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

CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date: **September 19, 2025**

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

From: **Jeremy Ballard, Senior Planner, Planning and Community Development**

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

Comment Period: **September 19, 2025 – October 23, 2025**

Respond By: **October 23, 2025**

Public Hearing Date: **Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.**

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: **Barrett Lipomi, RED INC Architects**

Project Location: **711 Bangs Avenue and 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 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.**

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 Land Resources		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
X	CA DEPT OF TOXIC SUBSTANCES CONTROL		STAN CO ERC
	CA STATE LANDS COMMISSION		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY 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 DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: BERTOLOTTI	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 – DIV OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: SYLVAN UNION		US MILITARY (SB 1462)
X	SCHOOL DIST 2: MODESTO CITY	X	US ENVIRONMENTAL PROTECTION AGENCY
	WORKFORCE DEVELOPMENT		WATER DIST:
X	STAN CO AG COMMISSIONER		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th 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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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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 10th 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.

☐ Aesthetics	☐ Agriculture & Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ 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[1].

II. AGRICULTURE AND FOREST RESOURCES: 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[1].

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 pace 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; 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[1].

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[1].

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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[1].

VI. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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[1].

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
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.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
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?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

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 ne 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[1].

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

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), sulfur hexafluoride (SF6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H2O). CO2 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 CO2 equivalents (CO2e). 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[1].

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[1].

X. HYDROLOGY AND WATER QUALITY -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
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[1].

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) **Physically divide an established community?**			X	
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?**			X	

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[1].

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[1].

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[1].

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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 5th cycle Regional Housing Needs Allocation (RHNA) or the draft 6th 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[1].

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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[1].

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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?			**X**	
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?			**X**	

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[1].

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

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[1].

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
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:			**X**	
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			**X**	
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.			**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[1].

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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[1].

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Included**	**Less Than Significant Impact**	**No Impact**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			**X**	
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?			**X**	
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?			**X**	
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?			**X**	

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[1]

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.

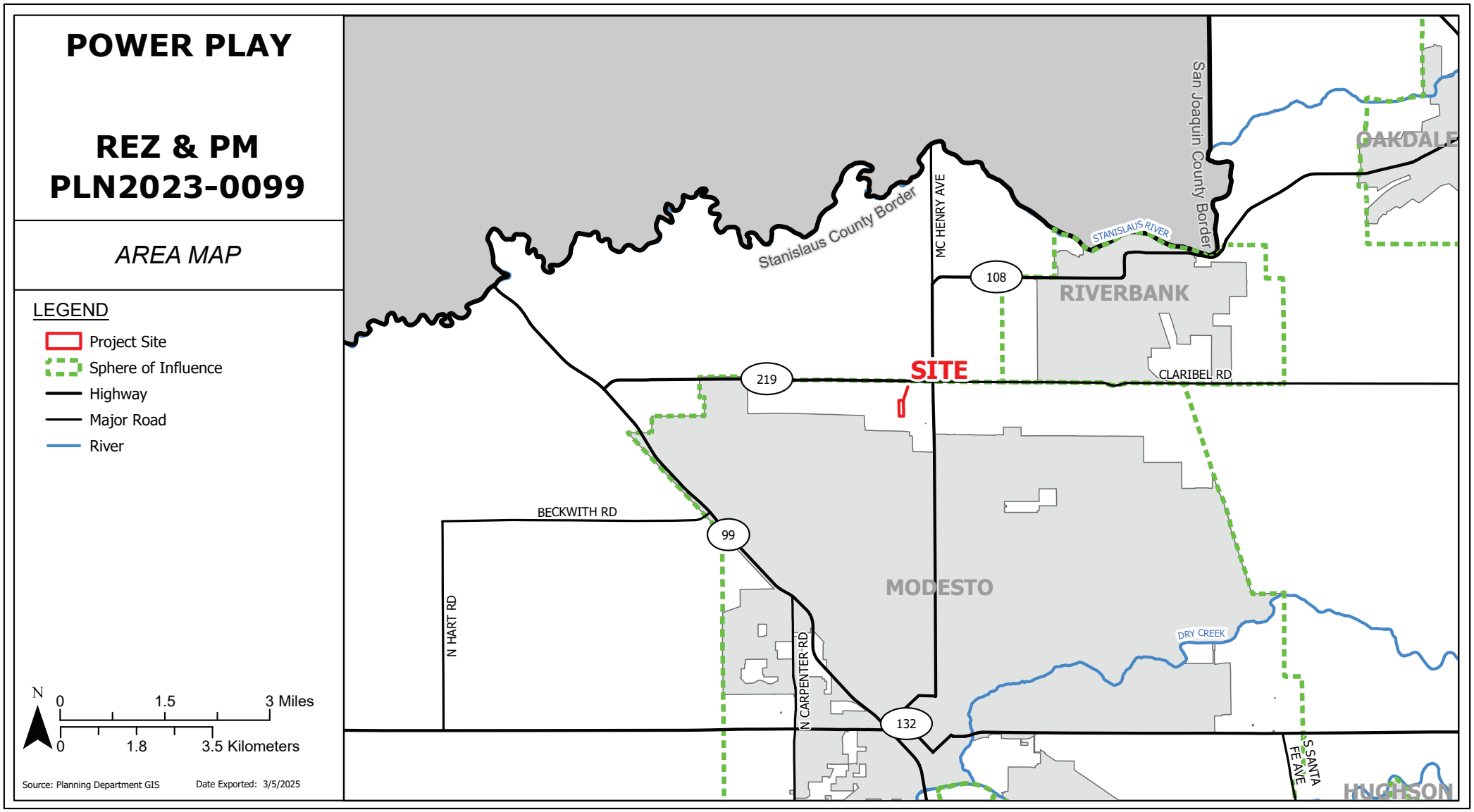
References: Initial Study; Referral responses received from the City of Modesto, dated April 18, 2025 and June 13, 2025; Stanislaus County General Plan and Support Documentation[1].

[1]Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. ***Housing Element*** adopted on April 5, 2016.

POWER PLAY

REZ & PM PLN2023-0099

AREA MAP



POWER PLAY

REZ & PM
PLN2023-0099

GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

General Plan

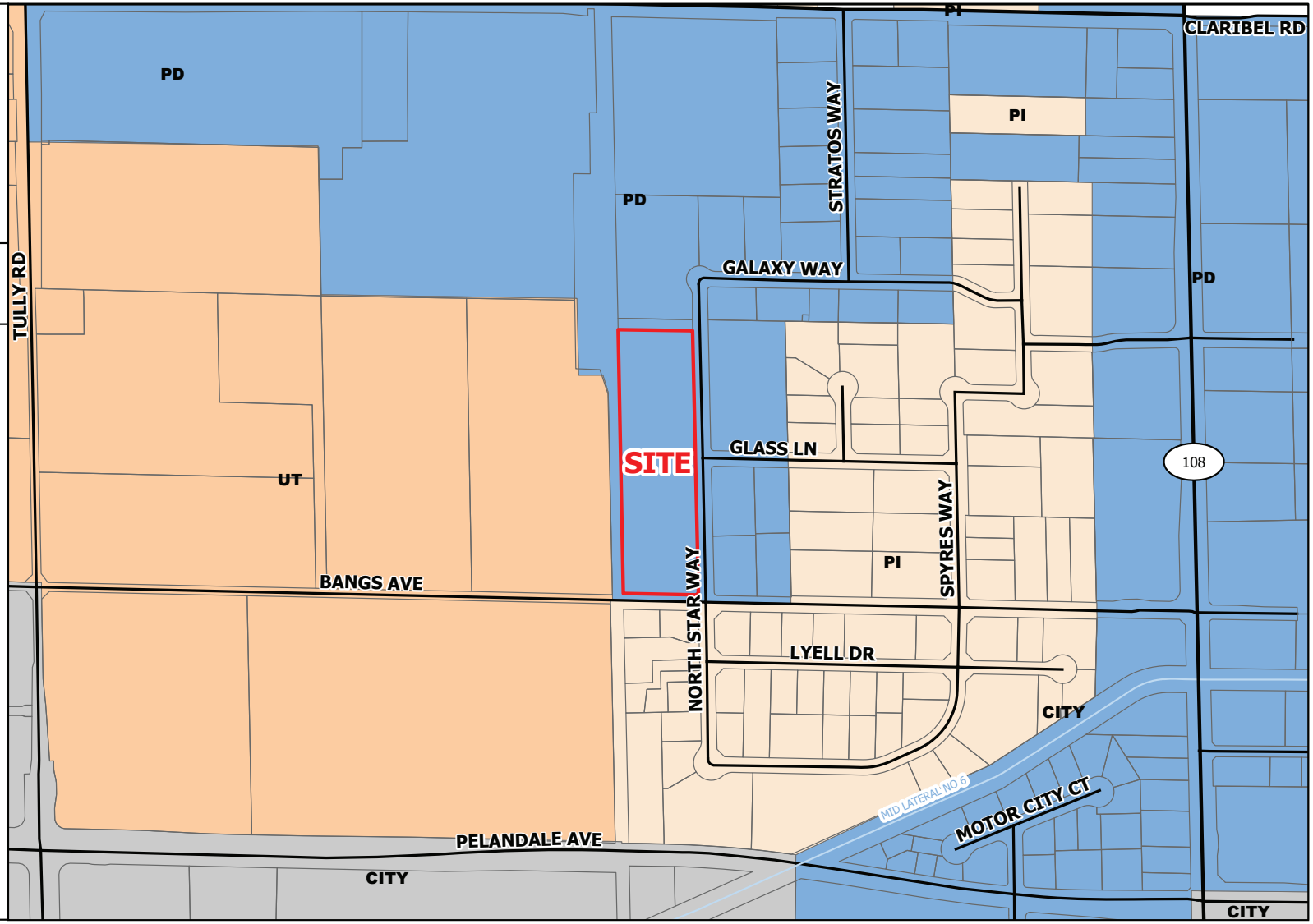
- Agriculture (AG)
- City
- Planned Development (PD)
- Planned Industrial (PI)
- Urban Transition (UT)

