

STANISLAUS COUNTY PLANNING COMMISSION

July 18, 2024

STAFF REPORT

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2023-0124 ASPIRANET

REQUEST: TO AMEND THE GENERAL PLAN AND ZONING DESIGNATION OF A 10.56 ACRE PARCEL FROM AGRICULTURE AND PLANNED DEVELOPMENT (P-D) (305) TO A NEW PLANNED DEVELOPMENT, TO ALLOW FOR THE REORGANIZATION AND EXPANSION OF A RESIDENTIAL CARE FACILITY FOR BOYS AGES 12-18.

APPLICATION INFORMATION

Applicant:	Vernon Brown, CEO Aspiranet
Property owner:	Aspiranet
Agent:	Ryan May, Mid-Valley Engineering, Inc.
Location:	2513 Youngstown Road, between South Golden State Boulevard and State Route 99, in the Turlock area.
Section, Township, Range:	25-5-10
Supervisory District:	Two (Supervisor Chiesa)
Assessor's Parcel:	044-032-007
Referrals:	See Exhibit H Environmental Review Referrals
Area of Parcel(s):	10.56± acres
Water Supply:	Well (Public Water System)
Sewage Disposal:	Private Septic Systems
General Plan Designation:	Agriculture
Community Plan Designation:	N/A
Existing Zoning:	Planned Development (P-D) (305)
Sphere of Influence:	City of Turlock
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Residential care facility.
Surrounding Land Use:	Scattered single-family dwellings and ranchettes in all directions; truck parking operations to the north; the City of Turlock to the north and west; industrial uses along South Golden State Boulevard to the north and east; and orchards, State Route 99 and a highway rest area to the south.

RECOMMENDATION

Staff recommends the Planning Commission provide a recommendation of approval to the Board of Supervisors, based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to recommend approval of this project, Exhibit A provides an overview of the findings and actions required for project approval.

BACKGROUND

The subject residential care facility originally began operating on the 10.56± acre project site as the Jack Smith Ranch, a residential care facility for boys (hereafter referred to as “youths” in this report), in 1974 for the care of up to three youths while the property was zoned General Agriculture (A-2). By 1976, the facility was licensed with the State of California to operate as a residential care facility to provide care for up to ten youths in a group home setting. During the mid-to-late 1970’s, the A-2 zoning district allowed for residential care facilities under a use permit provided that the use occupied structures built prior to May 1, 1976. While the facility would have qualified for a use permit at that time, the facility continued to operate without the appropriate land use entitlements. In 1978, the facility proposed to construct a new dwelling and increase the number of youths from 10 to 16. The operation of a residential care facility at that time (within a dwelling constructed after May 1, 1976) by a use permit was no longer allowed and a rezone was determined to be required for the facility expansion. Accordingly, the facility was officially permitted by the County, under Rezone No. 78-8 – Jack E. Smith – Youngstown Road, which established the Planned Development (P-D) (40) zoning district for the operation of two group homes for up to 16 youths. Since 1978, various land use entitlements have been approved for the facility to allow for expansions in building space and increases in the number of youths permitted. In 1987, a modification of P-D (40) was approved by the Planning Commission to allow for the placement of a modular classroom building to be used as a private school for the youths. By 1989, the facility changed its name from Jack Smith Ranch to the Excell Center, and as of 2022, the facility is now known as the Hope Forward Campus.

The current facility continues to provide residential care services (behavioral health services, life training skills, and development) in a group home setting for up to 16 youths ages 12-18 under a Short-Term Residential Therapeutic Program (STRTP) and a Medical Mental Health Provider license from the State of California (hereafter referred to as “State”). The facility also continues to operate the private school, Stanislaus Academy, for 13 youths ages 9-18, which is regulated by the Stanislaus Special Education Local Plan Area (SELPA) and licensed by the State of California Department of Education. Stanislaus Academy provides special education services for students with disabilities for students living on and off-site. Youths currently living on-site may attend the on-site private school or off-site schools within the County depending on their educational needs. Similarly, students from off-site locations may also attend Stanislaus Academy if they require a specialized education plan rather than a traditional public school.

Under a 1997 land use entitlement issued by the County (Staff Approval Permit No. 97-04 – Excell Center), the facility is currently permitted to have up to 34 youths on-site as part of the group homes and up to 60 youths on-site as part of the school. However, the facility is currently providing care to fewer youths than what was permitted under the Staff Approval Permit due to the State and educational licensing over the facility which restricts the number of youths receiving residential care services to 16, and the number of students within the school to 13.

A rezone request was approved by the County on September 19, 2006 to allow for 22,000± square feet of additional building space and to provide residential care for up to 62 youths (Rezone No. PLN2006-05 – Excell Center). The rezone amended the zoning of the site to P-D (305); however, the development schedule was not met and the entitlement subsequently expired.

The facility is currently improved with a 2,850 square-foot office, four separate group homes totaling 16,324± square feet, a 5,418± square-foot private school building, a 2,400± square-foot gymnasium, a 3,100± square-foot maintenance shop, a 650± square-foot pool cabana, a 4,320± square-foot modular administration building, and an unpermitted 40± square-foot monument sign (see Exhibit B-7 – *Maps, Plans and Elevations*).

In June of 2022, the existing facility was awarded \$33,369,900 in Behavioral Health Continuum Infrastructure Program (BHCIP) Round 3 funds by the State of California Department of Health Care Services (DHCS). BHCIP Round 3 funds are for the expansion of behavioral health treatment resources. Specifically, funds may be used to construct, acquire, and expand properties and invest in mobile crisis services and infrastructure related to behavioral health. Mobile crisis services consist of short-term care and management for individuals experiencing severe behavioral crises. Infrastructure for mobile crisis may include a psychiatric health facility, or other structures or environments that contribute to providing crisis services that are community-based and reduce unnecessary law enforcement involvement and emergency department utilization. The current request to reorganize services on-site and expand the facility will be funded with the BHCIP Round 3 funds which are required to be expended by December of 2026. Because the existing P-D (305) zoning district is expired, a new rezone application is required to permit the requested expansion.

PROJECT DESCRIPTION

This is a request to amend the General Plan designation of a 10.56± acre parcel from Agriculture to Planned Development (P-D) and zoning designation from P-D (305) to a new P-D to allow for the reorganization and expansion of a residential care facility for youths. Under this request, the applicant proposes to: 1) add an emergency respite and transitional care service as well as psychiatric services including a locked psychiatric facility capable of responding to safety concerns; 2) add a children's crisis residential service to provide an immediate response for ten days or less leading to stabilization and transition; 3) add a crisis stabilization unit which will provide short term crisis intervention and assessment for no longer than 24 hours; 4) construct 40,410± square feet of additional building space; and 5) construct a 10-foot-tall masonry block wall with landscaping around the site. The facility serves the immediate tri-county area including Stanislaus, San Joaquin, and Merced counties and will continue to serve the tri-county area with the proposed services if approved. The applicant anticipates construction to begin immediately following land use entitlement approval and anticipates completion of the proposed project by December 2026 in accordance with the Behavioral Health Continuum Infrastructure Program (BHCIP) Round 3 funds granted to the facility for the current proposal.

As part of this request, the applicant will obtain additional State licensing for the proposed services and increase the licensed capacity of the facility from 16 to 31 youths. The applicant does not propose to increase the number of students (currently 13 are enrolled) or propose any modifications to the school. Any increase in the number of students at the school will require additional teachers and classrooms due to State requirements. As mentioned in the background

section of this report, the facility is permitted by Stanislaus County to care for up to 34 youths and enroll up to 60 students in Stanislaus Academy (Staff Approval Permit No. 97-04 – Excell Center). Any increase in the number of youths beyond the 34 previously allowed by the 1997 Staff Approval Permit may require additional land use entitlements. An increase in the number of students beyond 13 will require a Staff Approval application to be submitted to allow for the County to review any necessary site modifications for additional classrooms or accommodations for additional teachers on-site such as parking spaces.

