

California Department of Transportation

OFFICE OF THE DISTRICT 10 DIRECTOR
P.O. BOX 2048 | STOCKTON, CA 95201
(209) 948-7943 | FAX (209) 948-7179 TTY 711
www.dot.ca.gov



October 23, 2025

10-STA-219-PM 4.46
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. Caltrans has the following comments:

Traffic Operations

1. A Traffic Impact Study (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,

A handwritten signature in blue ink that reads 'Janet Jaramillo'.

-for Tom Dumas
Chief, Office of Metropolitan Planning

c: State Clearinghouse

"Provide a safe and reliable transportation network that serves all people and respects the environment"