N

0 500 1,000 US Feet

0 150 300 Meters

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

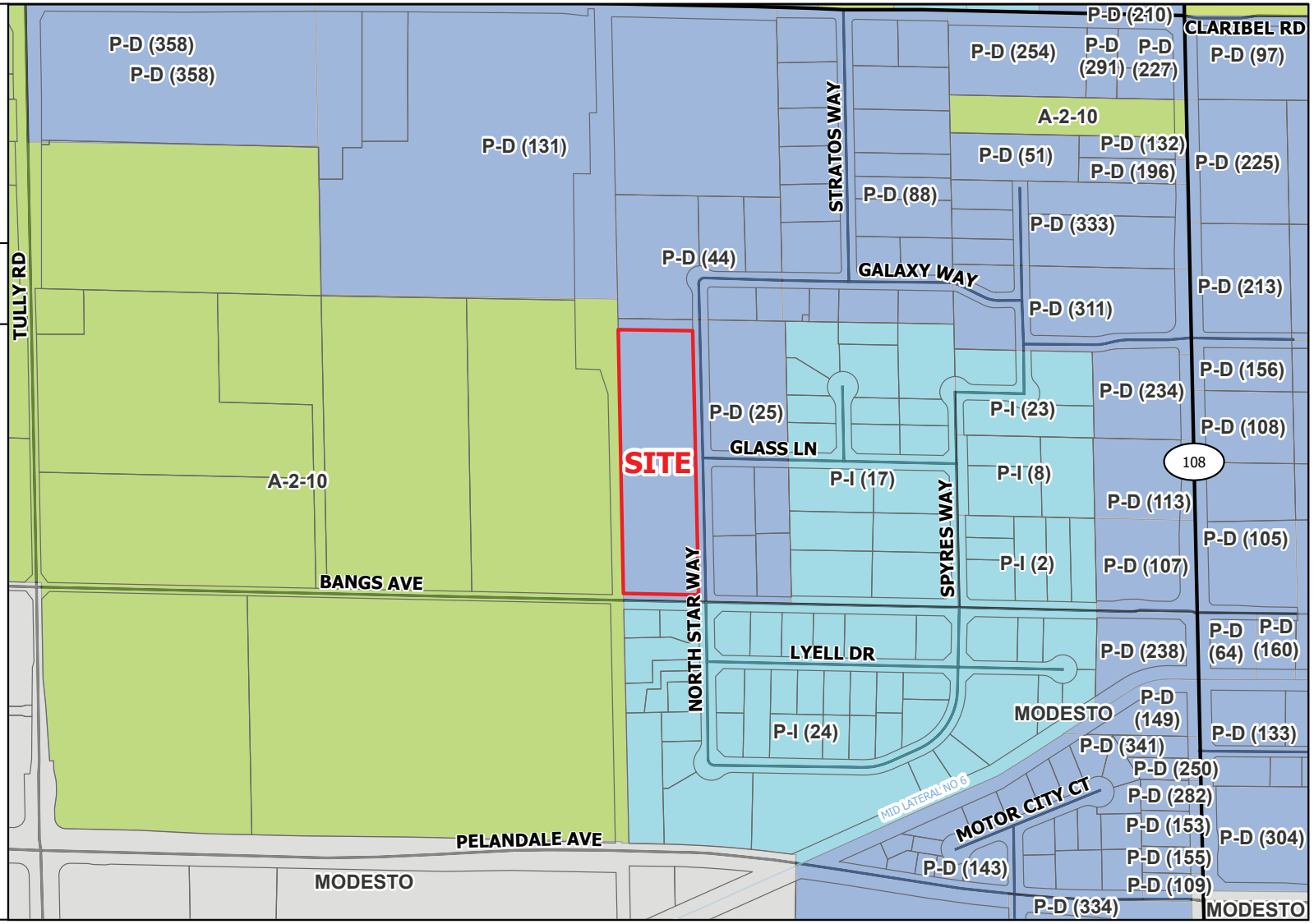
- City of Modesto
- General AG 10 Acre (A-2-10)
- General AG 10 Acre UT (A-2-10)
- General AG 40 Acre (A-2-40)
- Planned Development (P-D)
- Planned Industrial (P-I)

N

0 500 1,000 US Feet

0 150 300 Meters

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



N

0 500 1,000 US Feet

0 150 300 Meters

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

POWER PLAY

REZ & PM PLN2023-0099

2023 AERIAL SITE MAP

LEGEND

- Project Site
- Parcel
- Street

N

0 165 330 US Feet

0 45 90 Meters

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



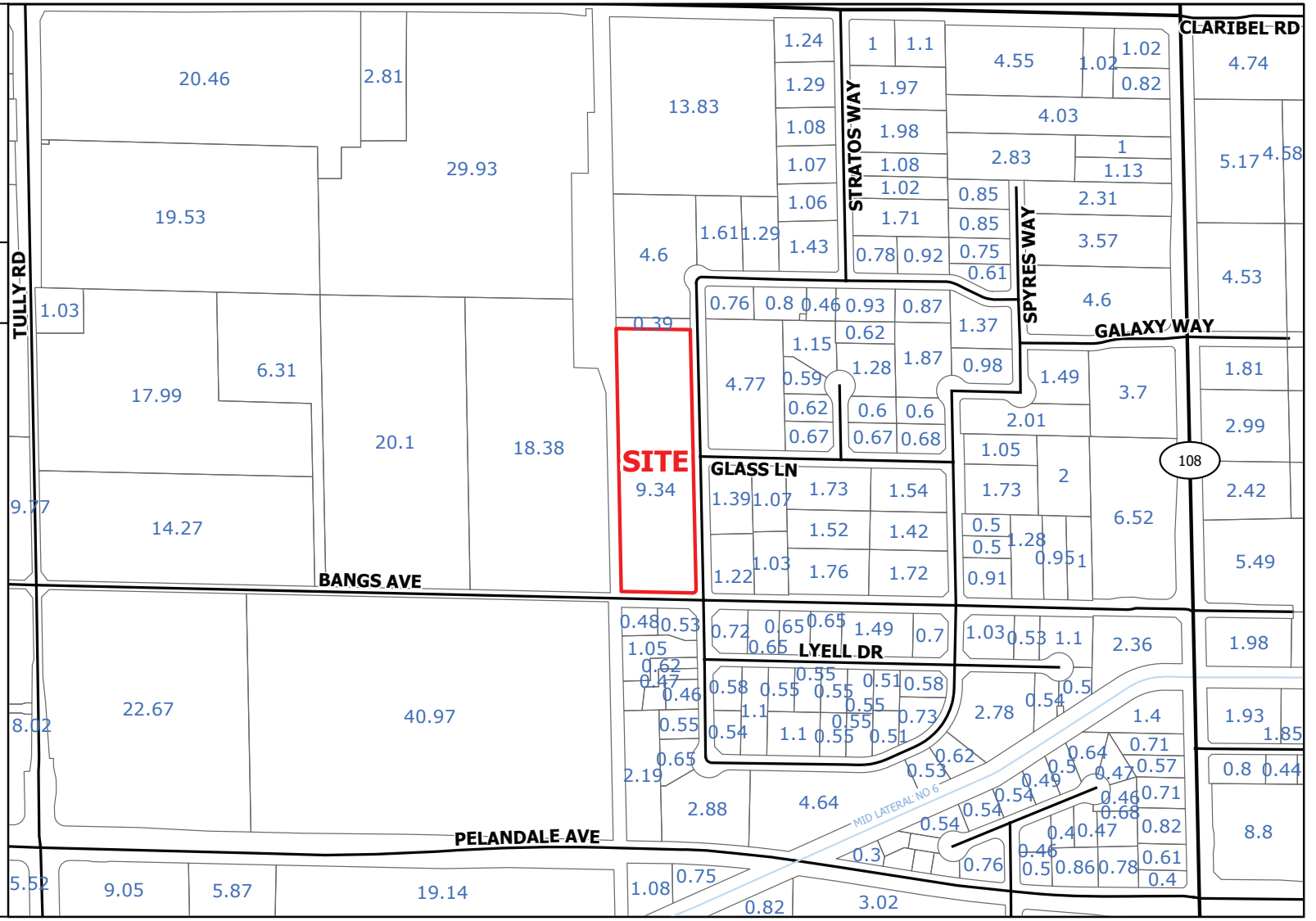
POWER PLAY

REZ & PM PLN2023-0099

ACREAGE MAP

LEGEND

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



N

0 500 1,000 US Feet

0 150 300 Meters

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

RED INC ARCHITECTS

SITE INFO - OVERALL

RETAIL/COMMERCIAL:	4555 NORTH STAR WAY, MODESTO, CA 95356
APN:	046-011-002-000
BUILDING DATA:	
OFFICE BUILDING A	7,000 S.F.
OFFICE BUILDING B	7,000 S.F.
OFFICE BUILDING C	8,050 S.F.
OFFICE BUILDING D	8,050 S.F.
FLEX SPACE BUILDING E	12,500 S.F.
FLEX SPACE BUILDING F	10,150 S.F.
FLEX SPACE BUILDING G	10,150 S.F.
SUB TOTAL:	62,900 S.F.
ROLLER HOCKEY RINK:	60,834 S.F. (GROSS) 32,034 S.F. (ADJUSTED)*

