

California Department of Transportation

OFFICE OF THE DISTRICT 10 DIRECTOR
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November 6, 2025

10-STA-219-PM 4.46
Initial Study and Notice of Intent
Rezone & Parcel Map
Application No. PLN2023-0099
State Clearinghouse No. 2025031342
Power Play

Jeremy Ballard
Stanislaus County Department of
Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

Dear Mr. Ballard:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the 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.

In the second review was the trip generation memo that was included in the Initial Study. Caltrans has the following comments:

Traffic Operations

The determination of whether a Traffic Impact Study (TIS) is required is not based on the parcel's zoning category of previous land use approvals. TIS requirement is based on proposed use and the estimated daily trips.

Based on the site plan and trip generation that was submitted, the estimated number of vehicle daily trips shows a significant amount. Given the high daily trip generation, a TIS for this project is essential to:

- Accurately model the new traffic flow during both AM and PM Peak Hours.
- Assess the operational impacts on the intersections previously mentioned.
- Determine any necessary mitigation measures to ensure State Roads (State Route 219 and SR 108) and intersections are able to operate correctly.

Previous comments:

1. A TIS must be prepared and submitted to Caltrans for review and comment prior to project approval.
 - a. The TIS must include Project Trip Generation using ITE Trip Generation 11th Edition.
 - b. The TIS should include, but not limited to, the following intersections:
 - State Route (SR) 219 & SR 108
 - SR 219 & Tully Road
 - SR 108 & W. Galaxy Way
 - SR 108 & Bangs Avenue

If you have any questions, please contact Janet Jaramillo at (209) 986-9825 (email: janet.jaramillo-landeros@dot.ca.gov) or me at (209) 483-2582 (email: tom.dumas@dot.ca.gov).

Sincerely,



-for- Tom Dumas
Chief, Office of Metropolitan Planning

c: State Clearinghouse