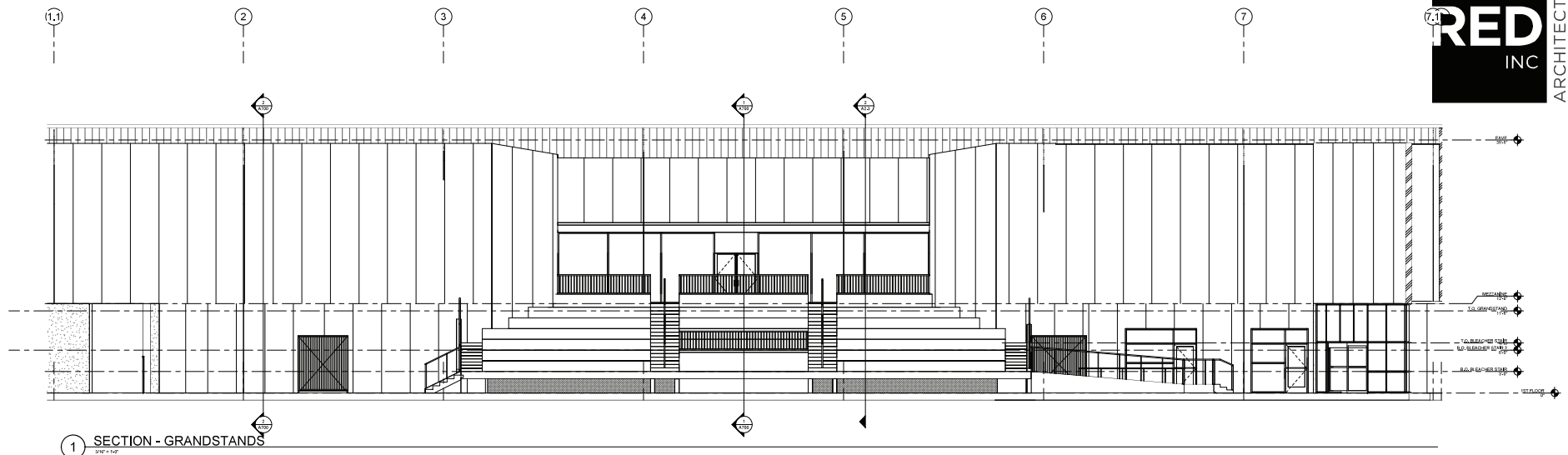


1 PLANNING - MAIN LEVEL - GRANDSTANDS  
3/22/14 1/4" = 1'-0"

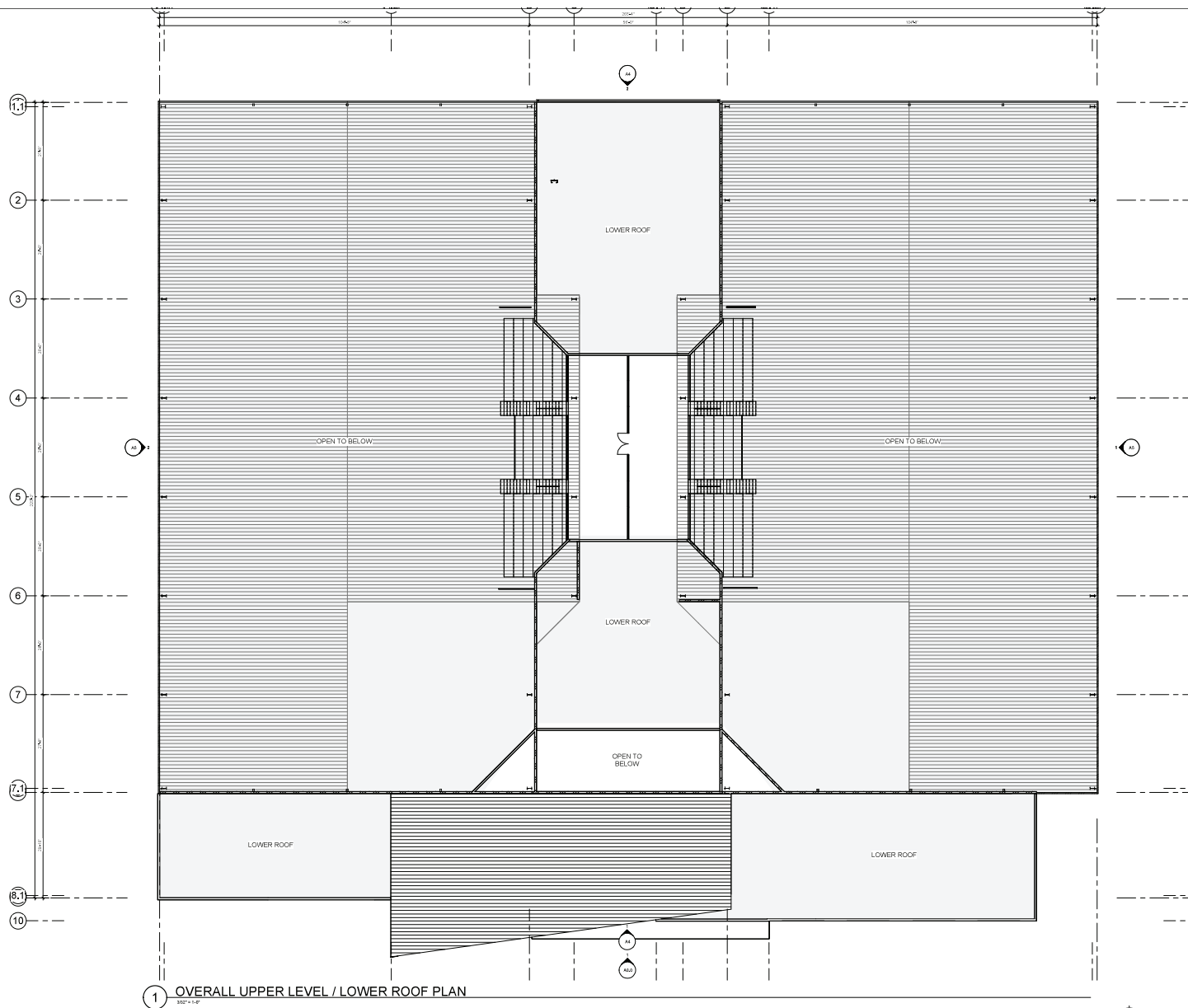


2 PLANNING - UPPER LEVEL - GRANDSTANDS  
3/22/14 1/4" = 1'-0"





# POWER PLAY SPORTS CENTER



FLOOR AREA: 1,798 S.F.



# POWER PLAY SPORTS CENTER

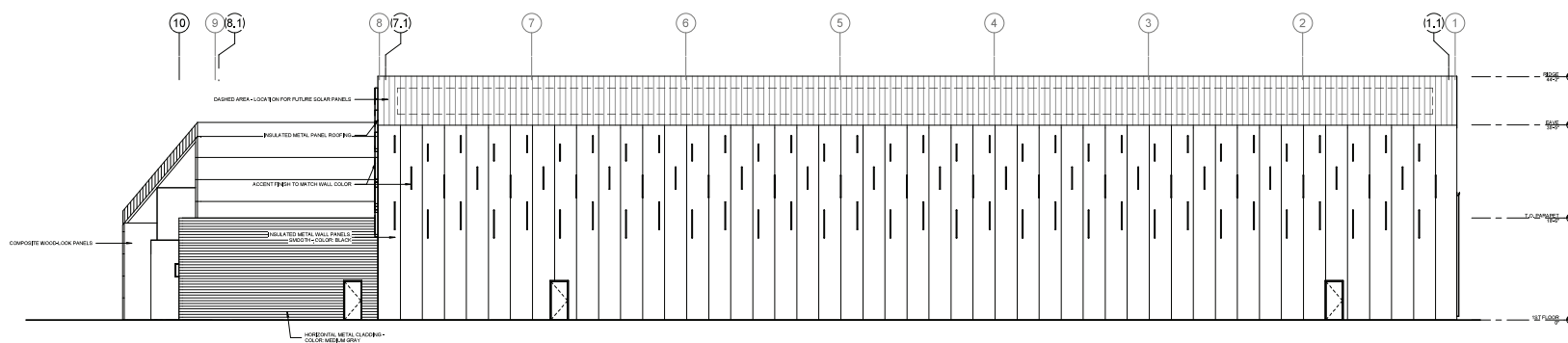


1 PLANNING ELEVATION - SOUTH  
1/8" = 1'-0"

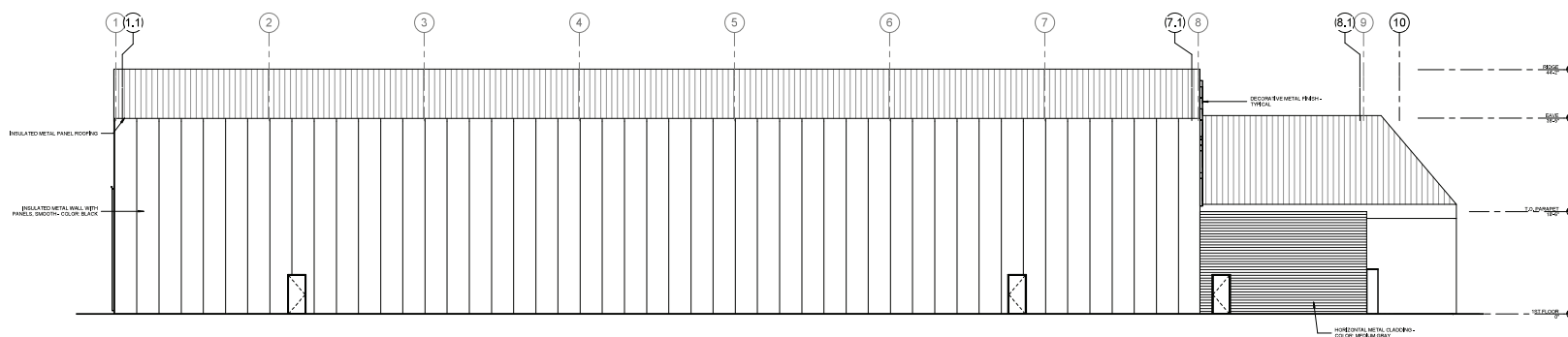


2 PLANNING ELEVATION - NORTH  
1/8" = 1'-0"

## POWER PLAY SPORTS CENTER



1 PLANNING ELEVATION - EAST  
18' x 147'



2 PLANNING ELEVATION - WEST  
18' x 147'

## POWER PLAY SPORTS CENTER





## POWER PLAY SPORTS CENTER

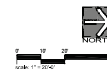


POWER PLAY SPORTS CENTER





15 September 2025 | Power Play - Modesto, CA



15 September 2025 | Power Play - Modesto, CA

WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET									
APPENDIX B WORKSHEET	Reference Evapotranspiration	49.7 in/yr	ETAF <sub>max</sub>		Maximum Allowed ETAF	0.45			
	Hydrozone	Plant Factor	Irrigation Method	Evaporation Efficiency	ETAF (PFE)	Landscape Area (sq. ft.)	ETAF Area	ETAF x Area	Estimated Total Water Use (ETWU)
	Regular Landscape Areas ("RLA") - See Hydrozone Descriptions for Referenced Numbers								
	Shrubs	0.50	Drip	0.81	0.62	13,657 sf	8,430.25	259,770 gals	
	Shrubs	0.30	Drip	0.81	0.37	54,628 sf	20,232.36	623,447 gals	
					Subtotal	68,285.00	28,662.64	883,217 gals	
	Special Landscape Areas ("SLA")								
	SLA1				1.00	18,529 sf	18,529.00	570,953 gals	
					Subtotal	18,529 sf	18,529.00	570,953 gals	
	Total Landscape Area (RLA+SLA)					86,814 sf	47,191.64		
MAWA								1,454,188 gals	
								ETWU Total	
								Maximum Allowed Water Allowance (MAWA)	1,517,813 gals
ETAF	MAXIMUM ALLOWABLE WATER CALCULATION ("MAWA")								
	MAWA	-	(ET <sub>a</sub> )	(0.62)	[ (ETAF x LA) + (1-ETAF) x SLA ]				
	1,517,813 gals/yr		49.7 in/yr	0.62	0.45	86,814 sf	0.55	15,529 sf	
	ETAF CALCULATIONS								
	Regular Landscape Area (RLA)				Max Allowed ETAF				
Total ETAF x RLA		29862.84							
Divided by Total RLA		68,285 sf		If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO.					
Average ETAF (RLA)		0.42		0.45					

PRELIMINARY PLANT SCHEDULE

The Plant Schedule provided here represents a sampling of the types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list, but all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained. Additional plants will be from the City's approved plant list and will be as approved by City.