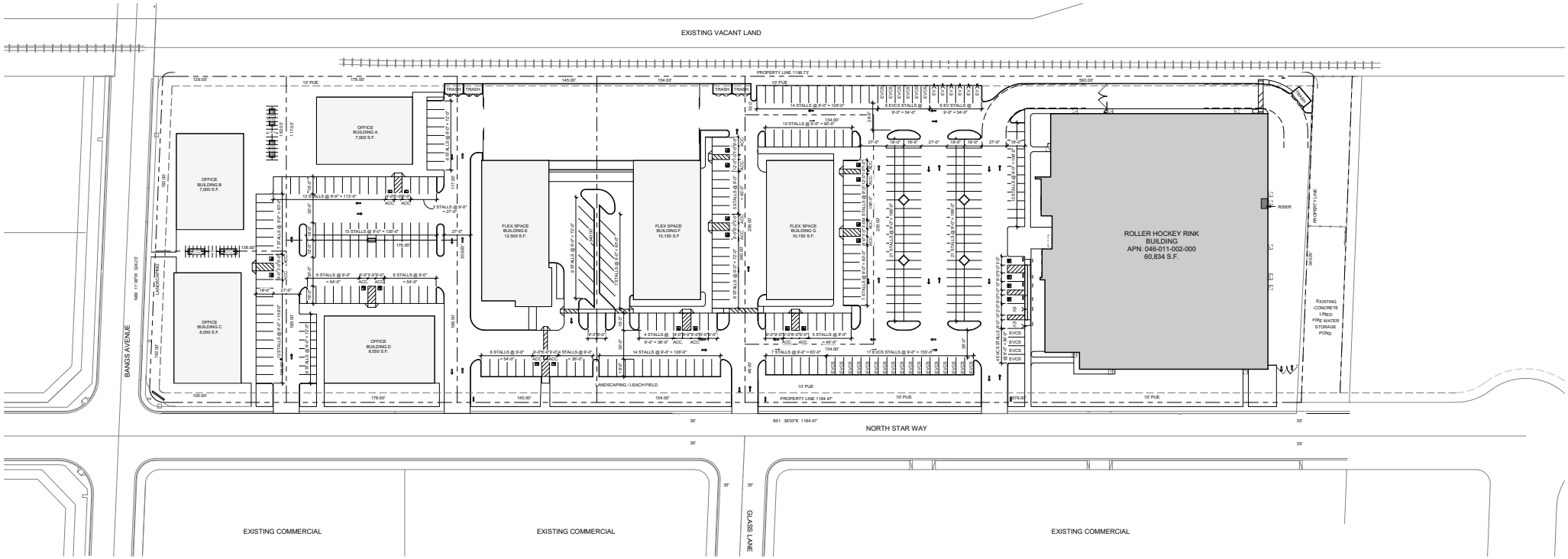
PARKING ANALYSIS:

PARKING REQUIRED - RETAIL/COMMERCIAL (1 CAR PER 300 S.F.):	210
PARKING REQUIRED - ROLLER HOCKEY RINK (1 CAR PER 300 S.F.)	107
TOTAL REQUIRED:	317
ACCESSIBLE PARKING REQUIRED (2% OF TOTAL PROVIDED):	7
PARKING PROVIDED:	358
STANDARD:	334
ACCESSIBLE:	24
STANDARD ACCESSIBLE:	22
VAN ACCESSIBLE:	02
TOTAL:	364

BICYCLE PARKING:

BICYCLE PARKING REQUIRED - NEW PROJECT (5% OF TOTAL PROVIDED):	
TOTAL REQUIRED:	17

*ADJUSTED S.F. DOES NOT INCLUDE THE AREA OF ROLLER RINKS



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

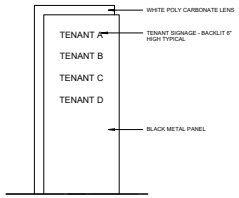
NORTH

POWER PLAY SPORTS CENTER

MODESTO, CA 95356

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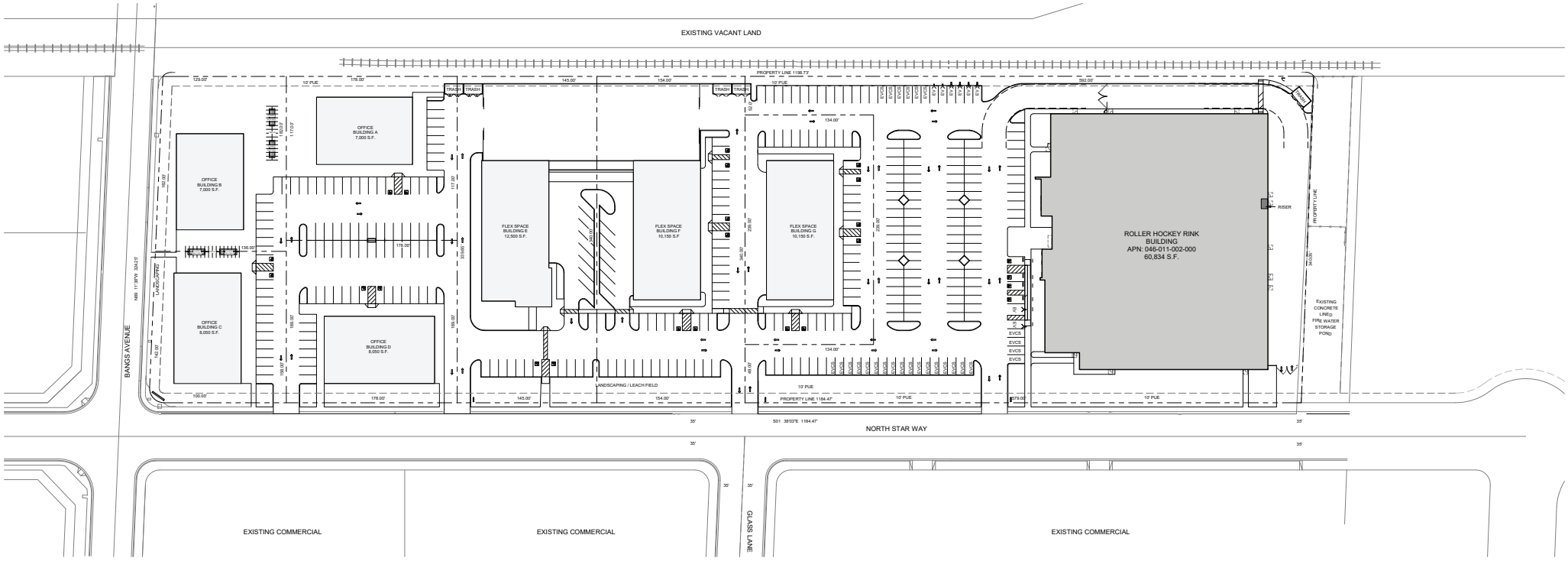
RED INC ARCHITECTS



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



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



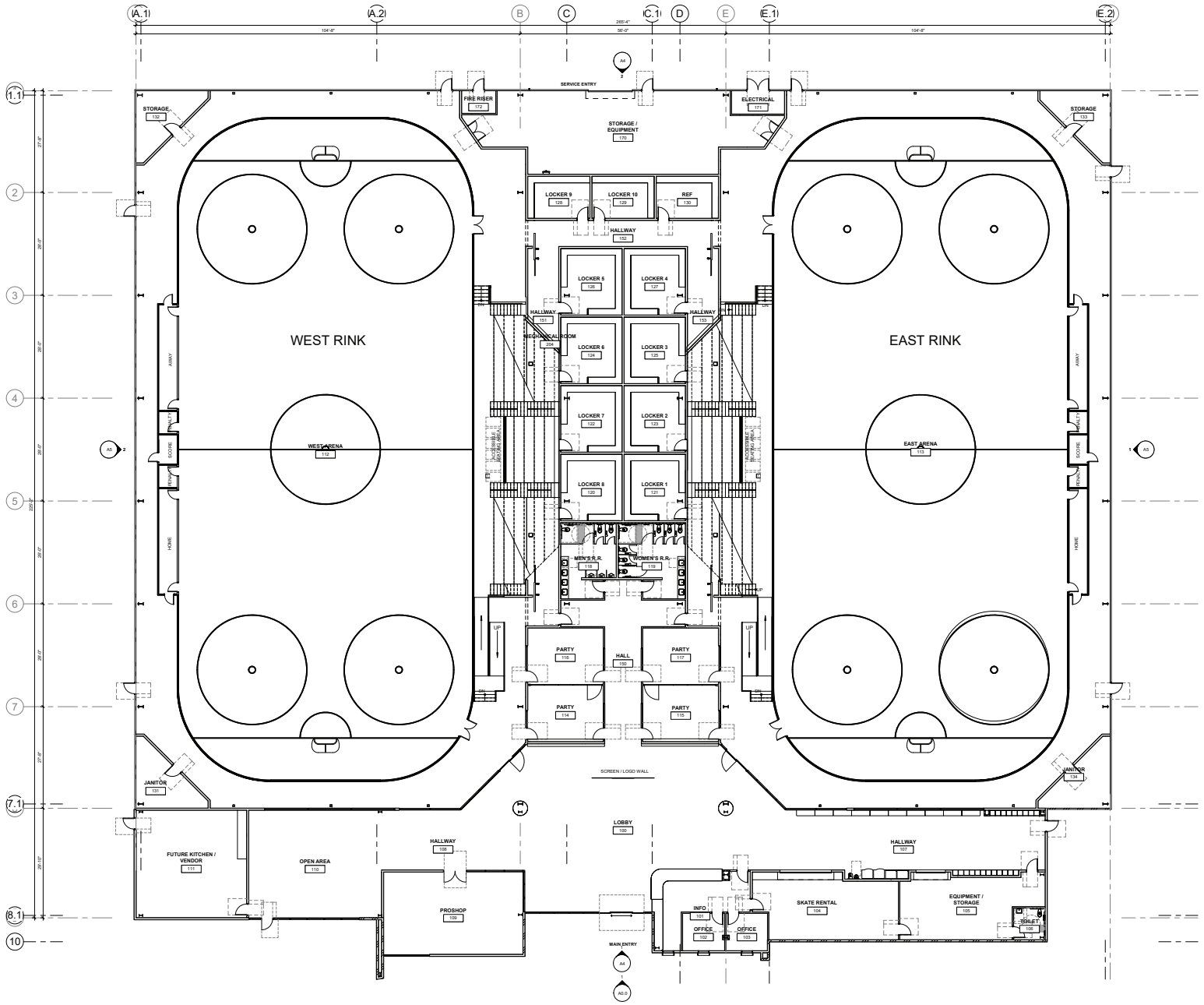
1 CONCEPTUAL SIGNAGE PLAN
1" = 40'-0"

