



## Referral Early Consultation

**Date:** March 27, 2025

**To:** Distribution List (See Attachment A)

**From:** Teresa McDonald, Associate Planner  
Planning and Community Development

**Subject:** REZONE AND PARCEL MAP APPLICATION NO. PLN2023-0099 – POWER PLAY

**Respond By:** April 16, 2025

**\*\*\*\*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 a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission 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:** Barrett Lipomi, RED INC Architects

**Project Location:** 4555 North Star Way, between Galaxy Way and Bangs Avenue, in the Modesto area.

**APN:** 046-011-002

**Williamson Act Contract:** N/A

**General Plan:** Planned Development

**Current Zoning:** Planned Development (P-D) (25)

**Project Description:** 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 rink facility (with two separate rinks), and light industrial uses consistent with Light Industrial (LI) zoning district. A subdivision map is included in the request to divide the project site into eight parcels. Proposed Parcels 1 through 7 will range in size between 0.46 and 1.12 acres and will be improved a total of 81,775 square feet of commercial building space. The uses on Proposed Parcels 1 through 7 will consist of offices and the permitted uses in the Light Industrial (LI) zoning district. Proposed Parcel 8 (4.30 acres) will be improved with a 60,334 square-foot roller hockey facility. 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 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 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 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 a maximum shift, one shift per-day. Up to 300 daily employees and customers are expected for the remainder of the site, with up to 200 expected on-site at one time. The project will generate an estimated 1,030 daily vehicle trips at full build out. Construction on the rink is anticipated to begin September of 2025 with the remainder of the project site expected to develop starting in 2028. All eight parcels will receive water services from the City of Modesto and will be served by eight individual septic systems for sewer services. Stormwater will be handled via a horizontal drainage system and access will be provided via North Star Way, a County-maintained road.

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



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

Attachment A

Distribution List

|   |  |   |  |
|---|--|---|--|
|   | CA DEPT OF CONSERVATION<br>Land Resources / Mine Reclamation |   | STAN CO ALUC   |
| X | CA DEPT OF FISH & WILDLIFE                                   |   | STAN CO ANIMAL SERVICES                                  |
|   | CA DEPT OF FORESTRY (CAL FIRE)                               | X | STAN CO BUILDING PERMITS DIVISION                        |
| X | CA DEPT OF TRANSPORTATION DIST 10                            | X | STAN CO CEO  |
| X | CA OPR STATE CLEARINGHOUSE                                   |   | STAN CO CSA  |
| X | CA RWQCB CENTRAL VALLEY REGION                               | X | STAN CO DER  |
|   | CA STATE LANDS COMMISSION                                    |   | STAN CO ERC  |
|   | CEMETERY DISTRICT  |   | STAN CO FARM BUREAU                                      |
|   | CENTRAL VALLEY FLOOD PROTECTION                              | X | STAN CO HAZARDOUS MATERIALS                              |
| X | CITY OF: MODESTO   |   | STAN CO PARKS & RECREATION                               |
|   | COMMUNITY SERVICES DIST:                                     | X | STAN CO PUBLIC WORKS                                     |
| X | COOPERATIVE EXTENSION  | X | STAN CO PUBLIC WORKS - SURVEY                            |
|   | COUNTY OF:   |   | STAN CO RISK MANAGEMENT                                  |
| X | DER GROUNDWATER RESOURCES<br>DIVISION                        | X | STAN CO SHERIFF  |
| X | DISPOSAL DIST:BERTOLOTTI 1                                   | X | STAN CO SUPERVISOR DIST 4: GREWAL                        |
| X | FIRE PROTECTION DIST: SALIDA                                 | X | STAN COUNTY COUNSEL                                      |
| X | GSA: STRGBA  |   | StanCOG  |
|   | HOSPITAL DIST:   | X | STANISLAUS FIRE PREVENTION BUREAU                        |
| X | IRRIGATION DIST: MODESTO                                     | X | STANISLAUS LAFCO   |
| X | MOSQUITO DIST: EASTSIDE                                      | X | STATE OF CA SWRCB DIVISION OF<br>DRINKING WATER DIST. 10 |
| X | STANISLAUS COUNTY EMERGENCY<br>MEDICAL SERVICES              |   | SURROUNDING LAND OWNERS                                  |
|   | MUNICIPAL ADVISORY COUNCIL:                                  |   | INTERESTED PARTIES                                       |
| X | PACIFIC GAS & ELECTRIC                                       | X | TELEPHONE COMPANY: AT&T                                  |
|   | POSTMASTER:  |   | TRIBAL CONTACTS<br>(CA Government Code §65352.3)         |
| X | RAILROAD: UNION PACIFIC                                      |   | US ARMY CORPS OF ENGINEERS                               |
| X | SAN JOAQUIN VALLEY APCD                                      |   | US FISH & WILDLIFE                                       |
| X | SCHOOL DIST 1: SYLVAN UNION                                  |   | US MILITARY (SB 1462) (7 agencies)                       |
| X | SCHOOL DIST 2: MODESTO CITY                                  |   | USDA NRCS  |
|   | WORKFORCE DEVELOPMENT  |   |  |
| X | STAN CO AG COMMISSIONER                                      |   |  |
|   | TUOLUMNE RIVER TRUST   |   |  |

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: REZONE AND PARCEL MAP APPLICATION NO. PLN2023-0099 – POWER PLAY**

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

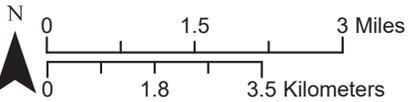
# POWER PLAY

## REZ & PM PLN2023-0099

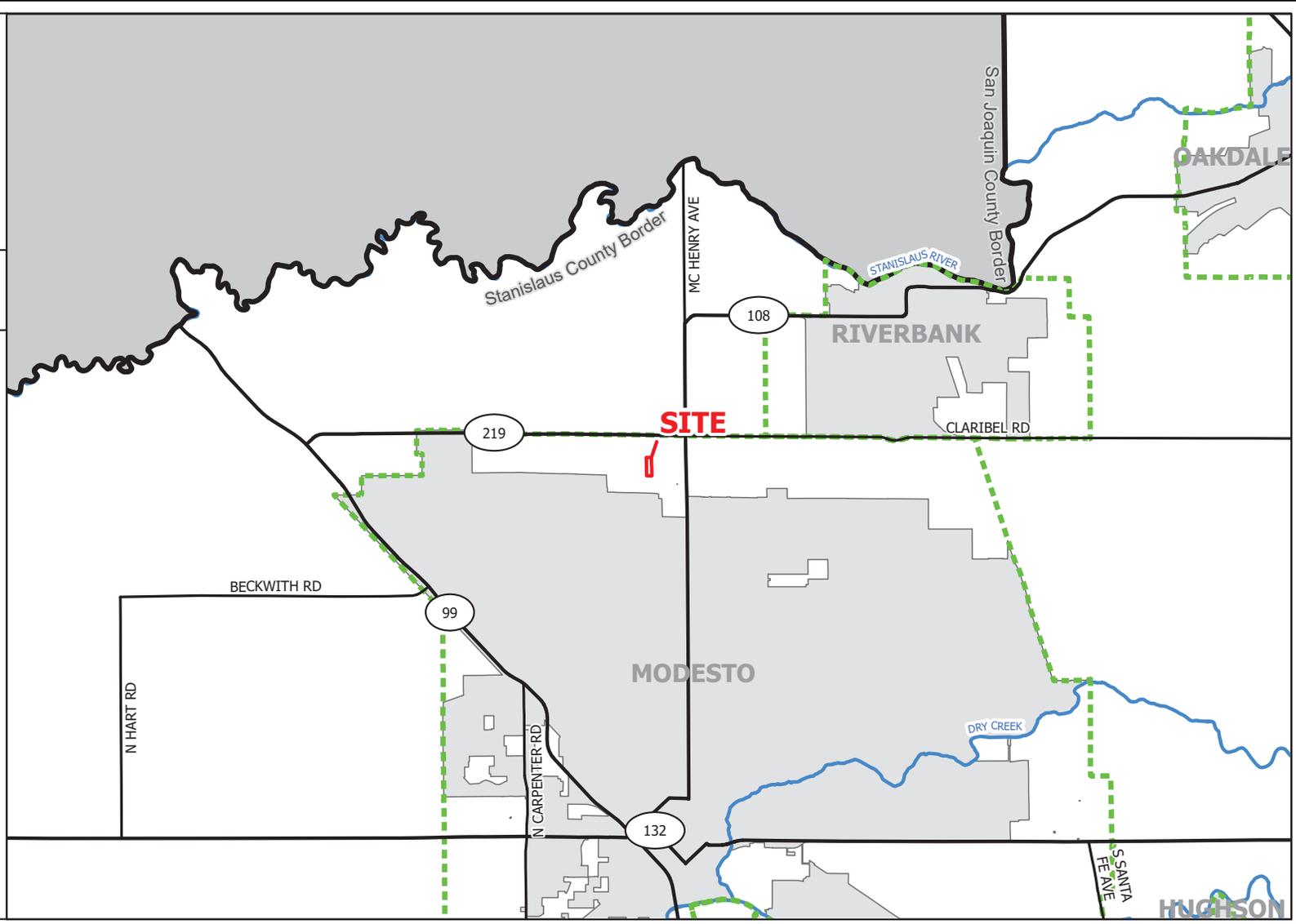
### AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River



