

Agency Referral and Request for Comments

DATE: September 2, 2026
TO: Affected & Interested Agencies
FROM: Javier Camarena, Assistant Executive Officer
SUBJECT: Request for Comments
PROPOSAL TITLE: **OUT OF BOUNDARY SERVICE APPLICATION – POWER PLAY (CITY OF MODESTO)**

This letter is to advise your agency that the above-titled application has been filed with LAFCO. The project is described as follows:

Description: A request to extend sewer and water service outside of the City of Modesto's boundary to serve a 9.33-acre property at 4555 Northstar Way, located at the northwest corner of Bangs Avenue and Northstar Way, for eight (8) commercial/light industrial buildings, including a roller hockey arena totaling approximately 93,000 square feet. (See attached map for further details.)

APN(s): 046-011-002

Applicant: City of Modesto

CEQA: Stanislaus County, as Lead Agency under the California Environmental Quality Act (CEQA) prepared a Negative Declaration for the project.

Copies of the City's application and related support documents (e.g. CEQA documents and will serve letter) can be reviewed at the LAFCO office or on the LAFCO website at: www.stanislauslafco.org under the "Current Projects & Notices" link.

Should your agency have any comments on the proposal, please submit them as soon as possible or no later than **Friday, September 18, 2026** in order to be included in the staff report for the proposal. Questions or comments may also be submitted by e-mail to: lafco@stancounty.com

DATE: _____

TO: Stanislaus LAFCO
1010 10th Street, 3rd Floor
Modesto, CA 95354

FROM: _____

SUBJECT: **OUT OF BOUNDARY SERVICE APPLICATION – POWER PLAY (CITY OF MODESTO)**

PROJECT DESCRIPTION: A request to extend sewer and water service outside of the City of Modesto's boundary to serve a property 9.33-acre at 4555 Northstar Way, located at the northwest corner of Bangs Avenue and Northstar Way, for eight (8) commercial/light industrial buildings, including a roller hockey arena totaling approximately 93,000 square feet. Stanislaus County, as Lead Agency under the California Environmental Quality Act (CEQA) prepared an Initial Study and Negative Declaration for the project. APN: 046-011-002.

Based on the agency's particular field(s) of expertise, it is our position the project described above:

- _____ Will have an effect on the ability of this agency to provide service(s).
- _____ Will not have an effect on this agency.
- _____ No comments.

Listed below are facts which support our determination (e.g., infrastructure needs, additional police/fire personnel, limited capacity, etc.)

- 1.
- 2.
- 3.

Listed below are methods for reducing effects this project will have on this agency.

- 1.
- 2.
- 3.

In addition, our agency has the following comments: (attach additional sheets if necessary).

Response prepared by:

(Name) _____ (Title) _____ (Date) _____

Out of Boundary Service Application

Power Play – Sewer & Water Service