N
NORTH

POWER PLAY SPORTS CENTER

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MODESTO, CA 95356



1 OVERALL FIRST FLOOR PLAN
3/32" = 1'-0"

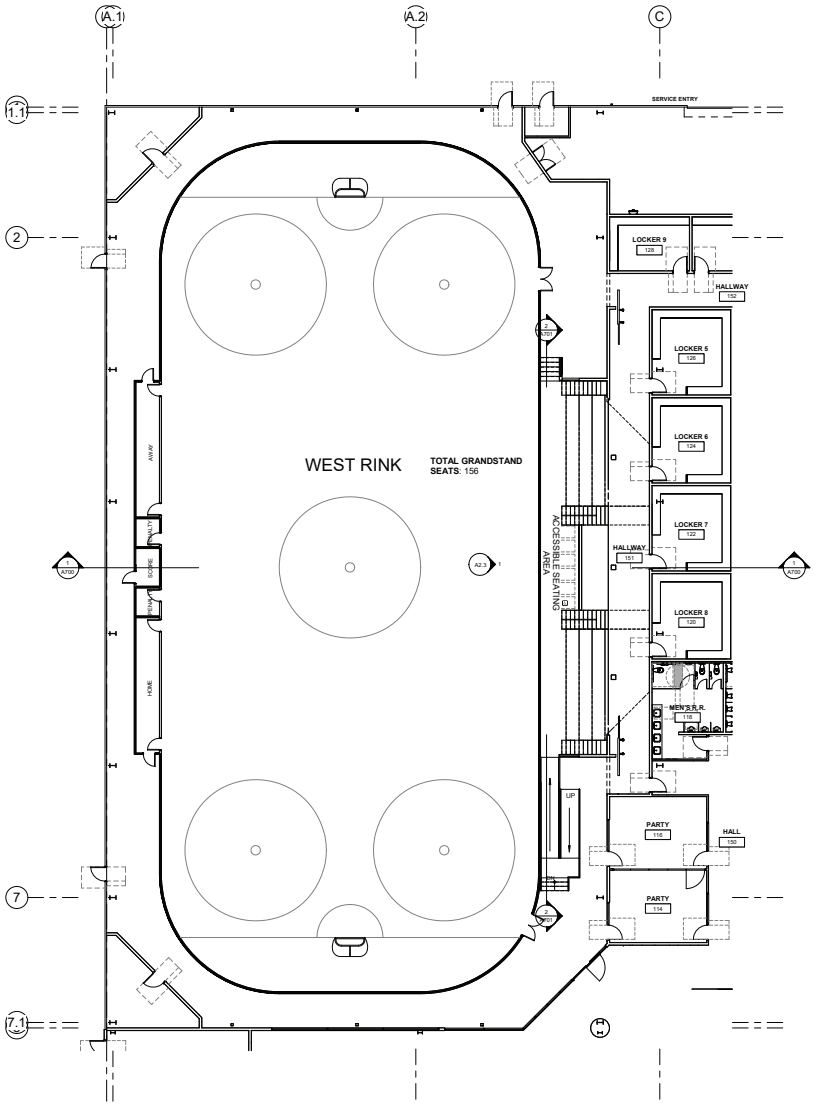
BASE FLOOR AREA:	42,800 S.F.
RINK AREA:	32,034 S.F.
TOTAL FLOOR AREA:	60,834 S.F.

NORTH

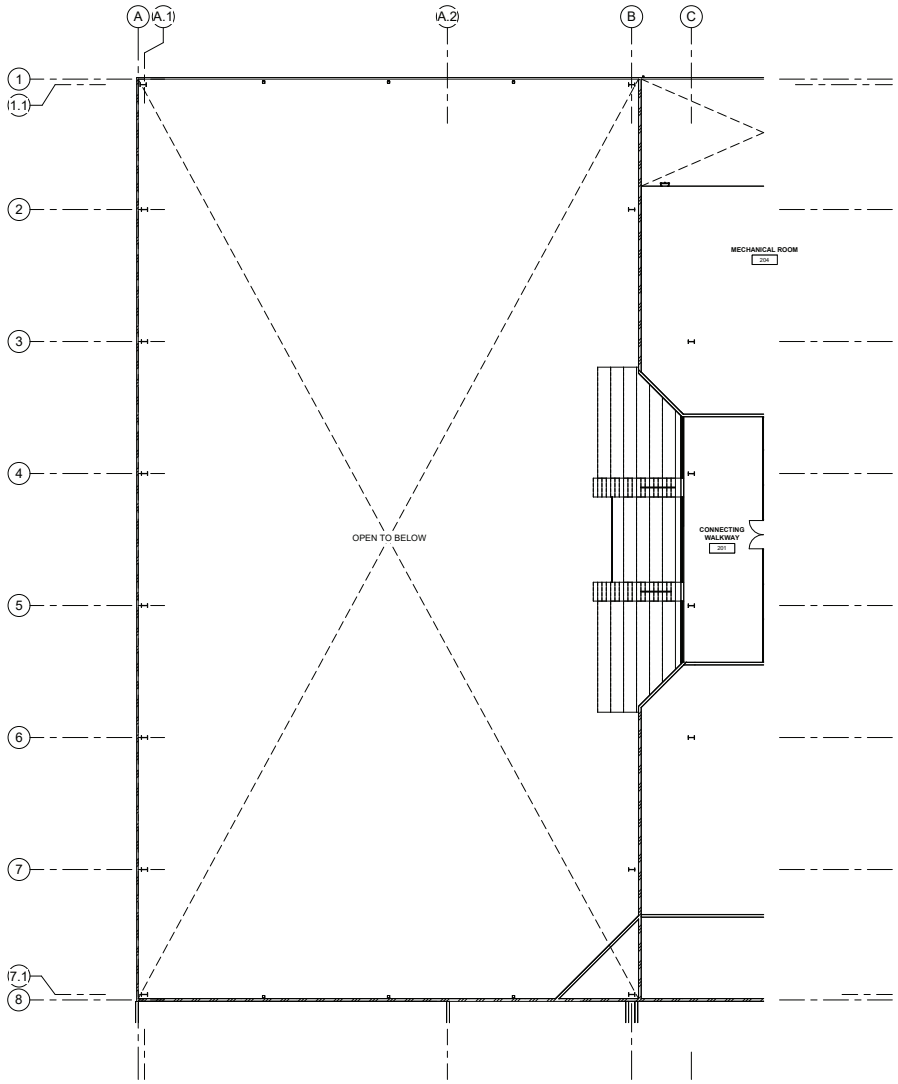
POWER PLAY SPORTS CENTER

MODESTO, CA 95356

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1 PLANNING - MAIN LEVEL - GRANDSTANDS
3/32" = 1'-0"



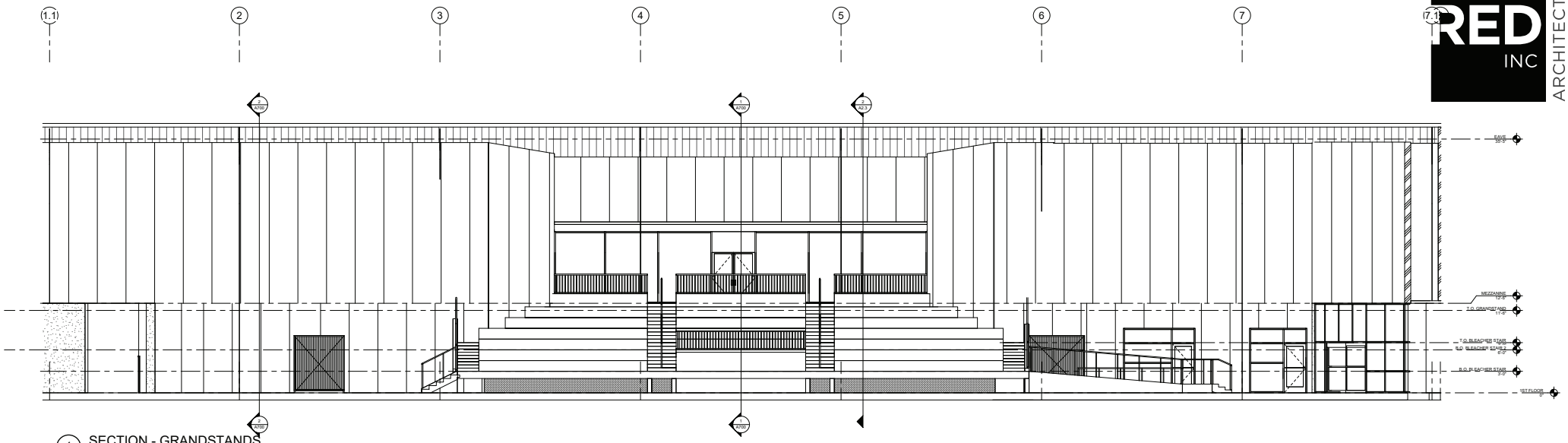
2 PLANNING - UPPER LEVEL - GRANDSTANDS
3/32" = 1'-0"