The licensed services the facility will provide are categorized by the State as either a residential care service, or psychiatric health service. Below is a summary of the existing and proposed services associated with this request and the buildings that will house each service (see site plan at Exhibit B-7 – *Maps, Plans and Elevations*).

Residential care services will include:

- The existing Short-Term Residential Therapeutic Program (STRTP) for youths living on-site for up to eight months which will take place in the existing Varsity House, Brown Cottage, Smith Cottage, and Dean's House on-site (Buildings No. E2-E5 on the site plan). Licensed Capacity: reduce from the current number of 16 to 11 youths.
- 72-hour emergency respite and transitional care proposed to take place within the proposed emergency respite and receiving center building under this request (Building No. 4 on the site plan). Licensed capacity: up to six youths.

Psychiatric health services will include:

- The locked psychiatric health facility for immediate response to safety concerns for youth to prevent hospitalization and offer transition within thirty days (Building No. 6 on the site plan). Licensed capacity: up to six youths.
- Children's crisis residential program proposed to provide an immediate response for ten days or less leading to stabilization and transition to less restrictive services inclusive of residential care, foster care, or reunification (Building No. 6 on the site plan). Licensed capacity: up to six youths.
- Crisis stabilization unit proposed to provide short term crisis intervention and assessment for no longer than 24 hours (Building No. 6 on the site plan). Licensed capacity: up to two youths.

The residential care services will be licensed under the California Department of Social Services (CDSS), and the psychiatric health services will be licensed under the California Department of Health Care Service (DHCS) and Stanislaus County Behavioral Health Services (BHRS). Under appropriate licensing, a psychiatric health facility allows for on-site staff to safely restrain youth(s) who have been identified as a danger to themselves and/or others in a secure setting rather than contacting law enforcement to provide restraint. There are seven psychiatric health facilities that are capable of caring for minors currently licensed under DHCS within the State of California. The

closest such facility is located within the City of Fresno. Under this request, the proposed psychiatric health facility will allow for staff to safely restrain youths.

The proposed 10-foot-tall masonry block wall will be installed around the perimeter of the site with a 10-foot setback on the north, west and south sides of the parcel, and a 40-foot setback, from the front property line, on the east side of the property. The following new building space is proposed to be constructed within the enclosed area: a 15,700± square-foot psychiatric, crisis care, and stabilization facility; a 5,000± square-foot receiving center for emergency respite and transitional shelter care; a 2,975± square-foot intake and administrative services building; a 10,157± multi-purpose building serving as a recreational center and kitchen; a 3,520± square-foot maintenance building; and a 160± square-foot golf cart shed. A 2,898± square-foot wellness center and outpatient services building will be constructed outside of the enclosed area at the front of the parcel. In addition to the proposed new construction, the applicant proposes to renovate an existing office at the front of the parcel to serve as a visitation center for families of the youths residing on-site. The following existing structures are proposed to be demolished under this request: a 2,400± square-foot gymnasium, a 3,100± square-foot maintenance shop, a 650± square-foot pool cabana, and a 4,320± square-foot modular administration building.

Additional site modifications that are a part of this request include: development of three new parking lots and the restriping of an existing parking lot to provide a total of 135 parking spaces; demolition of two existing swimming pools and the construction of a lap pool; landscaping will be installed throughout the site to provide outdoor quiet areas for the youth; and landscaping will be installed along the exterior of the 10-foot masonry wall. Additional lighting is also proposed throughout the site and will be shielded to prevent sky glow and light trespass onto adjacent parcels.

Current operating hours for the facility are 24 hours a day/seven days a week consisting of three shifts: 3:00 a.m. to 11:00 a.m., 11:00 a.m. to 7:00 p.m., and 7:00 p.m. to 3:00 a.m. Under this request, the applicant proposes a staff of 15 part-time employees and 90 full-time employees for a maximum total of 105 employees. The facility will have 54 employees on a maximum shift during the day, and 16 employees on a maximum shift at night. The applicant anticipates a total of six to nine mini-van trips for the academic program and 25-35 mini-van trips for the residential program per-day Monday-Friday for a total of 31-44 roundtrips per-day. A total of 19-20 monthly visitors comprised of social workers, licensed professionals, guardians, and family members are anticipated.

All applicable development standards and/or conditions of approval from previous land use entitlements for the existing facility, along with new development standards specific to this request, have been applied to the project. If approved, the development standards for the new P-D zoning will encompass both the existing facility and the proposed expansion.

SITE DESCRIPTION

The 10.56± acre project site is located at 2513 Youngstown Road, between South Golden State Boulevard and State Route 99, in the Turlock area. The facility is served by private septic systems and domestic water from an on-site well which is permitted as a public water system and has access to Youngstown Road, a County-maintained Road.

The surrounding area is comprised of scattered single-family dwellings and ranchettes in all directions; truck parking operations to the north; the City of Turlock to the north and west; industrial uses along South Golden State Boulevard to the north and east; and orchards, State Route 99, and a highway rest area to the south. The truck parking operation adjacent to the north and adjacent to the facility is operating without appropriate land use entitlements. While the area immediately surrounding the project site is zoned General Agriculture (A-2), the project site and surrounding area is located within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) of the City of Turlock. Outside of the permitted uses for the A-2 zoning district, development of the surrounding properties, including the unpermitted truck parking operation, would require discretionary approval, additional environmental review, and city support.

ISSUES

During project review, two letters of opposition were received from the Stanislaus County Sheriff and the City of Turlock's Chief of Police in response to the Early Consultation referral circulated for the project. Both letters voiced safety concerns over the expansion of the facility (see Attachments III and V of Exhibit E – *Initial Study with Attachments*). The letters expressed opposition to the expansion of the facility citing the number of calls generated from the facility over the last two years have increased and have negatively impacted both agencies. In the letter from the Turlock Police, they identify having responded to 11 calls involving youths associated with the Hope Forward Campus from 2021-2023 and expressed anticipation of an increase in calls to be associated with the proposed expansion. In the letter from the Sheriff, they identify a total of 499 calls for service from the Hope Forward Campus from 2019-2023. The Sheriff indicated that despite a significant decrease in the number of calls from 2020-2021, the number of service calls gradually increased from 2022-2023, and the Sheriff anticipates an increase in calls if the number of youth on-site increases. Additionally, the Sheriff responded with concerns regarding impacts to local safety and patrol needs due to the employee and youth numbers on-site under the proposal, an increase in the need for transportation and traffic control measures due to van trips increasing, an increase in a demand for additional law enforcement services due to the expansion of services on-site, and a concern regarding potential increases in crime in the vicinity of the facility. The Sheriff stated that the overall number of calls for the site and surrounding area combined was a total of 812 from 2019-2023; with 499 of the 812 calls coming from the facility alone. Both letters mentioned that the Early Consultation circulated for the project did not clearly represent the violent criminal record, mental health, and behavioral issues of the youth participating in services at the facility. The Turlock Police Chief and Sheriff expressed concerns regarding the lack of a security plan or information on how the facility plans to assess or classify youth coming to the facility under the proposed request.

