



Referral Early Consultation

Date: September 29, 2021

To: Distribution List (See Attachment A)

From: Emily Basnight, Assistant Planner
Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2021-0081 – BOOMERS
MODESTO

Respond By: October 18, 2021

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Navid Tayebi, Project Manager at Boomers Modesto

Project Location: 4215 Bangs Avenue, between Sisk Road and Enterprise Way, east of State Route 99, in the community of Salida

APN: 135-042-026

Williamson Act Contract: N/A

General Plan: Planned Industrial

Community Plan: Planned Development

Current Zoning: Planned Development (P-D) (203)

Project Description: Request to install four rides at an existing amusement park on a 6.37± acre parcel in the Planned Development (P-D) (203) zoning district. The applicant proposes to install three new rides including the Frog Hopper, Carousel, and Lolli Swings and relocate the existing Spin Zone from inside the arcade to the southern portion of the amusement park. The existing amusement park was approved by the Board of Supervisors on February 9, 1993 under Rezone No. 92-09 – Camelot Park Family Entertainment Centers, Inc. No expansion of the park boundaries is associated with this request. The project site is currently developed with a 12,069± square-foot family entertainment building, a 4.34± acre area for attractions and rides, and 1.75± acre parking lot consisting of 183 parking stalls. Current hours of operation will remain unchanged from Monday Thursday 12:00 p.m. to 8:00 p.m., Friday 12:00 p.m. to 10:00 p.m., Saturday 10:00 a.m. to 10:00 p.m.

and Sunday 10:00 a.m. to 9:00 p.m. There are two shifts per day: one in the morning and one in the evening. Five additional employees are proposed as part of this request. The applicant anticipates 25 employees on a maximum shift, and 300 customers per day. No increase in the number of customers or daily truck trips is anticipated as a result of this request. A Use Permit application (UP Application No. PLN2021-0080 – Boomers Modesto) to install a 59-foot tall Ferris wheel within the existing park area is being processed separately from this request. The project site has access to County-maintained Bangs Avenue, and is served with public water by City of Modesto and sewer services from Salida Sanitary.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

STAFF APPROVAL APPLICATION NO. PLN2021-0081 – BOOMERS MODESTO

Attachment A

Distribution List

X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO HAZARDOUS MATERIALS
X	IRRIGATION DIST: MODESTO	X	STAN CO PUBLIC WORKS
X	MUNICIPAL ADVISORY COUNCIL: SALIDA	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	PACIFIC GAS & ELECTRIC	X	STAN COUNTY COUNSEL
X	SAN JOAQUIN VALLEY APCD	X	STANISLAUS FIRE PREVENTION BUREAU
X	STAN CO BUILDING PERMITS DIVISION	X	SURROUNDING LAND OWNERS
X	STAN CO DER	X	SALIDA SANITARY



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

**SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2021-0081 – BOOMERS
MODESTO**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
------	-------	------

BOOMERS

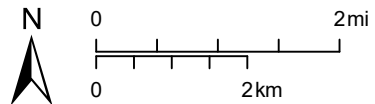
MODESTO

SAA
PLN2021-0081

AREA MAP

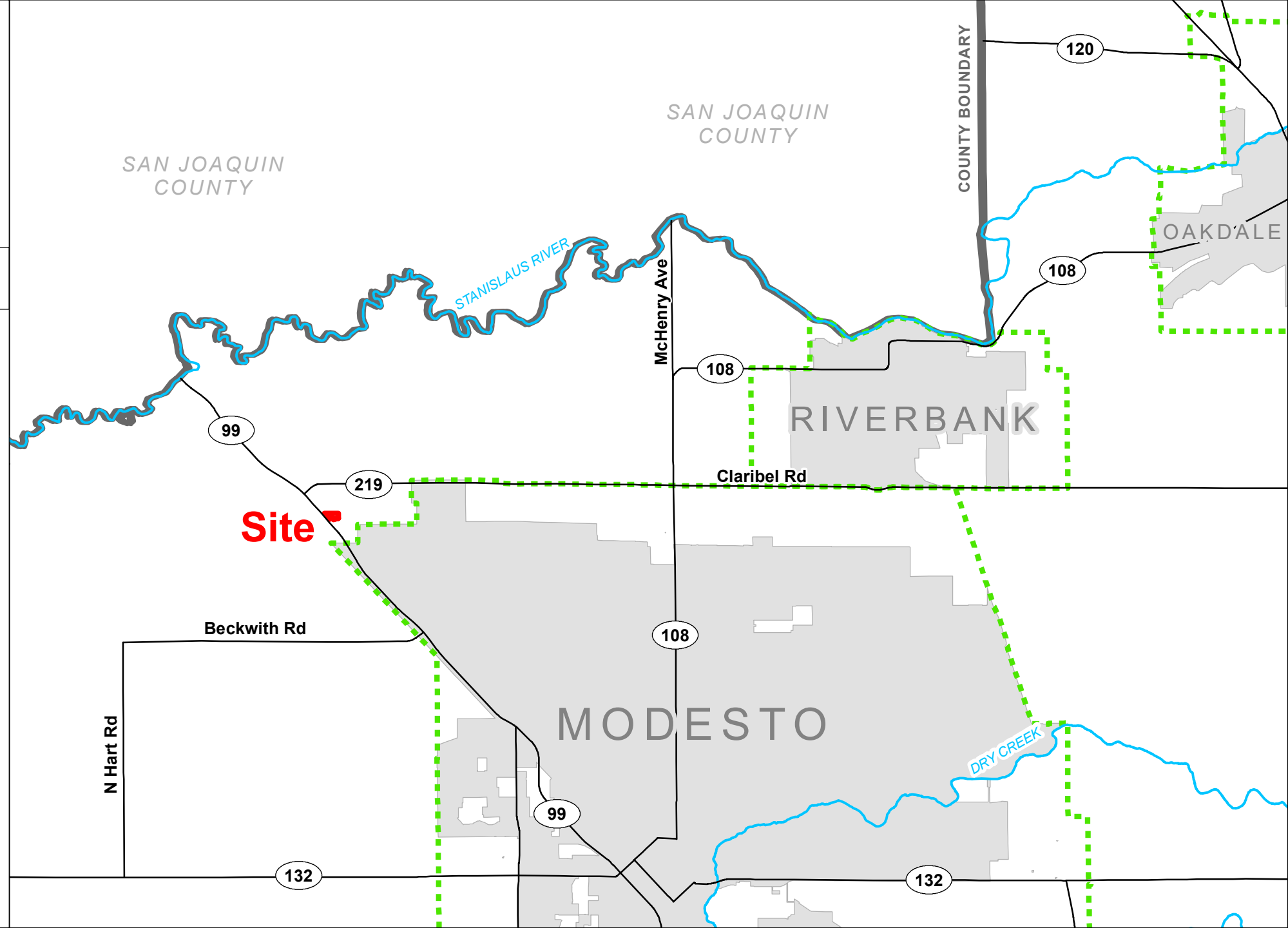
LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