N
NORTH

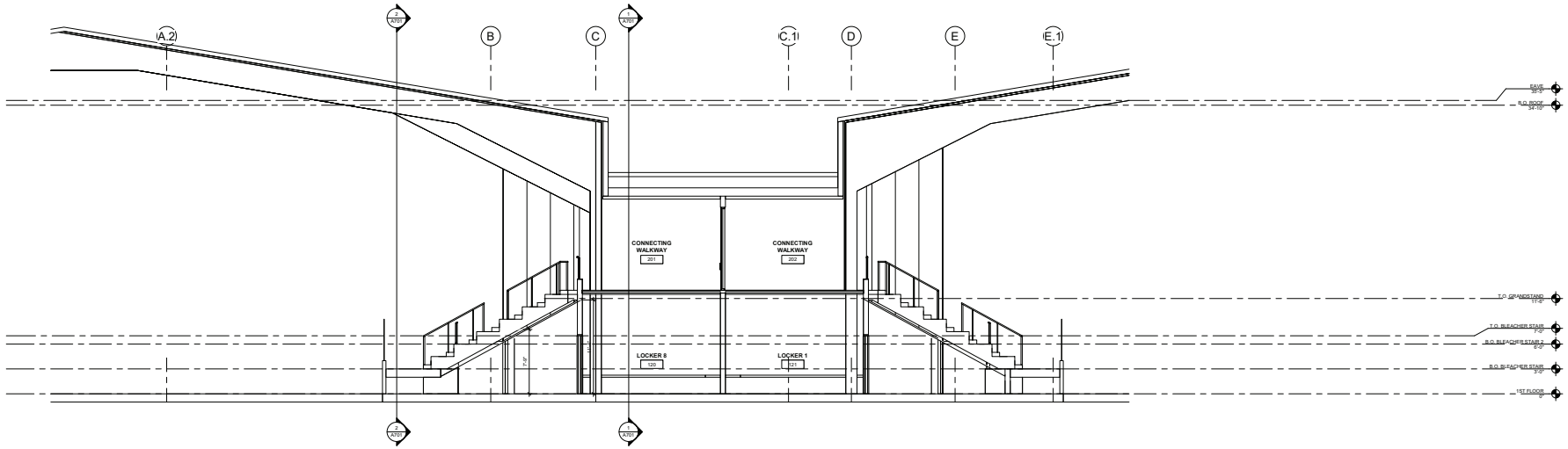
POWER PLAY SPORTS CENTER

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1 SECTION - GRANDSTANDS
3/16" = 1'-0"



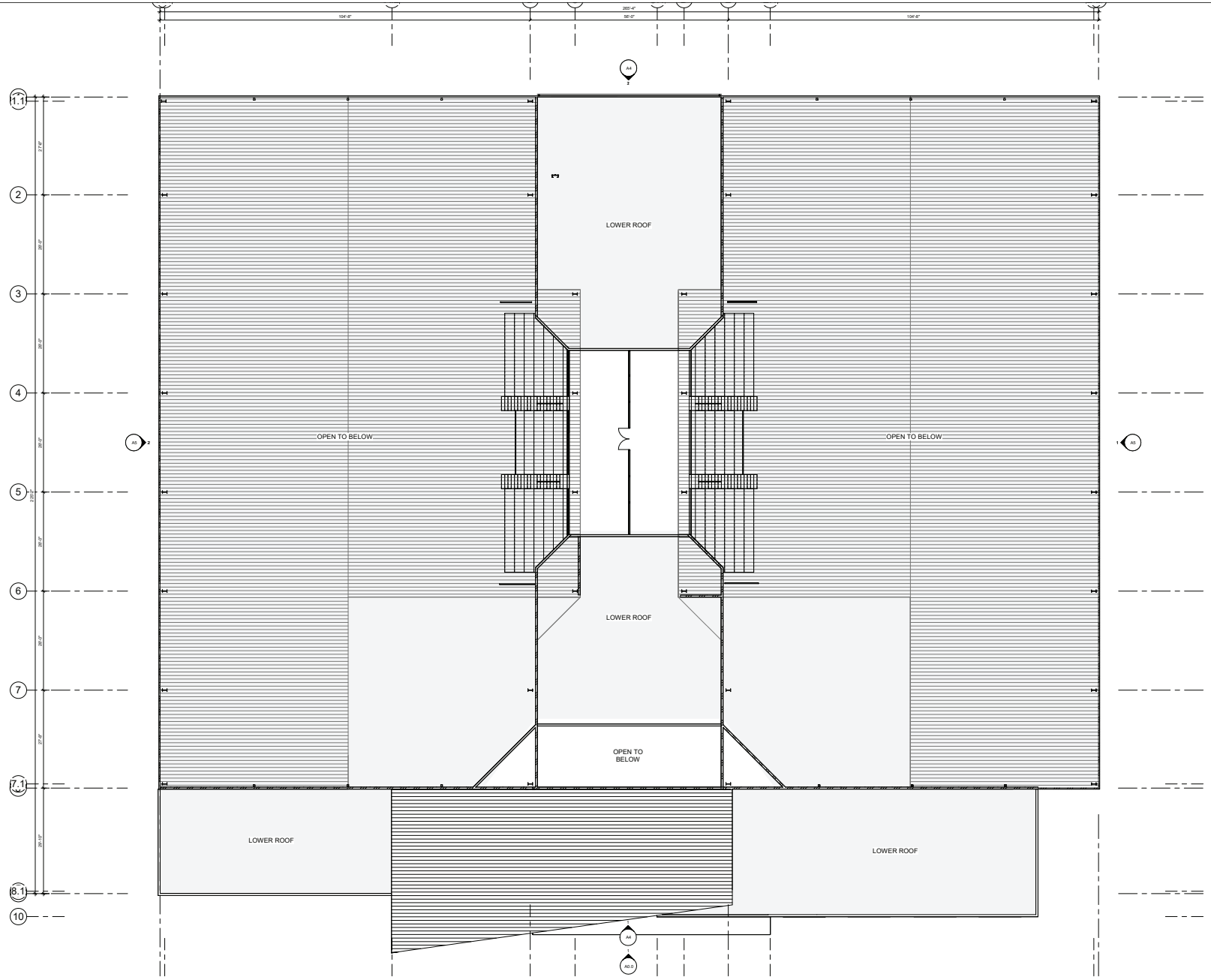
2 PARTIAL SECTION - GRANDSTANDS
3/16" = 1'-0"

N
NORTH

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

FLOOR AREA: 1,798 S.F.