In response to the letters, the applicant provided clarification regarding the overall number of youths anticipated on-site. The applicant also provided a safety plan which identifies specific safety measures that have been incorporated into the proposed project that will assure greater safety for youths and staff and will decrease the incidences in which law enforcement will be asked on-site or need to become involved with the facility (see Safety Plan as Attachment VI of Exhibit E – *Initial Study*). The safety measures within the project proposal include: the 10-foot-tall masonry wall; an increase in staff numbers; de-escalation zones for the youths; improved communication and monitoring on-site through cameras and communication equipment; and the use of construction materials that will decrease the potential for youth to engage in property

destruction. The applicant also clarified that the construction of a psychiatric health facility and the psychiatric services to be provided on-site will allow staff to be able to restrain youth in crisis. The facility will be able to conduct “5585” holds, which are similar in nature to the “5150” holds for adults suffering from a psychiatric crisis, allowing for staff to assess and restrain, if necessary, a youth for up to 72-hours within the psychiatric health facility. The psychiatric health facility will also provide a secure place for staff to assess youth, and for youths to de-escalate as well as have access to staff certified to address the immediate crisis. The new psychiatric health facility will allow staff to intervene immediately, eliminating the need to call the Sheriff during serious escalated events. Additionally, the numbers of youths living in the same group homes will be restricted to no more than four with the same number of staff assigned to each unit. The multi-purpose building proposed under this request will provide a space for youth to participate in structured pre-vocational, vocational, recreational, and leisure-time on-site.

In response to the letters, the applicant met with the Sheriff and the Chief of Police for the City of Turlock to discuss concerns and to review the safety plan provided by the applicant. The applicant met with the Turlock Chief of Police on April 4, 2024. In a follow up meeting with city staff, the Chief of Police indicated their support of the project contingent on the request being developed with the safety features in place as proposed on the safety plan provided by the applicant (see Exhibit F - *City of Turlock Final Response Letter*).

The applicant met with the Sheriff’s Department, County Behavioral Health and Recovery Services (BHRS), and the County Planning and Community Development Department on May 7, 2024. The applicant reviewed the safety plan with the Sheriff and clarified the overall number of permitted youths under licensed services and activities that will be provided on-site. As a result of the meeting with Stanislaus County staff, the applicant agreed to the following development standard being applied to the project:

- Upon a determination by the Planning Director, in consultation with the Sheriff, that the facility is operating in a manner that is causing adverse effects to the surrounding neighborhood, community, or to public service providers, the project shall return to the Planning Commission for a review. The Planning Commission, as part of the review, may amend the development standards of the Planned Development (P-D), as necessary, to address any concerns the Sheriff and the Planning Director may have regarding the operation of the facility.

A development standard reflecting an annual review for the facility has been added to the project as Development Standard No. 13 (see Exhibit C – *Development Standards*).

GENERAL PLAN CONSISTENCY

Consistency with the goals, objectives, and policies of the various elements of the Stanislaus County General Plan must be evaluated when processing all discretionary project requests. Additionally, in order to approve a rezone, it must be found to be consistent with the General Plan. This project includes a request to amend the project site’s General Plan designation from Agriculture to Planned Development. When originally established, the facility was consistent with the Agricultural designation of the County’s General Plan Land Use Element and, over the years, entitlements have been approved to expand the facility without an amendment to the designation.

Due to the size and nature of this request, with the addition of a psychiatric health facility and expanded services beyond the group homes, an amendment to the General Plan Land Use designation of the site is required.

General Plan Amendments affect the entire county and any evaluation must give primary concern to the County as a whole; therefore, a fundamental question must be asked in each case: will this amendment, if adopted, generally improve the economic, physical and social well-being of the County in general? Additionally, the County in reviewing General Plan amendments shall consider how the levels of public and private service might be affected; as well as how the proposal would advance the long-term goals of the County. In each case, in order to take affirmative action regarding a General Plan Amendment application, it must be found that the General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses and that the County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service. In the case of a proposed amendment to the Land Use diagrams of the General Plan's Land Use Element, an additional finding that the amendment is consistent with the goals and policies of the General Plan must also be made.

The Land Use Element describes the Planned Development designation as a designation intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property. The Land Use Element also requires that the Agricultural Element's Conversion Criteria (Goal 2, Policy 2.7) be met when converting agricultural land to non-agricultural uses.

Goal 2, Policy 2.7 of the Agricultural Element states that, "Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria." Implementation 1, of the Agricultural Element's Policy 2.7 describes the following procedures for processing amendments to the General Plan land use designation from "Agriculture" to another designation:

Conversion Consequences. The direct and indirect effects, as well as the cumulative effects, of the proposed conversion of agricultural land shall be fully evaluated.

Conversion Considerations. In evaluating the consequences of a proposed amendment, the following factors shall be considered: plan designation; soil type; adjacent uses; proposed method of sewage treatment; availability of water, transportation, public utilities, fire and police protection, and other public services; proximity to existing airports and airstrips; impacts on air and water quality, wildlife habitat, endangered species and sensitive lands; and any other factors that may aid the evaluation process.

Conversion Criteria. Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to urban uses shall be approved only if the Board of Supervisors makes the following findings:

- a. *Overall, the proposal is consistent with the goals and policies of the General Plan.*
- b. *There is evidence on the record to show a demonstrated need for the proposed project based on population projections, past growth rates, and other pertinent data.*
- c. *No feasible alternative site exists in areas already designated for the proposed uses.*
- d. *Approval of the proposal will not constitute a part of, or encourage, piecemeal conversion of a larger agricultural area to non-agricultural uses and will not be growth-inducing (as used in the California Environmental Quality Act).*
- e. *The proposed project is designed to minimize conflict and will not interfere with agricultural operations on surrounding agricultural lands or adversely affect agricultural water supplies.*
- f. *Adequate and necessary public services and facilities are available or will be made available as a result of the development.*
- g. *The design of the proposed project has incorporated all reasonable measures, as determined during the CEQA review process, to mitigate impacts to agricultural lands, fish and wildlife resources, air quality, water quality and quantity, or other natural resources.*

The project site is located with the City of Turlock's LAFCO adopted SOI and is designated as Urban Reserve in the City of Turlock's General Plan Land Use Diagram. In accordance with Goal Two, Policy 2.5, Implementation Measure One, of the General Plan's Agricultural Element, when defining the County's most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor; "Most Productive Agricultural Areas" do not include any land within LAFCO-approved Spheres of Influence of cities. The project site is not considered to be a most productive agricultural area as it is located within the City of Turlock's Local Agency Formation Commission (LAFCO) adopted Sphere of Influence.

Due to the project site's unique land use history, and location within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) of the City of Turlock. Staff believes that all necessary findings of the Agricultural Element's conversion criteria can be made and that the proposed project will not itself contribute to or encourage further conversion of agricultural lands and will not induce growth. The proposed residential care and psychiatric health services and new construction are intended to reduce impact on law enforcement and will benefit the community by providing psychiatric health services within Stanislaus County.

The County's General Plan SOI policy states that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, shall be referred to the city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the

city should specify what development standards are necessary to ensure that development will comply with city development standards. Goal Five, Policy 26 of the Land Use Element states that development must meet the applicable development standards of the affected city. Approval from a city does not preclude the County's decision-making bodies from exercising discretion, and they may either approve or deny the project.

The City of Turlock has provided written support for the project and has requested that the project be developed to City of Turlock standards including paving, curb, gutter, and sidewalk, as well as landscaping and on-site parking facilities, and that the proposed 10-foot-tall masonry wall shall be landscaped with vines to discourage graffiti. Additionally, the City of Turlock has requested that any increase in the capacity of the number of youths on-site be subject to review and approval by the City of Turlock. The City of Turlock's requests have been incorporated into the development standards applied to the project. An increase in the number of youths to be cared for beyond the provision approved by the 1997 Staff Approval Permit (34 youths) and any increase in the existing number of students (13 enrolled in Stanislaus Academy) will require a Staff Approval application to be submitted which will be referred to the City of Turlock for review and approval as part of the referral process.