Source: Planning Department GIS

Date: 8/25/2021



**BOOMERS
MODESTO
SAA
PLN2021-0081**

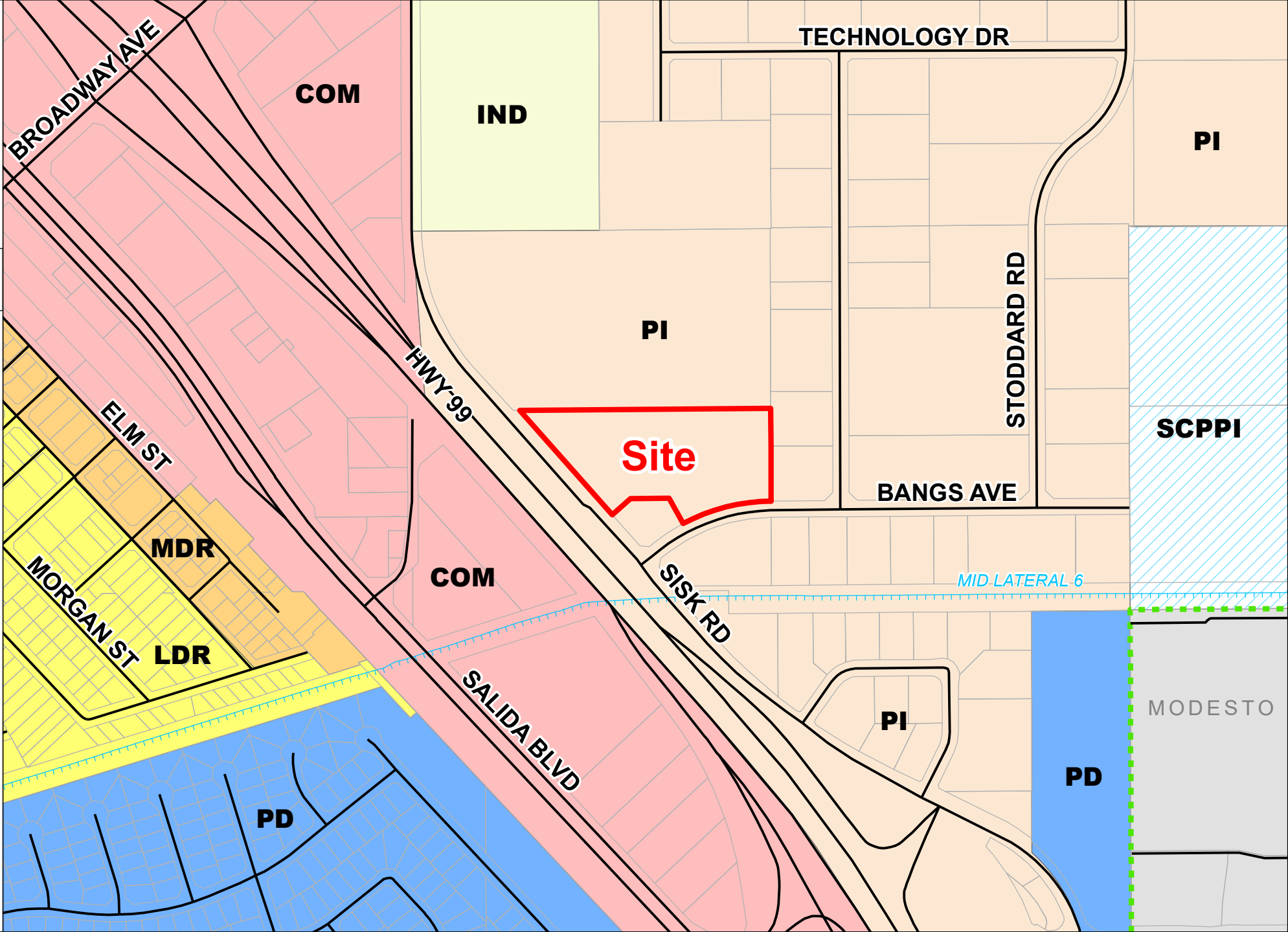
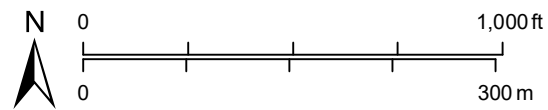
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal

General Plan

-  Planned Development
-  Commercial
-  Low Density Residential
-  Medium Density Residential
-  Planned Industrial
-  SCPPI



BOOMERS

MODESTO

SAA

PLN2021-0081

COMMUNITY PLAN MAP

LEGEND

 Project Site

 Parcel

 Sphere of Influence

 Road

Community Plan

 Industrial

 Commercial

 Commercial - Highway

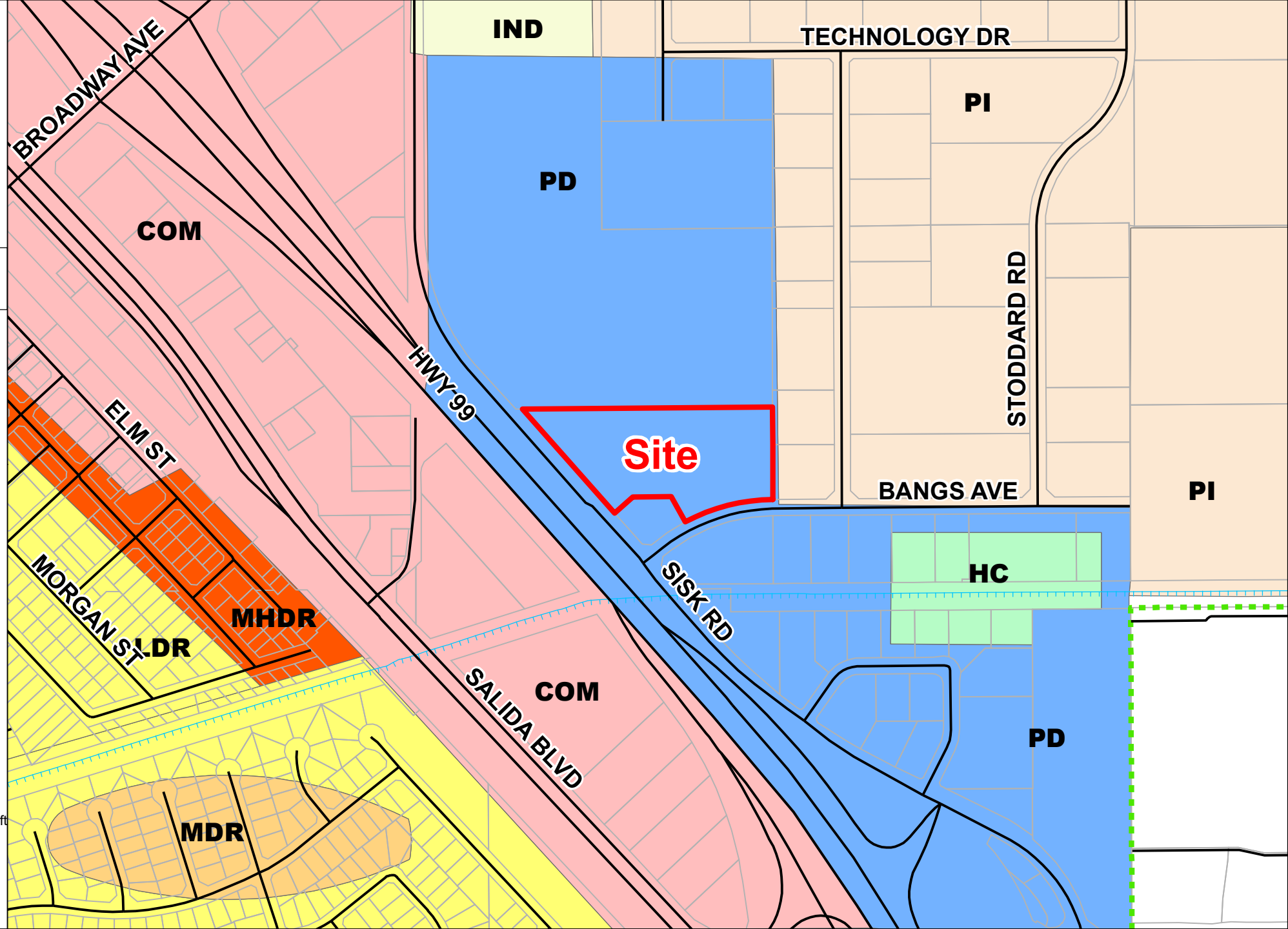
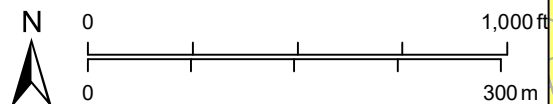
 Residential - Medium-High