Source: Planning Department GIS Date Exported: 3/5/2025



# POWER PLAY

## REZ & PM PLN2023-0099

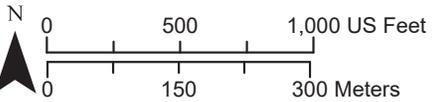
### GENERAL PLAN MAP

#### LEGEND

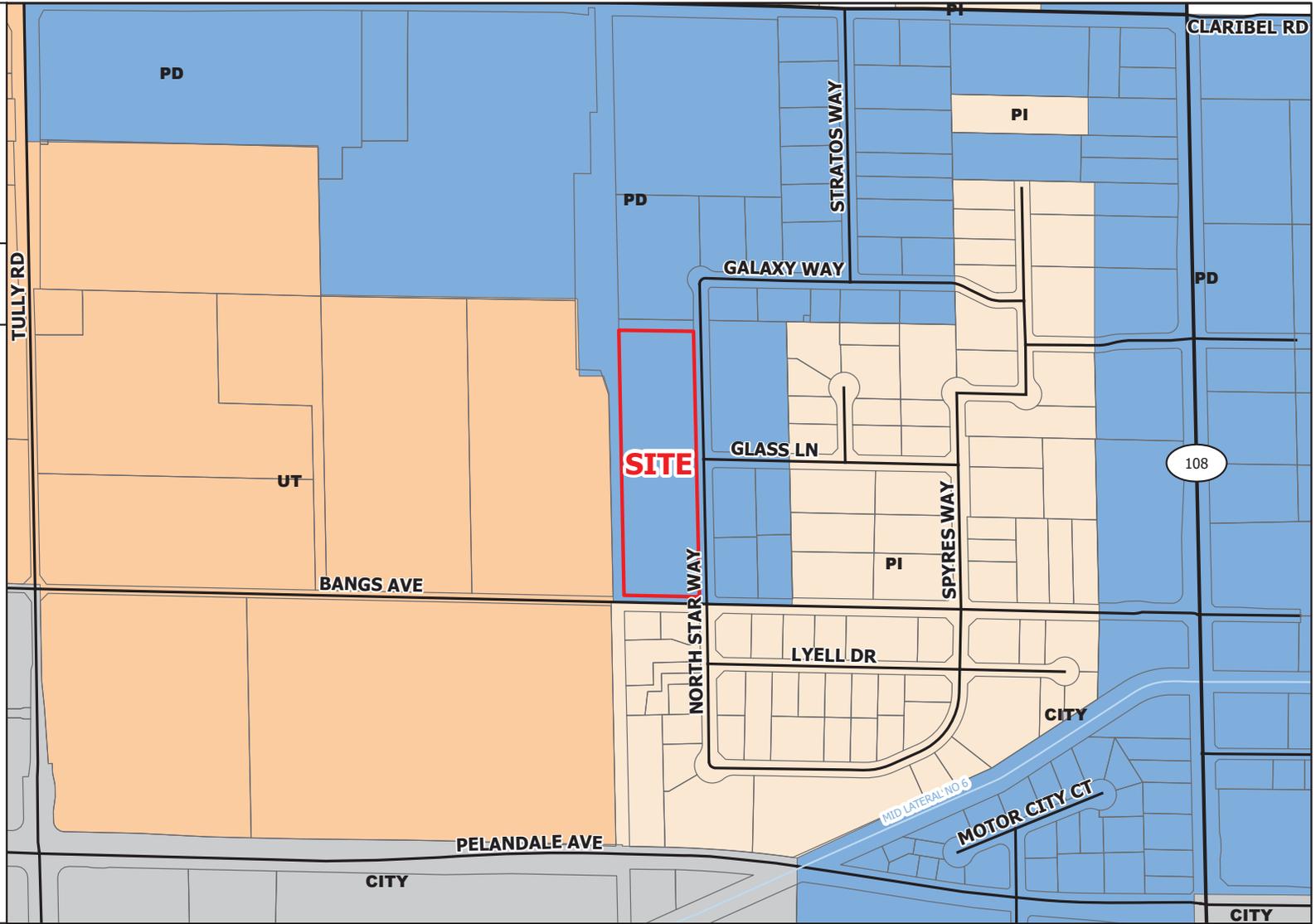
-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

#### General Plan

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



Source: Planning Department GIS Date Exported: 3/5/2025



# POWER PLAY

## REZ & PM PLN2023-0099

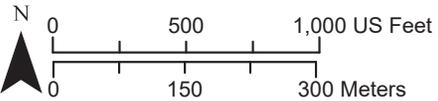
### ZONING MAP

#### LEGEND

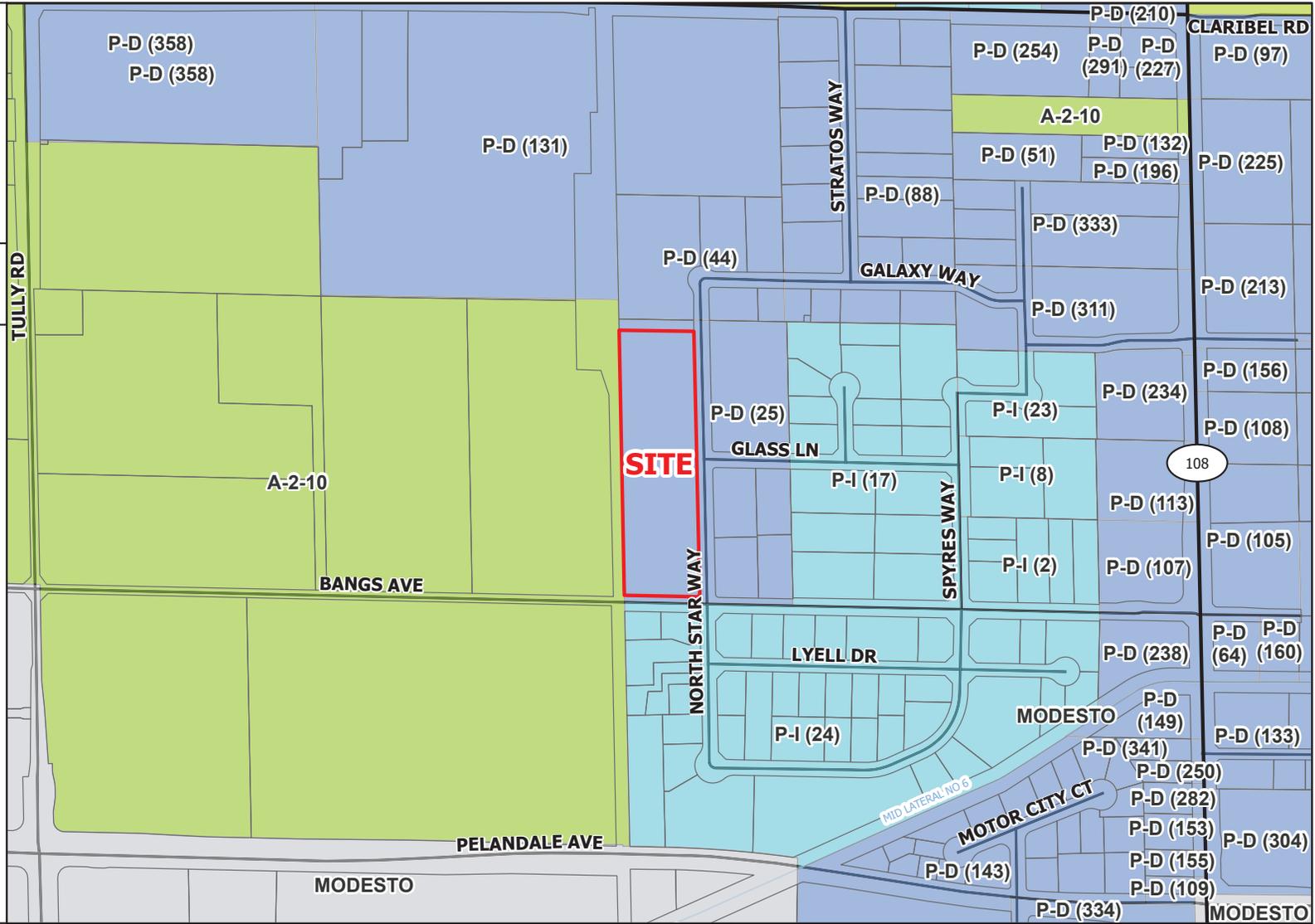
-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