The Agricultural Buffer Guidelines of the Agricultural Element of the General Plan states that new or expanding uses approved by a discretionary permit in the General Agriculture (A-2) zoning district, or on a parcel adjoining the A-2 zoning district, should incorporate a minimum 150-foot-wide agricultural buffer setback, or 300-foot-wide buffer setback for people-intensive uses, to physically avoid conflicts between agricultural and non-agricultural uses. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses are permitted uses within the buffer setback area. The original facility was permitted under a Planned Development (P-D) zoning district in 1978 when the agricultural buffer requirements were not in place. The existing and proposed buildings are located less than 50-feet away from the A-2 zoned parcels to the north, west and south. The applicant is proposing an alternative buffer consisting of a reduced setback with a 10-foot-tall masonry wall and conifer trees around the project site.

Alternative agricultural buffers may be approved provided the decision-making body finds that the alternative provides equal or greater protection than the existing buffer standards. Any alternative buffer and setback design standards proposed by a project applicant must be referred to the Stanislaus County's Agricultural Commissioner as part of the planning review process prior to consideration by the Planning Commission. The Planning Commission shall consider the Agricultural Commissioner's referral response in making a determination on the proposed alternative. In no case shall the required standard be reduced, unless the proposed alternative is found to provide equal or greater protection to surrounding agricultural areas. The County's Agricultural Commissioner was referred the project and has not stated any issues with the proposed agricultural buffer alternative.

Staff believes that with development standards in place, the project is consistent with the County's General Plan.

ZONING ORDINANCE CONSISTENCY

The current zoning designation of the project site, Planned Development (P-D) (305), has expired and a new P-D is required in order to permit the request. To approve a rezone, the Planning Commission must find that it is consistent with the General Plan. If approved, the residential care services and psychiatric health services for the facility and school will be the only permitted uses of the new P-D zoning district and any expansion or amendment to the uses will be subject to all applicable requirements of the County's Zoning Ordinance.

This project will maintain zoning consistency by adhering to the uses and development standards, including: parking, fencing, landscaping, signage, lighting, building height, and setbacks, incorporated into this project (see Exhibit C – *Development Standards*).

Under the County's Zoning Ordinance, a request for a P-D designation shall be accompanied by a development schedule indicating to the best of the applicant's knowledge the approximate date when construction of the project can be expected to begin, the anticipated rate of development, and the completion date. In order to extend the time limits of the development schedule, the applicant must request an extension from the Planning Commission. The applicant has stated that construction will begin immediately following approval of this proposal and anticipates completion of the project by December 2026; however, to provide flexibility, staff has included a provision which would allow for construction to commence after this time period subject to a Staff Approval Permit, as determined necessary by the Planning Director (see Exhibit D – *Development Schedule*).

The proposed zoning designation of Planned Development will be consistent with the proposed General Plan designation of Planned Development, as outlined in Exhibit A of this report.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed development was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit H – *Environmental Review Referrals*).

Accordingly, a Negative Declaration has been prepared for adoption prior to action on the project (see Exhibit G – *Negative Declaration*). Development standards reflecting referral responses have been placed on the project (see Exhibit C – *Development Standards*).

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,973.75** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk-Recorder filing fees. The attached Development Standards ensure that this will occur.

Contact Person: Emily DeAnda, Associate Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Plans, and Elevations
- Exhibit C - Development Standards
- Exhibit D - Development Schedule
- Exhibit E - Initial Study with Attachments
- Exhibit F - City of Turlock Final Response Letter
- Exhibit G - Negative Declaration
- Exhibit H - Environmental Review Referrals
- Exhibit I - Levine Act Disclosure Statements

Findings and Actions Required for Project Approval

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find, based on the discussion in this report, and the whole of the record that:
 - a. The General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses.
 - b. The County and other affected governmental agencies will be able to maintain levels of service consistent with the ability of the governmental agencies to provide a reasonable level of service.
 - c. The amendment is consistent with the General Plan goals and policies.
 - d. The alternative to the Agricultural Buffer Standards applied to this project provides equal or greater protection than the existing buffer standards.
 - e. The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
4. Find that the proposed Planned Development zoning is consistent with the Planned Development General Plan designation.
5. Approve General Plan Amendment and Rezone Application No. PLN2023-0124 – Aspiranet, subject to the attached Development Standards.
6. Introduce, waive the reading, and adopt an ordinance for the approved Rezone Application No. PLN2023-0124 – Aspiranet.

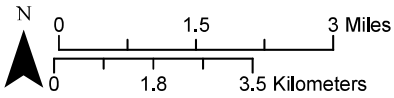
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GPA & REZ PLN2023-0124