 Residential - Low

 Residential Medium

 Planned Development

 Planned Industrial



BOOMERS MODESTO SAA PLN2021-0081

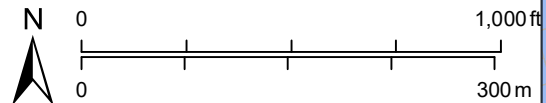
ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal

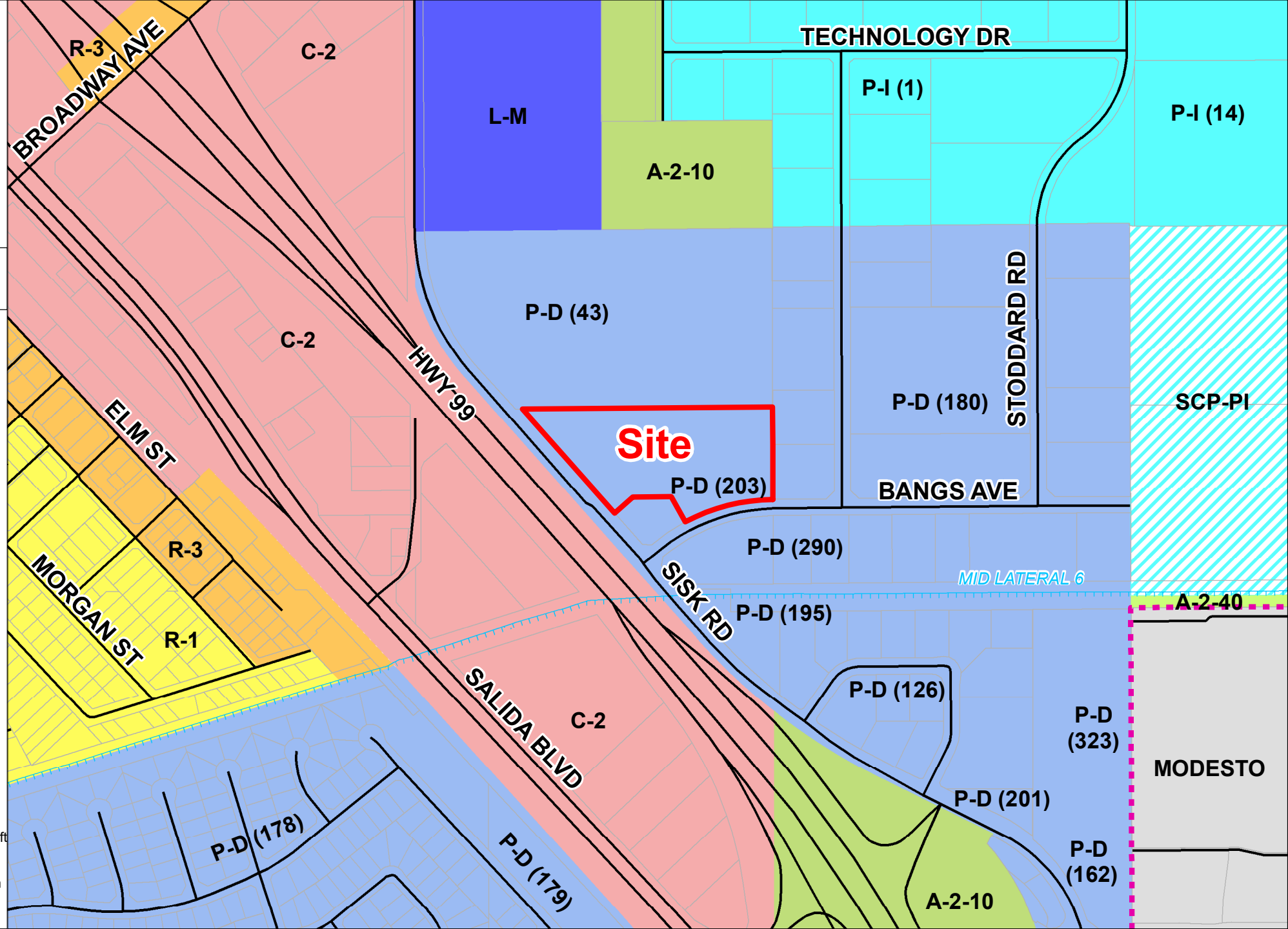
Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Low Density Residential
-  Medium Density Residential
-  Commercial
-  Planned Industrial
-  Planned Development
-  Limited Industrial
-  Salida Community Plan PI



