



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

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May 1, 2025

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

**SUBJECT: PARCEL MAP APPLICATION NO. PLN2021-0021 – THORNTON – RIVER ROAD**

The applicant is requesting that the subject application be continued indefinitely to allow additional time to discuss proposed conditions from the County's Public Works Department.

**RECOMMENDATION**

Staff recommends the Planning Commission approve an indefinite continuance of Parcel Map Application No. PLN2021-0021 – Thornton – River Road.



May 1, 2025

MEMO TO: Stanislaus County Planning Commission

FROM: Department of Planning and Community Development

**SUBJECT: REZONE APPLICATION NO. PLN2023-0093 – U-HAUL**

The subject project proposes to develop a mini-storage warehouse facility on two parcels totaling 8.57± acres. A portion of one of the proposed buildings is proposed to be constructed over an existing Caltrans stormwater drainage basin located on-site; accordingly, the applicant is requesting abandonment of an existing easement and development of a replacement stormwater drainage basin which will serve both Caltrans and the proposed project. At the time that the May 1, 2025 Planning Commission Staff Report was published, the California Department of Transportation (Caltrans) had requested only that encroachment permits be obtained for the proposed driveways and a standard condition had been applied addressing Caltrans' approval for the modification or relocation of the basin (Proposed Development Standards No. 43 and 44). Since publishing of the Staff Report, Caltrans has requested additional development standards to clarify drainage requirements (see Attachment A – *Caltrans Letter, dated April 25, 2025*). The applicant is in agreement with Caltrans' request and, as such, staff is requesting that the Planning Commission add the following development standards:

56. No increase in runoff into State right-of-way shall be permitted to result from alterations to the natural drainage course.
57. Prior to issuance of a grading or building permit, the applicant shall submit the following to Caltrans for review:
  - a. An existing topography map;
  - b. A comprehensive drainage plan; and
  - c. Stormwater calculations demonstrating pre- and post-construction flow conditions.
58. Prior to issuance of a grading or building permit, the applicant shall demonstrate to Caltrans' satisfaction that the proposed project will not significantly impact existing State drainage facilities via one of the following ways:
  - a. If undeveloped topography historically directed drainage away from the State right-of-way, no new discharge towards State facilities shall occur; or
  - b. If undeveloped topography historically directed drainage into the State right-of-way, this may continue only provided the following conditions are met:
    - i. Post-construction peak flows do not exceed pre-construction flows; and
    - ii. Site runoff is treated to meet current stormwater quality standards.

**RECOMMENDATION**

Staff recommends the Planning Commission approve Rezone Application No. PLN2023-0093 – U-Haul, with the inclusion of Development Standards Nos. 56 through 58 as outlined in this Planning Commission Memo.

Attachments:

Attachment A - Caltrans Letter, dated April 25, 2025

## 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](http://www.dot.ca.gov)



April 25, 2025

**10-STA-219-PM 4.757  
U-Haul New Construction  
Site Development Plan**

Kristen Anaya  
Stanislaus County  
Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3800  
Modesto, CA 95354

Dear Ms. Anaya:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Site Development Plan for the new U-Haul construction project with storage units and portable container rentals. The project also proposed two new full access driveways to the project site, one on State Route (SR) 219 and the other on SR 108. The project also proposed to use one existing driveway on SR 219. Location of this project is at 4843 McHenry Avenue (SR 108), between Kiernan Avenue and Galaxy Way, in the Modesto area.

Caltrans has the following comments:

1. The proposed project seeks to develop an undeveloped lot adjacent to State Routes 219 and 108. Based on the existing topographic contour lines, surface water on-site appears to drain naturally to the south. The applicant must submit the following for review:
  - An existing topographic map
  - A comprehensive drainage plan
  - Stormwater calculations demonstrating pre- and post-construction flow conditions
2. Caltrans will not accept any increase in runoff into the State right-of-way resulting from alterations to the natural drainage course. Under California civil law, landowners have the right to discharge unaltered surface water onto adjacent properties; however, no party may unreasonably alter the natural drainage system without potential liability.
3. The developer must demonstrate that the proposed project will not significantly impact existing State drainage facilities. If historical drainage patterns indicate that runoff from the site historically flowed into the State right-of-way, this may continue only under the following conditions:
  - Post-construction peak flows must not exceed pre-construction flows
  - Site runoff must be treated to meet current stormwater quality standards
4. Conversely, if the undeveloped topography historically directed drainage away from the State right-of-way, any new discharge toward State facilities will not be permitted.