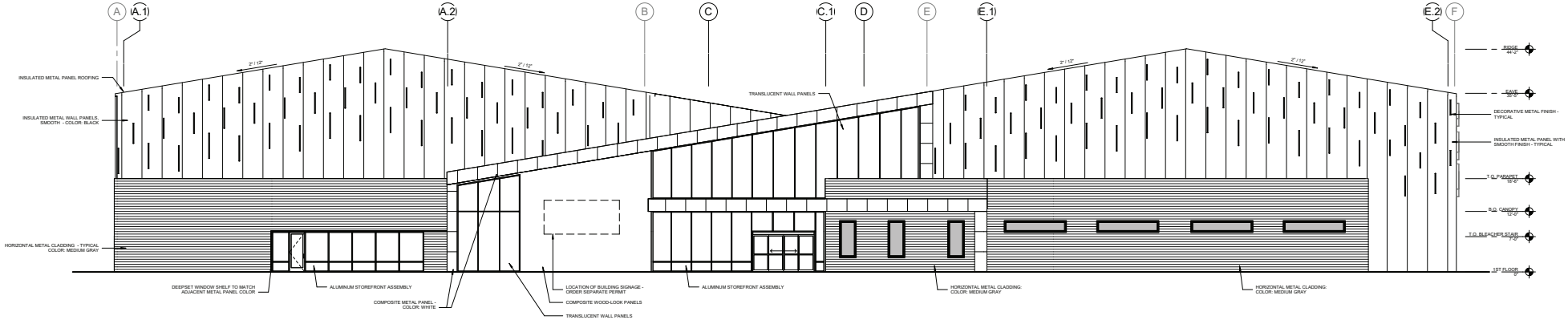
NORTH

POWER PLAY SPORTS CENTER

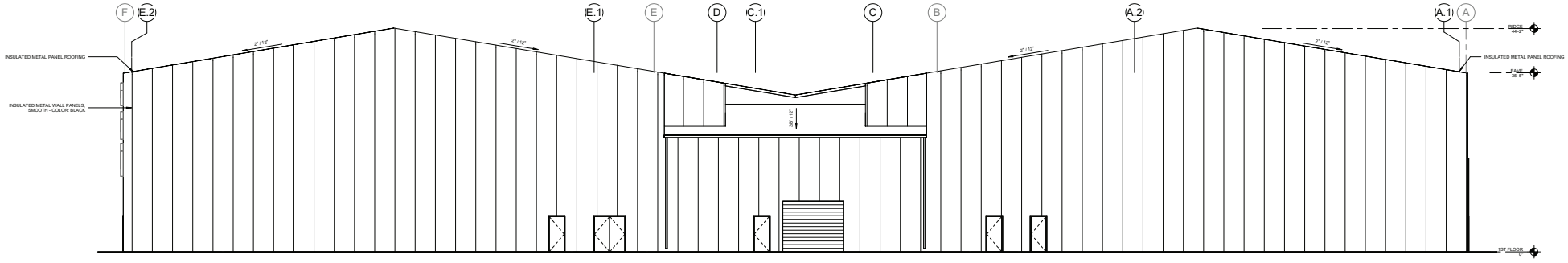
MODESTO, CA 95356

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

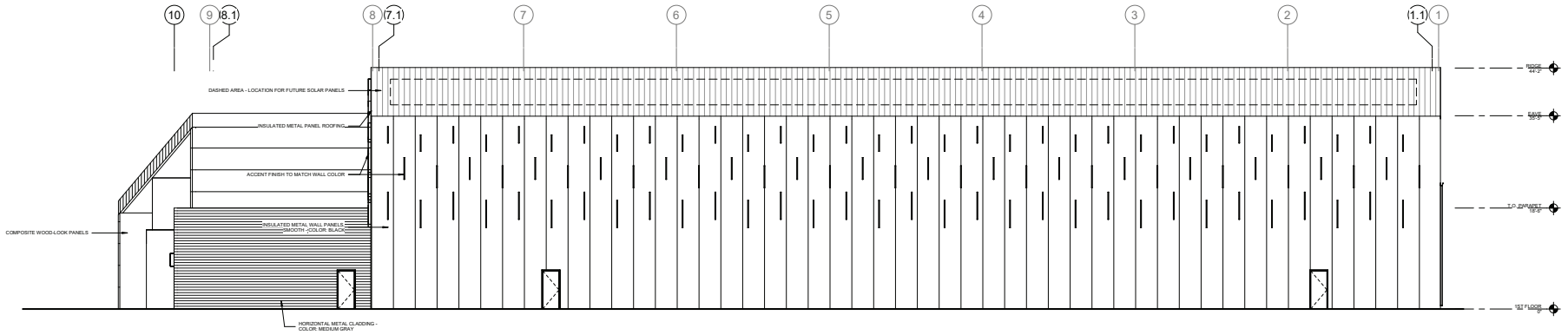


2 PLANNING ELEVATION - NORTH
1/8" = 1'-0"

POWER PLAY SPORTS CENTER

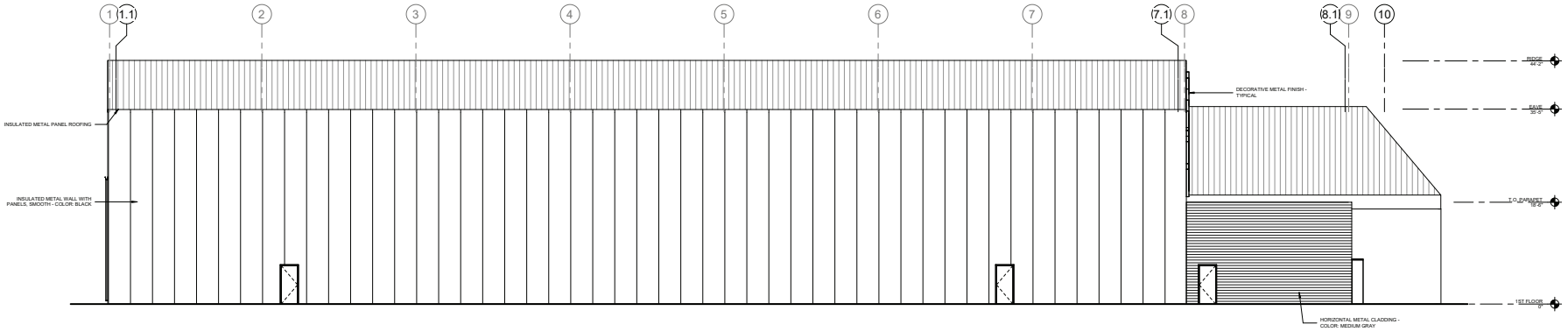
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1 PLANNING ELEVATION - EAST

1/8" = 1'-0"



2 PLANNING ELEVATION - WEST

1/8" = 1'-0"

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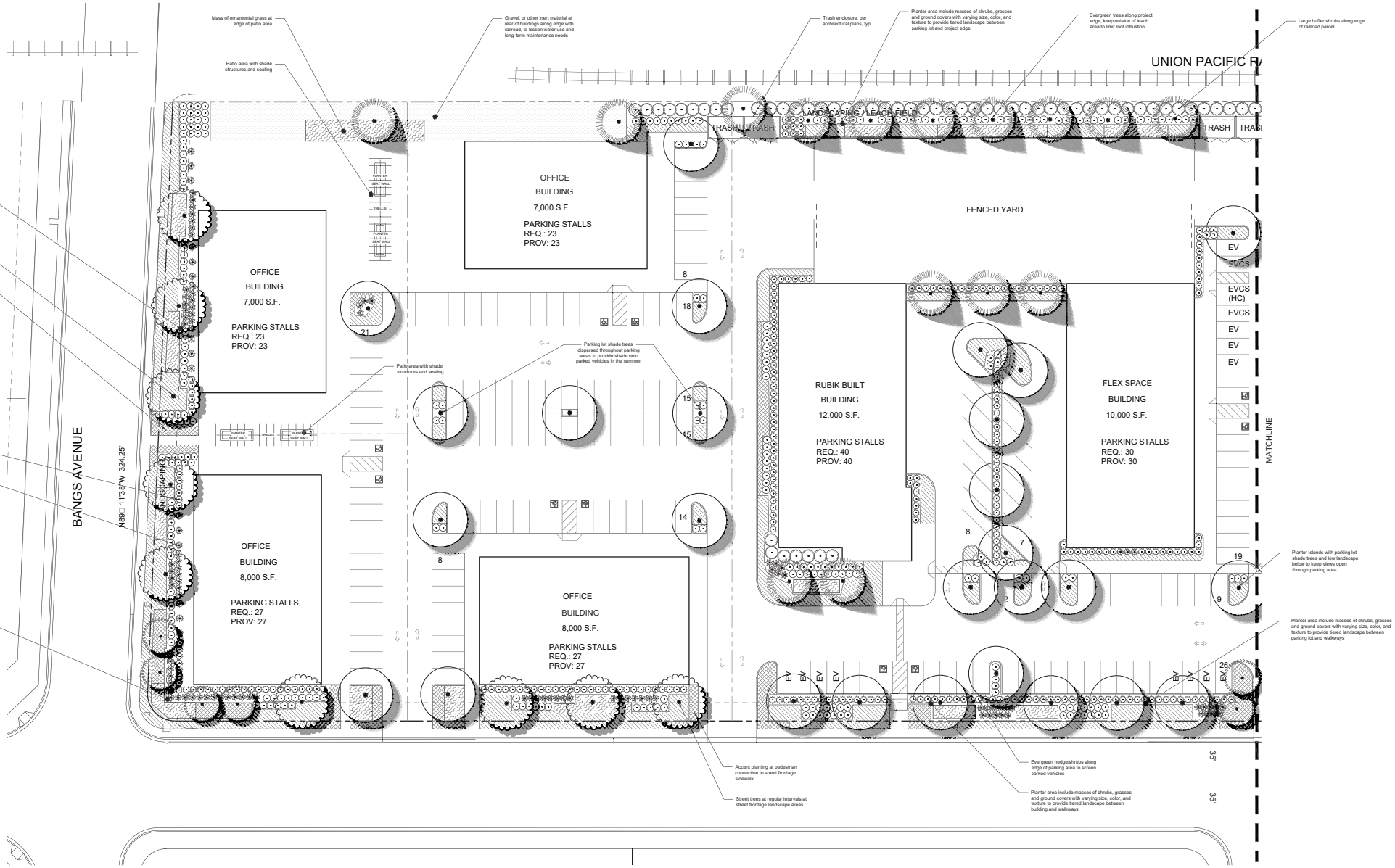




POWER PLAY SPORTS CENTER

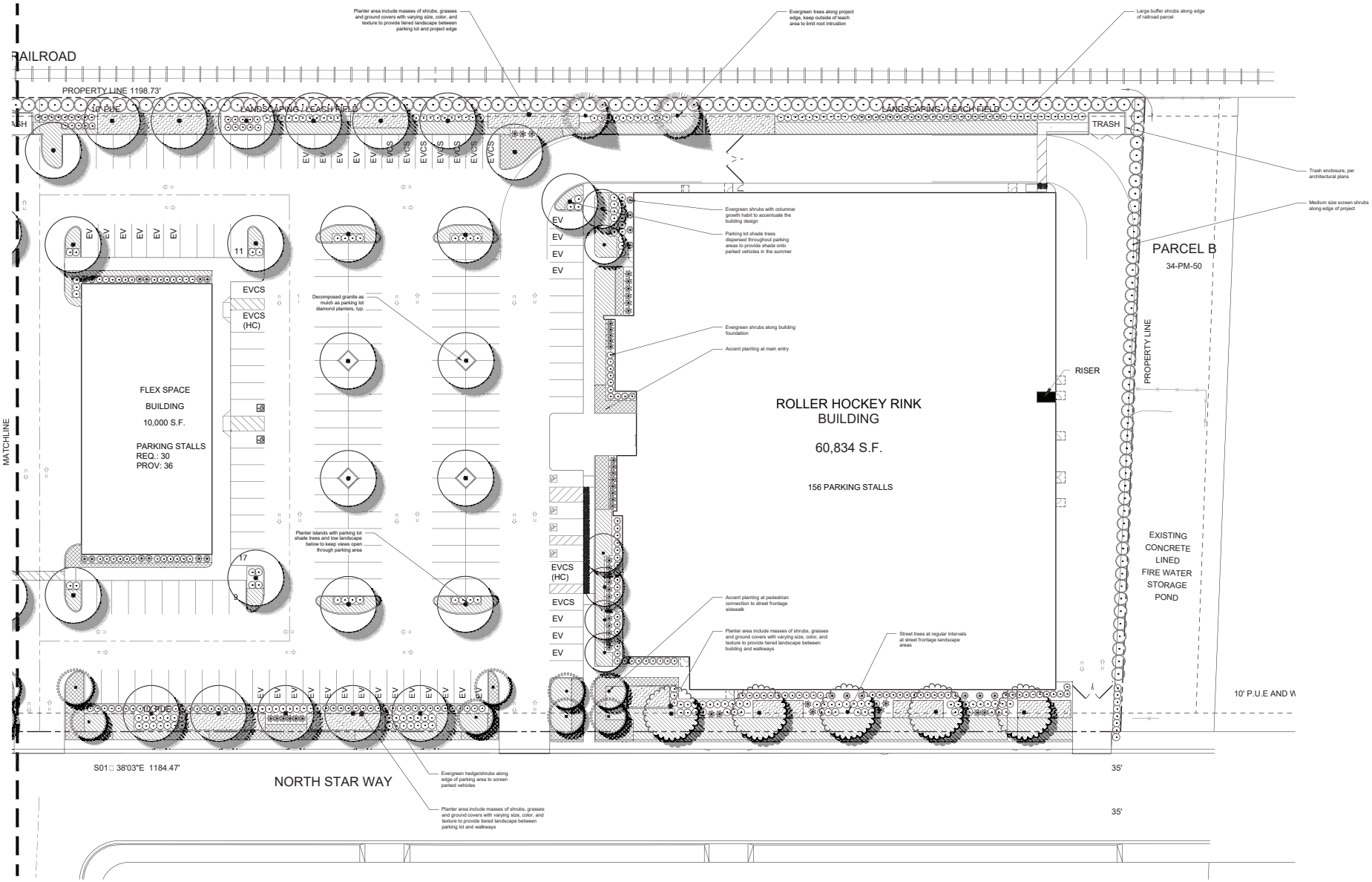
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Conceptual Landscape Plan - Sheet L-1