#### 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



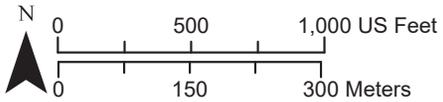
# POWER PLAY

## REZ & PM PLN2023-0099

2023 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 3/5/2025



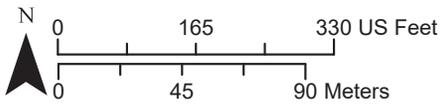
# POWER PLAY

## REZ & PM PLN2023-0099

### 2023 AERIAL SITE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS      Date Exported: 3/5/2025



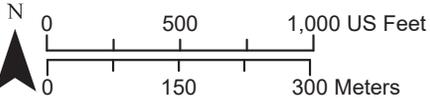
# POWER PLAY

## REZ & PM PLN2023-0099

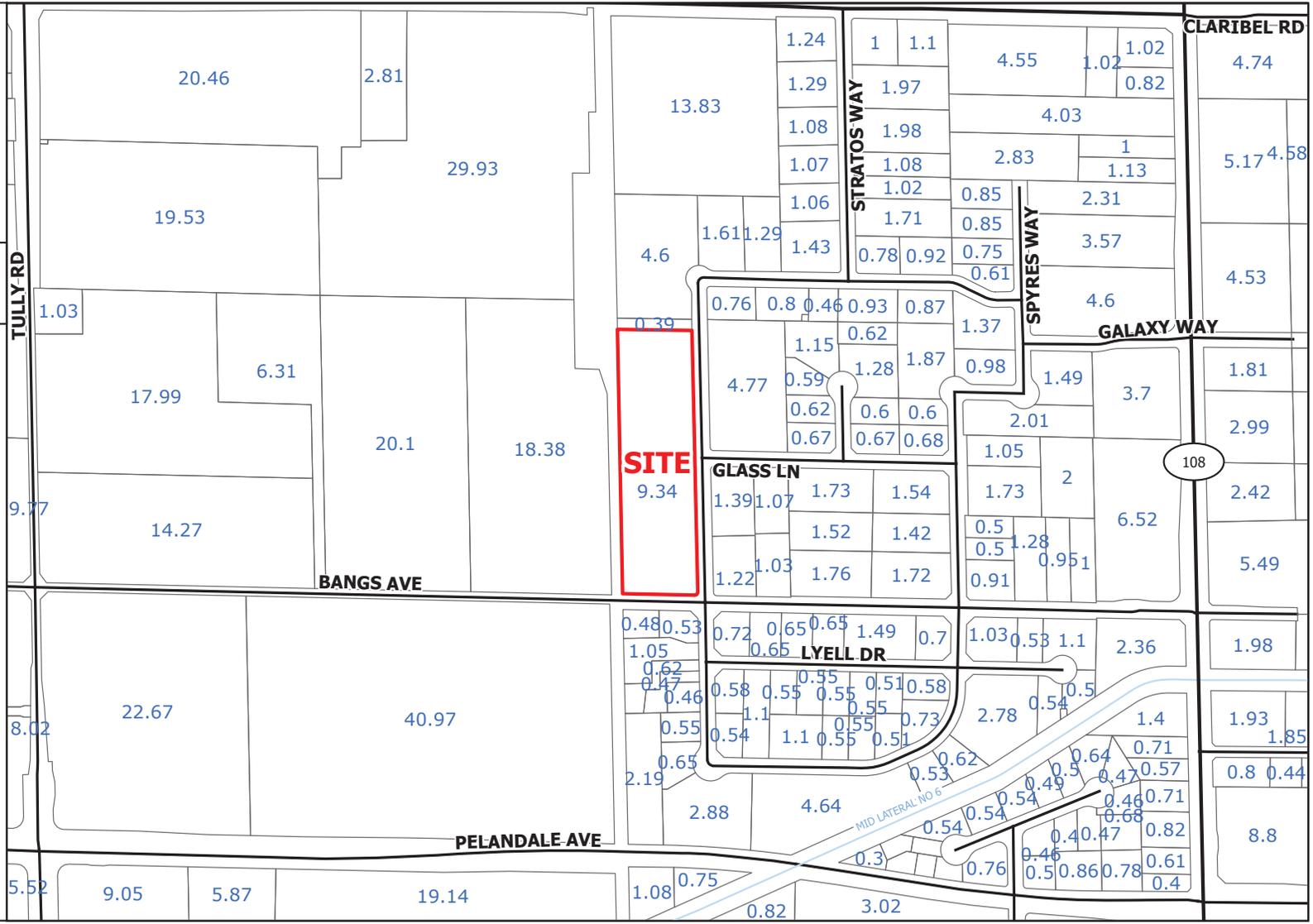
### ACREAGE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Street
-  Canal



Source: Planning Department GIS Date Exported: 3/5/2025



**LEGEND**

- == EX. CURB AND GUTTER
- P- EX. EDGE OF PAVEMENT
- S- EX. SANITARY SEWER LINE
- HO EX. MANHOLE
- SD- EX. STORM DRAIN LINE
- CB EX. CATCH BASIN
- DI EX. CATCH BASIN DROP INLET
- DN EX. DRYWELL
- W- EX. WATER LINE
- F- EX. FIRE WATER LINE
- FH EX. FIRE HYDRANT
- SV EX. GATE VALVE
- PIV EX. POST INDICATOR VALVE
- PP EX. POWER POLE
- J EX. JOINT POLE
- S EX. SIGN
- G- EX. GAS LINE
- E- EX. ELECTRICAL CONDUIT
- T- EX. TELEPHONE CONDUIT
- EX. TELEPHONE BOX
- EX. ELECTRICAL BOX
- EX. ELECTROLIER
- X EX. FENCE
- EX. AREA OF CONCRETE
- EX. AREA OF ASPHALT PAVEMENT

**GENERAL NOTES**

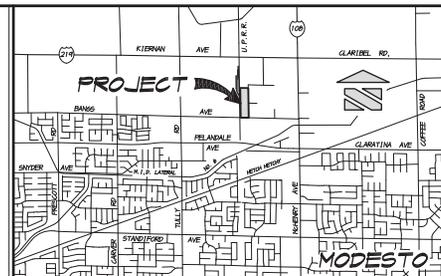
1. ASSESSOR'S PARCEL NUMBER: 046-011-002
2. PRESENT ZONING: PLANNED DEVELOPMENT PD (25)
3. SITE SUMMARY: TOTAL SITE = 9.33 ACRES BEING DIVIDED INTO 8 LOTS.
4. THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.
5. THIS PROJECT SITE IS NOT SUBJECT TO INUNDATION AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP FOR STANISLAUS COUNTY (UNINCORPORATED AREAS, PANEL NUMBER 310 OF 1075, MAP NO. 060903010E, DATED SEPTEMBER 26, 2008.

**STATEMENT OF SUBDIVIDER**

- A. ALL IMPROVEMENTS TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE STANISLAUS COUNTY STANDARDS.
- B. STORM DRAINAGE: OFF-SITE: THE EXISTING STORM DRAINAGE TO THE GALAXY PARK STORM SYSTEM AND DRYWELL AREAS WILL REMAIN UNDISTURBED. ON-SITE: THE PROPOSED SITE DEVELOPMENT WILL CONTAIN AND DISPOSE OF STORM WATERS ON-SITE.
- C. SANITARY SEWER: SEWER WILL BE BY INTERIM PRIVATE SEPTIC SYSTEMS, FUTURE DRY SEWER LINE EXTENDED IN NORTH STAR WAY.
- D. WATER SUPPLY: DOMESTIC WATER WILL CONNECT TO THE CITY OF MOORESTO SYSTEM EXTENDED IN NORTH STAR WAY.
- E. NO PUBLIC AREAS ARE PROPOSED WITH THIS DEVELOPMENT.
- F. STREET LIGHTING: STREET LIGHTING SHALL BE IN ACCORDANCE WITH THE STANISLAUS COUNTY STANDARDS.
- G. RECIPROCAL PARKING, UTILITY AND ACCESS EASEMENT PROPOSED FOR PARCELS 1-8.

**OWNER / SUBDIVIDER**

COSTA LIMITED PARTNERS, L.P.,  
A CALIFORNIA LIMITED PARTNERSHIP  
4500 SWEET'S WAY  
MODESTO, CALIFORNIA 95356



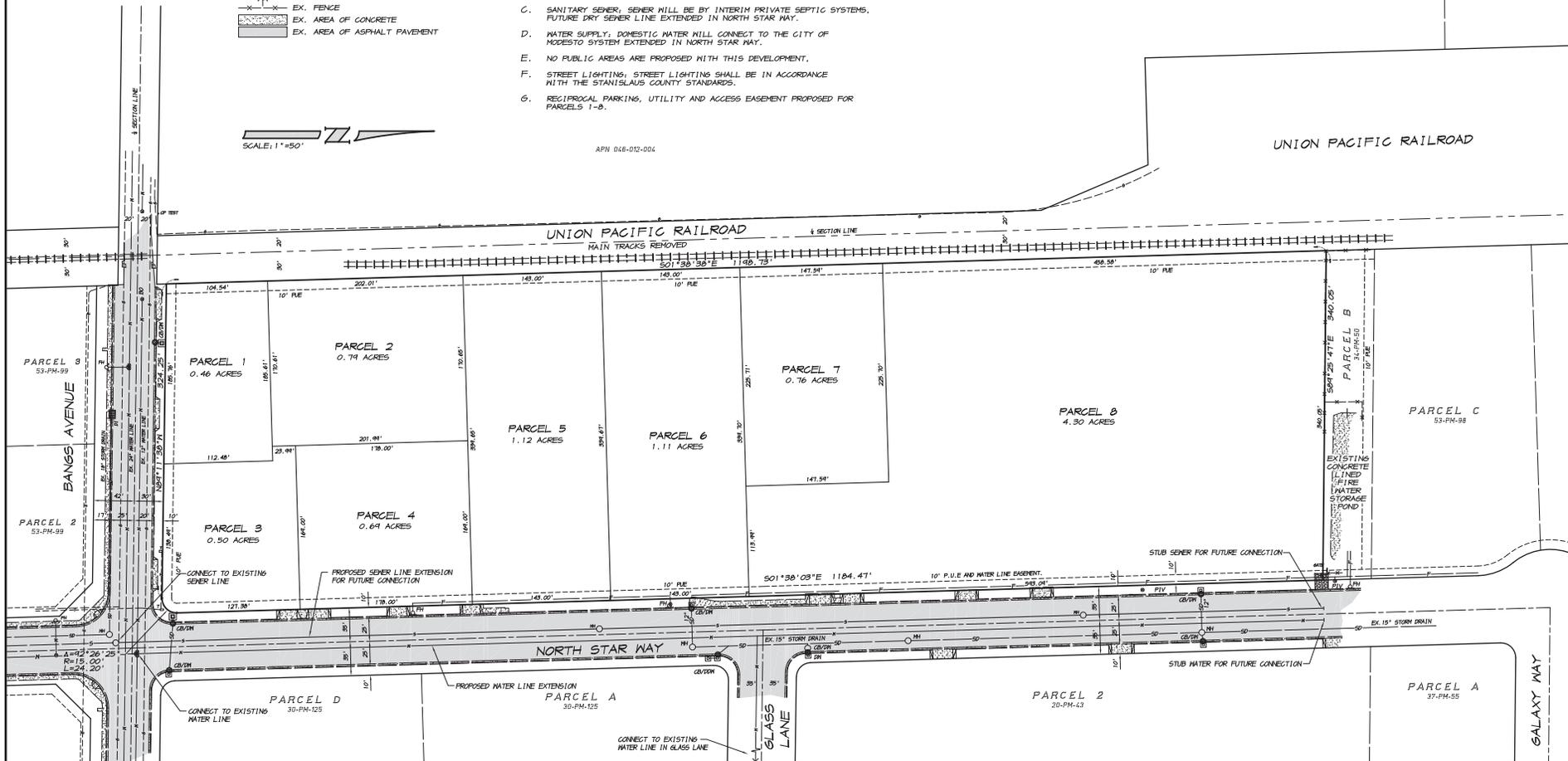
**VICINITY MAP**

NO SCALE



SCALE: 1" = 50'