Source: Planning Department GIS

Date: 8/25/2021



BOOMERS

MODESTO

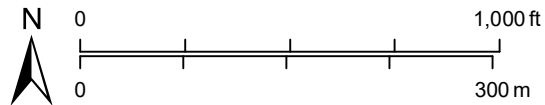
SAA

PLN2021-0081

2017 AERIAL AREA MAP

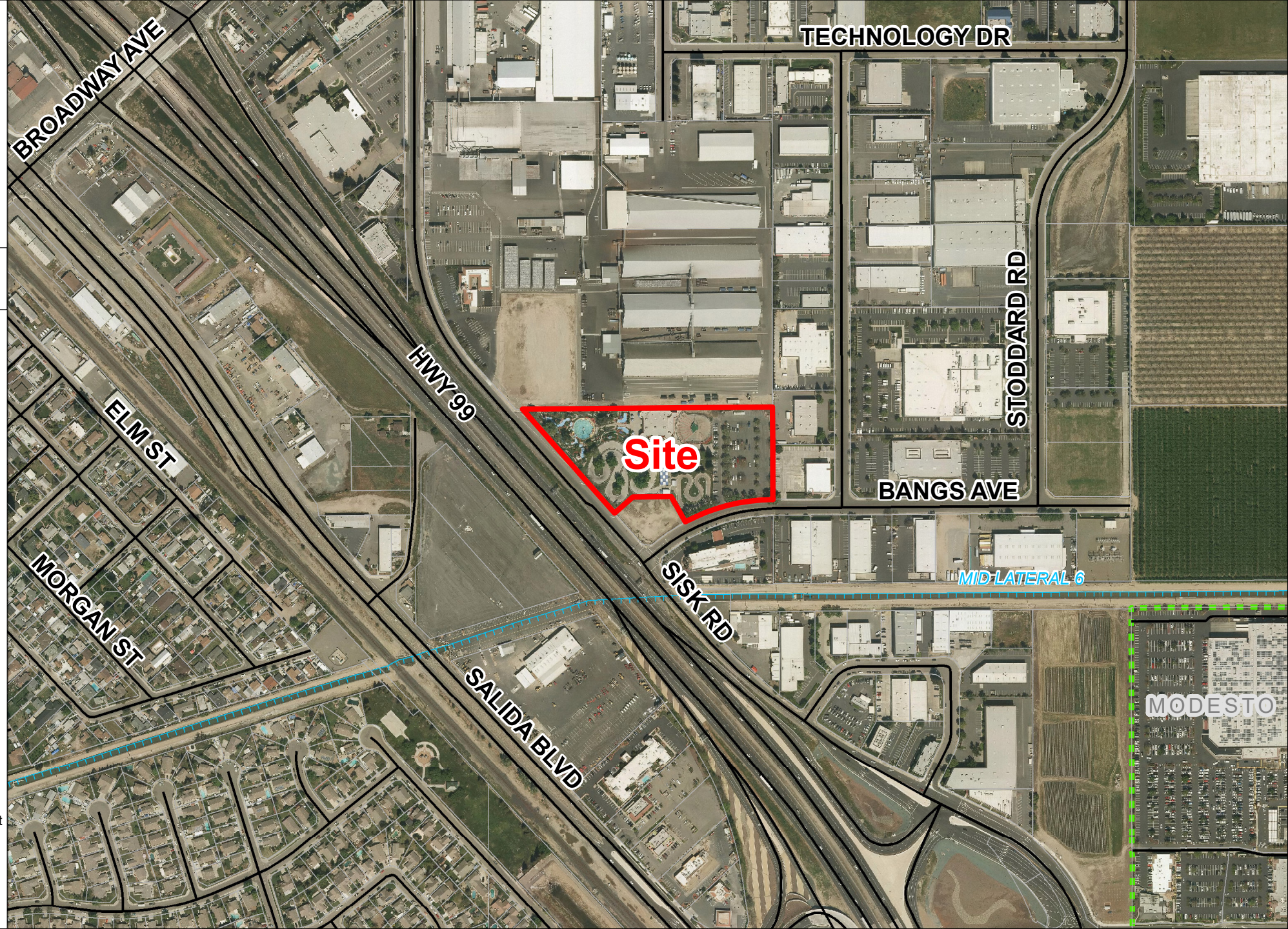
LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



Source: Planning Department GIS

Date: 8/25/2021



BOOMERS

MODESTO

SAA

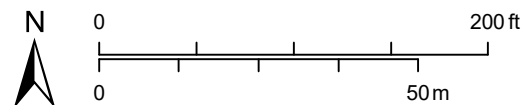
PLN2021-0081

2017 AERIAL SITE MAP

LEGEND

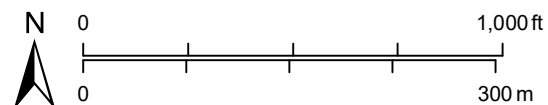
 Project Site

 Road



ACREAGE MAP

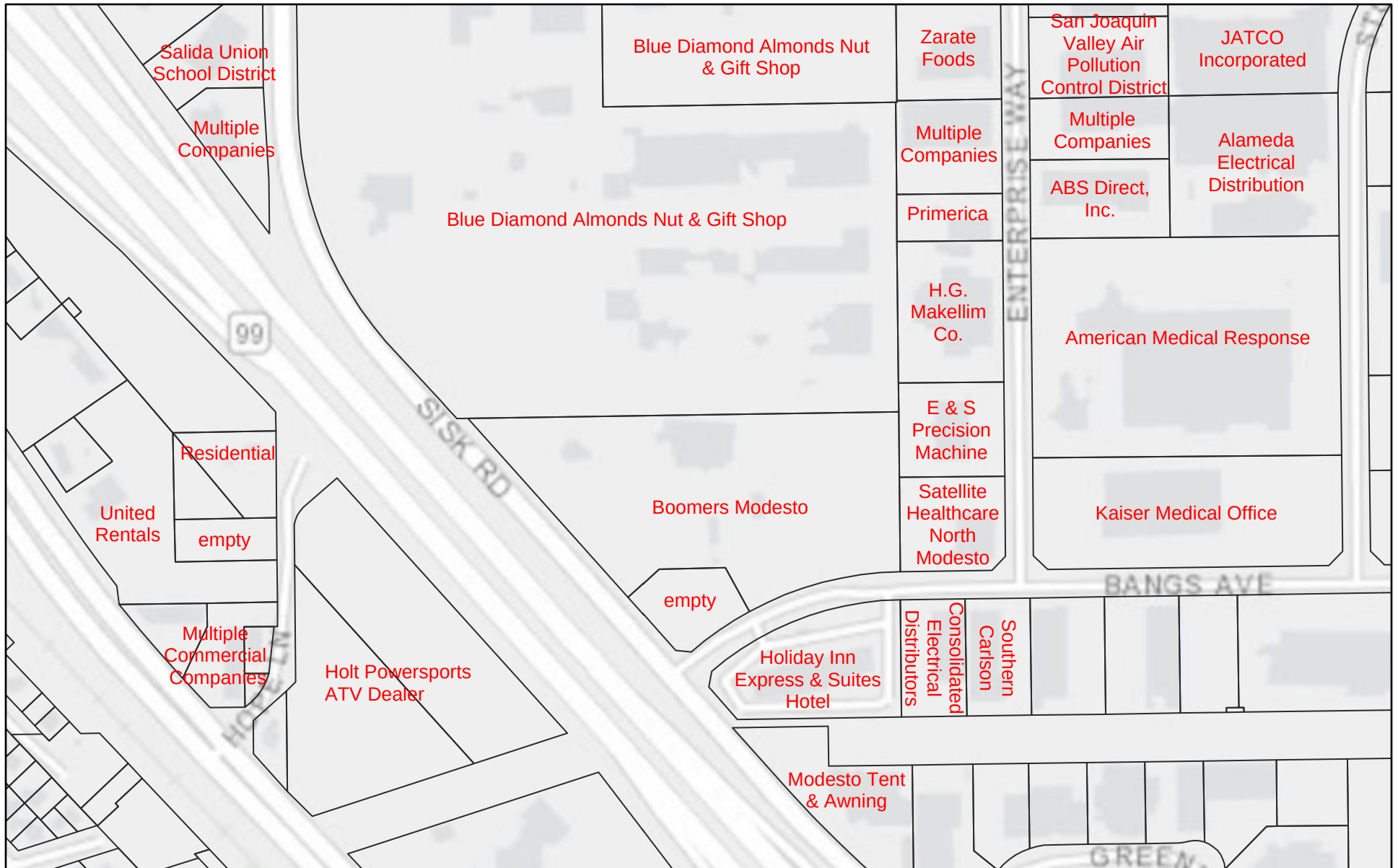
- Project Site
- Sphere of Influence
- City of
- Parcel/Acres
- Road
- Canal



