

50-2025-179

**FILED**

September 19, 2025

DONNA LINDER

STANISLAUS COUNTY  
CLERK-RECORDER

By: *Matthew Ferrin*  
Deputy Clerk

**STANISLAUS COUNTY**  
**DEPARTMENT OF PLANNING AND**  
**COMMUNITY DEVELOPMENT**  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

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**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

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The Stanislaus County Planning Commission will consider the adoption of a Negative Declaration for the project description below at a public hearing to be held on a date not yet scheduled, at the Tenth Street Place, Joint Chambers, Basement Level, 1010 10th Street, Modesto, California. A separate notice will be published.

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

**Project Location:** 711 Bangs Avenue and 4555 North Star Way, between Galaxy Way and Bangs Avenue, in the Modesto area. Stanislaus County APN: 046-011-002.

**Description of Project:** 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.

**Applicant Name:** RED INC Architects

**Applicant Phone Number:** (209)522-8900

**Applicant Address:** 1217 J Street Modesto, CA 95354

**Lead Agency:** Stanislaus County, Department of Planning and Community Development

**Address Where Copy of Proposed Negative Declaration is Available:**  
Stanislaus County, Department of Planning and Community Development  
1010 10th Street, Suite 3400  
Modesto, California 95354-2380  
<http://www.stancounty.com/planning/>

**Review Period:**

September 19, 2025 to October 23, 2025

**DO NOT REMOVE FROM POSTING UNTIL:**  
**October 24, 2025**

**Contact Person:**

Jeremy Ballard, Senior Planner

**Contact Telephone:**

(209) 525-6330