APH 046-012-004



| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |

**ASSOCIATED ENGINEERING GROUP**  
4206 TECHNOLOGY DRIVE, SUITE 400, MODESTO, CA 95356  
PHONE: (209) 515-5500 FAX: (209) 515-3815

**TENTATIVE PARCEL MAP**  
BEING A PORTION OF PARCEL "A" AS SHOWN ON THE MAP FILLED IN BOOK 15 OF PARCELS MAPS AT PAGE 32, AND PARCEL "A" AS SHOWN ON THE MAP FILLED IN BOOK 15 OF PARCELS MAPS AT PAGE 32, AND PARCELS "B" AND "C" AS SHOWN ON THE MAP FILLED IN BOOK 15 OF PARCELS MAPS AT PAGE 32, Lying in the Northeast Quarter of Section 5, T. 3 S., R. 4 E., N. 4 N.D.M., CALIFORNIA  
4555 NORTH STAR WAY  
STANISLAUS COUNTY

RYN CHEN, R.C.E. 6105  
377 BELDON, R.C.E. 6478

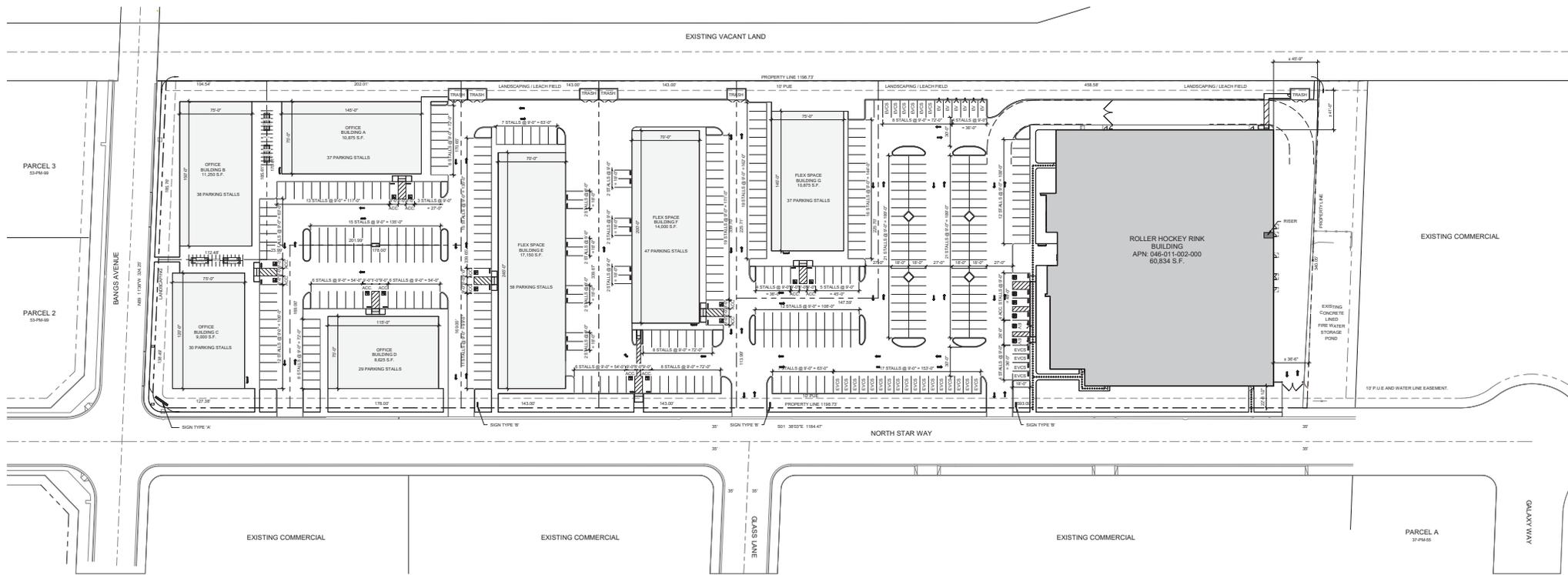
DRAWN BY: [Signature]  
DATE: 12/20/24 4:52  
SCALE: 1" = 40'  
DWG: 1520A-TPM  
CHECKED: [Signature]  
JOB #: 1520A-24  
SHEET 1

**SITE INFO - ROLLER HOCKEY RINK**

|  |  |
|--|--|
| RETAIL/COMMERCIAL:   | 4555 NORTH STAR WAY,<br>MODESTO, CA 95358<br>045-011-002-000 |
| APN:   | 045-011-002-000  |
| BUILDING DATA:   |  |
| ROLLER HOCKEY RINK:  | 60,834 S.F. (GROSS)<br>32,034 S.F. (ADJUSTED)*               |
| <b>EXISTING ANALYSIS:</b>                                      |  |
| PARKING REQUIRED - ROLLER HOCKEY RINK (1 CAR PER 300 S.F.):    | 202  |
| <b>TOTAL REQUIRED:</b>   | 202  |
| ACCESSIBLE PARKING REQUIRED (2% OF TOTAL PROVIDED):            | 4  |
| <b>PARKING PROVIDED:</b>                                       | 198  |
| STANDARD:  | 197  |
| ACCESSIBLE:  | 1  |
| EV:  | 0  |
| EV STANDARD:   | 0  |
| EV BY ACCESSIBLE:  | 0  |
| EV VAN ACCESSIBLE:   | 0  |
| <b>TOTAL:</b>  | 198  |
| BICYCLE PARKING:   | 0  |
| BICYCLE PARKING REQUIRED - NEW PROJECT (2% OF TOTAL PROVIDED): | 4  |
| <b>TOTAL REQUIRED:</b>   | 206  |
| *ADJUSTED S.F. DOES NOT INCLUDE THE AREA OF ROLLER RINK        |  |

**SITE INFO - OVERALL**

|  |  |
|--|--|
| RETAIL/COMMERCIAL:   | 4555 NORTH STAR WAY,<br>MODESTO, CA 95358<br>045-011-002-000 |
| APN:   | 045-011-002-000  |
| BUILDING DATA:   |  |
| OFFICE BUILDING A:   | 10,875 S.F.  |
| OFFICE BUILDING B:   | 11,200 S.F.  |
| OFFICE BUILDING C:   | 8,000 S.F.   |
| OFFICE BUILDING D:   | 8,000 S.F.   |
| FLEX SPACE BUILDING E:   | 17,100 S.F.  |
| FLEX SPACE BUILDING F:   | 14,000 S.F.  |
| FLEX SPACE BUILDING G:   | 10,000 S.F.  |
| <b>SUB TOTAL:</b>  | 87,175 S.F.  |
| ROLLER HOCKEY RINK:  | 60,834 S.F. (GROSS)<br>32,034 S.F. (ADJUSTED)*               |
| <b>PARKING ANALYSIS:</b>                                       |  |
| PARKING REQUIRED - RETAIL/COMMERCIAL (1 CAR PER 300 S.F.):     | 291  |
| PARKING REQUIRED - ROLLER HOCKEY RINK (1 CAR PER 300 S.F.):    | 202  |
| <b>TOTAL REQUIRED:</b>   | 493  |
| ACCESSIBLE PARKING REQUIRED (2% OF TOTAL PROVIDED):            | 10   |
| <b>PARKING PROVIDED:</b>                                       | 406  |
| STANDARD:  | 397  |
| ACCESSIBLE:  | 9  |
| EV:  | 0  |
| EV VAN ACCESSIBLE:   | 0  |
| <b>TOTAL:</b>  | 406  |
| BICYCLE PARKING:   | 0  |
| BICYCLE PARKING REQUIRED - NEW PROJECT (2% OF TOTAL PROVIDED): | 10   |
| <b>TOTAL REQUIRED:</b>   | 516  |
| *ADJUSTED S.F. DOES NOT INCLUDE THE AREA OF ROLLER RINK        |  |