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELI).

IRRIGATION DESIGN

The irrigation on this site will use drip irrigation, will meet the City's requirements and will comply with the requirements of WELO. Equipment will include dedicated irrigation master, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

PLANTING DESIGN

The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book, and WUCOLS.




































PARKING LOT TREE REQUIREMENTS

Number parking spaces	300
Req'd trees (1 tree per 8 parking spaces)	45
Trees Provided	59

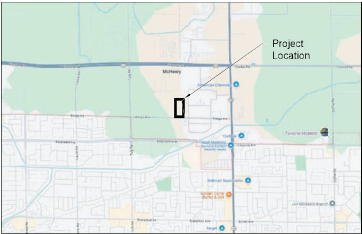
LANDSCAPE AREA CALCULATIONS

Total Site Area	487,387 sf
Total Landscape Area	72,757 sf
On-site Landscape	66,346 sf
Off-site Landscape	6,411 sf
Irrigated on-site	68,285 sf
Irrigated off-site	4,538 sf

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS	
TREES								
		PARKING LOT SHADE TREE		59				
	GIN MAG	Ginkgo biloba 'Maggyn'	Mayer Maidenhai Tree		15 gal.	30'	Moderate	
	PBS KES	Platanus chinensis 'Kathy Loney'	Kathy Loney Chinese Platanus		15 gal.	30'	Low	
	ULM BEU	Ulmus parviflorus 'Sempervirens'	Evergreen Lincoln Elm		15 gal.	30'	Moderate	
		EVERGREEN / SCREEN TREE		17				
	LAU SAR	Laurea x 'Saratoga'	Saratoga Hybrid Laurel		15 gal.	20'	Low	
	MAG SAM	Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer Southern Magnolia		15 gal.	30'	Moderate	
	QUE BLE	Quercus ilex	Holly Oak		15 gal.	40'	Moderate	
	SCH MOL	Schinus molle	California Pepper		15 gal.	30'	Low	
		ACCENT TREE		14				
	CER FOR	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud		15 gal.	25'	Moderate	
	LAG TUS	Lagerstraeia indica x 'Sunset'	Tuscanora China Rose		15 gal.	20'	Low	
	PFB LNC	Prunella laevis 'Charles de Gaulle'	Charles de Gaulle Pear		15 gal.	25'	Moderate	
		STREET TREE		14				
	QUE BRU	Quercus shumardii	Shumard Oak		15 gal.	50'	Moderate	
	ZEL VL	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova		15 gal.	50'	Moderate	
SHRUBS								
		VERTICAL EVERGREEN SHRUB		40				
	Cup th	Cupressus sempervirens 'Monarch'	Tiny Tower! Baker Cypress		15 gal.	per plan	Low	
	Phu mon	Photinia cordata 'Monarch'	Bright 'N' Tight Cordata Cherry Laurel		15 gal.	per plan	Moderate	
	Thu sma	Thuja occidentalis 'Spiralgold'	Spiralgold Green Arborvitae		15 gal.	per plan	Moderate	
		EVERGREEN BUFFER/LARGE HEDGE SHRUB		187				
	Ner ole	Nerium oleander	Oleander		5 gal.	10'	Low	
	Pho tra	Photinia x 'Forest'	Red Tip Photinia		5 gal.	7'	Moderate	
	Pit var	Pittosporum tobiae 'Variegata'	Variegated Japanese Pittosporum		5 gal.	8'	Moderate	
		EVERGREEN SHRUB/HEDGE		460				
	Cal tin	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush		5 gal.	4'	Low	
	Lig tes	Ligustrum japonicum 'Tuscany Dwarf'	Tuscany Dwarf		5 gal.	4'	Low	
	Ole li	Olea europaea 'Little Olea' TM	Little Olea Olive		5 gal.	5'	Low	
	Rosa min	Rhododendron 'Minors'	Dwarf Reddish Hawthorn		5 gal.	4'	Low	
		ACCENT SHRUB		144				
	Cal for	Callistemon viminalis x 'scutellaria'	Karl Foerster Feather Reed Grass		5 gal.	4'	Low	
	Cho tes	Chorizanthe tomentosa	Small Cape Rush		5 gal.	4'	Low	
	Muh cap	Muhlenbergia capillaris	Pink Muhly Grass		5 gal.	5'	Low	
	Pho ten	Phoradendron tenax vsp.	New Zealand Flax, medium size		5 gal.	4'	Low	
	Rosa vlt	Rosa x 'Flower Carpet'	Flower Carpet Rose - White		5 gal.	3'	Moderate	
		INFILL SHRUB		473				
	Die ill	Dielsia indica	Fortnight Lily		5 gal.	3'	Low	
	Pit whd	Pittosporum tobiae 'Whedder's Dwarf'	Whedder's Dwarf Pittosporum		5 gal.	4'	Moderate	
	Rha ind	Rhododendron indica	Indian Hawthorn		5 gal.	4'	Moderate	
SHRUB AREAS								
		ORNAMENTAL GRASS		7,303 sf				
	Blu gra	Bouteloua gracilis	Blue Grama Grass		46,448	1 gal.	2'	Low
	Cal for	Callistemon viminalis x 'scutellaria'	Karl Foerster Feather Reed Grass		11,812	5 gal.	4'	Low
	Cho tes	Chorizanthe tomentosa	Small Cape Rush		11,812	5 gal.	4'	Low
	Muh cap	Muhlenbergia capillaris	Pink Muhly Grass		6,864	5 gal.	5'	Low
	Muh rig	Muhlenbergia rigens	Deer Grass		6,864	5 gal.	5'	Low
	Cer tum	Cenchrus toruloides	Footfall Sedge		323	1 gal.	30"	Low
GROUND COVERS								
		ACCENT GROUND COVER		6,346 sf				
	Hem yel	Hemerocallis x 'Evergreen Yellow'	Evergreen Yellow Daylily		123	1 gal.	36"	Moderate
	Lom ira	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush		123	1 gal.	36"	Low
	Pho spr	Phoradendron tenax 'Jack Spratt'	New Zealand Flax		262	1 gal.	24"	Moderate
	Tus sta	Tussock chamois	Gemwende		276	1 gal.	24"	Low
	Tub vlt	Tubularia villosa 'Variegata'	Striped Society Garlic		481	1 gal.	18"	Low
	Ver hyl	Veronica x hybrida	Veronica		276	1 gal.	24"	Low
		LOW EVERGREEN GROUND COVER		21,629 sf				
	Cop mini	Coprosma minima	Creeping Mirror Plant		345	1 gal.	48"	Low
	Col for	Colostephus tomentosus 'Londra'	Londra Southern Cottonseed		345	1 gal.	48"	Low
	Jun blu	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper		618	1 gal.	36"	Low
	Myo per	Myosorum perfoliatum	Trailing Myosorum		345	1 gal.	48"	Low
		IBERT GROUND COVER		4,472 sf				

VICINITY MAP



Conceptual Landscape Plan - Sheet L-3



## **DEVELOPMENT STANDARDS**

### **REZONE AND PARCEL MAP APPLICATION NO. PLN2023-0099 POWER PLAY**

#### **Department of Planning and Community Development**

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances. Permitted uses on the entire 9.33± acre project site shall be limited to light industrial and low traffic generating commercial uses, with an indoor roller hockey facility permitted on proposed Parcel 8 (3.84 ± acres).
2. Pursuant to Section 711.4 of the California Fish and Game Code, the applicant is required to pay a California Department of Fish and Wildlife fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$3,025.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.
3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
5. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
6. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
7. Prior to issuance of any grading, encroachment, or building permit, the applicant shall submit Landscape and Irrigation Plans that meet current State of California and City of Modesto Landscape and Irrigation Specifications to the City Department of Parks, Recreation and Neighborhoods Director, or designee, for review and approval, with City-approved plans submitted to the County Planning Department for acceptance. Landscape

and Irrigation design shall meet State of California Assembly Bill (AB) 1881 water use standards with regard for irrigation water use and runoff.

8. All landscaping shall meet City of Modesto standards. A landscaping plan shall be submitted to the City of Modesto for approval and shall be accepted by the County prior to issuance of any building permit. Landscaping installation may be phased as development occurs, provided the phasing is approved by the City of Modesto, and shall be installed and inspected prior to final of building permits unless otherwise permitted as a condition of the building permit. Landscaping pursuant to the approved landscape plan shall be maintained at all times. Dead or dying plants shall be replaced with materials of equal size and similar variety. Any dead trees shall be replaced with a similar variety of a 15-gallon size or larger. The developer/property owner shall be subject to payment of both City of Modesto and County landscape plan review and inspection fees.
9. No operations shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration, or electrical interference detectable off the site.
10. The proposed parking lot, including striping of parking stalls, aisles and driveways and inclusion of bike racks, shall meet City of Modesto standards.
11. Reciprocal parking, utility and drainage, and access easements shall be included on the recorded parcel map or recorded by separate instrument prior to final occupancy of any permit and shall meet City of Modesto standards.
12. On-site and street lighting shall meet all City of Modesto standards. All lighting plans shall be provided to the City of Modesto for review and approval and provided to the County for acceptance.
13. All on-site signage shall meet City of Modesto standards. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message shall be submitted to the City of Modesto for approval and shall be accepted by the County prior to issuance of any building permit. All signs shall comply with the applicable City of Modesto sign requirements for the proposed use, as described in Title 10 of the Modesto Municipal Code (MMC).
14. Any grading or building permit shall meet fire protection standards for both the City of Modesto and Salida Fire Protection Districts.

#### **Building Permits Division**

15. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

#### **Department of Public Works**

16. The recorded parcel map shall be prepared by a licensed land surveyor, or a registered civil engineer licensed to practice land surveying in California.



17. All structures not shown on the parcel map shall be removed prior to the parcel map being recorded. All structures shown on the parcel map that are on lot lines shall be removed prior to the parcel map being recorded.
18. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted
19. Prior to the recording of the parcel map the new parcels shall be surveyed and fully monumented.
20. No parking, loading or unloading of vehicles will be permitted within the County road right-of-way.
21. Encroachment permit(s) shall be obtained for any work done in the Stanislaus County right-of-way. Prior to issuance of a building or grading permit, the applicant shall obtain an encroachment permit(s) for the following improvements:
  - a. Driveways shall meet City of Modesto standards for minimum distance from intersection and minimum spacing to other driveways.
  - b. A complete set of improvement plans that are consistent with the City of Modesto Municipal Code shall be submitted and approved by the City of Modesto prior to issuance of a permit by Stanislaus County.
22. No grading shall be performed without first obtaining a grading permit. An application for a grading permit shall be submitted to the Building Permits Division prior to the commencement of any grading, clearing, excavating, filling or other disturbance of natural terrain. The grading permit shall meet City of Modesto standards for stormwater capture, retention, and treatment.
23. Prior to recording of the final map, the property shall annex into the County Service Area #20 (CSA) - Summit for improvements such as but not limited to: the stormwater basin, swales, public landscaping, and block walls. The developer shall provide all necessary documents and pay all fees associated for the annexation into the CSA.
24. Prior to recording of the final map, the property shall be annexed into the North McHenry Lighting District No. 1. The applicant shall provide all necessary documents and pay all the costs associated with the annexation process.
25. Prior to the parcel map being recorded, the subdivider shall deposit the first year's operating and maintenance cost of the streetlights with the Department of Public Works. Since the project already falls into the North McHenry Lighting District No. 1, the funds shall be deposited into that account.

**Department of Environmental Resources (DER)**

26. Prior to the issuance of any building permit, the applicant shall obtain a fully executed "Will-Serve Letter" from the City of Modesto for municipal water services to the project. If

connection to a municipal sewer service becomes available, the fully executed Will-Serve Letter shall be amended to include the sewer service.