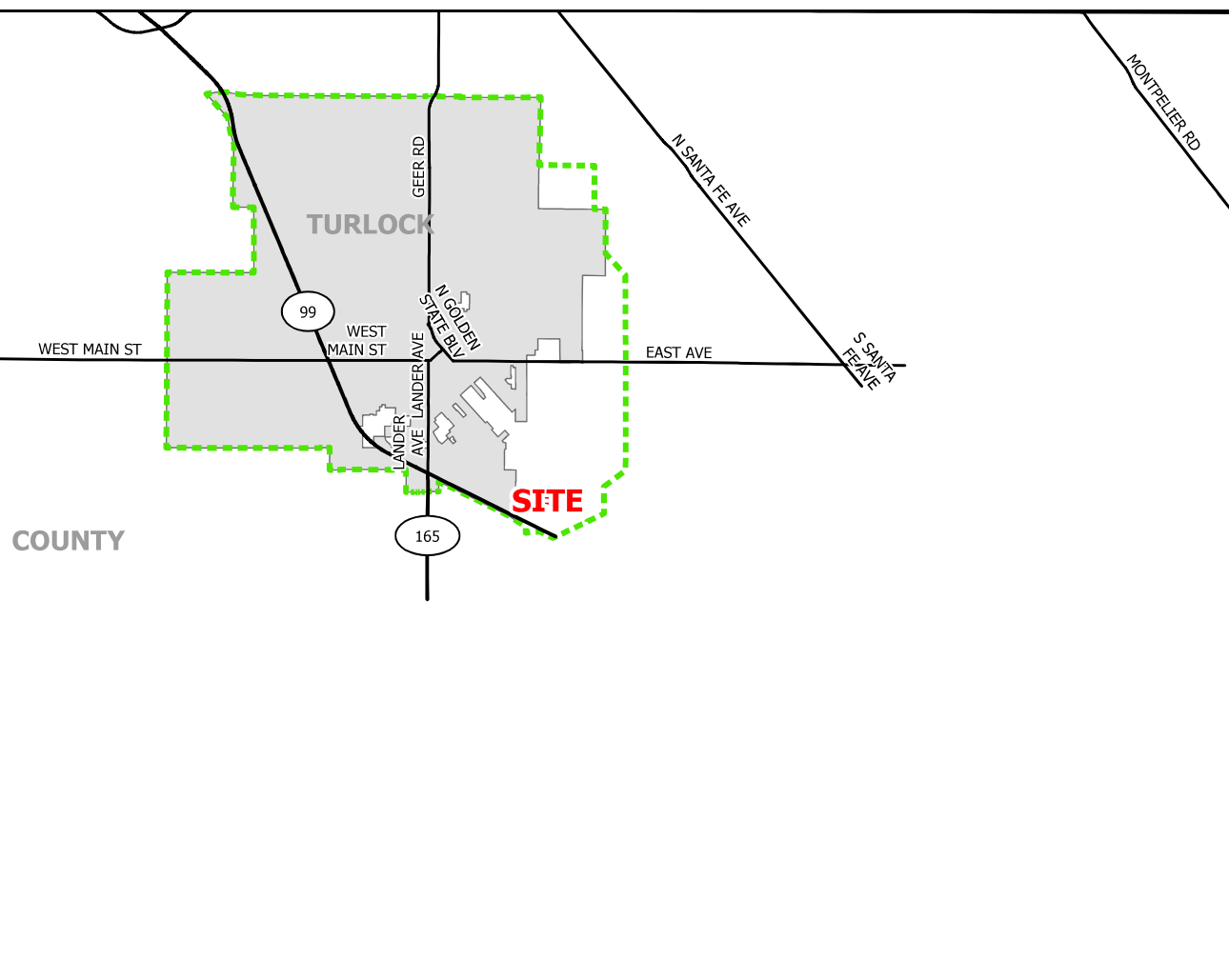
AREA MAP

LEGEND

-  Project Site
-  Highway
-  Major Road
-  Sphere of Influence



Source: Planning Department GIS Date Exported: 5/17/2024



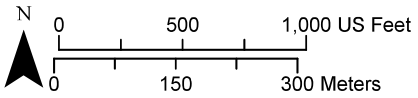
ASPIRANET

GPA & REZ PLN2023-0124

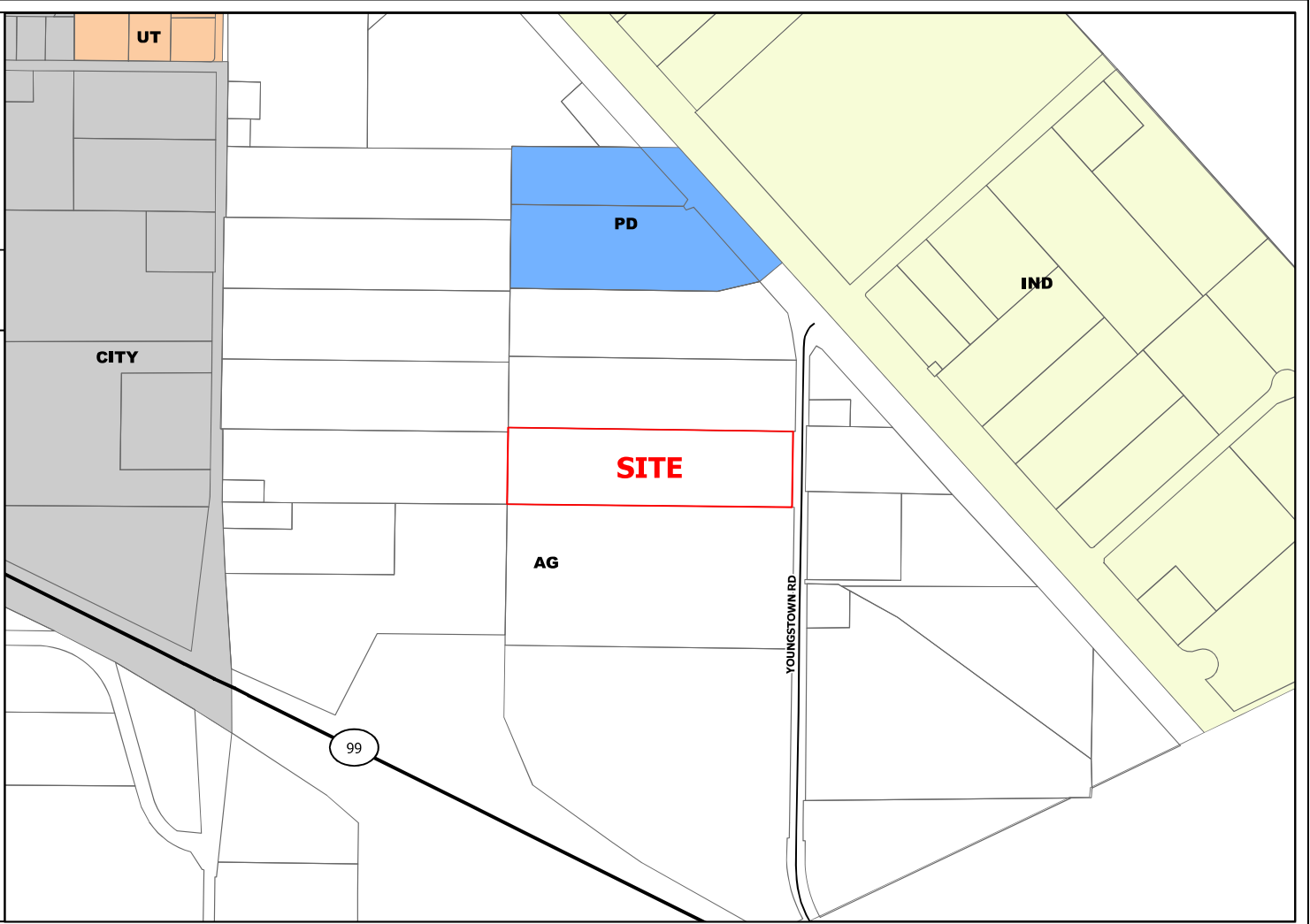
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Agriculture
-  City
-  Industrial
-  Planned Development
-  Urban Transition
-  Street



Source: Planning Department GIS Date Exported: 5/17/2024







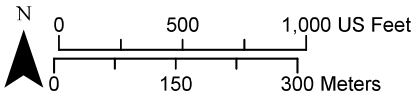
ASPIRANET

GPA & REZ PLN2023-0124

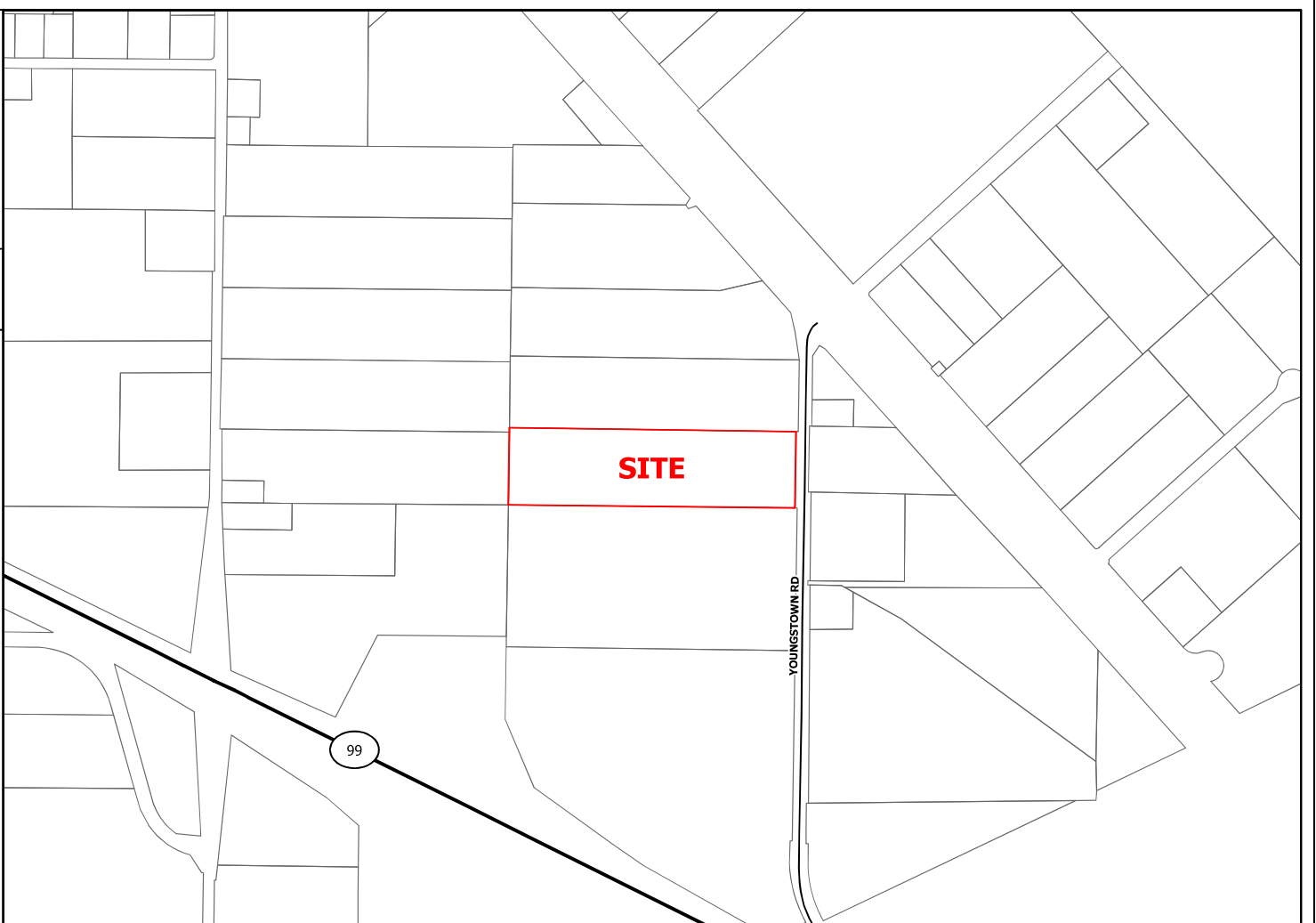
COMMUNITY PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