15 September 2025 | Power Play - Modesto, CA



Conceptual Landscape Plan - Sheet L-2

WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET

	Reference Evapotranspiration			49.7 in/yr	$ETAF_{MA}$	Maximum Allowed ETAF		0.45
APPENDIX B WORKSHEET	Hydro-zone (see desc. below)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	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	20,232.59	623,447 gals
					Sub-totals	68,285.00	28,662.84	883,217 gals
	Special Landscape Areas ("SLA")							
	SLA1				1.00	18,529 sf	18,529.00	570,953 gals
					Sub-totals	18,529 sf	18,529.00	570,953 gals
			Total Landscape Area (RLA+SLA)			86,814 sf	47,191.84	
							ETWU Total	1,454,169 gals
					Maximum Allowed Water Allowance (MAWA)			1,517,813 gals
MAWA	**MAXIMUM ALLOWABLE WATER CALCULATION** ("MAWA")							
	MAWA =	(ET_O)	(0.62)	[(ETAF	x LA) +	((1-ETAF)	x SLA)]	
	1,517,813 gal/yr	49.7 in/yr	0.62	0.45	86,814 sf	0.55	18,529 sf	
ETAF	ETAF CALCULATIONS							
	Regular Landscape Area (RLA) ETAF			Max Allowed ETAF				
	Total ETAF x RLA		28662.84					
	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. 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:	360
Req'd trees (1 tree per 8 parking spaces):	45
Trees Provided:	59

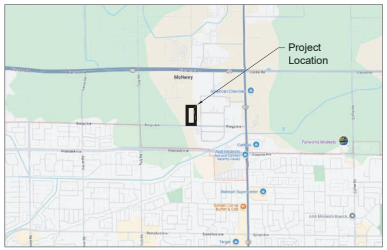
LANDSCAPE AREA CALCULATIONS

Total Site Area:		407,387 sf.
Total Landscape Area:		72,757 sf.
On-site landscape:	66,346 sf.	
Off-site landscape:	6,411 sf.	
Irrigated planter:	68,285 sf.	
Inert landscape:	4,536 sf.	

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS
TREES							
		PARKING LOT SHADE TREE		59			
	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 'Sempervirens'	Evergreen Lacebark Elm		15 gal.	35'	Moderate
		EVERGREEN / SCREEN TREE		17			
	LAU SAR	Laurus x 'Saratoga'	Saratoga 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
		ACCENT TREE		14			
	CER FOR	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud		15 gal.	25'	Moderate
	LAG TUS	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle		15 gal.	20'	Low
	PYR LNC	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear		15 gal.	25'	Moderate
		STREET TREE		14			
	QUE SHU	Quercus shumardii	Shumard Oak		15 gal.	50'	Moderate
	ZEL VIL	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova		15 gal.	50'	Moderate
SHRUBS							
		VERTICAL EVERGREEN SHRUB		40			
	Cup tin	Cupressus sempervirens 'Monshel'	Tiny Tower® Italian Cypress		15 gal.	per plan	Low
	Pru mon	Prunus caroliniana 'Monrux'	Bright 'N Tight Carolina Cherry Laurel		15 gal.	per plan	Moderate
	Thu sma	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae		15 gal.	per plan	Moderate
		EVERGREEN BUFFER/LARGE HEDGE SHRUB		187			
	Ner ole	Nerium oleander	Oleander		5 gal.	10'	Low
	Pho fra	Photinia x fraseri	Red Tip Photinia		5 gal.	7'	Moderate
	Pit var	Pittosporum tobira 'Variegata'	Variegated Japanese Pittosporum		5 gal.	8'	Moderate
		EVERGREEN SHRUB/HEDGE		460			
	Cal ljn	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush		5 gal.	4'	Low
	Lig tex	Ligustrum japonicum 'Texanum'	Texanum Privet		5 gal.	4'	Low
	Ole lit	Olea europaea 'Little Ollie' TM	Little Ollie Olive		5 gal.	5'	Low
	Rha min	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn		5 gal.	4'	Low
		ACCENT SHRUB		144			
	Cal kar	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		5 gal.	4'	Low
	Cho tec	Chondropetalum tectorum	Small Cape Rush		5 gal.	4'	Low
	Muh cap	Muhlenbergia capillaris	Pink Muhly Grass		5 gal.	5'	Low
	Pho 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
		INFILL SHRUB		473			
	Die iri	Dietes iridioides	Fortnight Lily		5 gal.	3'	Low
	Pit whd	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum		5 gal.	4'	Moderate
	Rha ind	Rhaphiolepis indica	Indian Hawthorn		5 gal.	4'	Moderate
SHRUB AREAS							
		ORNAMENTAL GRASS		7,303 sf			
	Bou gra	Bouteloua gracilis	Blue Grama Grass	46,448	1 gal.	2'	Low
	Cal kar	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	11,612	5 gal.	4'	Low
	Cho tec	Chondropetalum tectorum	Small Cape Rush	11,612	5 gal.	4'	Low
	Muh cap	Muhlenbergia capillaris	Pink Muhly Grass	6,994	5 gal.	5'	Low
	Muh rig	Muhlenbergia rigens	Deer Grass	6,994	5 gal.	5'	Low
	Car tum	Carex tumulicola	Foothill Sedge	323	1 gal.	30"	Low
GROUND COVERS							
		ACCENT GROUND COVER		6,240 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	Phormium tenax 'Jack Spratt'	New Zealand Flax	262	1 gal.	24"	Moderate
	Teu cha	Teucrium chamaedrys	Germander	276	1 gal.	24"	Low
	Tul var	Tulbaghia violacea 'Variegata'	Striped Society Garlic	461	1 gal.	18"	Low
	Ver hyb	Verbena x hybrida	Verbena	276	1 gal.	24"	Low
		LOW EVERGREEN GROUND COVER		21,620 sf			
	Cop kir	Coprosma kirkii	Creeping Mirror Plant	345	1 gal.	48"	Low
	Cot low	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	345	1 gal.	48"	Low
	Jun blu	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	618	1 gal.	36"	Low
	Myo par	Myoporum parvifolium	Trailing Myoporum	345	1 gal.	48"	Low
		INERT GROUNDCOVER		4,472 sf			

VICINITY MAP



Conceptual Landscape Plan - Sheet L-3

15 September 2025 | Power Play - Modesto, CA

LEGEND

- EX. CURB AND GUTTER
- EX. EDGE OF PAVEMENT
- EX. SANITARY SEWER LINE
- EX. MANHOLE
- EX. STORM DRAIN LINE
- EX. CATCH BASIN
- EX. CATCH BASIN DROP INLET
- EX. DRYWELL
- EX. WATER LINE
- EX. FIRE WATER LINE
- EX. FIRE HYDRANT
- EX. GATE VALVE
- EX. POST INDICATOR VALVE
- EX. POWER POLE
- EX. JOINT POLE
- EX. SIGN
- EX. GAS LINE
- EX. ELECTRICAL CONDUIT
- EX. TELEPHONE CONDUIT
- EX. TELEPHONE BOX
- EX. ELECTRICAL BOX
- EX. ELECTROLIER
- 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 PARCELS.
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 REFLECTAN 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 910 OF 1075, MAP NO. 0604MC0910E, DATED SEPTEMBER 26, 2008.

OWNER / SUBDIVIDER

COSTA LIMITED PARNERS, L.P.,
A CALIFORNIA LIMITED PARTNERSHIP
4300 SPYERS WAY
MODESTO, CALIFORNIA 95356

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 DELELOPMENT WILL CONTAIN AND DISPOSE OF STORM WATERS ON-SITE.

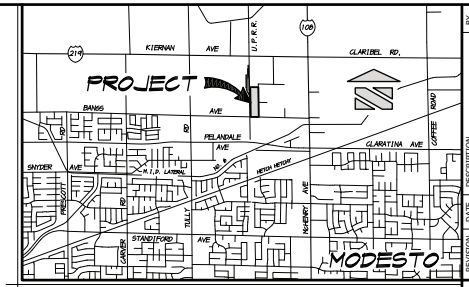
C. SANITARY SEWER: SEWER WILL BE BY INTERIM PRIVATE SEPTIC SYSTEMS, FUTURE DRY SEWER LINE EXTENDED IN NORTH STAR WAY.