27. Unless connected to a municipal sewer service, on-site wastewater treatment system (OWTS) for all new parcels shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X.
28. Prior to final occupancy of any building permit, the applicant shall submit a site plan that illustrates the layout and design of all proposed OWTS, including areas designated for future 100% expansion or replacement, unless connected to a municipal sewer service. Dispersal fields shall not be paved over or covered by concrete or a material that is capable of reducing or prohibiting a possible evaporation of the sewer effluent. All applicable County Local Agency Management Program (LAMP) standards are required setbacks are to be met.
29. Prior to the issuance of a building permit for the roller hockey facility, the applicant shall submit a complete, legible, and scaled plans, the proposed menu, and the equipment manufacturer specifications to DER for review and obtain written approval. Based on the proposed menu, the facility may be required to install a grease interceptor. Grease interceptors shall not be located within any food or utensil handling area.

#### **DER – Hazmat Division**

30. Prior to issuance of a grading or building permit, a site investigation shall be conducted to the satisfaction of DER staff through a Phase I study, and, if determined necessary, a Phase II study. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.

#### **City of Modesto**

31. Parking lot setbacks shall be at minimum 10 feet from the property lines along both street frontages and the setback area shall be landscaped. Building setbacks are to be 15 feet from the property lines along the street frontages.
32. Prior to obtaining a Certificate of Occupancy for any structure, all ground mounted utility structures such as transformers and HVAC equipment shall be located out of view from a public street to the satisfaction of the Director of Community and Economic Development. Equipment shall be placed underground or adequately screened though the use of landscaping or masonry walls.
33. At the time of development, all existing underground and aboveground utilities, irrigation, and electrical lines shall be protected, relocated, or removed as required by the Utility Companies and City Engineer or designee. Easements for utilities, irrigation, and electrical lines to remain shall be reserved as required.
34. Trash enclosures shall be sized and designed in accordance to Modesto Municipal Code Title 5, Chapter 5 regulations for commercial developments. Trash enclosure design shall

utilize building materials, colors and finishes that are consistent or compatible with those used in the major buildings of the development, as approved by the Community and Economic Development Director. All trash enclosures and solid waste rooms shall be connected to the sanitary sewer system of the development.

35. The applicant shall ensure that any public improvements that are missing damaged or not to current City of Modesto standards shall be designed and constructed per City of Modesto standards in accordance with City Code (Article 7-1.701). Such improvements may include, but shall not be limited to new or replacement of curb and gutter, drive approach, sidewalk, Americans with Disability Act (ADA) access ramps, fire hydrants and streetlights. All public improvement plans shall be designed by a registered engineer, reviewed and approved by the City Engineer prior to issuance of an encroachment permit.
36. The applicant shall install a 12-inch water main in North Star Way beginning at the existing 24-inch DIP within Bangs Avenue and extending northward to the project property limits on North Star Way. Off-site fire hydrants shall be installed to City of Modesto standards.
37. The applicant shall extend the existing eight-inch water main in Glass Lane west and connect to the new proposed 12-inch water main in North Star Way.
38. Both water and sewer services shall obtain a City of Modesto Will Serve Letter.
39. At the time of availability, the applicant shall install an eight-inch sewer main in North Star Way, 20 feet deep at the connection at Bangs Avenue and extend all the way to property frontage with a 0.35% slope. The extension shall also provide stubs for future connections to the properties fronting on the east side on North Star Way.
40. On-site sewer interceptors shall be installed, as determined by the City of Modesto.
41. All stormwater retention shall meet City of Modesto standards. Prior to the issuance of a grading permit, City of Modesto approval is required.

#### **Local Agency Formation Commission (LAFCO)**

42. LAFCO review and approval of an out-of-boundary service extension shall be obtained prior to connection to the City of Modesto's water and/or sewer systems. LAFCO review and approval of annexation into the North McHenry Lighting District No. 1, County Service Area #20 (CSA) – Summit, and Salida Fire Community Facilities District (CFD) shall be obtained prior to final of a building permit.

#### **Modesto Irrigation District (MID)**

43. Existing MID easements for protection of overhead and underground electrical facilities shall remain.
44. Existing MID facilities on and offsite shall be protected, relocated, or removed if impacted by on or offsite improvements, as required by the MID's Electric Engineering Department.

45. Prior to issuance of any permit, MID shall review and approve all electrical service plans. A full set of construction plans shall be submitted to MID for consideration.

**Salida Fire Protection District (SFPD)**

46. Prior to issuance of a building permit, all applicable Fire Service Impact Mitigation Fees as adopted by the SFPD Board of Directors and currently in place at the time of issuance of construction permits shall be paid.
47. Prior to issuance of a building permit, the property owner shall be required to annex into a Community Facilities District (CFD) for operational services with the SFPD.

**San Joaquin Valley Air Pollution Control District (SJVAPCD)**

48. Any construction resulting from this project shall comply with standardized dust control adopted by the SJVAPCD and may be subject to additional regulations/permits, as determined by the SJVAPCD.
49. The proposed project shall be subject to SJVAPCD Rules and Regulations in place at the time of grading or building permit issuance. Prior to issuance of a grading or building permit, the applicant shall contact the SJVAPCD's Small Business Assistance Office to determine if any SJVAPCD permits are required, including but not limited to an Authority to Construct (ATC) or an Air Impact Assessment (AIA).

**Central Valley Regional Water Quality Control Board (CVRWQCB)**

50. Prior to issuance of a building permit, applicant/developer shall be responsible for contacting the CVRWQCB and obtaining any necessary permits.

\*\*\*\*\*

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording will be in bold font and deleted wording will be in strikethrough.*

## **DEVELOPMENT SCHEDULE**

### **REZONE AND PARCEL MAP APPLICATION NO. PLN2023-0099 POWER PLAY**

#### **Development Schedule**

- Construction of the project site shall begin within 12 months of project approval.
- An extension of this development schedule may be granted by the Planning Director subject to the issuance of a staff approval permit to allow modification to Development Standards/Schedule.



## CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1. **Project title:** Rezone and Parcel Map Application No. PLN2023-0099 – Power Play
2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Senior Planner  
(209) 525-6330
4. **Project location:** 711 Bangs and 4555 North Star Way, between Galaxy Way and Bangs Avenue, in the Modesto area (APN: 046-011-002)
5. **Project sponsor's name and address:** Barrett Lipomi, RED INC Architects  
1217 J Street  
Modesto, CA 95354
6. **General Plan designation:** Planned Development
7. **Zoning:** Planned Development (P-D)(25)
8. **Description of project:**

This is a request to rezone a 9.33-acre parcel from Planned Development (P-D) 25 to a new P-D, to allow development of an indoor roller hockey rink facility (with two separate rinks). The project will also include the construction of seven commercial buildings, totaling 62,900 square feet, to be developed with light industrial and commercial uses consistent with the P-D (25) zoning district. A subdivision map is included in the request to divide the project site into eight parcels, placing a proposed building on each resulting parcel.

The site was previously developed in the early 1970s with a two-story industrial facility utilized by Pacific Aluminum Corporation (later occupied by Indalex Aluminum) as a custom aluminum extrusion, anodizing, and painting facility. P-D (25) was approved in 1976 which expanded the permitted uses of the site to include a variety of light industrial uses, including light manufacturing, warehousing, offices, contractor yards and similar light industrial and commercial uses that did not provide direct service to the general public.

Indalex ceased operations at the site in the Spring of 2009. In 2010, the United States Environmental Protection Agency (EPA) and California Department of Toxic Substances Control (DTSC) conducted a clean-up on-site to abate toxic liquids left on-site after the abandonment; clean-up of the site, was completed in 2015.

The site maintains land use entitlements to develop with planned industrial and low traffic generating commercial uses ministerially. The seven light industrial and office buildings, proposed to range in size from 7,000 square feet to 12,500 square feet and to be suited for a variety of offices and warehouse spaces, are permitted under the site's current P-D (25) zoning district. The proposed 60,834 square-foot indoor roller hockey rink facility is not currently permitted in the P-D (25) zoning district; accordingly, a rezone to a new P-D is required to include the new use.

At full build out, the project proposes a paved 375 space parking lot with LED security lighting within the parking area. Reciprocal access and parking easements are proposed between each proposed parcel. Proposed landscaping includes a combination of trees, shrubs, grasses, and ground cover along the perimeter of the site and planter islands throughout the interior of the project area. Proposed signage includes a six-foot-high by 15-foot-wide monument sign

at the corner of the Bangs Avenue and North Star Way intersection, three 10-foot-high by 4.5-foot-wide monument signs adjacent to North Star Way, and wall signage on the buildings for individual tenants. The proposed hours of operation for the roller hockey rink are 5:00 p.m. to 10:00 p.m. Monday through Friday and 10:00 a.m. to 10:00 p.m. on Saturdays and Sundays. The proposed hours of operation for the commercial buildings on Parcels 1 through 7 are expected to be 8:00 a.m. to 5:00 p.m. Monday through Friday. The interior of the roller hockey rink facility will be developed with two separate rinks, locker rooms, party rooms, restrooms, pro shop, offices, kitchen, dining area, skate rental, and equipment storage. The rink will be open to the public as well as youth and adult roller hockey leagues.

Up to 175 daily customers are expected for the roller hockey rink, with up to 60 on-site at one time for league use, and 100 on-site at one time during public skating. The rink anticipates eight employees on a maximum shift, with one shift per-day. Trip generation from the roller hockey facility is estimated to create 396 daily trips. For the additional proposed buildings, which are already permitted per the current P-D (25) zoning, up to 430 daily trips associated with general office use and 204 daily trips associated with light industrial uses are anticipated. A total of 1,030 daily vehicle trips for the project at full build out between all proposed uses is anticipated; however, only the roller hockey rink (396 daily trips) is being considered under this review as the other uses are already permitted ministerially under the current zoning.

The project will be served with public water services from the City of Modesto and by eight individual septic systems for sanitary services, until public sewer services from the City of Modesto becomes available, at which point the site will be required to connect to the City of Modesto for public sewer. Stormwater will be handled via a horizontal drainage system and access will be provided via North Star Way, a County-maintained Road.

**9. Surrounding land uses and setting:**

Light industrial and low traffic generating uses surround the site to the north, east, and south; the City of Modesto is located to the south; some agricultural lands planted in orchard within the City of Modesto Sphere of Influence are located west and south of the project site.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**

Stanislaus County Department of Environmental Resources (DER)  
Stanislaus County Department of Public Works  
City of Modesto  
San Joaquin Valley Air Pollution Control District  
California Department of Toxic Substances Control (DTSC)  
United States Environmental Protection Agency (EPA)

**11. Attachments:**

- I. Records Search, conducted by the Central California Information Center, dated August 14, 2023
- II. California Department of Toxic Substances Control, Pacific Aluminum Closure Report Acceptance Letter, dated April 9, 2015
- III. Project Trip Generation Analysis, completed by Pinnacle Traffic Engineering, dated February 25, 2025

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology / Soils             | <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology / Water Quality   | <input type="checkbox"/> Land Use / Planning              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                       | <input type="checkbox"/> Population / Housing             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                  | <input type="checkbox"/> Transportation                   | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                         | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature on File  
Prepared by Jeremy Ballard, Senior Planner

September 19, 2025  
Date



**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significant criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

## ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

**Discussion:** The site itself is not considered to be a scenic resource or unique scenic vista. The only scenic designation in the County is along Interstate 5 which is not located near the project site. The site is located in an area with other developed industrial uses and the site was previously developed in the early 1970s with a two-story industrial building utilized by Pacific Aluminum Corporation (later occupied by Indalex Aluminum) as a custom aluminum extrusion, anodizing, and painting facility. The facility stopped operating in 2009, and the building and accessory structures were all demolished by 2015. The project proposes to construct an indoor roller hockey rink facility (with two separate rinks) and seven shell buildings, ranging in size from 7,000 square feet to 12,500 square feet, to be suited for a variety of offices and warehouse spaces. At full build out, the project proposes a paved 375 space parking lot with LED security lighting within the parking area. Reciprocal access and parking easements are proposed between each proposed parcel. Proposed landscaping includes a combination of trees, shrubs, grasses, and ground cover along the perimeter of the site and planter islands throughout the interior of the project area. Proposed signage includes a six-foot-high by 15-foot-wide monument sign at the corner of the Bangs Avenue and North Star Way intersection, three 10-foot-high by 4.5-foot-wide monument signs adjacent to North Star Way, and wall signage on the buildings for individual tenants.