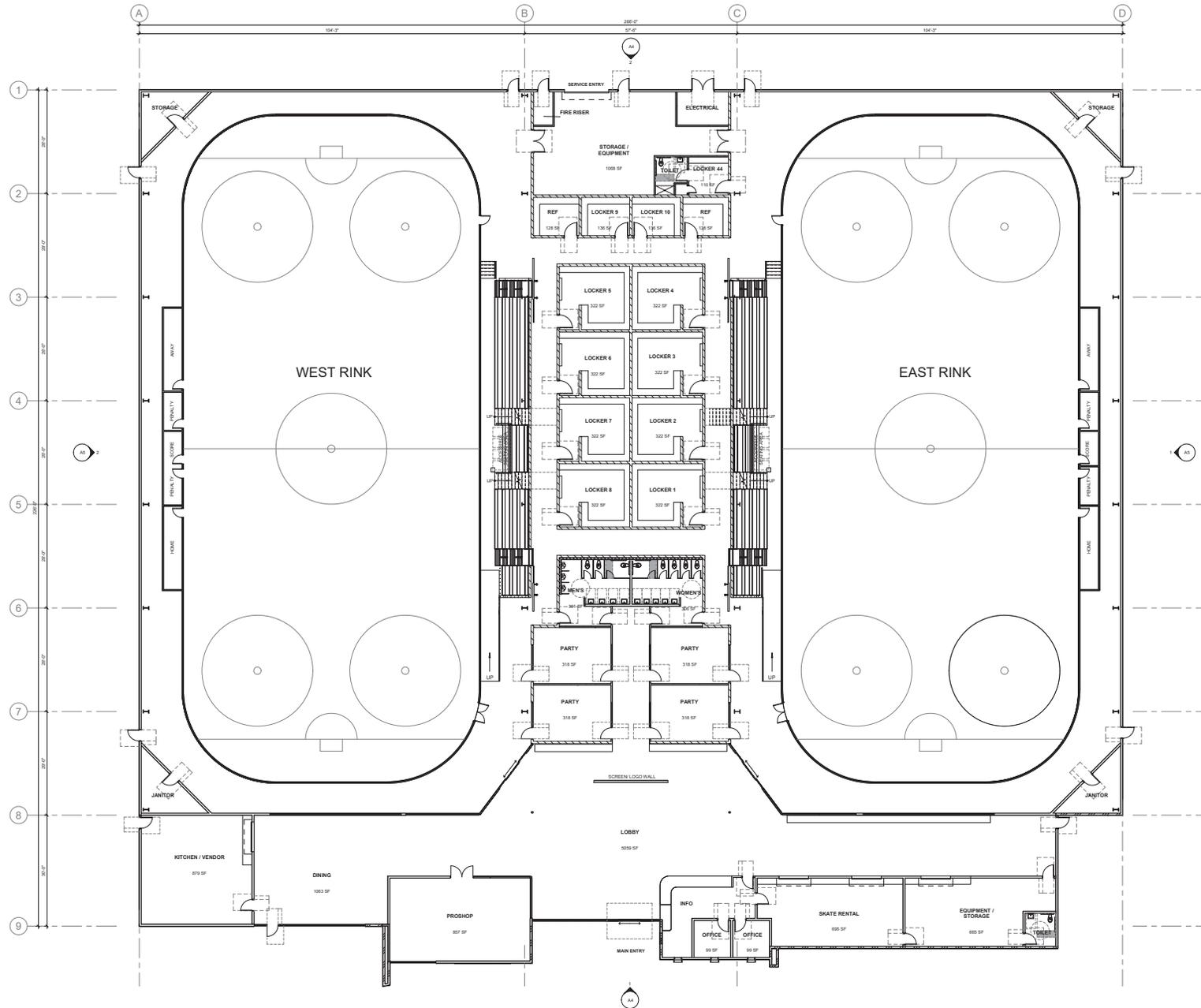
1 PROPOSED SITE PLAN  
1"=40'-0"



**POWER PLAY**

4555 NORTH STAR WAY

MODESTO, CA 95356



1 FIRST FLOOR PLAN  
3/2" = 1'-0"

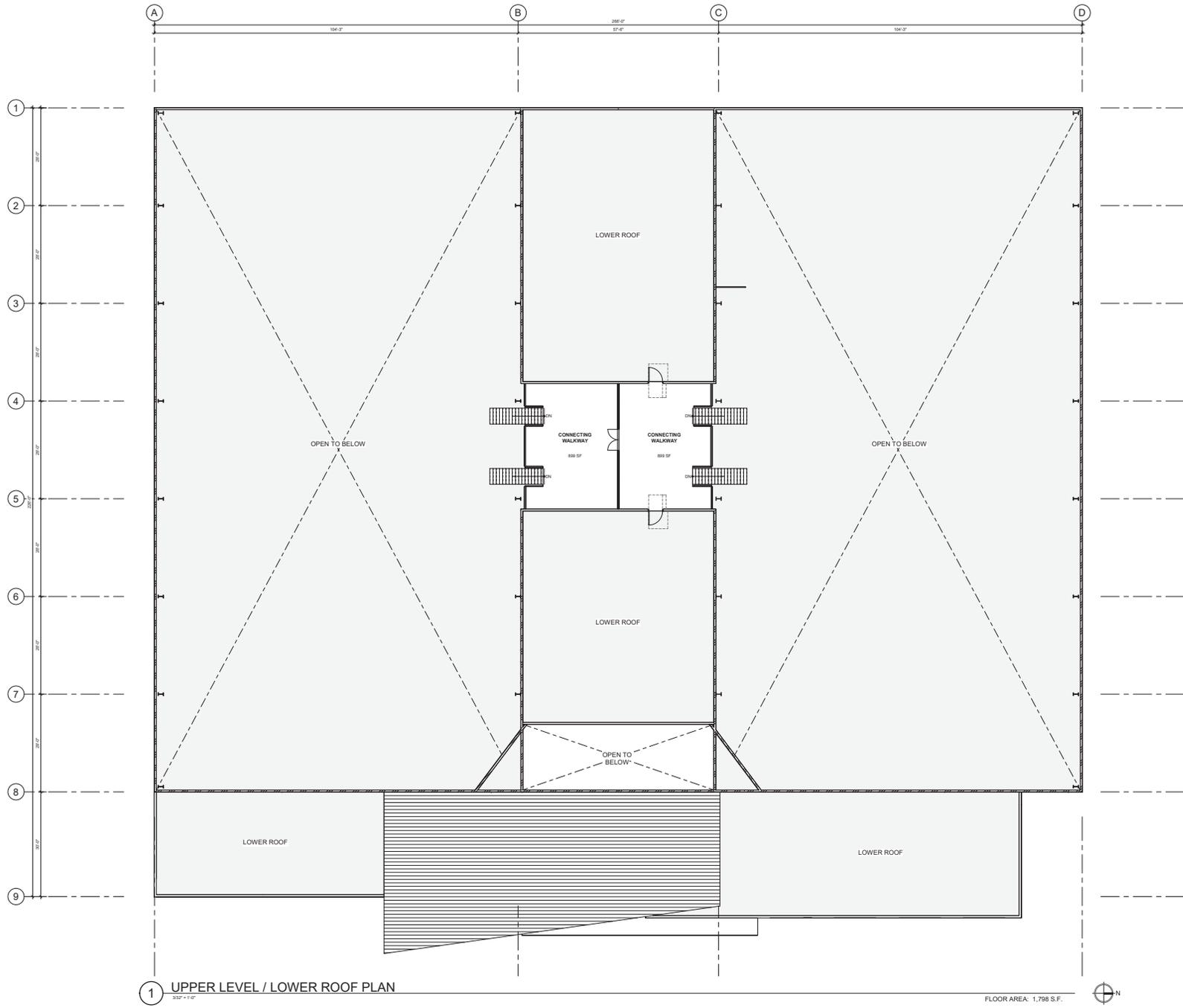
BASE FLOOR AREA: 42,800 S.F.  
RINK AREA: 32,034 S.F.  
TOTAL FLOOR AREA: 60,534 S.F.



# POWER PLAY

4555 NORTH STAR WAY

MODESTO, CA 95356



1 UPPER LEVEL / LOWER ROOF PLAN  
3/32" = 1'-0"

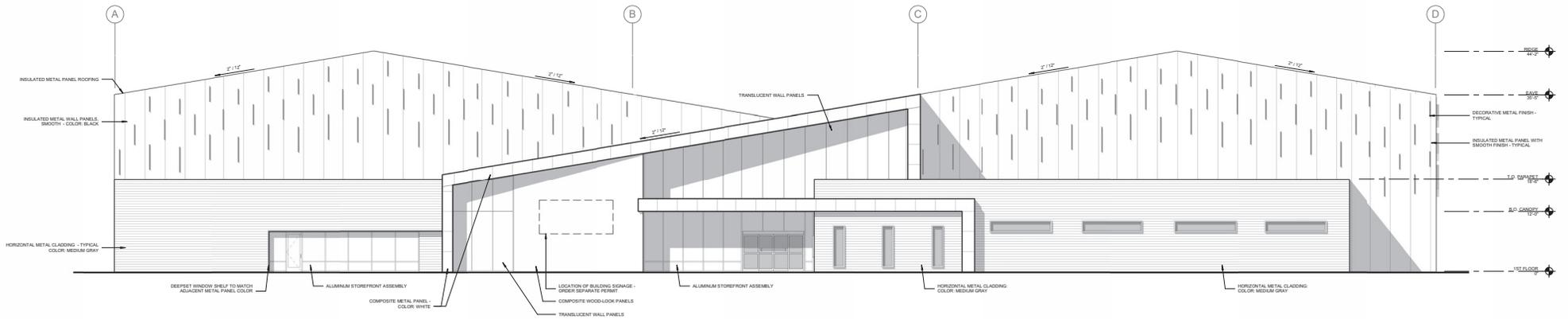
FLOOR AREA: 1,798 S.F.