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

**ATTACHMENT A**

5. Final determination will be deferred until full drainage plans and supporting hydrology calculations are submitted for review.
6. As a reminder, an Encroachment Permit will be required for any work done within the Department's right of way. This work is subject to the California Environmental Quality Act. Therefore, environmental studies may be required as part of the encroachment permits application. A qualified professional must conduct any such studies undertaken to satisfy the Department's environmental review responsibilities. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans Right of Way, at the project site(s). Ground-disturbing activities to the site prior to completion and/or approval of required environmental documents may affect the Department's ability to issue a permit for the project. Furthermore, if engineering plans or drawings will be part of your permit application, they should be prepared in standard units.

If you have any questions or would like to discuss these comments, please contact me at (209) 483-2582 or Steven Martinez at (209) 986-1341.

Sincerely,

A handwritten signature in blue ink that reads "Tom Dumas". The signature is stylized with a cursive script.

Tom Dumas  
Chief, Office of Metropolitan Planning

**From:** Sedonia Estacio  
**To:** Planning  
**Cc:** Tamara Richter; [REDACTED]  
**Subject:** Illegal Truck Parking on Agricultural Land in Stanislaus County  
**Date:** Thursday, May 1, 2025 9:25:15 AM



**\*\*\* WARNING:** This message originated from outside of **Stanislaus County**. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe **\*\*\***

To Whom It May Concern,

I am writing on behalf of a group of concerned residents in the Turlock/Keyes/Ceres area to express my deep disappointment and frustration with the recent approval of a trucking operation in our community — a decision made by individuals, you, as the Planning Commission, who do not live in these rural or agricultural areas.

If these trucking facilities were being proposed next door to your own homes, I highly doubt you would be so quick to approve them. The disconnect between your office's decisions and the real-world consequences for generational farmers is growing more and more disturbing.

I was part of the ongoing correspondence regarding developments in this area and had trusted that any major proposals would be communicated with transparency. Unfortunately, that was not the case. You notified us about the March 20th, 2025 meeting, during which the Lucky Star Logistics business was originally scheduled to be discussed. However, the item was continued for reasons that were not communicated, and no follow-up was provided regarding when it would be placed back on the agenda. As someone who had received prior emails about this application, I reasonably expected to be informed of any updates. Unfortunately, I never received any further communication. This lack of transparency and notice surrounding this approval is not only unacceptable, but it also feels intentionally dismissive of the voices of those who actually live near the operation and would be directly impacted.

It is incredibly disheartening to see that this trucking establishment has been approved in what is supposed to be an agricultural region — the very heart of what Turlock once was and should continue to be. This area is already densely populated with heavy unsupervised truck traffic. By continuing to approve these operations, you are turning Turlock into one massive, polluted truck stop and stripping away the agricultural heritage that has defined our community for generations. Your decisions are accelerating that transformation—and not in a good way. You are diminishing the very fabric of our community, and we are heartbroken watching it happen.

You claim to represent a county whose value statement reads: *"Becoming a community of choice, where people live, work, and thrive – a place worthy of calling home."* Yet, the place I call home is being destroyed, and the conditions you are creating are forcing me to question whether farming has a future here—especially in an area the county appears to consistently neglect.

With each new trucking yard you allow to pollute our agricultural landscape, you erode that vision and betray the generational farmers who built Turlock into what it is today.

These companies are not engaged in agricultural activities. We would have no objections if their operations were truly agricultural in nature. However, they are being used for industrial purposes, and it's difficult to see how that serves or supports the agricultural community—particularly the long-standing residents who were here well before these commercial enterprises began encroaching

on the area.

We are not against development — but we are firmly against irresponsible planning and illegal businesses. These companies have the means to purchase land in appropriate, industrial-zoned areas. There is absolutely no reason to continue placing these operations in ag-zoned communities that are not equipped — **nor willing** — to absorb the burdens they bring.

I strongly urge the Planning Commission to reconsider the approval of this operation and to **STOP** approving similar establishments in our agricultural areas, which are our homes and livelihood. Listen to the people you were appointed to serve. And for once, act in alignment with the values you claim to uphold.

This is not just about zoning — it is about preserving the identity, safety, and livability of our town and land.

We, the residents of this area, are not going to let this continue quietly. If issues persist, residents will have no choice but to explore legal avenues to protect our homes, health, and community. Perhaps only then will you listen.

Sincerely,

Concerned Citizens of Turlock/Keyes/Ceres