A referral response received from the Stanislaus County Department of Public Works requires that the project annex into the County Services Area (CSA) No. 20 – Hideaway Terrace for maintenance of stormwater, public landscaping, and block wall improvements and annex into the North McHenry Lighting District No. 1 for maintenance of street lighting. The City of Modesto provided a referral response indicating that the project shall meet City commercial standards for utilities, the screening of on-site utilities, street frontage improvements, parking lot, drive aisle, and driveway design, signage, building setbacks, landscaping, and trash enclosures. The City of Modesto also stated they support the proposed 375 parking spaces as shown on the site plan as long as the conditions of approval for the Development Plan for the P-D Zone does have provisions for shared parking between the uses including disparate hours of operation between those uses and the Power Play facility, and that there is a requirement for a blanket reciprocal vehicular and parking access easement to allow for shared parking between all of the parcels of the site. The previous development installed curb, gutter, paved driveway approaches, and partial sidewalk along the property frontages of Bangs Avenue and North Star Way; however, portions of the sidewalk has been degraded and may be required to be replaced in some areas. Development standards will be incorporated into the project to ensure these standards are met. Development standards will also be added to this project to require a photometric lighting plan and require all lighting fixtures to be shielded and aimed downward to reduce potential for creation of a new source of glare or sky-glow affecting the day or nighttime views of the area.

The proposed office building will be visually and characteristically consistent with the existing commercial and light industrial uses within the surrounding area. The proposed project is not anticipated to degrade the existing visual character or quality of the site or its surroundings. No impacts to aesthetics are anticipated to occur as a result of the proposed project.

**Mitigation:** None.

**References:** Application information; Referral responses received from the Department of Public Works dated May 7, 2025 and June 3, 2025; Referral responses received from the City of Modesto, dated April 18, 2025 and June 13, 2025; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>II. AGRICULTURE AND FOREST RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

**Discussion:** The project site is presently zoned Planned Development (25) and is not enrolled in a Williamson Act Contract. The site is located in an area with other developed industrial uses and the site was previously developed in the early 1970s with a two-story industrial building utilized by Pacific Aluminum Corporation (later occupied by Indalex Aluminum) as a custom aluminum extrusion, anodizing, and painting facility. The facility stopped operating in 2009, and the building and accessory structures were all demolished by 2015. The project site is classified as "Urban and Built-Up Land" by the California Department of Conservation's 2020 Farmland Mapping and Monitoring Program. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 80 and above as excellent. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey for Eastern Stanislaus County indicates that 57% of the property is made up of Dinuba sandy loam (DrA), which has a Storie Index rating of 77 and Grade of two, which are good soils for the purposes of farming, and the remainder of the site (43%) is made up of Hanford sandy loam soils (HdA), with a Storie Index rating of 95 and Grade of one, which is considered to be

prime soil. Despite a portion of the site's soils being identified as prime, the site was previously declared to be a toxic site, due to the previous aluminum manufacturing facility, but was remediated in 2015.

The project site is in the service boundary of the Modesto Irrigation District (MID). MID provided a project response indicating that the project site does not include any irrigation facilities, thus they did not have concerns regarding irrigation water or infrastructure. Additionally, the project was referred to the Stanislaus County Agricultural Commissioner's Office who responded with no comments on the project.

The project is located in an area developed with light industrial and low traffic generating uses. The Union Pacific Railroad is located on the western property boundary of the project site, which has a 50-foot wide right-of-way. Four parcels between 18 and 40 acres in size are located to the west and southwest of the project site which are currently planted in orchard and enrolled in Williamson Act Contracts. However, these parcels are part of the Founder Point East Specific Plan, approved by the city of Modesto, which is currently in the process of being annexed by the city and will be developed with residential and industrial park uses. If the annexation has not occurred prior to consideration of this project, a requirement for an agricultural buffer or buffer alternative will be required to be incorporated into the project.

The project will have no impact to forest land or timberland. Based on the specific features and design of this project, it does not appear this project will impact the long-term productive agricultural capability of surrounding contracted lands in the A-2 zoning district. There is no indication this project will result in the removal of adjacent contracted land from agricultural use.

**Mitigation:** None.

**References:** Application information; Referral response received from the Modesto Irrigation District, dated May 6, 2025; Natural Resources Conservation Service Soil Survey; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Referral response from the Stanislaus County Agricultural Commissioner's Office, dated April 21, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

**Discussion:** The proposed project is located within the San Joaquin Valley Air Basin (SJVAB), therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

Construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project's

vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. All construction activities are required to comply with all SJVAPCD regulations.

The site is located in an area with other developed industrial uses and the site was previously developed in the early 1970s with a two-story industrial building utilized by Pacific Aluminum Corporation (later occupied by Indalex Aluminum) as a custom aluminum extrusion, anodizing, and painting facility. The facility stopped operating in 2009, and the building and accessory structures were all demolished by 2015. The seven light industrial and office buildings, proposed to range in size from 7,000 square feet to 12,500 square feet and to be suited for a variety of offices and warehouse spaces, are permitted under the site's current P-D (25) zoning district. The proposed 60,834 square-foot indoor roller hockey rink facility is not currently permitted in the P-D (25) zoning district; accordingly, a rezone to a new P-D is required to include the new use.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will increase traffic in the area and, thereby, impacting air quality.

Up to 175 daily customers are expected for the rink, with up to 60 on-site at one time for league use, and 100 on-site at one time during public skating. The rink anticipates eight employees on a maximum shift, with one shift per-day. Trip generation from the roller hockey facility is estimated to create 396 daily trips. For the additional proposed buildings, which are already permitted per the current P-D (25) zoning, up to 430 daily trips associated with general office use and 204 daily trips associated with light industrial uses are anticipated. A total of 1,030 daily vehicle trips for the project at full build out between all proposed uses is anticipated; however, only the roller hockey rink (396 daily trips) is being considered under this review as the other uses are already permitted ministerially under the current zoning.

Originally, the SJVAPCD provided a project referral response indicating that additional studies were required in order to determine if the proposed project is below the District's thresholds of significance for emissions. After clarifying that the light industrial, office, and low generating commercial uses were already permitted under the current P-D (25) zoning designation and that the environmental review was only evaluating the impacts from the proposed roller hockey rink, the SJVAPCD provided a revised response indicating that potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds.

The proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project. Compliance with any applicable SJVPCD regulations and permitting will be required and applied to the project's development standards. With development standards in place impacts to air quality are considered to be less than significant.

**Mitigation:** None.

**References:** San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; [www.valleyair.org](http://www.valleyair.org); Referral response received from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated April 17, 2025; Revised referral response received from the SJVAPCD, dated September 8, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.



IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

**Discussion:** It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Salida Quad of the California Natural Diversity Database. According to the California Natural Diversity Database (CNDDB) Quad Species List, there are 13 animal or botanical species which are state or federally listed as endangered or threatened, or proposed threatened species, that have been recorded to either occur or have occurred within the Quad. These species include: California tiger salamander, Swainsons Hawk, tricolored blackbird, green sturgeon – southern DPS, Sacramento hitch, hardhead, Sacramento splittail, Pacific lamprey, steelhead – Central Valley DPS, Chinook Salmon - Central Valley fall/late fall-run ESU, northwestern pond turtle, and the coast horned lizard. An Early Consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

The site is located in an area with other developed industrial uses and the site was previously developed in the early 1970s with a two-story industrial building utilized by Pacific Aluminum Corporation (later occupied by Indalex Aluminum) as a custom aluminum extrusion, anodizing, and painting facility. The facility stopped operating in 2009, and the building and accessory structures were all demolished by 2015. The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to biological resources are considered to be less than significant.

**Mitigation:** None.

**References:** California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>V. CULTURAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

**Discussion:** As this project does not include a General Plan Amendment the project is not subject to SB18, nor is subject to the notification process of AB 52, as Stanislaus County has not received any requests for consultation from the tribes listed with the Native American Heritage Commission (NAHC). A records search formulated by the Central California Information Center (CCIC) indicated that the Union Pacific Railroad abutting the project site to the south was constructed in 1913, which is considered to be a historic resource. The proposed development will not encroach on the existing railroad line. The CCIC letter also indicated that there was a low probability of discovery of prehistoric or historic resources on-site; nor have any cultural resources been discovered or reported in the immediate vicinity.

It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site was previously developed and the proposed construction is within the area which has already been disturbed. However, standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

**Mitigation:** None.

**References:** Central California Information Center Report for the project site, dated August 14, 2023; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>VI. ENERGY -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

**Discussion:** The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, identifies projects and areas presumed to have a less than significant, which includes, absent substantial evidence indicating that a project would

generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day as generally assumed to cause a less-than significant transportation impact.

Up to 175 daily customers are expected for the rink, with up to 60 on-site at one time for league use, and 100 on-site at one time during public skating. The rink anticipates eight employees on a maximum shift, with one shift per-day. Trip generation from the roller hockey facility is estimated to create 396 daily trips. For the additional proposed buildings, which are already permitted per the current P-D (25) zoning, up to 430 daily trips associated with general office use and 204 daily trips associated with light industrial uses are anticipated. A total of 1,030 daily vehicle trips for the project at full build out between all proposed uses is anticipated; however, only the roller hockey rink (396 daily trips) is being considered under this review as the other uses are already permitted ministerially under the current zoning. Although the proposed skating hockey rink will potentially increase daily vehicle trips, due to the nearest skating hockey rink facility in the surrounding area being located in Stockton, daily trips will also be reduced.

All construction must meet California Green Building Standards Code (CALGreen Code), which includes mandatory provisions applicable to all new residential, commercial, and school buildings. The intent of the CALGreen Code is to establish minimum statewide standards to significantly reduce the greenhouse gas emissions from new construction. The Code includes provisions to reduce water use, wastewater generation, and solid waste generation, as well as requirements for bicycle parking and designated parking for fuel-efficient and carpool/vanpool vehicles in commercial development. It is the intent of the CALGreen Code that buildings constructed pursuant to the Code achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards contained in Title 24. The Code also sets limits on VOCs (volatile organic compounds) and formaldehyde content of various building materials, architectural coatings, and adhesives. A development standard will be placed on the project requiring all construction activities be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements.

The project site is served by the Modesto Irrigation District (MID) for electrical service who provided a project response indicating that the project is required to meet MID standards for electrical service, including the dedication and protection of electric easements and equipment. This will be incorporated into the project's development standards.

Originally, the San Joaquin Valley Air Pollution Control District (SJVAPCD) provided a project referral response indicating that additional studies were required in order to determine if the proposed project is below the District's thresholds of significance for emissions. After clarifying that the light industrial, office, and low generating commercial uses were already permitted under the current P-D (25) zoning designation and that the environmental review was only evaluating the impacts from the proposed roller hockey rink, the SJVAPCD provided a revised response indicating that potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds. The Air District response also indicated that the proposed construction will require an Authority to Construct (ATC) Permit and may be subject to the following District Rules: Regulation VIII, Rule 4102, Rule 4601, Rule 4641, Rule 4002, Rule 4102, Rule 4550, and Rule 4570. The proposed project would be consistent with all applicable renewable energy or energy efficiency requirements. Requirements to obtain any required SJVAPCD permits will be incorporated into the project's development standards.

With development standards to be applied to the project impacts to energy are considered to be less than significant.

**Mitigation:** None.

**References:** Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Governor's Office of Planning and Research Technical Advisory, December 2018; Referral response received from the Modesto Irrigation District, dated May 6, 2025; Referral response received from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated April 17, 2025; Revised referral response received from the SJVAPCD, dated September 8, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.