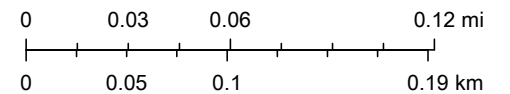
Date: 8/25/2021



Surrounding Area Uses



1:4,514



BOOMERS MODESTO
Write a description for your map.

Legend
21-2844 Booms

30 15 0 30
1" = 30'



REVISIONS		DATE	APPROVED
NO.	DESCRIPTIONS		

SITE PLAN
PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
BOOMERS MODESTO MODIFICATIONS
MODесто CALIFORNIA

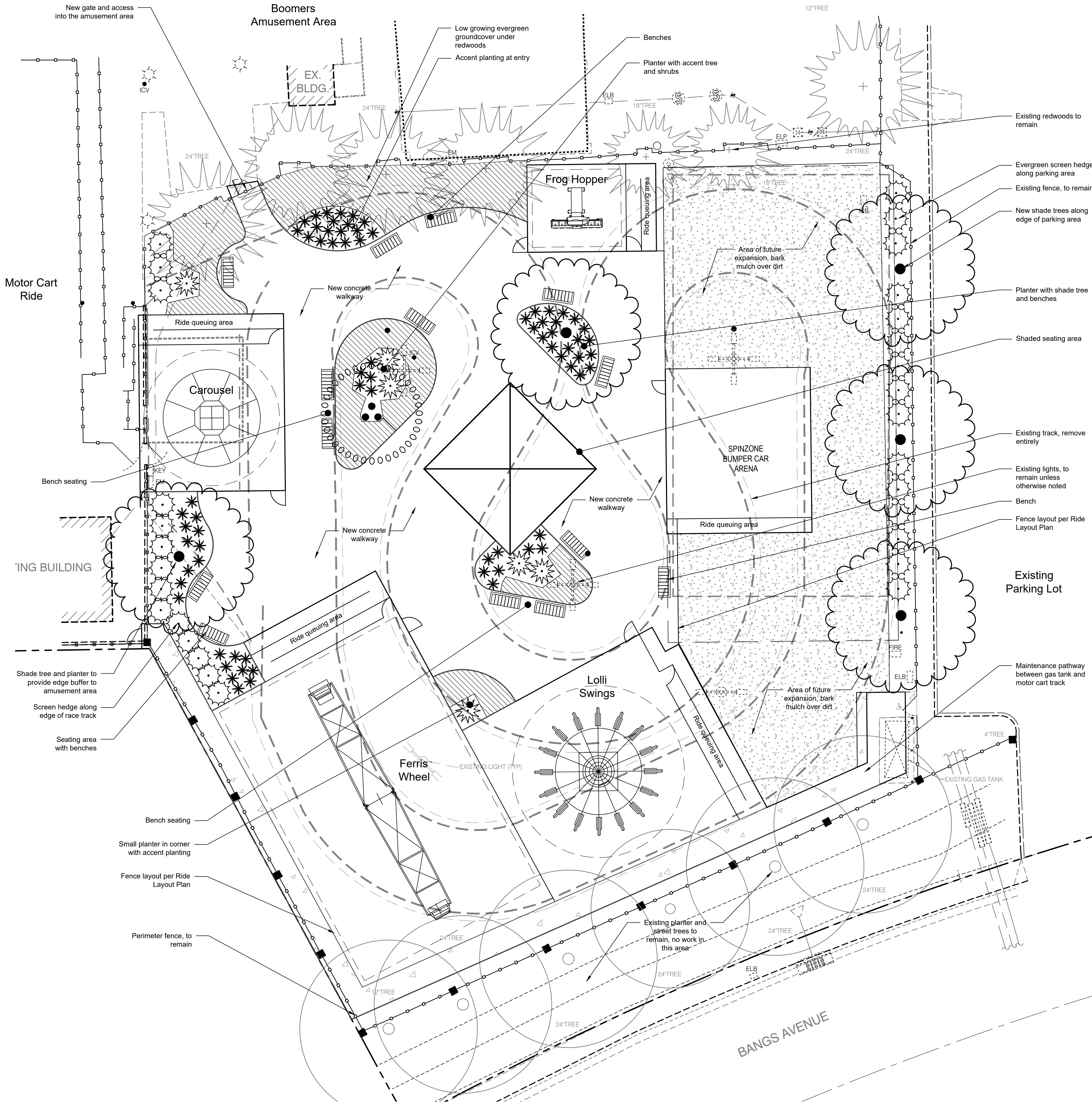
Northstar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 324-3225 Phone (209) 324-3226 Fax

JOB #: 21-2844
DATE: 08/24/2021
SCALE: AS SHOWN
DRAWN: FSE
DESIGN: CRW
CHKD: CRW

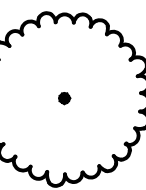
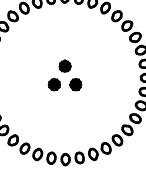
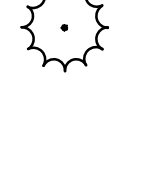
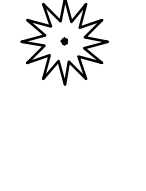
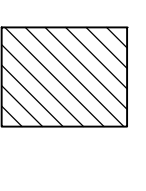
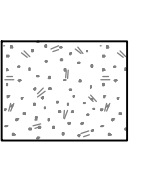
SHEET
NUMBER

