



**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

---

**NOTICE OF PUBLIC HEARING**

Stanislaus County Planning Commission will hold a meeting on **THURSDAY, NOVEMBER 20, 2025, at 6:00 PM**, Joint Chambers, Basement Level, 1010 10th St., Modesto, CA, to consider: **REZONE AND PARCEL MAP APPLICATION NO. PLN2023-0099 – POWER PLAY** – Request to rezone a 9.33-acre parcel from Planned Development (P-D) 25 to a new P-D, to allow development of a 60,834 square feet indoor roller hockey rink, and seven commercial buildings, totaling 62,900 square feet, to be developed with light industrial uses and to divide the project site into eight parcels. The project site is located at 711 Bangs Avenue and 4555 North Star Way, between Galaxy Way and Bangs Avenue, in the Modesto area. The Planning Commission will consider a California Environmental Quality Act Negative Declaration for the project. APN: 046-011-002.

The CEQA Review Period took place from **September 19, 2025 to October 23, 2025**. All documents are available for review at 1st Floor of Tenth Street Place (1010 10<sup>th</sup> Street, Modesto, CA) and online at [www.stancounty.com/planning](http://www.stancounty.com/planning).

At above noticed time and place, interested persons will be given an opportunity to be heard. Material submitted to PC for consideration (i.e., photos, petitions, etc.) will be retained by the County. If a challenge to above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the PC. For further information, please call (209) 525-6330 or email [planning@stancounty.com](mailto:planning@stancounty.com), Stanislaus County Planning & Community Development Department.