<b>VII. GEOLOGY AND SOILS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>			<b>X</b>	
<b>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</b>			<b>X</b>	
<b>ii) Strong seismic ground shaking?</b>			<b>X</b>	
<b>iii) Seismic-related ground failure, including liquefaction?</b>			<b>X</b>	
<b>iv) Landslides?</b>			<b>X</b>	
<b>b) Result in substantial soil erosion or the loss of topsoil?</b>			<b>X</b>	
<b>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</b>			<b>X</b>	
<b>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</b>			<b>X</b>	
<b>e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</b>			<b>X</b>	
<b>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</b>			<b>X</b>	

**Discussion:** The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that 57% of the property is made up of Dinuba sandy loam (DrA) and the remaining 43% of Hanford sandy loam soils (HdA). As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An early consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications.

Likewise, any addition or expansion of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements. A referral response received from the Stanislaus County Department of Environmental Resources (DER) indicated that the uses on each proposed parcel are required to meet DER standards for on-site wastewater treatment, including future replacements areas, 100% expansion areas, that dispersal fields shall not be paved or covered by concrete or a material which is not capable of reducing or prohibiting a possible evaporation of the sewer effluent, and that local standards including the Local Agency Management Program (LAMP) standards and Measure

X standards, which require individual primary and secondary wastewater treatment units, be met. These standards will be applied to the project as development standards.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Development Standards regarding these standards will be applied to the project and will be triggered when a building permit is requested. With these development standards in place impacts to geology and soils are anticipated to be less than significant.

**Mitigation:** None.

**References:** Referral response received from the Stanislaus County Department of Environmental Resources, Environmental Health Division, dated April 21, 2025; Referral responses received from the Department of Public Works dated May 7, 2025 and June 3, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>VIII. GREENHOUSE GAS EMISSIONS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</b>			<b>X</b>	
<b>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</b>			<b>X</b>	

**Discussion:** The principal Greenhouse Gases (GHGs) are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

Up to 175 daily customers are expected for the rink, with up to 60 on-site at one time for league use, and 100 on-site at one time during public skating. The rink anticipates eight employees on a maximum shift, with one shift per-day. Trip generation from the roller hockey facility is estimated to create 396 daily trips. For the additional proposed buildings, which are already permitted per the current P-D (25) zoning, up to 430 daily trips associated with general office use and 204 daily trips associated with light industrial uses are anticipated. A total of 1,030 daily vehicle trips for the project at full build out between all proposed uses is anticipated; however, only the roller hockey rink (396 daily trips) is being considered under this review as the other uses are already permitted ministerially under the current zoning. Although the proposed skating hockey rink will potentially increase daily vehicle trips, due to the nearest skating hockey rink facility in the surrounding area being located in Stockton, daily trips will also be reduced.

Originally, the San Joaquin Valley Air Pollution Control District (SJVAPCD) provided a project referral response indicating that additional studies were required in order to determine if the proposed project is below the District's thresholds of significance for emissions. After clarifying that the light industrial, office, and low generating commercial uses were already permitted under the current P-D (25) zoning designation and that the environmental review was only evaluating the impacts from the proposed roller hockey rink, the SJVAPCD provided a revised response indicating that potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds. The Air District response also indicated that the proposed construction will require an Authority to Construct (ATC) Permit and may be subject to the following District Rules: Regulation VIII, Rule 4102, Rule 4601, Rule 4641, Rule 4002, Rule 4102, Rule 4550,

and Rule 4570. Requirements to obtain any required SJVAPCD permits will be incorporated into the project's development standards.

With development standards to be applied to the project impacts to greenhouse gases are considered to be less than significant.

**Mitigation:** None.

**References:** Referral response received from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated April 17, 2025; Revised referral response received from the SJVAPCD, dated September 8, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

**Discussion:** The project site was previously listed on the EnviroStor database managed by the CA Department of Toxic Substances Control. The site was previously developed by Indalex, a custom aluminum extrusion, anodizing, and painting facility. Indalex ceased operations at the site in the Spring of 2009. In 2010, the United States Environmental Protection Agency (EPA) and California Department of Toxic Substances Control (DTSC) conducted a clean-up on-site to abate toxic liquids left on-site after the abandonment. The site was fenced and DTSC provided security patrols. Security patrols were removed in late 2010 after the State and Federal warrants expired. By 2011, independent scavengers had begun dismantling the facility and removing steel and equipment for salvage. In November 2011, the Department of Planning and Community Development Building Permits Division began abatement proceedings and by December 12, 2011, most of the steel and wood structures were gone, and what remained on-site was mostly loose insulation and debris which was being blown off-site and impacting County roadways and neighboring properties. A portion of one two-story office building and

storage tanks also remained. The EPA and DTSC completed clean-up of the site, which was fully abated in 2015. The DTSC issued a closure report on April, 9, 2015 (see Attachment II)

The Stanislaus County Hazardous Materials Division (DER HAZ MAT) has reviewed the information available on the subject project and indicated that the project will not have a significant impact to the environment. Further DER HAZ MAT requested that the applicant complete a Phase I study (and if necessary, Phase II study) prior to the issuance of any grading permit, if requested by the Division. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER. The applicant is required to comply with a DER HAZ MAT requirements and permitting. This will be applied to the project's development standards.

The project site is not within the vicinity of any airstrip or moderate or high fire hazard severity zone. With development standards in place impacts to hazards and hazardous materials are considered to be less than significant.

**Mitigation:** None.

**References:** California Department of Toxic Substances Control, Pacific Aluminum Closure Report Acceptance Letter, dated April 9, 2015; Referral response received from the Stanislaus County Department of Environmental Resources, Hazardous Materials Division, dated April 16, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>X. HYDROLOGY AND WATER QUALITY -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site.			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

**Discussion:** Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains.

A referral response received from the City of Modesto indicated that they have the capacity to serve the project with public water; however, each parcel is required to have its own meter and connection, the water main on North Star would need to be extended, and an outside service agreement and Local Agency Formation Commission (LAFCO) review and approval of an out-of-boundary service extension will be required prior to connection.

A referral response received from the Stanislaus County Department of Environmental Resources (DER) indicated that the uses on each proposed parcel are required to meet DER standards for on-site wastewater treatment, including future replacements areas, 100% expansion areas, that dispersal fields shall not be paved or covered by concrete or a material which is not capable of reducing or prohibiting a possible evaporation of the sewer effluent, and that local standards including the Local Agency Management Program (LAMP) standards and Measure X standards, which require individual primary and secondary wastewater treatment units, be met. These standards will be applied to the project as development standards.

A response received from the Central Valley Regional Water Quality Control Board (CVRWQCB) indicated that the project is required to obtain any applicable CVRWQCB permits. This will be incorporated into the project as a development standard.

All flood zone requirements will be addressed by the Building Permits Division during the building permit process. A referral response received from the Stanislaus County Department of Public Works requires that a grading and drainage permit be obtained, the project annex into the County Services Area (CSA) No. 20 – Hideaway Terrace for maintenance of stormwater, public landscaping, and block wall improvements, and annex into the North McHenry Lighting District No. 1 for maintenance of street lighting. Development standards will be incorporated into the project to ensure these standards are met.

The landscaping associated with the project will need to meet City of Modesto and state standards for water efficiency and is not expected to have significant effects on groundwater supplies.

The project site is in the service boundary of the Modesto Irrigation District (MID), the applicant of the project. MID provided a project response indicating that the project site does not include any irrigation facilities, thus they did not have concerns regarding irrigation water or infrastructure.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

**Mitigation:** None.

**References:** Application information; FEMA Flood Map Service Center; Referral response received from the Stanislaus County Department of Environmental Resources, Environmental Health Division, dated April 21, 2025; Referral responses received from the Department of Public Works dated May 7, 2025 and June 3, 2025; Referral responses received from the City of Modesto, dated April 18, 2025 and June 13, 2025; Referral response received from the Modesto Irrigation District, dated May 6, 2025; Referral response received from the Central Valley Regional Water Quality Control Board, dated April 15, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XI. LAND USE AND PLANNING -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Physically divide an established community?</b>			<b>X</b>	
<b>b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?</b>			<b>X</b>	

**Discussion:** This is a request to rezone a 9.33-acre parcel from Planned Development (P-D) 25 to a new P-D, to allow development of an indoor roller hockey rink facility (with two separate rinks). The project will also include the construction of seven commercial buildings, to be developed with light industrial and commercial uses consistent with the P-D (25) zoning district. A subdivision map is included in the request to divide the project site into eight parcels, placing a proposed building on each resulting parcel.



The site was previously developed in the early 1970s with a two-story industrial facility utilized by Pacific Aluminum Corporation (later occupied by Indalex Aluminum) as a custom aluminum extrusion, anodizing, and painting facility. P-D (25) was approved in 1976 which expanded the permitted uses of the site to include a variety of light industrial uses, including light manufacturing, warehousing, offices, contractor yards and similar light industrial and commercial uses that did not provide direct service to the general public.

Indalex ceased operations at the site in the Spring of 2009. In 2010, the United States Environmental Protection Agency (EPA) and California Department of Toxic Substances Control (DTSC) conducted a clean-up on-site to abate toxic liquids left on-site after the abandonment; abatement was completed by 2015.

The site maintains land use entitlements to develop with these uses ministerially. The seven light industrial and office buildings, proposed to range in size from 7,000 square feet to 12,500 square feet and to be suited for a variety of offices and warehouse spaces, are permitted under the site's current P-D (25) zoning district. The proposed 60,834 square-foot indoor roller hockey rink facility is not currently permitted in the P-D (25) zoning district; accordingly, a rezone to a new P-D is required to include the new use.

The Planned Development Zoning District provides opportunities for creative and cohesive design concepts. The Planned Development District allows modification of requirements established in other districts, while ensuring compliance with, and implementation of the General Plan. Development standards are established for each Planned Development District by development plan.

The project site is located within the Sphere of Influence (SOI) of the City of Modesto, which runs south of Kiernan Avenue (State Route 219). Accordingly, the project was referred to the city for their input and for the application of any development standards. The City of Modesto responded requesting that City standards for utilities, the screening of on-site utilities, street frontage improvements, parking lot, drive aisle, and driveway design, signage, building setbacks, landscaping, and trash enclosures will be required to be met; these standards will be applied to the project as development standards. A referral response received from the City of Modesto indicated that they have the capacity to serve the project with public water; however, each parcel is required to have it's own meter and connection, the water main on North Star would need to be extended, and an outside service agreement and Local Agency Formation Commission (LAFCO) review and approval of an out-of-boundary service extension will be required prior to connection.

Light industrial and low traffic generating uses surround the site to the north, east, and south; the City of Modesto is located to the south; some agricultural lands planted in orchard within the City of Modesto SOI are located west and south of the project site which are in the process of being annexed to the City. All development occurring within the city's SOI must be supported by the City and must be developed in accordance with city standards. Any future development north of the city SOI, which ends at Kiernan Avenue (State Route 219), would be required to be consistent with the County's General Plan and zoning standard. Any lands zoned General Agriculture (A-2), would be limited to the uses permitted by the A-2 ordinance or would be required to obtain additional land use entitlements which would include environmental review, landowner noticing, and a public hearing(s), which takes into consideration agricultural conversion findings.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

**Mitigation:** None.

**References:** Referral responses received from the City of Modesto, dated April 18, 2025 and June 13, 2025; Referral response received from the Stanislaus County Local Agency Formation Commission, dated April 3, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

**Discussion:** The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion:** The Stanislaus County General Plan identifies noise levels up to 70 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial, manufacturing, utilities and agricultural uses. On-site grading and construction resulting from this project may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site itself is impacted by the noise generated from Bangs Avenue, North Star Way, and adjacent light industrial and commercial uses. The project will be conditioned to abide by County regulations related to hours and days of construction.

The proposed hours of operation for the roller hockey rink are 5:00 p.m. to 10:00 p.m. Monday through Friday and 10:00 a.m. to 10:00 p.m. on Saturdays and Sundays. The proposed hours of operation for the commercial buildings on Parcels 1 through 7 are expected to be 8:00 a.m. to 5:00 p.m. Monday through Friday. Trip generation from the roller hockey facility is estimated to create 396 daily trips.