Source: Planning Department GIS Date Exported: 5/17/2024



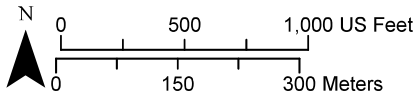
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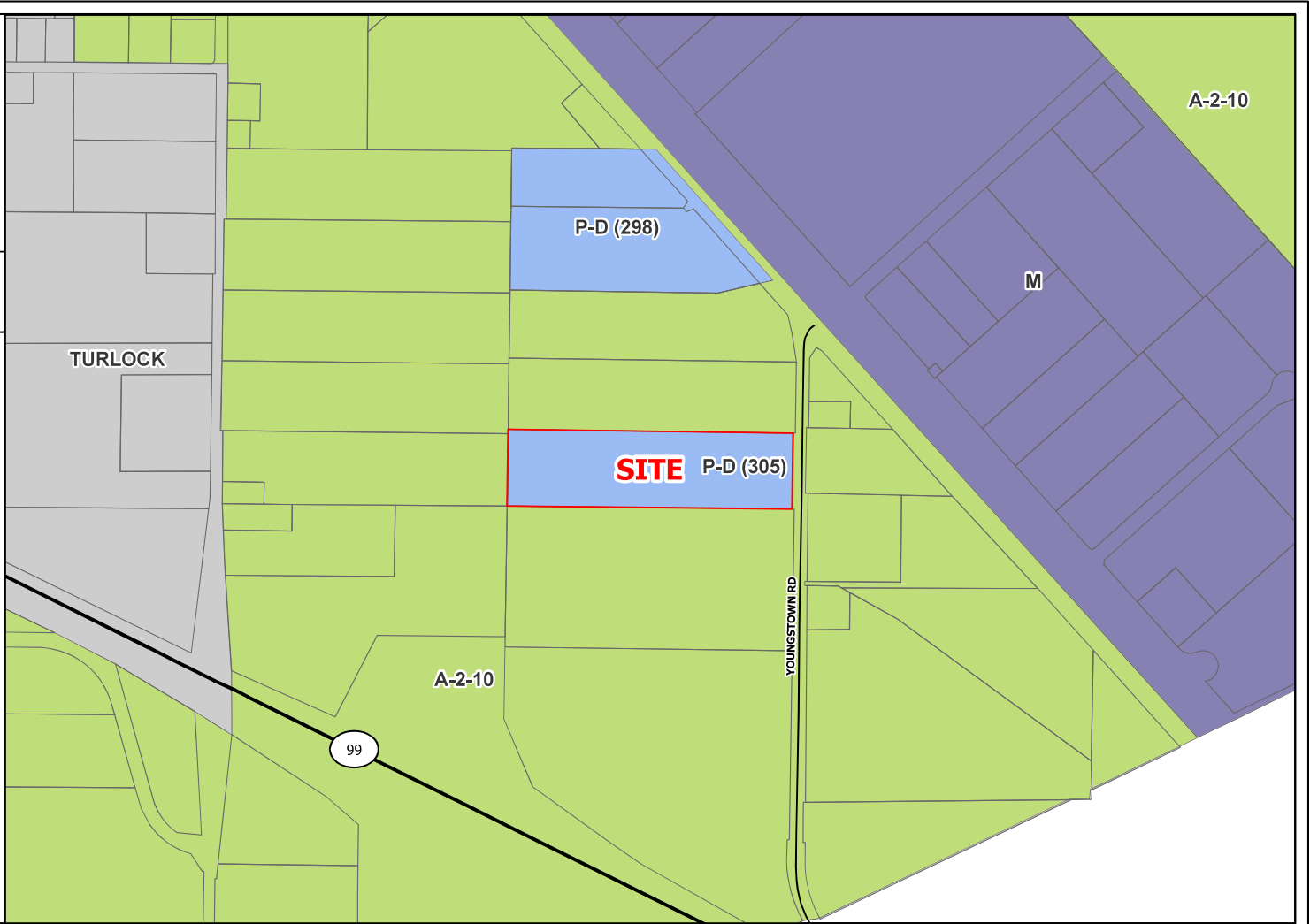
ZONING MAP

LEGEND

- Project Site
- Parcel
- Highway
- Zoning Designation**
- General Agriculture 10 Acre
- City
- Industrial
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Street



Source: Planning Department GIS Date Exported: 5/17/2024







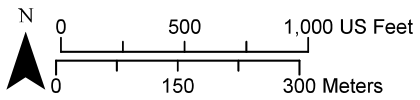
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GPA & REZ PLN2023-0124

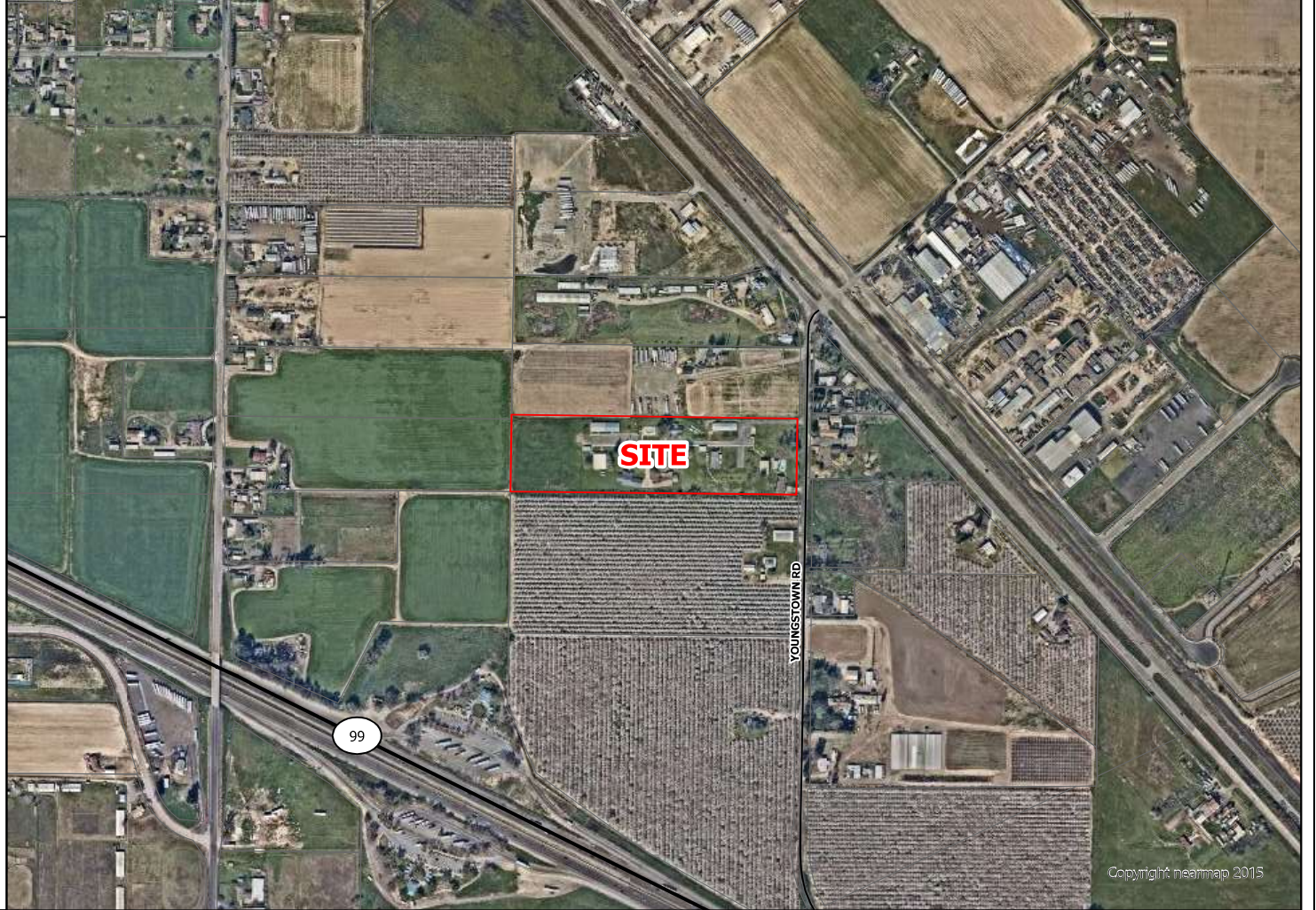
2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