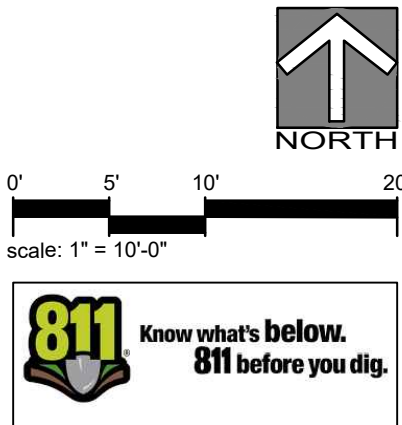
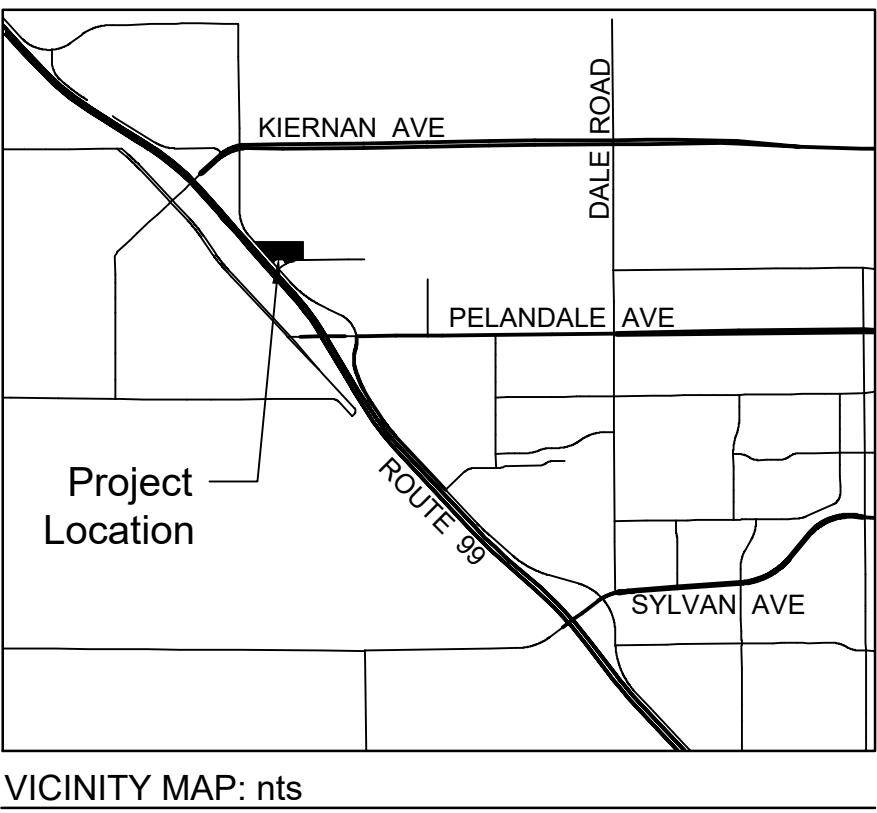
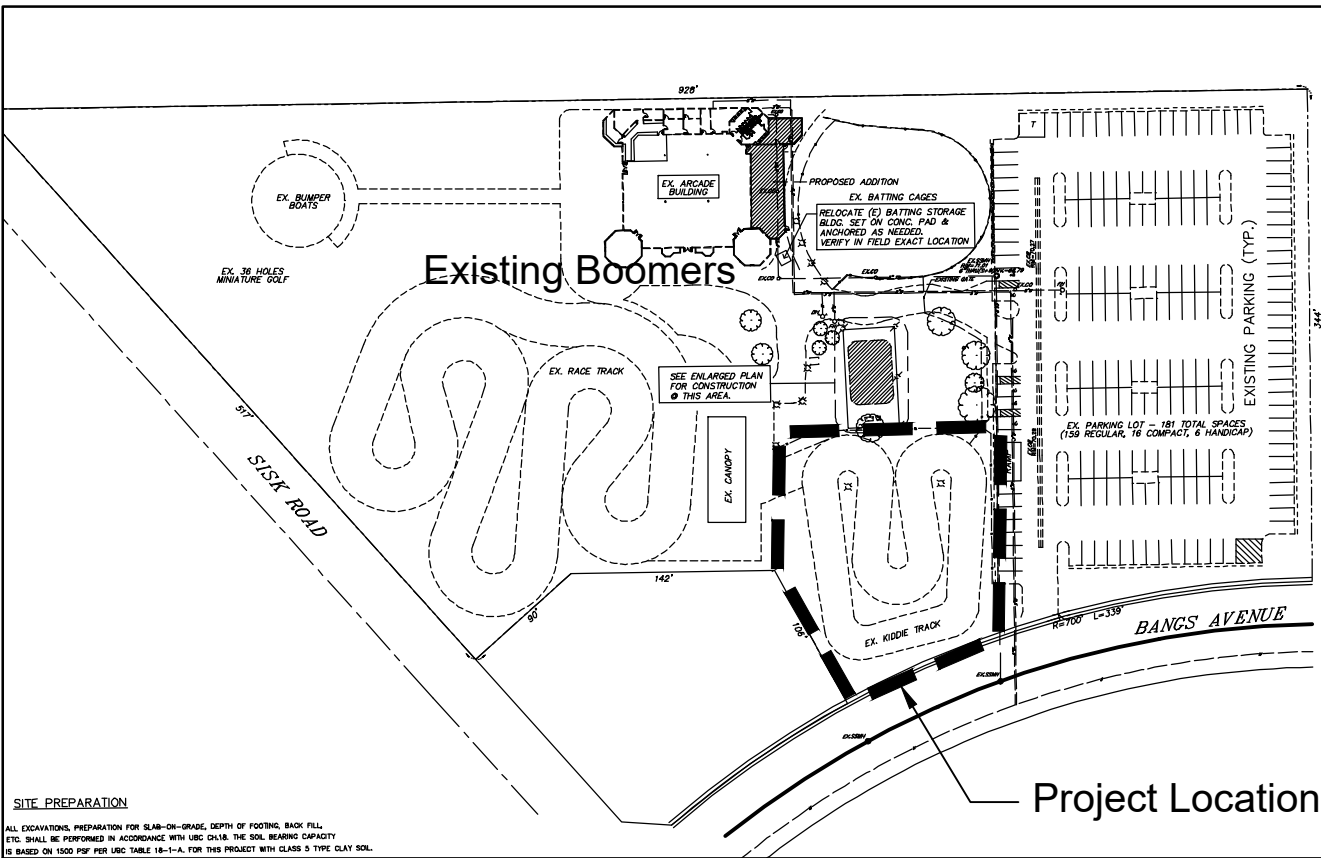
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CONCEPT PLANT SCHEDULE