The site is not located within an airport land use plan. The project will be required to meet the County's Noise Element requirements during both construction and operation and accordingly no impacts to noise are anticipated to occur as a result of this project.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XIV. POPULATION AND HOUSING -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

**Discussion:** The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5<sup>th</sup> cycle Regional Housing Needs Allocation (RHNA) or the draft 6<sup>th</sup> cycle Housing Element and will therefore not impact the County's ability to meet their RHNA. No population growth will be induced nor will any existing housing be displaced as a result of this project.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XV. PUBLIC SERVICES --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

**Discussion:** The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. All adopted public facility fees will be required to be paid at the time of building permit issuance. This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period and no concerns were identified with regard to public services.

A referral response received from the City of Modesto indicated that they have the capacity to serve the project with public water; however, each parcel is required to have it's own meter and connection, the water main on North Star would need to be extended, and an outside service agreement and Local Agency Formation Commission (LAFCO) review and approval of an out-of-boundary service extension will be required prior to connection.

A referral response received from the Stanislaus County Department of Environmental Resources (DER) indicated that the uses on each proposed parcel are required to meet DER standards for on-site wastewater treatment, including future



replacements areas, 100% expansion areas, that dispersal fields shall not be paved or covered by concrete or a material which is not capable of reducing or prohibiting a possible evaporation of the sewer effluent, and that local standards including the Local Agency Management Program (LAMP) standards and Measure X standards, which require individual primary and secondary wastewater treatment units, be met.

The site is located in a Local Responsibility Area (LRA) for fire protection and is served by the Salida Fire Protection District. The project was referred to the District who responded with a request that the project be required to pay all applicable fees, annex into the District's Community Finance District, and meet all fire standards for fire protection water supplies, fire vehicle access and turn around, fire sprinklers, and traffic signal standards (if applicable). Additionally, as the project is located within the City of Modesto's Sphere of Influence, the City provided a referral response indicating that the project shall meet City of Modesto fire standards.

The project site is in the service boundary of the Modesto Irrigation District (MID). MID provided a project response indicating that the project site does not include any irrigation facilities, thus they did not have concerns regarding irrigation water or infrastructure. The project site is served by the Modesto Irrigation District (MID) for electrical service who provided a project response indicating that the project is required to meet MID standards for electrical service, including the dedication and protection of electric easements and equipment.

A referral response received from the Stanislaus County Department of Public Works requires that the parcel map be prepared by a licensed land surveyor, or a registered civil engineer, that all new parcels be surveyed and fully monumented and all structures not shown on the parcel map be removed prior to recording of the map. Additionally, Public Works requested that the developer pay for the installation of any signs and/or markings, if warranted, that no parking loading or unloading of vehicles occur within the County road right-of-way, that an encroachment permit and grading permit be obtained, that the project annex into the County Services Area (CSA) No. 20 – Hideaway Terrace for maintenance of stormwater, public landscaping, and block wall improvements, and annex into the North McHenry Lighting District No. 1 for maintenance of street lighting and pay a deposit for the first year's operating and maintenance costs for the streetlights.

The City of Modesto provided a referral response indicating that the project shall meet City commercial standards for utilities, the screening of on-site utilities, street frontage improvements, parking lot, drive aisle, and driveway design, reciprocal access between parking lots, signage, building setbacks, landscaping, and trash enclosures.

Development standards will be incorporated into the project to ensure these standards are met. The project is also served by the Sylvan Union and Modesto City school districts and by Stanislaus County Parks and Recreation for parks. The project was referred to these agencies and no response was received. With development standards in place no impacts to public services are anticipated as a result of the project.

**Mitigation:** None.

**References:** Referral response received from the Modesto Irrigation District, dated May 6, 2025; Referral response received from the Salida Fire Protection District, dated March 27, 2025; Referral responses received from the Department of Public Works dated May 7, 2025 and June 3, 2025; Referral responses received from the City of Modesto, dated April 18, 2025 and June 13, 2025; Referral response received from the Stanislaus County Local Agency Formation Commission, dated April 3, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XVI. RECREATION --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</b>			<b>X</b>	
<b>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</b>			<b>X</b>	

**Discussion:** This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development. The County has adopted Public Facilities Fees, which includes parks fees, to address impacts to public services. All adopted public facility fees will be required to be paid at the time of building permit issuance.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XVII. TRANSPORTATION -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</b>			<b>X</b>	
<b>b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?</b>			<b>X</b>	
<b>c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</b>			<b>X</b>	
<b>d) Result in inadequate emergency access?</b>			<b>X</b>	

**Discussion:** The project will receive access via County-maintained Bangs Avenue and North Star Way. As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, identifies projects and areas presumed to have a less than significant, which includes, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day as generally assumed to cause a less-than significant transportation impact.

Up to 175 daily customers are expected for the rink, with up to 60 on-site at one time for league use, and 100 on-site at one time during public skating. The rink anticipates eight employees on a maximum shift, with one shift per-day. Trip generation from the roller hockey facility is estimated to create 396 daily trips. For the additional proposed buildings, which are already permitted per the current P-D (25) zoning, up to 430 daily trips associated with general office use and 204 daily trips associated with light industrial uses are anticipated. A total of 1,030 daily vehicle trips for the project at full build out between all proposed uses is anticipated; however, only the roller hockey rink (396 daily trips) is being considered under this review as the other uses are already permitted ministerially under the current zoning. Although the proposed skating hockey rink will potentially increase daily vehicle trips, due to the nearest skating hockey rink facility in the surrounding area being located in Stockton, daily trips will also be reduced.

A referral response received from the Stanislaus County Department of Public Works requires that the parcel map be prepared by a licensed land surveyor, or a registered civil engineer, that all new parcels be surveyed and fully monumented and all structures not shown on the parcel map be removed prior to recording of the map. Additionally, Public Works requested that the developer pay for the installation of any signs and/or markings, if warranted, that no parking loading or unloading of vehicles occur within the County road right-of-way, that an encroachment permit and grading permit be obtained, that the project annex into the County Services Area (CSA) No. 20 – Hideaway Terrace for maintenance of stormwater, public landscaping, and block wall improvements, and annex into the North McHenry Lighting District No. 1 for maintenance of street lighting and pay a deposit for the first year's operating and maintenance costs for the streetlights.

The City of Modesto provided a referral response indicating that the project shall meet City commercial standards for utilities, the screening of on-site utilities, street frontage improvements, parking lot, drive aisle, and driveway design, signage, building setbacks, landscaping, and trash enclosures. The City of Modesto also stated they support the proposed 375

parking spaces as shown on the site plan as long as the conditions of approval for the Development Plan for the P-D Zone does have provisions for shared parking between the uses including disparate hours of operation between those uses and the Power Play facility, and that there is a requirement for a blanket reciprocal vehicular and parking access easement to allow for shared parking between all of the parcels of the site. The previous development installed curb, gutter, paved driveway approaches, and partial sidewalk along the property frontages of Bangs Avenue and North Star Way; however, portions of the sidewalk has been degraded and will be required to be replaced in some areas. Development standards will be incorporated into the project to ensure these standards are met.

This project was referred to the California Department of Transportation (Caltrans) and no comments regarding the proposed project were received. With development standards in place no impacts to transportation are anticipated as a result of the project.

**Mitigation:** None.

**References:** Referral responses received from the Department of Public Works dated May 7, 2025 and June 3, 2025; Referral responses received from the City of Modesto, dated April 18, 2025 and June 13, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:</b>			<b>X</b>	
<b>i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</b>			<b>X</b>	
<b>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</b>			<b>X</b>	

**Discussion:** As this project does not include a General Plan Amendment the project is not subject to SB18, nor is subject to the notification process of AB 52, as Stanislaus County has not received any requests for consultation from the tribes listed with the Native American Heritage Commission (NAHC). A records search formulated by the Central California Information Center (CCIC) indicated that the Union Pacific Railroad abutting the project site to the south was constructed in 1913, which is considered to be a historic resource. The proposed development will not encroach on the existing railroad line. The CCIC letter also indicated that there was a low probability of discovery of prehistoric or historic resources on-site; nor have any cultural resources been discovered or reported in the immediate vicinity.

It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site was previously developed and the proposed construction is within the area which has already been disturbed. However, standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

**Mitigation:** None.

**References:** Central California Information Center Report for the project site, dated August 14, 2023; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

**Discussion:** Limitations on providing services have not been identified. The project proposes to utilize City of Modesto for public water and on-site septic systems until connection to the City of Modesto for public sewer is available, at which time connection will be required. The project will be served by the Modesto Irrigation District (MID) for electricity, PG&E for gas services, and AT&T for telecommunications. The Stanislaus County Department of Public Works will manage stormwater and roads requirements.

A referral response received from the City of Modesto indicated that they have the capacity to serve the project with public water; however, each parcel is required to have it's own meter and connection, the water main on North Star would need to be extended, and an outside service agreement and Local Agency Formation Commission (LAFCO) review and approval of an out-of-boundary service extension will be required prior to connection. The City of Modesto provided a referral response indicating that the project shall meet City commercial standards for utilities, the screening of on-site utilities, street frontage improvements, parking lot, drive aisle, and driveway design, signage, building setbacks, landscaping, and trash enclosures. The City of Modesto also stated they support the proposed 375 parking spaces as shown on the site plan as long as the conditions of approval for the Development Plan for the P-D Zone does have provisions for shared parking between the uses including disparate hours of operation between those uses and the Power Play facility, and that there is a requirement for a blanket reciprocal vehicular and parking access easement to allow for shared parking between all of the parcels of the site. The previous development installed curb, gutter, paved driveway approaches, and partial sidewalk along the property frontages of Bangs Avenue and North Star Way; however, portions of the sidewalk has been degraded and will be required to be replaced in some areas. Development standards will be incorporated into the project to ensure these standards are met.

A referral response received from the Stanislaus County Department of Environmental Resources (DER) indicated that the uses on each proposed parcel are required to meet DER standards for on-site wastewater treatment, including future replacements areas, 100% expansion areas, that dispersal fields shall not be paved or covered by concrete or a material

which is not capable of reducing or prohibiting a possible evaporation of the sewer effluent, and that local standards including the Local Agency Management Program (LAMP) standards and Measure X standards, which require individual primary and secondary wastewater treatment units, be met. These standards will be applied to the project as development standards.

A referral response received from the Stanislaus County Department of Public Works requires that the parcel map be prepared by a licensed land surveyor, or a registered civil engineer, that all new parcels be surveyed and fully monumented and all structures not shown on the parcel map be removed prior to recording of the map. Additionally, Public works requested that the developer pay for the installation of any signs and/or markings, if warranted, that no parking loading or unloading of vehicles occur within the County road right-of-way, that an encroachment permit and grading permit be obtained, that the project annex into the County Services Area (CSA) No. 20 – Hideaway Terrace for maintenance of stormwater, public landscaping, and block wall improvements, and annex into the North McHenry Lighting District No. 1 for maintenance of street lighting and pay a deposit for the first year's operating and maintenance costs for the streetlights .

The project site is served by the Modesto Irrigation District (MID) for electrical service who provided a project response indicating that the project is required to meet MID standards for electrical service, including the dedication and protection of electric easements and equipment. These standards will be applied to the project as development standards.

With development standards in place no impacts to utilities and service systems are anticipated as a result of the project.

**Mitigation:** None.

**References:** Referral response received from the Modesto Irrigation District, dated May 6, 2025; Referral response received from the Salida Fire Protection District, dated March 27, 2025; Referral responses received from the City of Modesto, dated April 18, 2025 and June 13, 2025; Referral response received from the Stanislaus County Department of Environmental Resources, Environmental Health Division, dated April 21, 2025; Referral response received from the Stanislaus County Local Agency Formation Commission, dated April 3, 2025; Referral responses received from the Department of Public Works dated May 7, 2025 and June 3, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</b>			<b>X</b>	
<b>b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</b>			<b>X</b>	
<b>c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</b>			<b>X</b>	
<b>d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</b>			<b>X</b>	

**Discussion:** The terrain of the site is relatively flat, developed in and urbanized area and the site has access to two County-maintained roads, North Star Way and Bangs Avenue. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by the Salida Fire Protection District. The project was referred to the District who responded with a request that the project be required to pay all applicable fees, annex into the District's Community Finance District, and meet all fire standards for fire protection water supplies, fire vehicle access and turn around, fire sprinklers, and traffic signal standards (if applicable). Additionally, as the project is located within the City of Modesto's Sphere of Influence, the



City provided a referral response indicating that the project shall meet City of Modesto fire standards. These requirements will be applied to the project's development standards. California Building Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and embers; these standards will be required to be met with the review of any building permit. With these requirements in place, wildfire risk and risks associated with postfire land changes are considered to be less than significant.