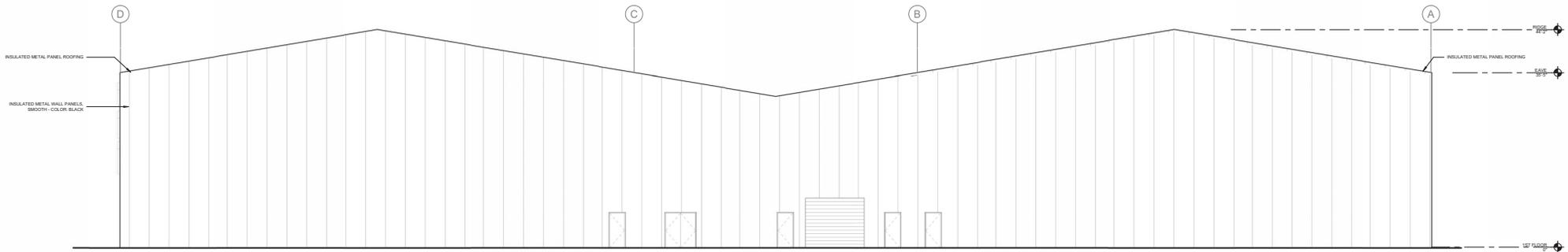
# POWER PLAY

4555 NORTH STAR WAY

MODESTO, CA 95356



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

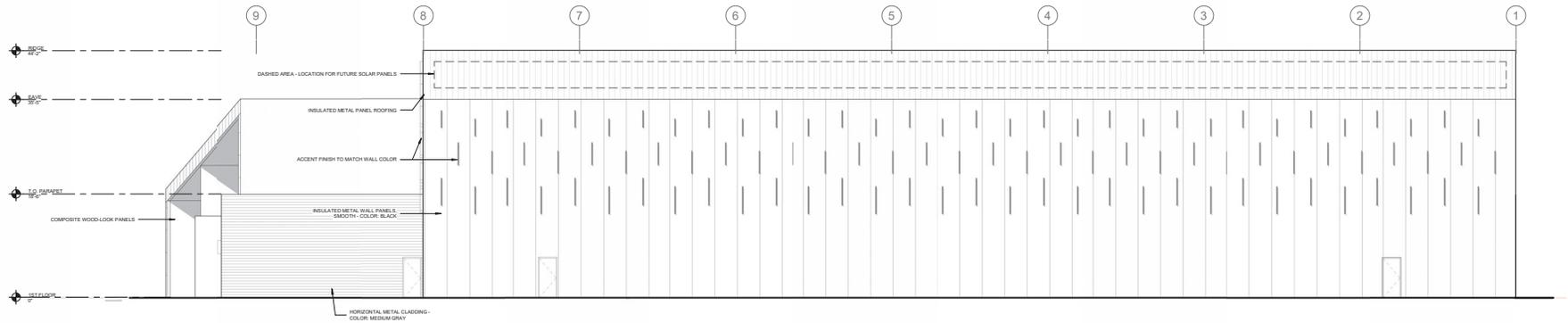


2 ELEVATION - NORTH  
1/8" = 1'-0"

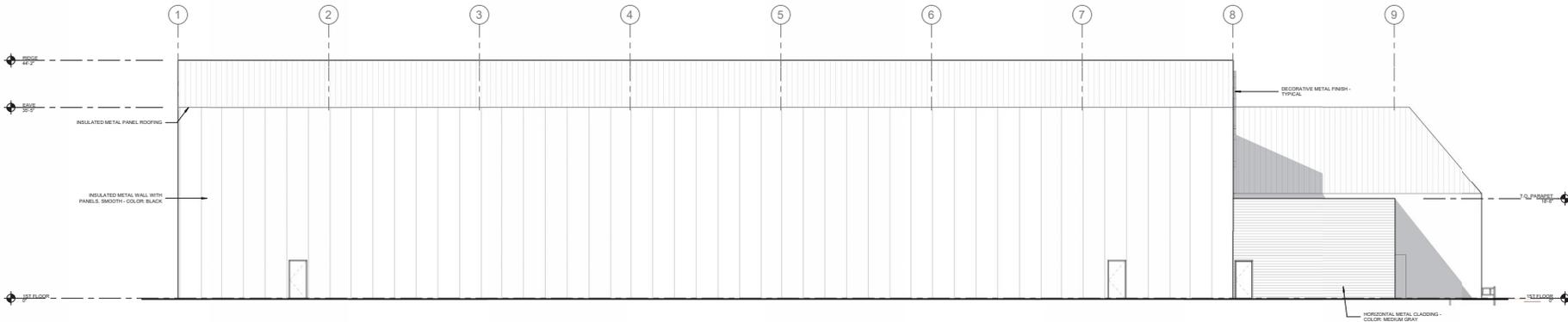
# POWER PLAY

4555 NORTH STAR WAY

MODESTO, CA 95356



1 ELEVATION - EAST  
1/8" = 1'-0"



2 ELEVATION - WEST  
1/8" = 1'-0"

**POWER PLAY**

4555 NORTH STAR WAY  
MODESTO, CA 95356



## POWER PLAY

4555 NORTH STAR WAY

MODESTO, CA 95356



**POWER PLAY**

4555 NORTH STAR WAY

MODESTO, CA 95356





**WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET**

| Hydrozone (see note)   | Plant Factor (PF) | Irrigation Method (IM) | 2019/20 Efficiency (E2) | ETAF <sub>2019/20</sub> (E2E)  | Maximum Allowed ETAF <sub>2019/20</sub> (E2E) | ETAF <sub>2019/20</sub> x Area | Estimated Total Water Use (ETWU) |
|--|-------------------|------------------------|-------------------------|--|---|--------------------------------|----------------------------------|
|  |                   |                        |                         |  |   |                                |                                  |
| <b>Regular Landscape Areas (RLA) - See Hydrozone Descriptions for Referenced Numbers</b> |                   |                        |                         |  |   |                                |                                  |
| Shrubs   | 0.50              | Drip                   | 0.81                    | 0.62   | 12,678 sf                                     | 7,825.93                       | 241,148 gals                     |
| Shrubs   | 0.30              | Drip                   | 0.81                    | 0.37   | 50,710 sf                                     | 18,781.48                      | 578,733 gals                     |
|  |                   |                        |                         | Sub-totals   | 63,388.00                                     | 26,607.41                      | 819,881 gals                     |
| <b>Special Landscape Areas (SLA)</b>   |                   |                        |                         |  |   |                                |                                  |
| SLA1   |                   |                        | 1.00                    |  | 18,529 sf                                     | 18,529.00                      | 570,953 gals                     |
|  |                   |                        |                         | Sub-totals   | 18,529.00                                     | 18,529.00                      | 570,953 gals                     |
|  |                   |                        |                         |  | Total Landscape Area (RLA+SLA)                | 81,917 sf                      | 45,136.41                        |
|  |                   |                        |                         |  | ETWU Total                                    |                                | 1,390,833 gals                   |
|  |                   |                        |                         |  | Maximum Allowed Water Allowance (MAWA)        |                                | 1,449,910 gals                   |
| <b>MAXIMUM ALLOWABLE WATER CALCULATION ("MAWA")</b>                                      |                   |                        |                         |  |   |                                |                                  |
| MAWA   | =                 | $(E_{20})$             | $(0.82)$                | $\left[ \left( \frac{ETAF}{E_{20}} \right) \times LA \right] + \left[ (1-ETAF) \times SLA \right]$ |   |                                |                                  |
| 1,449,910 gal/yr   |                   | 49.7 in/yr             | 0.82                    | 0.45   | 81,917 sf                                     | 0.55                           | 18,529 sf                        |
| <b>ETAF CALCULATIONS</b>   |                   |                        |                         |  |   |                                |                                  |
| Regular Landscape Area (RLA) ETAF  |                   | 26607.41               |                         |  |   |                                |                                  |
| Divided by Total RLA   |                   | 63,388 sf              |                         |  |   |                                |                                  |
| 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. Not 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 (MWELO).

**IRRIGATION DESIGN**

The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, 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:                     | 409 |
| Req'd trees (1 tree per 8 parking spaces): | 52  |
| Trees Provided:                            | 52  |

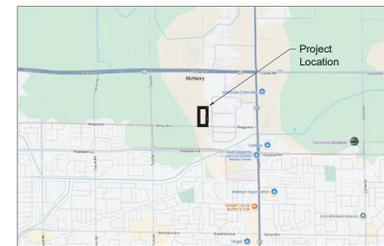
**LANDSCAPE AREA CALCULATIONS**

|                       |             |
|-----------------------|-------------|
| Total Site Area:      | 407,387 sf. |
| Total Landscape Area: | 67,524 sf.  |
| On-site landscape:    | 61,042 sf.  |
| Off-site landscape:   | 6,882 sf.   |
| Irrigated planter:    | 63,388 sf.  |
| Inset landscape:      | 4,536 sf.   |