	SHADE TREE Deciduous shade tree Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	5	24" box 24" box
	ACCENT TREE Small to medium tree with flowers or intersting form. Acer palmatum / Japanese Maple Lagerstroemia indica / Crape Myrtle	1	24" box 24" box
	EVERGREEN HEDGE Screen hedge, 30"-60" high, to screen cars and headlights Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo Olea europaea 'Little Ollie' TM / Little Ollie Olive Rhapiolepis umbellata 'Minor' / Yedda Hawthorn	29	5 gal. 5 gal. 5 gal.
	MEDIUM ACCENT SHRUB Shrub with interesting texture, color or flowers, 36"-60" height Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass Perovskia atriplicifolia / Russian Sage Phormium x 'Duet' / New Zealand Flax Phormium x 'Platt's Black' / Platt's Black New Zealand Flax	6	5 gal. 5 gal. 5 gal. 5 gal.
	SMALL ACCENT SHRUB Shrub with interesting form or texture, 24"-36" height. Hemerocallis x / Hybrid Daylily Phormium tenax 'Jack Spratt' / New Zealand Flax	73	1 gal. 1 gal.
	SPREADING GROUNDCOVER Evergreen ground cover, 12"-24" tall, spreading for low mass effect Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster Juniperus horizontalis / Creeping Juniper Myoporum parvifolium / Trailing Myoporum	1,208 sf	79 1 gal. 48" oc 79 1 gal. 48" oc 51 1 gal. 60" oc
	FUTURE IMPROVEMENTS Area for future expansion, no permanent work in this area. Grade to match adjacent grades and place 2" bark mulch over entire area. Mulch / Chipped bark mulch, 2"	3,933 sf	2" min. depth





Sam Harned
Landscape
Architecture
P.O. Box 2275
Oakdale, CA 95361
209-380-7376
www.harnedia.com



Seal:
Landscape Architect
No. 123122
State of California

Prepared for:

APX / Boomers Park
3405 Michelson Drive
Irvine, CA 92612
(949) 559-8341
contact: Navid Tayebi

Project:

BOOMER'S AMUSEMENT PARK
4215 BANGS AVENUE, MODESTO, CA

Revision:

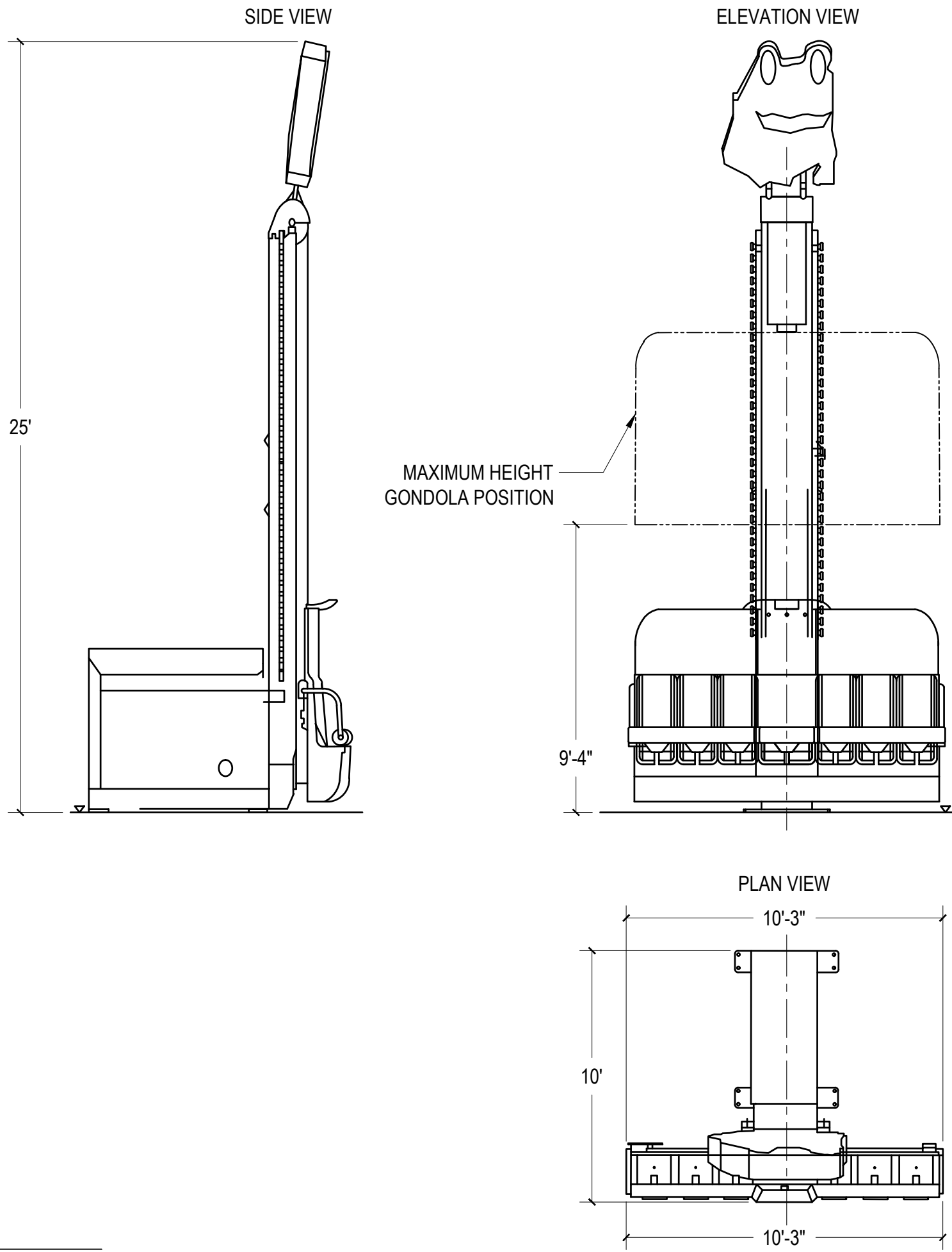
No.	Desc.	Date
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Date: 24 June 2021
Drawn: RSH
Checked: RSH
Project No.: 21-025
Scale: 1" = 10'-0"