D. WATER SUPPLY: DOMESTIC WATER WILL CONNECT TO THE CITY OF MODESTO SYSTEM EXTENDED IN NORTH STAR WAY.

E. NO PUBLIC AREAS ARE PROPOSED WITH THIS DEVELOPMENT.

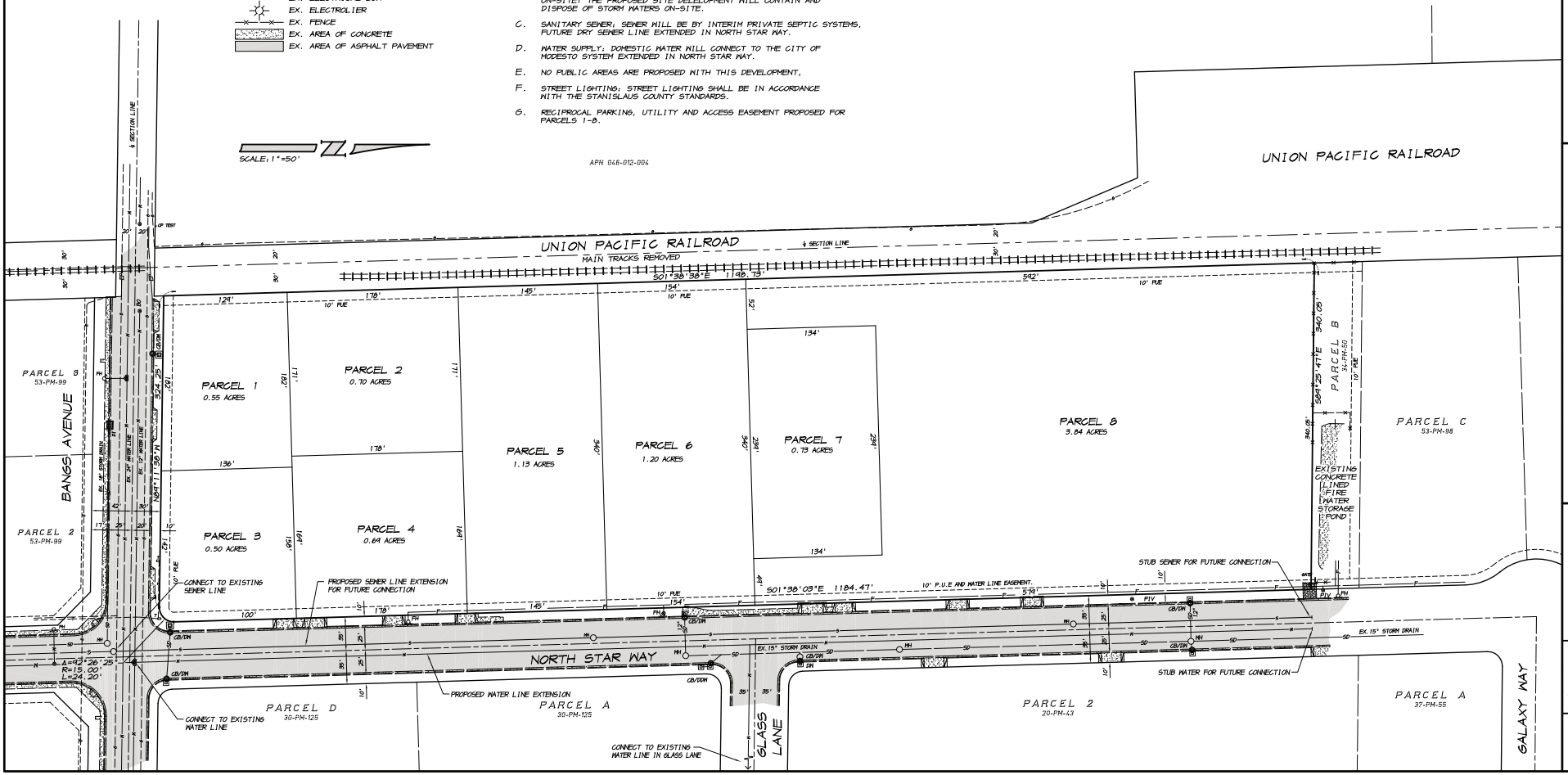
F. STREET LIGHTING: STREET LIGHTING SHALL BE IN ACCORDANCE WITH THE STANISLAUS COUNTY STANDARDS.

G. RECIPROCAL PARKING, UTILITY AND ACCESS EASEMENT PROPOSED FOR PARCELS 1-8.



VICINITY MAP
NO SCALE

SCALE: 1"=50'



TENTATIVE PARCEL MAP

BEING A PORTION OF PARCEL "A" AS SHOWN ON THE MAP FILED IN BOOK 15 OF PARCEL MAPS, AT PAGE 32, AND PARCEL "A" AS SHOWN ON THE MAP FILED IN BOOK 34 OF PARCEL MAPS, AT PAGE 120, STANISLAUS COUNTY RECORDS, LYING IN THE NORTHEAST QUARTER OF SECTION 16, T. 4 S., R. 9 E., M.D.M.

4555 NORTH STAR WAY
STANISLAUS COUNTY CALIFORNIA

ASSOCIATED ENGINEERING GROUP
1306 TECHNOLOGY DRIVE SUITE 4, MODESTO CA. 95356
PHONE: (209) 545-3380 FAX: (209) 545-3813 www.aegmodesto.com

RYAN CHANEL, R.C.E. 61619
JEFF SHELDON, R.C.E. 24078

DRAWN BY: JEF
DATE: 4/15/25 11:15
SCALE: 1"=40'
DWG: 1520A-TPM REV
CHECKED:
JOB #: 1520A-24

SHEET 1 OF 1

REVISION	DATE	DESCRIPTION	BY

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

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.

ATTACHMENT I

- 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, CSU Stanislaus Financial Services

Department of Toxic Substances Control

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

Matthew Rodriquez
Secretary for
Environmental Protection

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

ATTACHMENT II

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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 tetrachlorothene (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 ($\mu g/m^3$)
- Benzene - 3.9 $\mu g/m^3$
- Toluene - 17 $\mu g/m^3$
- Ethyl benzene - 11 $\mu g/m^3$
- m,p–Xylenes - 38 $\mu g/m^3$
- o-Xylenes - 10 $\mu g/m^3$

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

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

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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 (11th 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	
Trip Generation Rates:					
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
Project Site Uses:					
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)

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

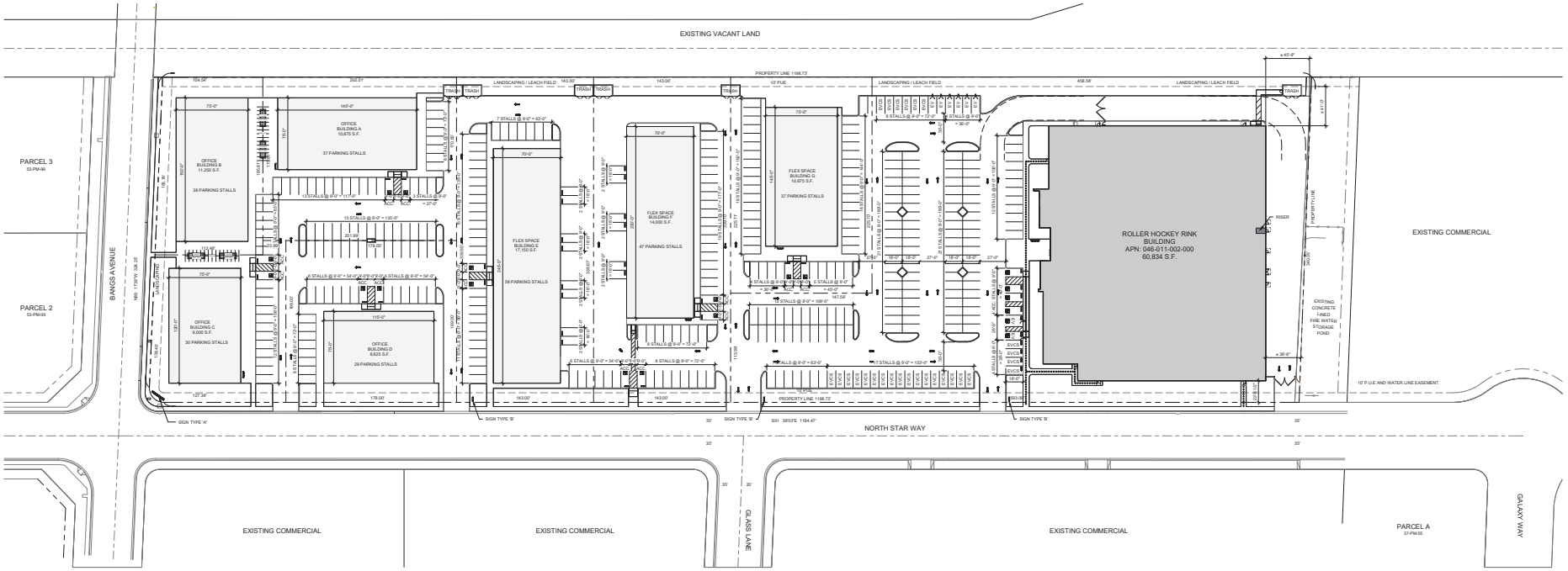
RETAIL/COMMERCIAL:	4555 NORTH STAR WAY, MODESTO, CA 95356
APN:	046-011-002-000
BUILDING DATA:	
ROLLER HOCKEY RINK:	60,834 S.F. (GROSS) 32,034 S.F. (ADJUSTED)*
PARKING ANALYSIS:	
PARKING REQUIRED - ROLLER HOCKEY RINK (1 CAR PER 300 S.F.)	107
TOTAL REQUIRED:	107
ACCESSIBLE PARKING REQUIRED (2% OF TOTAL PROVIDED):	1
PARKING PROVIDED:	166
STANDARD:	127
ACCESSIBLE:	4
VAN ACCESSIBLE:	4
EVCS:	30
EV STALLS:	
STANDARD:	6
EV ACCESSIBLE:	2
ACCESSIBLE:	1
VAN ACCESSIBLE:	1
TOTAL:	166
BICYCLE PARKING:	
BICYCLE PARKING REQUIRED - NEW PROJECT (5% OF TOTAL PROVIDED):	
TOTAL REQUIRED:	9

*ADJUSTED S.F. DOES NOT INCLUDE THE AREA OF ROLLER RINKS

SITE INFO - OVERALL

RETAIL/COMMERCIAL:	4555 NORTH STAR WAY, MODESTO, CA 95356
APN:	046-011-002-000
BUILDING DATA:	
OFFICE BUILDING A	10,875 S.F.
OFFICE BUILDING B	11,250 S.F.
OFFICE BUILDING C	9,000 S.F.
OFFICE BUILDING D	8,625 S.F.
FLEX SPACE BUILDING E	17,550 S.F.
FLEX SPACE BUILDING F	14,000 S.F.
FLEX SPACE BUILDING G	10,875 S.F.
SUB TOTAL:	81,775 S.F.
ROLLER HOCKEY RINK:	60,834 S.F. (GROSS) 32,034 S.F. (ADJUSTED)*
PARKING ANALYSIS:	
PARKING REQUIRED - RETAIL/COMMERCIAL (1 CAR PER 300 S.F.):	273
PARKING REQUIRED - ROLLER HOCKEY RINK (1 CAR PER 300 S.F.):	107
TOTAL REQUIRED:	380
ACCESSIBLE PARKING REQUIRED (2% OF TOTAL PROVIDED):	9
PARKING PROVIDED:	406
STANDARD:	357
ACCESSIBLE:	18
VAN ACCESSIBLE:	2
TOTAL:	379
BICYCLE PARKING:	
BICYCLE PARKING REQUIRED - NEW PROJECT (5% OF TOTAL PROVIDED):	
TOTAL REQUIRED:	19

*ADJUSTED S.F. DOES NOT INCLUDE THE AREA OF ROLLER RINKS



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

N
NORTH

POWER PLAY

4555 NORTH STAR WAY

MODESTO, CA 95356

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