**PLANT SCHEDULE**

| SYMBOL                                    | CODE | BOTANICAL NAME                              | COMMON NAME                             | QTY      | SIZE    | SPACING  | WUCOLS   |
|---|------|---|---|----------|---------|----------|----------|
| <b>TREES</b>                              |      |   |   |          |         |          |          |
|   |      | PARKING LOT SHADE TREE                      |   | 52       |         |          |          |
| GIN MAG                                   |      | Ginkgo biloba 'Magyar'                      | Magyar Maidenhair Tree                  |          | 15 gal. | 30'      | Moderate |
| PIS KEI                                   |      | Pistacia chinensis 'Keith Davey'            | Keith Davey Chinese Pistache            |          | 15 gal. | 35'      | Low      |
| ULM SEM                                   |      | Ulmus parvifolia 'Semperparva'              | Evergreen Landshark Elm                 |          | 15 gal. | 35'      | Moderate |
| <b>EVERGREEN / SCREEN TREE</b>            |      |   |   |          |         |          |          |
| LAU SAR                                   |      | Laurus x 'Sarotoga'                         | Sarotoga Hybrid Laurel                  |          | 15 gal. | 20'      | Low      |
| MAG SAM                                   |      | Magnolia grandiflora 'Samuel Sommer'        | Samuel Sommer Southern Magnolia         |          | 15 gal. | 35'      | Moderate |
| QUE ILE                                   |      | Quercus ilex                                | Holly Oak                               |          | 15 gal. | 40'      | Moderate |
| SCH MOL                                   |      | Schinus molle                               | California Pepper                       |          | 15 gal. | 30'      | Low      |
| <b>ACCENT TREE</b>                        |      |   |   |          |         |          |          |
| CER FOR                                   |      | Cercis canadensis 'Forest Palmy'            | Forest Palmy Eastern Redbud             |          | 15 gal. | 25'      | Moderate |
| LAG TUS                                   |      | Lagerstromia indica x 'Aurea' 'Tusarora'    | Tusarora Crepe Myrtle                   |          | 15 gal. | 20'      | Moderate |
| PYR LNC                                   |      | Pyrus catusiana 'Chanticoe'                 | Chanticoe Calisy Pear                   |          | 15 gal. | 25'      | Moderate |
| <b>STREET TREE</b>                        |      |   |   |          |         |          |          |
| QUE SHU                                   |      | Quercus shumardii                           | Shumard Oak                             |          | 15 gal. | 50'      | Moderate |
| ZEL VL                                    |      | Zelkova serrata 'Village Green'             | Village Green Japanese Zelkova          |          | 15 gal. | 50'      | Moderate |
| <b>SHRUBS</b>                             |      |   |   |          |         |          |          |
| <b>VERTICAL EVERGREEN SHRUB</b>           |      |   |   |          |         |          |          |
| Cup tin                                   |      | Cupressus sempervirens 'Monche'             | Tiny Tower® Italian Cypress             | 15 gal.  |         | per plan | Low      |
| Phi mon                                   |      | Phytolacca americana 'Monarch'              | Bright 'N' Tight Carolina Cherry Laurel | 15 gal.  |         | per plan | Moderate |
| Phi sma                                   |      | Phytolacca americana 'Smargol'              | Emerald Green Anemone                   | 15 gal.  |         | per plan | Moderate |
| <b>EVERGREEN BUFFER/LARGE HEDGE SHRUB</b> |      |   |   |          |         |          |          |
| Ner ole                                   |      | Nerium oleander                             | Oleander                                | 5 gal.   | 10'     |          | Low      |
| Phi fra                                   |      | Photinia x fraseri                          | Red Tip Photinia                        | 5 gal.   | 7'      |          | Moderate |
| Phi var                                   |      | Photinia x fraseri 'Variegata'              | Variegated Japanese Photinoporum        | 5 gal.   | 8'      |          | Moderate |
| <b>EVERGREEN SHRUB/HEDGE</b>              |      |   |   |          |         |          |          |
| Call jpn                                  |      | Callistemon viminalis 'Little John'         | Little John Weeping Bottlebrush         | 5 gal.   | 4'      |          | Low      |
| Lig tex                                   |      | Ligularia japonicum 'Texanum'               | Texanum Phlox                           | 5 gal.   | 4'      |          | Low      |
| One it                                    |      | Oneida acuta 'Little One' TM                | Little One Olive                        | 5 gal.   | 5'      |          | Low      |
| Rha min                                   |      | Rhaptolepis umbellata 'Minor'               | Dwarf Yucca Hawthorn                    | 5 gal.   | 4'      |          | Low      |
| <b>ACCENT SHRUB</b>                       |      |   |   |          |         |          |          |
| Call kar                                  |      | Callunagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass        | 5 gal.   | 4'      |          | Low      |
| Cho tec                                   |      | Chorodactylum tectorum                      | Small Cape Rush                         | 5 gal.   | 4'      |          | Low      |
| Muh cap                                   |      | Muhlenbergia capillaris                     | Pink Muhly Grass                        | 5 gal.   | 5'      |          | Low      |
| Phi ten                                   |      | Phormium tenax spp.                         | New Zealand Flax, medium size           | 5 gal.   | 4'      |          | Low      |
| Ros wht                                   |      | Rosa x 'Flower Carpet'                      | Flower Carpet Rose - White              | 5 gal.   | 3'      |          | Moderate |
| <b>INFILL SHRUB</b>                       |      |   |   |          |         |          |          |
| Die tr                                    |      | Dietes iridifolia                           | Fortnight Lily                          | 5 gal.   | 3'      |          | Low      |
| Phi ind                                   |      | Photinoporum indica 'Wheeler's Dwarf'       | Wheeler's Dwarf Photinoporum            | 5 gal.   | 4'      |          | Moderate |
| Rha ind                                   |      | Rhaptolepis indica                          | Indian Hawthorn                         | 5 gal.   | 4'      |          | Moderate |
| <b>SHRUB AREAS</b>                        |      |   |   |          |         |          |          |
|   |      | ORNAMENTAL GRASS                            |   | 7,932 sf |         |          |          |
| Bou gra                                   |      | Bouteloua gracilis                          | Blue Grama Grass                        | 50,448   | 1 gal.  | 2'       | Low      |
| Call kar                                  |      | Callunagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass        | 12,613   | 5 gal.  | 4'       | Low      |
| Cho tec                                   |      | Chorodactylum tectorum                      | Small Cape Rush                         | 12,613   | 5 gal.  | 4'       | Low      |
| Muh cap                                   |      | Muhlenbergia capillaris                     | Pink Muhly Grass                        | 7,596    | 5 gal.  | 5'       | Low      |
| Muh rig                                   |      | Muhlenbergia rigens                         | Deer Grass                              | 7,596    | 5 gal.  | 5'       | Low      |
| Car tum                                   |      | Carex tumulicola                            | Foothill Sedge                          | 349      | 1 gal.  | 30'      | Low      |
| <b>GROUND COVERS</b>                      |      |   |   |          |         |          |          |
| <b>ACCENT GROUND COVER</b>                |      |   |   |          |         |          |          |
| Hem yel                                   |      | Hemerocallis x 'Evergreen Yellow'           | Evergreen Yellow Daylily                | 112      | 1 gal.  | 36"      | Moderate |
| Lom ira                                   |      | Lomandra longifolia 'Breeze' TM             | Breeze Mat Rush                         | 112      | 1 gal.  | 36"      | Low      |
| Phi spr                                   |      | Phormium tenax 'Jack Sparz'                 | New Zealand Flax                        | 240      | 1 gal.  | 24"      | Moderate |
| Teu oha                                   |      | Teucrium chamaedryf                         | Gemanaster                              | 257      | 1 gal.  | 24"      | Low      |
| Tul var                                   |      | Tulbaghia violacea 'Variegata'              | Striped Society Garlic                  | 426      | 1 gal.  | 18"      | Low      |
| Ver tyb                                   |      | Veronica tybida                             | Veronica                                | 257      | 1 gal.  | 24"      | Low      |
| <b>LOW EVERGREEN GROUND COVER</b>         |      |   |   |          |         |          |          |
| Cop kir                                   |      | Coprosma kirkii                             | Creeping Mirror Plant                   | 338      | 1 gal.  | 48"      | Low      |
| Cot low                                   |      | Cotoneaster dammeri 'Lowfast'               | Lowfast Bearberry Cotoneaster           | 338      | 1 gal.  | 48"      | Low      |
| Jun blu                                   |      | Juniperus horizontalis 'Blue Rug'           | Blue Rug Juniper                        | 606      | 1 gal.  | 36"      | Low      |
| Myo par                                   |      | Myoporum parvifolium                        | Trailing Myoporum                       | 338      | 1 gal.  | 48"      | Low      |
| <b>INERT GROUND COVER</b>                 |      |   |   |          |         |          |          |
|   |      |   |   | 4,536 sf |         |          |          |

**VICINITY MAP**





# APPLICATION QUESTIONNAIRE

|   |  |   |   |
|---|--|---|---|
| <p><u>Please Check all applicable boxes</u><br/> <b>APPLICATION FOR:</b><br/> <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> General Plan Amendment<br/> <input checked="" type="checkbox"/> Rezone<br/> <input type="checkbox"/> Use Permit<br/> <input type="checkbox"/> Variance<br/> <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> Subdivision Map<br/> <input type="checkbox"/> Parcel Map<br/> <input type="checkbox"/> Exception<br/> <input type="checkbox"/> Williamson Act Cancellation<br/> <input type="checkbox"/> Other _____         </td> </tr> </table> | <input type="checkbox"/> General Plan Amendment<br><input checked="" type="checkbox"/> Rezone<br><input type="checkbox"/> Use Permit<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Subdivision Map<br><input type="checkbox"/> Parcel Map<br><input type="checkbox"/> Exception<br><input type="checkbox"/> Williamson Act Cancellation<br><input type="checkbox"/> Other _____ | <p><b>PLANNING STAFF USE ONLY:</b><br/>         Application No(s): <u>PLN 2023 0099</u><br/>         Date: <u>1/15/2025</u><br/>         S <u>5</u> T <u>3</u> R <u>9</u><br/>         GP Designation: <u>Planned Development</u><br/>         Zoning: <u>PD-25</u><br/>         Fee: <u>\$7,137</u><br/>         Receipt No. _____<br/>         Received By: <u>mR</u><br/>         Notes: <u>PM + REZ</u></p> |
| <input type="checkbox"/> General Plan Amendment<br><input checked="" type="checkbox"/> Rezone<br><input type="checkbox"/> Use Permit<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Historic Site Permit  | <input type="checkbox"/> Subdivision Map<br><input type="checkbox"/> Parcel Map<br><input type="checkbox"/> Exception<br><input type="checkbox"/> Williamson Act Cancellation<br><input type="checkbox"/> Other _____      |   |   |

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

*\*Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

Commercial Development on vacant flat site on the corner of Bangs Avenue and Northstar Way. Improvements to  
include site improvements, a new indoor roller hockey facility, future impr

# PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 046 Page 011 Parcel 002

Additional parcel numbers: \_\_\_\_\_  
Project Site Address  
or Physical Location: 4555 North Star Way  
Modesto, CA 95356

Property Area: Acres: 9.33 or Square feet: \_\_\_\_\_

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)  
Currently Vacant, previously manufacturing.

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Existing General Plan & Zoning: Planned Development / Planned Development 25

Proposed General Plan & Zoning: Planned Development  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Commercial

West: Agricultural

North: Commercial

South: Commercial

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?  
Contract Number: \_\_\_\_\_

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat

Rolling

Steep

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: No existing vegetation

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) 4,000 Cubic yards +/- and 19.3 acres

See site plan; grading related to developing parking lot and building pads.

**STREAMS, LAKES, & PONDS:**

Yes  No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

**STRUCTURES:**

Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_  
\_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: 0 Sq. Ft. Landscaped Area: \_\_\_\_\_ Sq. Ft.

Proposed Building Coverage: \_\_\_\_\_ Sq. Ft. Paved Surface Area: \_\_\_\_\_ Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) \_\_\_\_\_  
\_\_\_\_\_

Number of floors for each building: 1 \_\_\_\_\_  
\_\_\_\_\_

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_  
\_\_\_\_\_

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) \_\_\_\_\_  
\_\_\_\_\_

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Asphalt/concrete \_\_\_\_\_  
\_\_\_\_\_

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  No  Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: MID Sewer\*: Septic / Furture City of Modesto

Telephone: AT&T Gas/Propane: PG&E

Water\*\*: City of Modesto Irrigation: N/A

**\*Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**\*\*Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Note:** Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes  No  Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes  No  Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes  No  Does the project require extension of utilities? (If yes, show location and size on plot plan.)