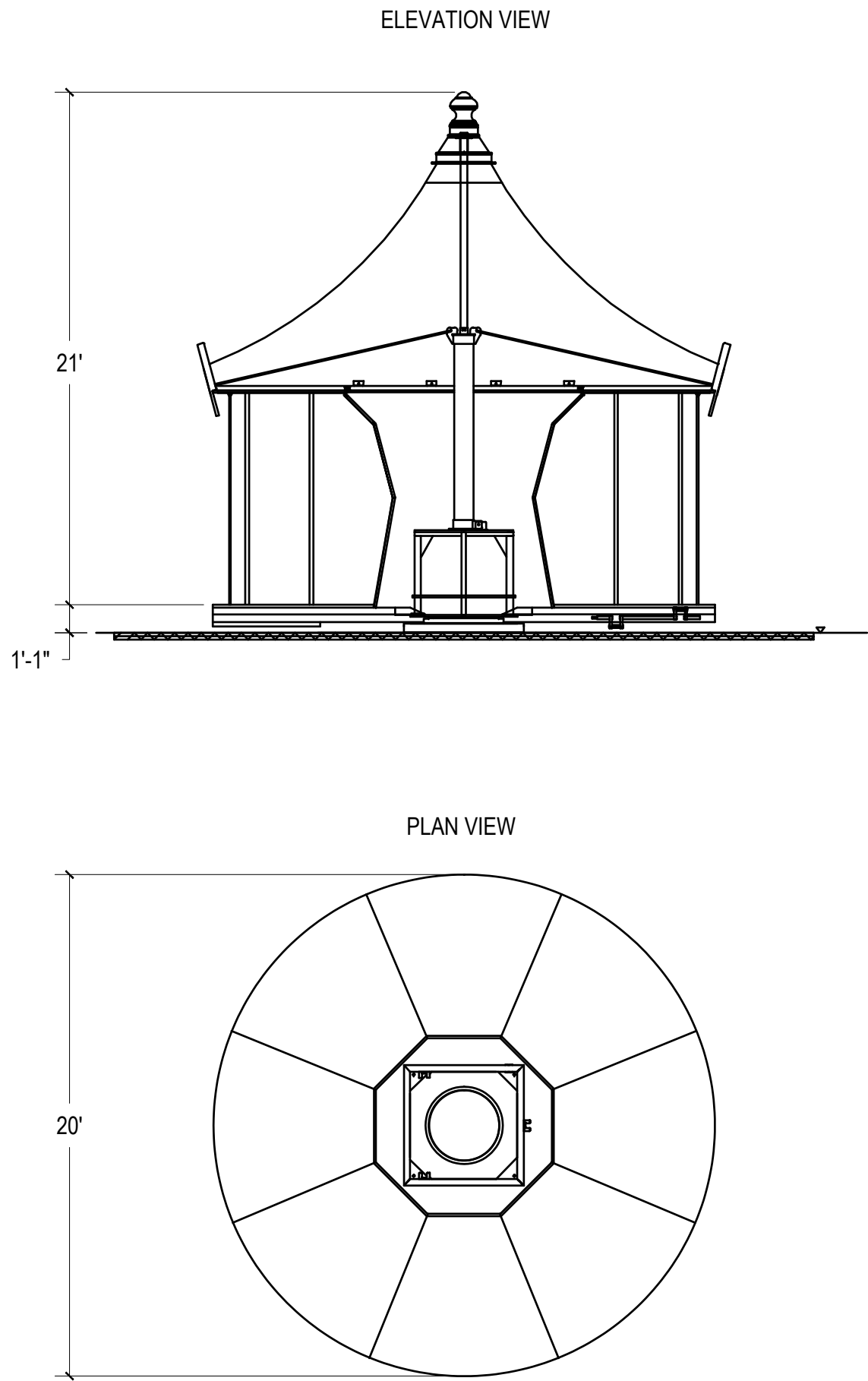
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**Conceptual
Site Plan**

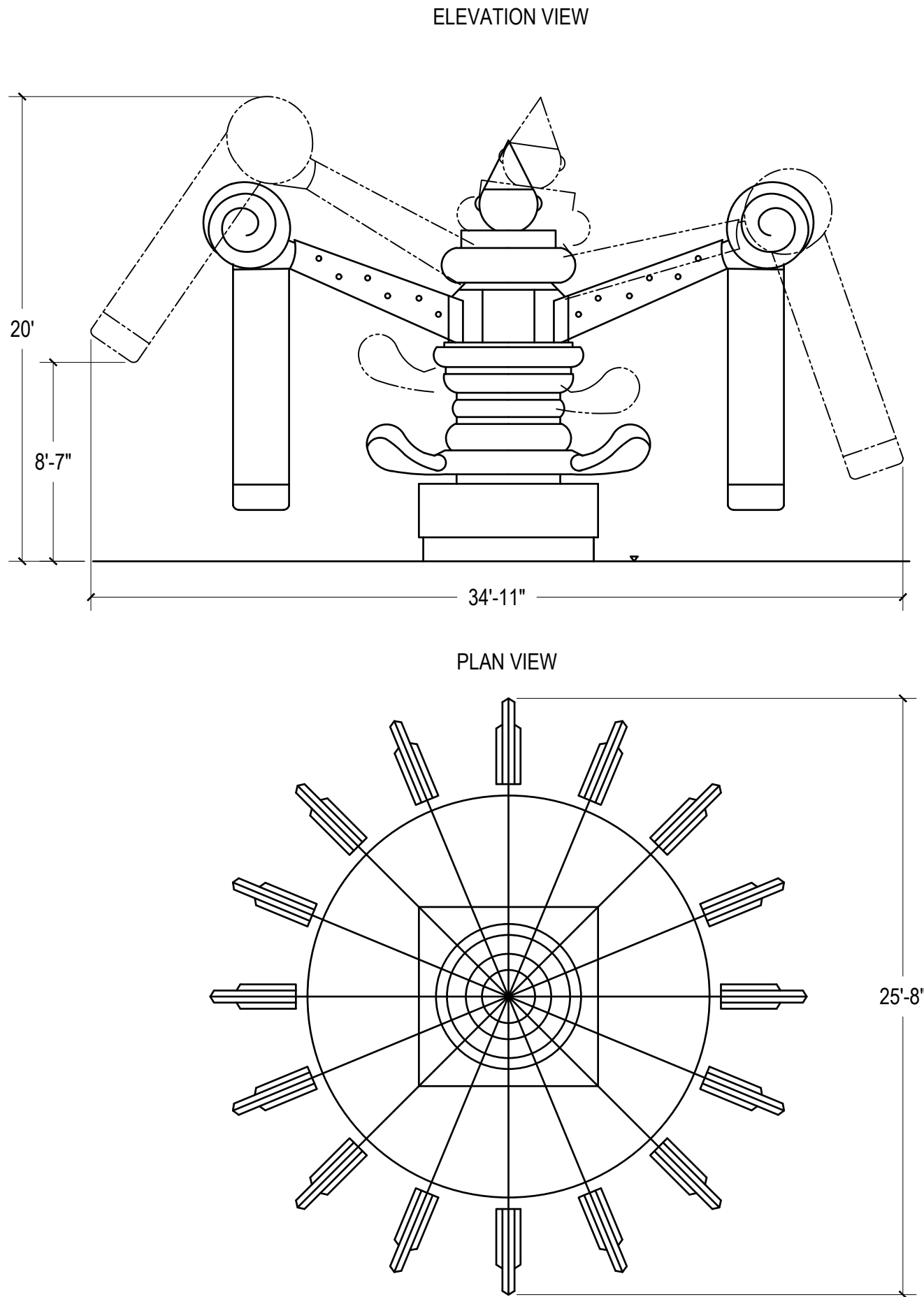
L1



③ JUMPING JESTER
SCALE: NTS



① KING'S CAROUSEL
SCALE: NTS



② LOLLI SWINGS
SCALE: NTS

1	7/15/2021	INITIAL RELEASE
LTR	DATE	DESCRIPTION
REVISIONS		

JAI JAKES ASSOCIATES, INC.
Alameda Park Center
2021 The Alameda, Suite 230
San Jose, CA 95126-1145
Tel: (408) 249-7200 Fax: (408) 249-7296
E-mail: jakes@jakesassociates.com
Website: www.jakesassociates.com

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OF JAKES ASSOCIATES, INC.

Drafter: SMC
Checked & Approved: JDM
Scale: NTS
Drawing Number: G-02

BOOMERS MODESTO
NEW AMUSEMENTS
Description: DETAILS & ELEVATIONS
Sheet: 1 OF 1
Drawing Size: "D-Size"
Revision: 1