Source: Planning Department GIS Date Exported: 5/17/2024





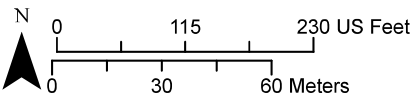
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GPA & REZ PLN2023-0124

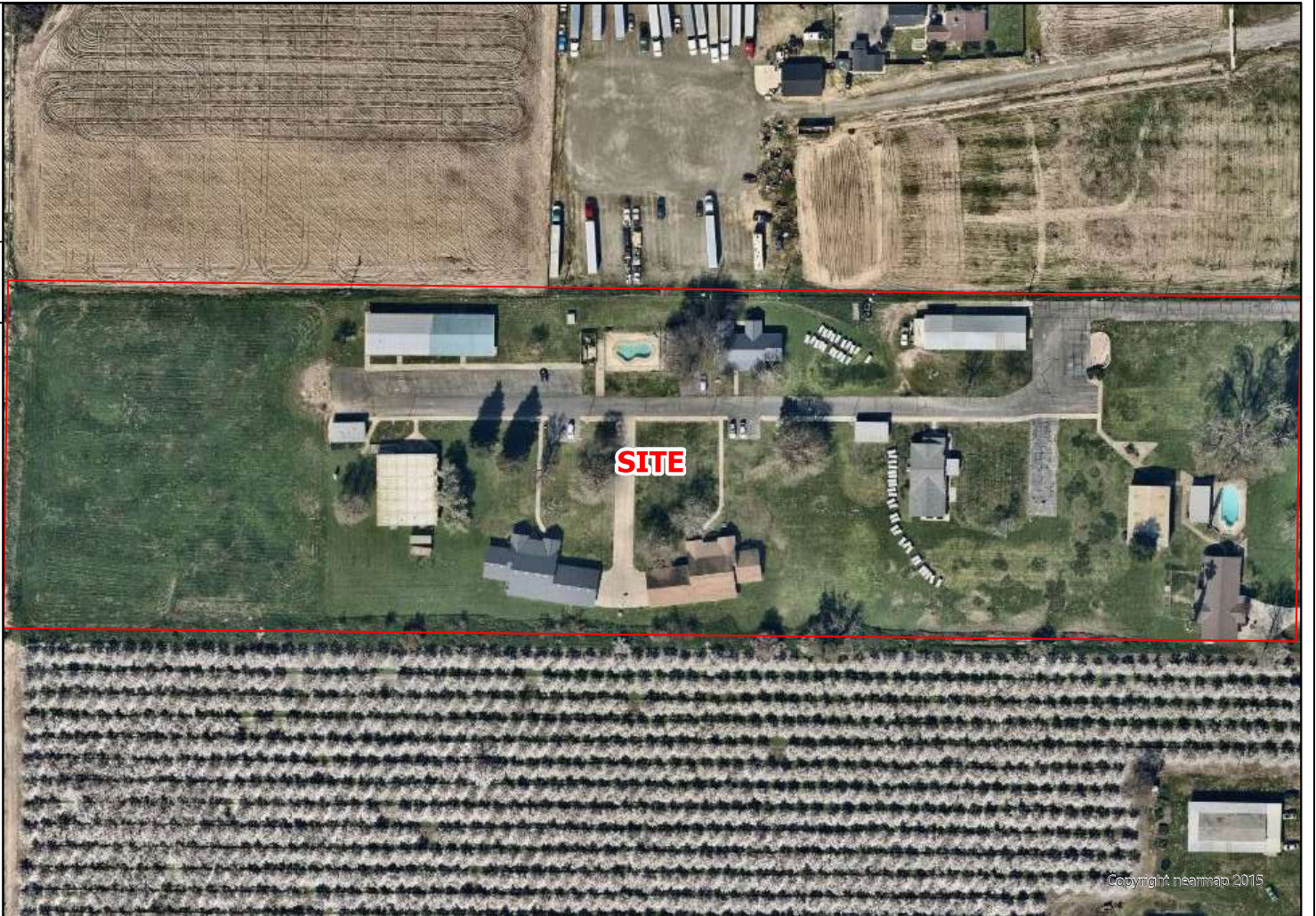
2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel



Source: Planning Department GIS Date Exported: 5/17/2024



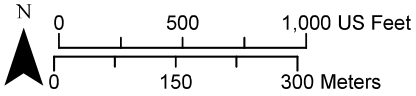
ASPIRANET

GPA & REZ PLN2023-0124

ACREAGE MAP

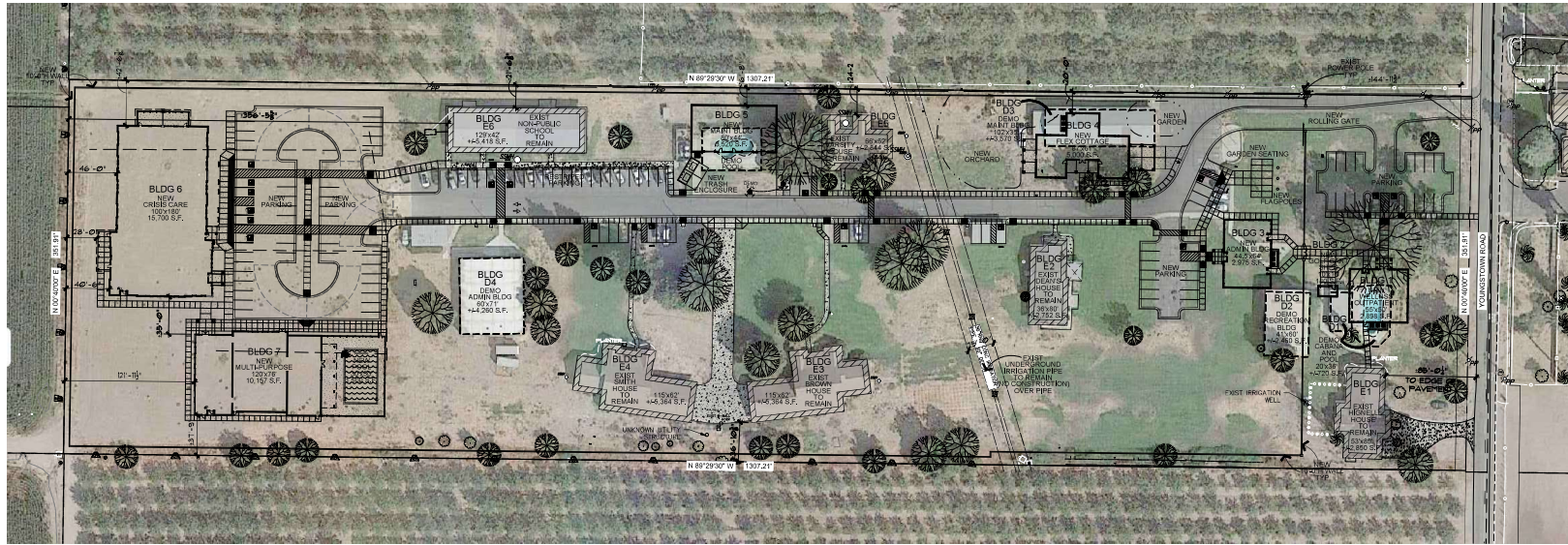
LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Street