**Mitigation:** None.

**References:** Referral response received from the Salida Fire Protection District, dated March 27, 2025; Referral responses received from the City of Modesto, dated April 18, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

**Discussion:** The proposed project is consistent with the General Plan and Community Plan and would be consistent with the character of the mix of light industrial and commercial uses in the vicinity. Light industrial and low traffic generating uses surround the site to the north, east, and south; the City of Modesto is located to the south; some agricultural lands planted in orchard within the City of Modesto SOI are located west and south of the project site. The project site is located within the Sphere of Influence (SOI) of the City of Modesto, which runs south of Kiernan Avenue (State Route 219). Accordingly, the project was referred to the city for their input and for the application of any development standards. The City of Modesto responded requesting that City standards for utilities, the screening of on-site utilities, street frontage improvements, parking lot, drive aisle, and driveway design, signage, building setbacks, landscaping, and trash enclosures will be required to be met; these standards will be applied to the project as development standards. The project proposes to utilize City of Modesto for public water and on-site septic systems until connection to the City of Modesto for public sewer is available, at which time connection will be required. The Founder Point East Specific Plan, approved by the City of Modesto, includes the property west of the project site, bounded by the Union Pacific Railroad, Pelandale Avenue, Tully Road, and Kiernan Avenue (State Route 219). The area included in the Founders Point East Specific Plan is currently in the process of being annexed by the city and will be developed with residential and industrial park uses. Any future development occurring within the city's SOI must be supported by the City and must be developed in accordance with city standards. Any future development north of the city SOI, which ends at Kiernan Avenue (State Route 219), would be required to be consistent with the County's General Plan and zoning standards. Any lands zoned General Agriculture (A-2), would be limited to the uses permitted by the A-2 ordinance or would be required to obtain additional land use

entitlements which would include environmental review, landowner noticing, and a public hearing(s), which takes into consideration agricultural conversion findings.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant. The project will not physically divide an established community. Development standards regarding the discovery of cultural resources during any future construction resulting from this request will be added to the project. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

**Mitigation:** None.

**References:** Initial Study; Referral responses received from the City of Modesto, dated April 18, 2025 and June 13, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.



## CENTRAL CALIFORNIA INFORMATION CENTER

*California Historical Resources Information System*

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307

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*Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties*

**Date:** 8/14/2023

**Records Search File #:** 12628N

**Project:** Rezone Application, 4555 North Star Way, Modesto, California (APN-011-002)

Jim Freitas, President  
Associated Engineering Group  
4206 Technology Drive, Suite 4  
Modesto, CA 95356  
209-545-3390

Jim@assoceng.com

Dear Mr. Freitas:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Salida USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)  
California Register of Historical Resources (CRHR)  
*California Inventory of Historic Resources* (1976)  
*California Historical Landmarks*  
California Points of Historical Interest listing  
Office of Historic Preservation Built Environment Resource Directory (BERD) and the  
Archaeological Resources Directory (ARD)  
*Survey of Surveys* (1989)  
Caltrans State and Local Bridges Inventory  
General Land Office Plats  
Other pertinent historic data available at the CCalIC for each specific county

The following details the results of the records search:

### **Prehistoric or historic resources within the project area:**

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office survey plat for T3S R9E (dated 1854) shows the NE ¼ of Section 5 divided into two parcels: 83.81 acres on the north half and 80.00 acres on the south half.



- The Official Map of the County of Stanislaus, California (dated 1906) shows the NE ¼ of Section 5 owned by a Mr. Bangs.
- The 1913 edition of the Salida USGS quadrangle shows the Southern Pacific Railroad alignment to the west of the project and the Bangs Avenue street layout.
- The 1953 edition of the Salida USGS quadrangle does not show any additional historic features.

**Prehistoric or historic resources within the immediate vicinity of the project area:** None other than the railroad alignment which has been formally recorded in Stanislaus County with the designator P-50-000083.

**Resources that are known to have value to local cultural groups:** None has been formally reported to the Information Center.

**Previous investigations within the project area:** None has been formally reported to the Information Center.

#### **Recommendations/Comments:**

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at

<http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Please sign and return the attached **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

**If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:**

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

*E. A. Greathouse*

E. A. Greathouse, Coordinator  
Central California Information Center  
California Historical Resources Information System

\* Invoice Request sent to: [ARBilling@csustan.edu](mailto:ARBilling@csustan.edu), CSU Stanislaus Financial Services



**Matthew Rodriguez**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Barbara A. Lee, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Edmund G. Brown Jr.**  
Governor

April 9, 2015

Mr. Michael J. Kloberdanz, REPA, REHS  
M.J. Kloberdanz & Associates  
P.O. Box 576981-6981  
Modesto, California 95357

### ACCEPTANCE OF THE FINAL SITE CLOSURE REPORT AND FINDING OF NO FURTHER ACTION FOR THE FORMER PACIFIC ALUMINUM SITE LOCATED AT 4555 NORTH STAR WAY, MODESTO, CALIFORNIA

Dear Mr. Kloberdanz:

The Department of Toxic Substances Control (DTSC) has reviewed the Final Site Closure Report (Report) dated April 8, 2015 for the former Pacific Aluminum property located at 4555 North Star Way in Modesto, California (Site). The Report outlines the sampling and analysis that was completed to determine the health risk at the Site and evaluates if arsenic concentrations on the property are within background levels.

On January 26, 2015, a Prospective Purchaser Agreement (PPA) was entered into by Mr. Thomas Hogan and DTSC. As outlined in the PPA, DTSC agreed to review deliverables that describe the sampling and interpretation of new data that were completed in response to recommendations provided in the Site Investigation Report dated October, 2014. A work plan was submitted by Mr. Hogan's consultant, M.J. Kloberdanz and Associates (consultant) and this document was approved by DTSC on January 26, 2015. Following completion of the field work outlined in the work plan, the consultant submitted a draft Site Closure Report dated March 12, 2015 for DTSC's review. DTSC issued several minor comments on that draft report on April 7, 2015 via e-mail. The Final Site Closure Report noted above has addressed those comments.

The approximately 9.4 acre Pacific Aluminum property is identified by Assessor's Parcel Number is 046-011-002-000. The site was undeveloped until 1973 when an aluminum extruding and painting facility was constructed by Columbia Pacific Aluminum. This facility operated from 1973 to 2010 at which time it was abandoned. The Site is currently vacant except for the building foundation and a dry storm water retention pond in the northeast corner. The site is located in a mixed-use light industrial/agricultural



area and is bordered by railroad tracks and an almond orchard to the west, and light industrial warehouses to the north, east, and south.

### **Summary of Investigation and Analysis**

As outlined in the approved work plan, four temporary soil vapor wells were installed at the Site based on existing passive soil vapor results. Two of the soil vapor wells were placed in areas with the highest tetrachloroethene (PCE) and trichloroethene (TCE) concentrations and the other two vapor wells were installed in areas where the highest benzene, toluene, ethylbenzene and xylenes (BTEX) concentrations were found. In addition, four background samples were collected from areas around the Site to determine background soil arsenic concentrations in the area.

No TCE was detected in any of the four samples above the reporting limit. The highest contaminant concentrations detected at the Site are as follows:

- PCE - 28 micrograms per meter cubed ( $\mu\text{g}/\text{m}^3$ )
- Benzene -  $3.9 \mu\text{g}/\text{m}^3$
- Toluene -  $17 \mu\text{g}/\text{m}^3$
- Ethyl benzene -  $11 \mu\text{g}/\text{m}^3$
- m,p-Xylenes -  $38 \mu\text{g}/\text{m}^3$
- o-Xylenes -  $10 \mu\text{g}/\text{m}^3$

The cumulative risk for the identified contaminants under a residential scenario was calculated to be  $1.11\text{E}-07$  which is safer than the residential standard of  $1.0\text{E}-06$ . The cumulative non-cancer hazard quotient under a residential scenario was estimated at  $2.68\text{E}-03$  which is below the residential standard of 1.

Arsenic soil concentrations on the Site ranged from 3.1 to 3.7 milligrams per kilogram (mg/kg). Background arsenic soil concentrations near the Site ranged from 2.2 mg/kg to 6.1 mg/kg. The 6.1 mg/kg concentration came from a sample collected in an active orchard adjacent to the Site, thus this sample may be biased high. However, the remaining background results are within approximately 1 mg/kg of the concentrations found on the Site and Site arsenic concentrations are also within regional background levels for the Modesto area.

In addition to the sampling and analysis noted above, the consultant also located and destroyed 6 groundwater monitoring wells on the Site as per the approved work plan and in compliance with the Stanislaus County Department of Environmental Resources (SCDER). A groundwater production well was also destroyed under SCDER oversight.

### **Approval of the Final Site Closure Report and No Further Action**

Based upon review of the Report, DTSC concurs that the residual contaminant concentrations found at the Site do not pose a significant, long term threat to human

Mr. Michael J. Kloberdanz  
April 9, 2015  
Page 3

health or the environment. In addition, the six groundwater monitoring wells and the production well have all been destroyed as appropriate under SCDER oversight. DTSC has determined that results provided in the Report warrant a No Further Action (NFA) status with respect to investigation and remediation of hazardous substances at the subject property. The NFA status for the property applies to any further involvement by DTSC. As with any project site, if previously unidentified contamination is discovered on the property, additional assessment, investigation, and/or remediation may be required.

If you have any questions regarding this matter, please contact Mr. Dean Wright at (916) 255-6528.

Sincerely,



Steven Becker, P.G., Chief  
Site Evaluation and Remediation Unit  
San Joaquin Branch  
Brownfields & Environmental Restoration Program

cc: Mr. Thomas Hogan  
1207 13<sup>th</sup> Street, Suite 1  
Modesto, California 95354

Ms. Beronia Beniamine  
Hazardous Materials Manager  
Hazardous Materials Division, Stanislaus County  
3800 Cornucopia Way, Suite C  
Modesto, California 95358-9494

Mr. Dean Wright, PG  
Site Evaluation and Remediation Unit  
Department of Toxic Substances Control  
8800 Cal Center Drive  
Sacramento, California 95826

## **PINNACLE TRAFFIC ENGINEERING**

664 Heron Drive  
Los Banos, CA 93635  
(805) 644-9260

February 25, 2025

Jim P. Freitas  
Associated Engineering Group, Inc.  
4206 Technology Drive, Suite 4  
Modesto, CA 95356

RE: Power Play Project (Office, Commercial & Roller Rink), Stanislaus County, CA  
Project Trip Generation Analysis

Dear Mr. Freitas,

Pinnacle Traffic Engineering is pleased to submit the trip generation analysis for the project at 4555 North Star Way. The 9.33 acre site is located on the west side of North Star Way, north of Bangs Avenue in the unincorporated area north of the City of Modesto. The project includes development of an existing vacant site, which will be divided into eight (8) separate lots. Permitted uses will include various commercial and industrial uses. The northly parcel will be developed with a roller hockey facility, containing two (2) roller hockey rinks. The facility will operate 5:00 to 10:00 PM on weekdays (Monday-Friday) and 10:00 AM to 10:00 PM on weekend days. The facility will be open to the public and host youth and adult roller hockey leagues. The project description anticipates 150-175 customers per day. Access to the site will be provided via multiple driveways on North Star Way. On-site parking will be provided for 375 vehicles. A copy of the project description and site plan are attached. The following a summary of the project site parcels:

Building A - Office; 10,875 SF	Building B - Office; 11,250 SF
Building C - Office; 9,000 SF	Building D - Office; 8,625 SF
Building E - Flex Space; 17,150 SF	Building F - Flex Space; 14,000 SF
Building G - Flex Space; 10,875 SF	Roller Hockey Rink; 60,834 SF

### **TRIP GENERATION ANALYSIS**

The trip generation analysis was prepared at the applicant's request. The trip generation estimates for the commercial and flex components were derived using data in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition). The general office rates were used to estimate the trips associated with Buildings A-D, while the general light industrial rates were used to estimate the trips associated with Buildings E-G. The ITE Trip Generation Manual doesn't contain specific data or trips rates for a roller hockey facility. However, the manual does include trip rate data for an Ice Staking Rink. Typically, these are stand-alone facilities for sporting and entertainment activities that include spectator seating, refreshment areas, locker rooms, and an



arcade. Most ice skating facilities also support hockey league play. The operational characteristics are similar to the proposed project roller hockey facility. It is noted that an online search for specific roller hockey facility trip rates did not provide any applicable data (reviewed various public agency requirements and organizational websites). Therefore, it was deemed reasonable to reference the ITE ice skating rink trip rates for the proposed project. The afternoon (PM) peak hour trips were derived using the “per rink” rates, which yielded a slightly higher estimate (+11%) as compared to the “per 1,000 SF” rates. The daily trip estimate for a typical weekday was derived by multiplying the projected attendance (150) and staff (8) by 2.5. The ITE trip generation rates and project site trip estimates are presented in Table 1.

