

California Department of Transportation

OFFICE OF THE DISTRICT 10 DIRECTOR
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November 12, 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 the Power Play 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.

As we discussed and clarified by you in our conversation, the only development proposed at this time is the indoor hockey rink which is not projected to create a significant increase in the peak hour traffic. Caltrans has no comment at this time regarding that project. However, Caltrans requests to be included in the review process for all future developments at this location as the development of any of the other lots in the area may trigger the need for a complete traffic impact study to determine if there are any direct impacts to the safety and operations state highway.

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,

A handwritten signature in blue ink that reads 'Tom Dumas'.

Tom Dumas
Chief, Office of Metropolitan Planning