**AFFORDABLE HOUSING/SENIOR:**

Yes  No  Will the project include affordable or senior housing provisions? (If yes, please explain)

**RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

| <i>(complete if applicable)</i> | Single Family | Two Family Duplex | Multi-Family Apartments | Multi-Family Condominium/ Townhouse |
|---------------------------------|---------------|-------------------|-------------------------|-------------------------------------|
| Number of Units:                | _____         | _____             | _____                   | _____                               |
| Acreage:                        | _____         | _____             | _____                   | _____                               |

**COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): Proposed building square footages are outlined on the site plan.

Type of use(s): Commercial, recreation, retail.

Days and hours of operation: Roller Hockey Rink anticipated hours of operation are daily 5pm - 10pm.

Commercial and retail buildings anticipated hours of operation are weekdays 8am - 5pm.

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: n/a

Occupancy/capacity of building: Business / Assembly. Capacity to be determined.

Number of employees: (Maximum Shift): 6 hours (Minimum Shift): 1.5 hours

Estimated number of daily customers/visitors on site at peak time: TBD

Other occupants: n/a

Estimated number of truck deliveries/loadings per day: n/a

Estimated hours of truck deliveries/loadings per day: n/a

Estimated percentage of traffic to be generated by trucks: n/a

Estimated number of railroad deliveries/loadings per day: n/a

Square footage of:

Office area: \_\_\_\_\_ Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_ Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_ Manufacturing area: \_\_\_\_\_

Other: (explain type of area) SEE SITE PLAN

Yes  No  Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ROAD AND ACCESS INFORMATION:**

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Bangs Avenue, North Star Way

\_\_\_\_\_

\_\_\_\_\_

Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes  No  Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes  No  Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

**Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.**

**STORM DRAINAGE:**

How will your project handle storm water runoff? (Check one)  Drainage Basin  Direct Discharge  Overland

Other: (please explain) Horizontal Drains

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.**

**EROSION CONTROL:**

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Best Management practices and SWPPP measures

**Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.**

**ADDITIONAL INFORMATION:**

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

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# **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 |      |              |       | Daily  |
|---|-------------------------|------|--------------|-------|--------|
|   | AM Peak Hour            |      | PM Peak Hour |       |        |
|   | 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.

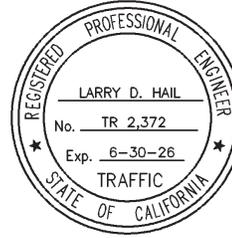
Pinnacle Traffic Engineering



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.

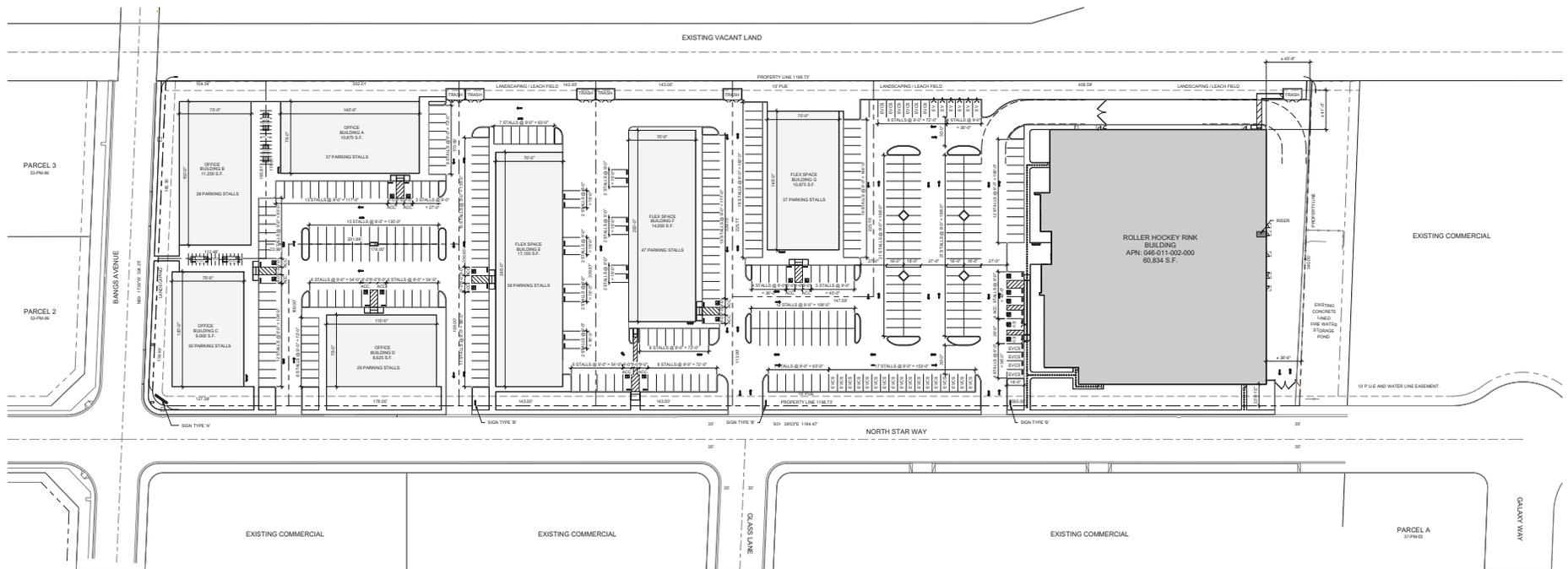
1. Permitted uses for this development include:
  - a. Recreational (Hockey Rink Building)
  - b. Commercial Business / Office
  - c. Light Industrial
2. Traffic
  - a. Roller Hockey Parcel – No regular truck trips required.
  - b. Parcels 1-7 – Dependent upon use, however likely no more than 1 or 2 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 - ROLLER HOCKEY RINK**

|  |  |
|--|--|
| RETAIL COMMERCIAL:   | 4555 NORTH STAR WAY,<br>MODESTO, CA 95358<br>046-011-002-000 |
| APN:   |  |
| BUILDING DATA:   |  |
| ROLLER HOCKEY RINK:  | 60,834 S.F. (GROSS)<br>30,834 S.F. (ADJUSTED)                |
| PARKING ANALYSIS:  |  |
| PARKING REQUIRED - ROLLER HOCKEY RINK (1 CAR PER 300 S.F.):    | 203  |
| <b>TOTAL REQUIRED:</b>   | <b>203</b>   |
| ACCESSIBLE PARKING REQUIRED (2% OF TOTAL PROVIDED):            | 4  |
| <b>PARKING PROVIDED:</b>                                       | <b>168</b>   |
| STANDARD:  | 137  |
| ACCESSIBLE:  | 4  |
| ADJ. ACCESSIBLE:   | 3  |
| WAY ACCESSIBLE:  | 36   |
| EVIC:  | 0  |
| EVIC FULL:   | 0  |
| EVIC STALL:  | 0  |
| BY ACCESSIBLE:   | 1  |
| WAY ACCESSIBLE:  | 1  |
| <b>TOTAL:</b>  | <b>168</b>   |
| BICYCLE PARKING:   |  |
| BICYCLE PARKING REQUIRED - NEW PROJECT (2% OF TOTAL PROVIDED): | 3  |
| <b>TOTAL REQUIRED:</b>   | <b>3</b>   |
| *ADJUSTED S.F. DOES NOT INCLUDE THE AREA OF ROLLER RINK        |  |

**SITE INFO - OVERALL**

|  |  |
|--|--|
| RETAIL COMMERCIAL:   | 4555 NORTH STAR WAY,<br>MODESTO, CA 95358<br>046-011-002-000 |
| APN:   |  |
| BUILDING DATA:   |  |
| OFFICE BUILDING A:   | 10,875 S.F.  |
| OFFICE BUILDING B:   | 11,250 S.F.  |
| OFFICE BUILDING C:   | 8,000 S.F.   |
| OFFICE BUILDING D:   | 7,750 S.F.   |
| FLEX SPACE BUILDING E:   | 14,000 S.F.  |
| FLEX SPACE BUILDING F:   | 14,000 S.F.  |
| ROLLER HOCKEY RINK:  | 60,834 S.F. (GROSS)<br>30,834 S.F. (ADJUSTED)                |
| PARKING ANALYSIS:  |  |
| PARKING REQUIRED - RETAIL COMMERCIAL (1 CAR PER 300 S.F.):     | 203  |
| PARKING REQUIRED - ROLLER HOCKEY RINK (1 CAR PER 300 S.F.):    | 203  |
| <b>TOTAL REQUIRED:</b>   | <b>406</b>   |
| ACCESSIBLE PARKING REQUIRED (2% OF TOTAL PROVIDED):            | 8  |
| <b>PARKING PROVIDED:</b>                                       | <b>406</b>   |
| STANDARD:  | 387  |
| ACCESSIBLE:  | 8  |
| ADJ. ACCESSIBLE:   | 11   |
| WAY ACCESSIBLE:  | 0  |
| <b>TOTAL:</b>  | <b>406</b>   |
| BICYCLE PARKING:   |  |
| BICYCLE PARKING REQUIRED - NEW PROJECT (2% OF TOTAL PROVIDED): | 8  |
| <b>TOTAL REQUIRED:</b>   | <b>8</b>   |
| *ADJUSTED S.F. DOES NOT INCLUDE THE AREA OF ROLLER RINK        |  |



1 PROPOSED SITE PLAN  
1" = 60'



**POWER PLAY**

4555 NORTH STAR WAY

MODESTO, CA 95358



## 4555 Northstar – Rezone

### Tentative Development Schedule

The existing parcel will be subdivided into 8 parcels as outlined in the enclosed parcel map. The tentative development schedule for this property will be as follows.

#### PARCEL 8 – Roller Hockey Rink

This parcel will be developed as soon as possible following the rezone approval and building permit approvals.

Estimated construction start date: September 2025

Estimated construction completion date: August 2026

#### PARCELS 1 through 7

Estimated Development of these parcels will start in 2028 and be developed incrementally.

**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 CCaIC 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