Table 1 - Trip Generation Rates and Project Site Trip Generation Estimates

Trip Rate / Project Land Use	Number of Vehicle Trips				
	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
<b><u>Trip Generation Rates:</u></b>					
ITE Code #110 - General Lt. Industrial (a)	0.65	0.09	0.09	0.56	4.87
ITE Code #710 - General Office Bldg. (a)	1.34	0.18	0.24	1.20	10.84
ITE Code #465 - Roller Skating Rink (a)	0.06	0.11	0.73	0.60	6.51
ITE Code #465 - Roller Skating Rink (b)	NA	NA	28.01	17.16	198.00
<b><u>Project Site Uses:</u></b>					
General Office (Bldg. A-D); 39,750 SF	53	7	10	48	430
General Lt. Industrial (Bldg. E-G); 42,025 SF	27	4	4	23	204
Roller Hockey Facility (2 Rinks); 60,834 SF	-	-	56	34	396
Totals:	80	11	70	105	1,030

(a) Number of vehicle trips per 1,000 SF (2.5 ADT per customer)

(b) Number of vehicle trips per number of rinks

The data in Table 1 demonstrates the project will generate approximately 1,030 daily trips, with 91 trips during the AM peak hour (80 in & 11 out) and 175 trips during the PM peak hour (70 in and 105 out). Various Transportation Demand Management (TDM) programs can increase vehicle occupancy rates and reduce the overall employee trip generation. It is anticipated that TDM programs could reduce the number of employee trips by up to 10-15%. Typical TDM programs include:

- Establish an employee rideshare program, with incentives
- Establish an employee bike and walk to work program, with incentives
- Provide incentive for utilization of local transit services
- Provide preferred parking for participating employees
- Provide incentive for students that carpool (reduce class fees)

Jim P. Freitas  
February 25, 2025  
Page 3 of 3

**Power Play Project  
Trip Generation Analysis**

Please contact my office with questions or comments regarding the project trip generation analysis.

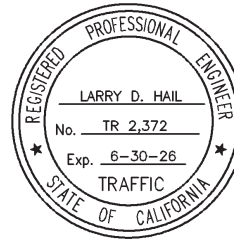
Pinnacle Traffic Engineering



Larry D. Hail, CE, TE  
President

ldh:msw

attachments - Project Description and Site Plan



## 4555 Northstar – Rezone

### Project Description

The proposed project includes the development of existing vacant 9.33 Acre site. The site will be divided into 8 lots. The first parcel to be developed will be on the northern side of the property, a 4.3 acre site (Parcel 8) that will contain a roller hockey recreational facility. The other parcels (parcels 1-7) will be developed afterward per our projected development schedule.

1. Permitted uses for this development include:
  - a. Recreational (Hockey Rink Building)
  - b. Commercial Business / Office
  - c. Light Industrial
2. Traffic
  - a. Roller Hockey Parcel – No regular truck trips required.
  - b. Parcels 1-7 – Dependent upon use, however likely no more than 1 or 2 per month.
  - c. Vehicle Trips – See attached trip analysis.
3. Roller Hockey Building Information.
  - a. This building's primary function is to host leagues for youth and adult roller hockey. The building is open to the public. The building contains two roller hockey rinks. One of the rinks will also have roller skating during certain times as well, mostly on weekends.
  - b. Number of employees on a maximum shift: 8
  - c. Shifts per day: 1
  - d. Customers
    - i. Per day: 150 to 175
    - ii. At one time: 40 to 60 for leagues and 100 for public skating.

SITE INFO - OVERALL	
RETAIL/COMMERCIAL:	4655 NORTH STAR HWY
APN:	064-011-035-000
BUILDING DATA:	
OFFICE BUILDING A	10,875 S.F.
OFFICE BUILDING B	11,970 S.F.
OFFICE BUILDING C	9,000 S.F.
OFFICE BUILDING D	11,750 S.F.
FLEX SPACE BUILDING E	17,500 S.F.
FLUX SPACE BUILDING F	17,500 S.F.
FLUX SPACE BUILDING G	17,500 S.F.
FLUX SPACE BUILDING H	17,500 S.F.
ROLLER HOODNEY RINK	60,834 S.F. (GROSS) 30,417 S.F. (PRODUCTIVE)
STANDARD:	
RETAIL/COMMERCIAL (1 CAR PER 300 S.F.)	20
PARKING REQUIRED - ROLLER HOODNEY RINK (1 CAR PER 300 S.F.)	20
ACCESSIBLE PARKING REQUIRED (% OF TOTAL PROVIDED):	5
PARKING PROVIDED:	400
STANDARD:	
ACCESSIBLE (% OF TOTAL PROVIDED):	16
VEH. ACCESSIBLE:	2
BIOSAFE PARKING:	0
BIOSAFE PARKING REQUIRED - NEW PRODUCT (3% OF TOTAL PROVIDED)	6
TOTAL REQUIRED:	20
*VALUED S.F. DOES NOT INCLUDE THE AREA OF ROLLER RINKS	





## NEGATIVE DECLARATION

**NAME OF PROJECT:** Rezone and Parcel Map Application No. 2023-0099 – Power Play

**LOCATION OF PROJECT:** 711 Bangs Avenue and 4555 North Star Way between Galaxy and Bangs Avenue in the Modesto area. APN: 046-011-022.

**PROJECT DEVELOPERS:** Barrett Lipomi, RED INC Architects  
1217 J Street  
Modesto, CA 95354

**DESCRIPTION OF PROJECT:** Request to rezone a 9.33± acres parcel from Planned Development (P-D) (25) to a new P-D, to include an indoor roller hockey facility, 60,834 square feet in size, as a permitted use and to divide the project site into eight parcels.

Based upon the Initial Study, dated **September 19, 2025**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Jeremy Ballard, Senior Planner

Submit comments to: Stanislaus County  
Planning and Community Development Department  
1010 10th Street, Suite 3400  
Modesto, California 95354

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS												
PROJECT: REZONE AND PARCEL MAP APPLICATION NO. PLN2023-0099 - POWER PLAY												
REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TOXIC SUBSTANCES		X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X	X				X		X		X
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
CA SWRCB DIVISION OF DRINKING WATER	X	X	X		X							
CITY OF: MODESTO	X	X	X	X				X		X	X	
COOPERATIVE EXTENSION	X	X	X		X							
DISPOSAL DIST: BERTOLOTTI	X	X	X		X							
FIRE PROTECTION DIST: SALIDA	X	X	X	X				X		X	X	
GSA: STRGBA	X	X	X		X							
IRRIGATION DISTRICT: MODESTO	X	X	X	X				X		X	X	
MOSQUITO DISTRICT: EASTSIDE	X	X	X		X							
STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: UNION PACIFIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X				X		X	X	
SCHOOL DISTRICT 1: SYLVAN	X	X	X		X							
SCHOOL DISTRICT 2: MODESTO CITY		X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X	X				X		X	X	
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X								
STAN CO DER: GROUNDWATER DIVISION	X	X	X	X								
STAN CO HAZARDOUS MATERIALS	X	X	X	X								
STAN CO PUBLIC WORKS - SURVEY DIVISION	X	X	X		X							
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST 4: GREWAL	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X	X				X		X	X	
SURROUNDING LAND OWNERS		X	X		X							
TELEPHONE COMPANY: ATT	X	X	X		X							
US FISH & WILDLIFE		X	X		X							
US ENVIRONMENTAL PROTECTION AGENCY		X	X		X							

I:\Planning\Staff Reports\REZ\2023\REZ & PM PLN2023-0099 - Power Play\Planning Commission\November 20, 2025\Staff Report\Exhibit G - Environmental Review Referral.xls

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2023-0099  
Application Title: PowerPlaySports Center  
Application Address: 4555 North Star Way, Modesto, CA  
Application APN: 046-011-002-000

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

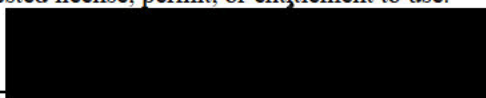
Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

10/30/25  
Date

RED INC ARCHITECTS  
Print Firm Name if applicable

  
Signature of Applicant

BARRETT LIPOMI  
Print Name of Applicant



**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: \_\_\_\_\_

Application Title: \_\_\_\_\_

Application Address: 4555 N. Star Way, Modesto CA 95356

Application APN: 046-011-002-000

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☒ No ☐

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: Red Inc

Contributor or Contributor Firm's Name: Dan Costa

Contributor or Contributor Firm's Address: 4300 Spyres Way, Modesto CA 95356

Is the Contributor:

The Applicant

Yes ☐ No ☒

The Property Owner

Yes ☒ No ☐

The Subcontractor

Yes ☐ No ☒

The Applicant's Agent/ Lobbyist

Yes ☐ No ☒

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

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Name of Member: maria Grewal for Supervisor 2026

Name of Contributor: Dan Costa

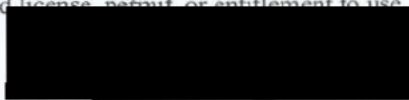
Date(s) of Contribution(s): 4/4/25

Amount(s): 10,000.00

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use

11/13/25  
Date  
Dan J Costa + Denise L Costa  
997 Family Trust  
Print Firm Name if applicable

  
Signature of Applicant

Dan Costa  
Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: \_\_\_\_\_

Application Title: \_\_\_\_\_

Application Address: 4555 N. Star Way, Modesto CA 95356

Application APN: 046-011-002-000

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Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant

Yes ☐ No ☐

The Property Owner

Yes ☐ No ☐

The Subcontractor

Yes ☐ No ☐

The Applicant's Agent/ Lobbyist

Yes ☐ No ☐

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Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

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11/13/2025

Date

Dan J & Denise L Costa  
1997 Family Trust

Print Firm Name if applicable

Signature of Applicant

Denise Costa

Print Name of Applicant



**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: \_\_\_\_\_

Application Title: \_\_\_\_\_

Application Address: 4555 North Star Way, Modesto, CA 95356

Application APN: 046-011-002-0000

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Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant

Yes ☐ No ☐

The Property Owner

Yes ☐ No ☒

The Subcontractor

Yes ☐ No ☐

The Applicant's Agent/ Lobbyist

Yes ☐ No ☐

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Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

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Date

11/13/25

Signature of Applicant

Print Firm Name if applicable

The Daniel S. Costa Irrevocable Trust

Print Name of Applicant

Trustee - The Daniel S. Costa Irrevocable Trust



**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: \_\_\_\_\_

Application Title: \_\_\_\_\_

Application Address: 4355 A Star Way, Modesto CA 95356

Application APN: 046-011-002-000

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Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant

Yes ☐ No ☐

The Property Owner

Yes ☐ No ☐

The Subcontractor

Yes ☐ No ☐

The Applicant's Agent/ Lobbyist

Yes ☐ No ☐

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Name of Member: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

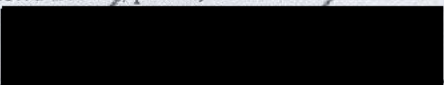
Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

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11/13/25  
Date

  
Signature of Applicant

The Kelsie L Costa Revocable Trust  
Print Firm Name if applicable

Kelsie Costa  
Print Name of Applicant