



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # 2025031342

TO: **State Clearinghouse**
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: **Stanislaus County Planning & 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

Project Title: Rezone and Parcel Map Application No. PLN2023-0099 – Power Play

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Jeremy Ballard, Senior Planner
Street Address: 1010 10th Street, Suite 3400 (209) 525-6330
City: Modesto, CA 95354 Stanislaus

Project Location: 711 Bangs Avenue & 4555 North Star Way **City/Nearest Community:** Modesto
Cross Streets: Galaxy Way & Bangs Avenue **Zip:** 95356
Longitude/Latitude (degrees, minutes and seconds): 37° 42' 19.53" N / 121° 00' 11.26" W **Total Acres:** 9.33
Assessor's Parcel 046-011-002 5 **Twp.** 3 **Range:** 9 **Base** MDB&M
Within 2 Miles: **State** 108 N/A
N/A **Union Pacific** **School** Big Valley Grace

Local Public Review Period: (to be filled in by lead agency)

Starting September 19, 2025 **Ending** October 23, 2025

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☒ Neg Dec (Prior SCH No.) ☐ Mit Neg Dec ☐ Other: _____
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
OTHER: ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other

Development Type:

☐ Residential Units: _____ Acres: _____ ☐ Water Facilities Type: _____ MGD _____
☐ Office Sq.ft.: _____ Acres: _____ Employees: _____ ☐ Transportation Type: _____
☒ Commercial Sq.ft.: 60,834 Acres: 1.39 Employees: 8 ☐ Mining Mineral: _____
☒ Industrial Sq.ft.: 62,900 Acres: 1.4 Employees: 0 ☐ Power Type: _____ MW _____
☐ Educational _____ ☐ Waste Facilities Type: _____ MGD _____
☐ Recreational _____ ☐ Hazardous Waste Type: _____
☐ OCS Related _____ ☐ Other _____

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geological/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Other: None identified

Present Land Use/Zoning/General Plan Designation:

Vacant/ Planned Development 25/ Planned Development

Project Description:

This is a request to rezone a 9.33-acre parcel from Planned Development (P-D) 25 to a new P-D, to 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. 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. 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. 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 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. 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. 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. 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.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

☐ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☐ Office of Historic Preservation
☐ California Emergency Management Agency	☐ Office of Public School Construction
☐ California Highway Patrol	☐ Parks & Recreation, Department of
☒ Caltrans District # <u>10</u>	☐ Pesticide Regulation, Department of
☐ Caltrans Division of Aeronautics	☐ Public Utilities Commission
☐ Caltrans Planning	☐ Reclamation Board
☒ Central Valley Flood Protection Board	☒ Regional WQCB # <u>5</u>
☐ Coachella Valley Mountains Conservancy	☐ Resources Agency
☐ Coastal Commission	☐ Resources Recycling and Recovery, Department of
☐ Colorado River Board Commission	☐ S.F. Bay Conservation & Development Commission
☒ Conservation, Department of	☐ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
☐ Corrections, Department of	☐ San Joaquin River Conservancy
☐ Delta Protection Commission	☐ Santa Monica Mountains Conservancy
☐ Education, Department of	☐ State Lands Commission
☐ Energy Commission	☐ SWRCB: Clean Water Grants
☒ Fish & Game Region # <u>4</u>	☐ SWRCB: Water Quality
☐ Food & Agriculture, Department of	☐ SWRCB: Water Rights
☐ Forestry & Fire Protection, Department of	☐ Tahoe Regional Planning Agency
☐ General Services, Department of	☒ Toxic Substances Control, Department of
☐ Health Services, Department of	☐ Water Resources, Department of
☐ Housing & Community Development	☒ Other: <u>San Joaquin Valley Air Pollution Control District</u>
☐ Integrated Waste Management Board	☐ Other: _____
☐ Native American Heritage Commission	



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Lead Agency (Complete if applicable):

Lead Agency: Stanislaus County

Applicant: RED INC Architects

Address: 1010 10th Street, Suite 3400

Address: 1217 J Street

City/State/Zip: Modesto, CA 95354

City/State/Zip: Modesto CA 95354

Contact: Jeremy Ballard, Senior Planner

Contact: Barrett Lipomi, Principal Architect

Phone: (209) 525-6330/planning@stancounty.com

Phone: 209-522-8900/barret@redincarchitects.com

**Signature of Lead Agency
Representative:**

Jeremy Ballard
Jeremy Ballard (Sep 19, 2025 13:40:58 PDT)

Date: September 19, 2025