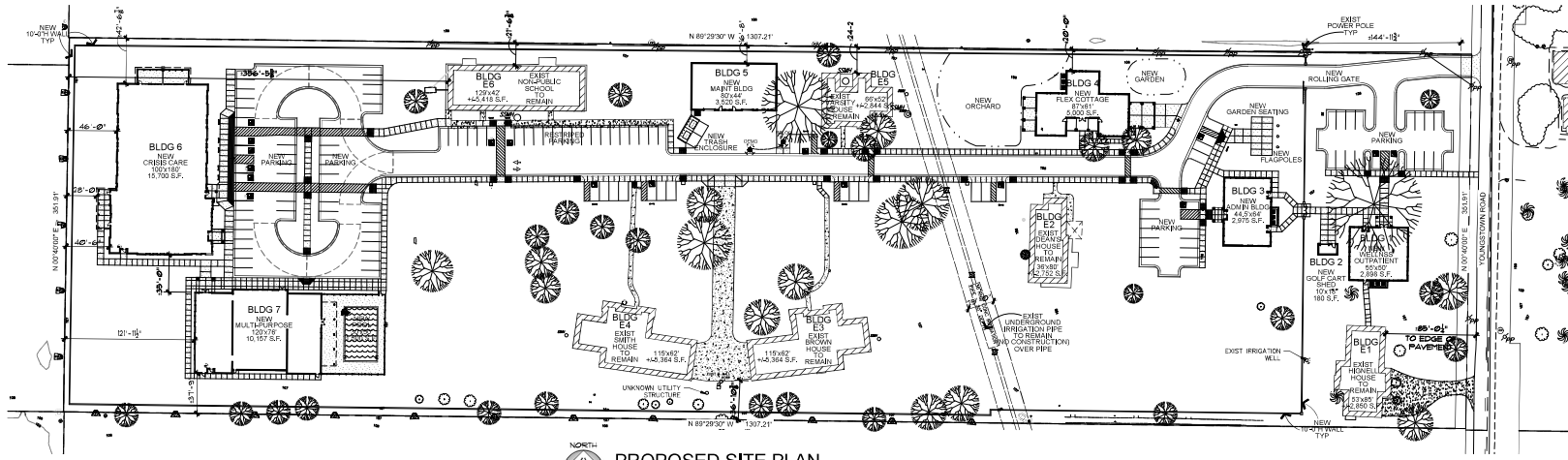


Source: Planning Department GIS Date Exported: 5/17/2024





PRELIMINARY OVERLAY SITE PLAN
SCALE: 1"=50'-0"

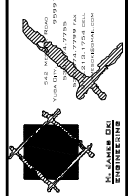


PROPOSED SITE PLAN
SCALE: 1"=50'-0"

BUILDING DATA				EXISTING BUILDINGS TO BE DEMOLISHED				EXISTING BUILDINGS TO REMAIN				NEW BUILDINGS			
BLDG #	BLDG NAME	USE	APPROXIMATE SIZE	SQ/AGE	BLDG #	BLDG NAME	USE	APPROXIMATE SIZE	SQ/AGE	BLDG #	BLDG NAME	USE	APPROXIMATE SIZE	SQ/AGE	
BLDG 1*	POOL CABANA	POOL CHANGING AREA	2700*	41-700 SF	BLDG 1*	HONELL HOUSE	OFFICE (TO BE REFINISHED)	5700*	41-280 SF	BLDG 1*	WELLNESS BUILDING	THERAPY & PATIENT INTAKE/OUTPATIENT	8900*	2088 SF	
BLDG 10*	RECREATION BLDG	RECREATION COURT	7400*	41-240 SF	BLDG 2*	DIANE HOUSE	SHORT TERM YOUTH RESIDENTIAL, GITHR 15462	3900*	41-230 SF	BLDG 2*	GOLF CART BLDG	SCOUTS CARP STORAGE	1200*	90 SF	
BLDG 10*	MAINTENANCE BLDG	REPAIR & EQUIPMENT STORAGE	1000*	41-500 SF	BLDG 3*	BROWN HOUSE	SHORT TERM YOUTH RESIDENTIAL, GITHR 15462	1000*	41-284 SF	BLDG 2*	ADMIN BLDG	ADMINISTRATIVE SERVICES	4500*	2035 SF	
BLDG 10*	ADMINISTRATIVE BLDG	OFFICE	6200*	41-500 SF	BLDG 4*	SMITH HOUSE	SHORT TERM YOUTH RESIDENTIAL, GITHR 15462	1000*	41-284 SF	BLDG 4*	FLEX COTTAGE	TRANSIENT RESIDENCE	8700*	2400 SF	
TOTAL			15,000 SF	41-800 SF	BLDG 5*	VARSITY HOUSE	SHORT TERM YOUTH RESIDENTIAL, GITHR 15462	1000*	41-284 SF	BLDG 7*	MAINTENANCE BLDG	REPAIR & EQUIPMENT STORAGE	8900*	3220 SF	
					BLDG 6*	NEW NURSING SCHOOL	NEW NURSING SCHOOL	12000*	41-240 SF	BLDG 7*	CROSS CARE CENTER	INPATIENT & OUTPATIENT CARE	5000*	1200 SF	
					BLDG 8*	NEW NURSING SCHOOL	NEW NURSING SCHOOL	12000*	41-240 SF	BLDG 7*	MULTI-PURPOSE BLDG	ADMIN, THERAPY, RECREATION & DINING	9200*	1637 SF	
					TOTAL			47,500 SF	41-500 SF	TOTAL			42300 SF	42300 SF	

NOTE: SEE 4038 FOR DEMO SITE PLAN SHOWING PROPOSED BUILDINGS, PARKING, SIDEWALKS, ETC. TO BE DEMOLISHED.

PROJECT DATA	
PROPERTY ADDRESS	253 YOUNGSTOWN ROAD TURLOCK, CALIFORNIA 95306
PROPOSED USE	MENTAL HEALTH AND WELLNESS CAMPUS
LOT #	12
APR	044-52-007
ZONING	-
TOTAL LAND AREA:	49008 SF / 1.066 ACRES



PRELIMINARY PLANS FOR THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

PROGRESS PLANS FOR REVIEW 11/09/2023

PRELIMINARY PLANS FOR THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

REVISIONS

JAY DRAWN BY
HJO/EK CHECKED BY
11/09/2023 DATE
AS NOTED SCALE
2023-001 JOB NO

A1.00

LEGEND

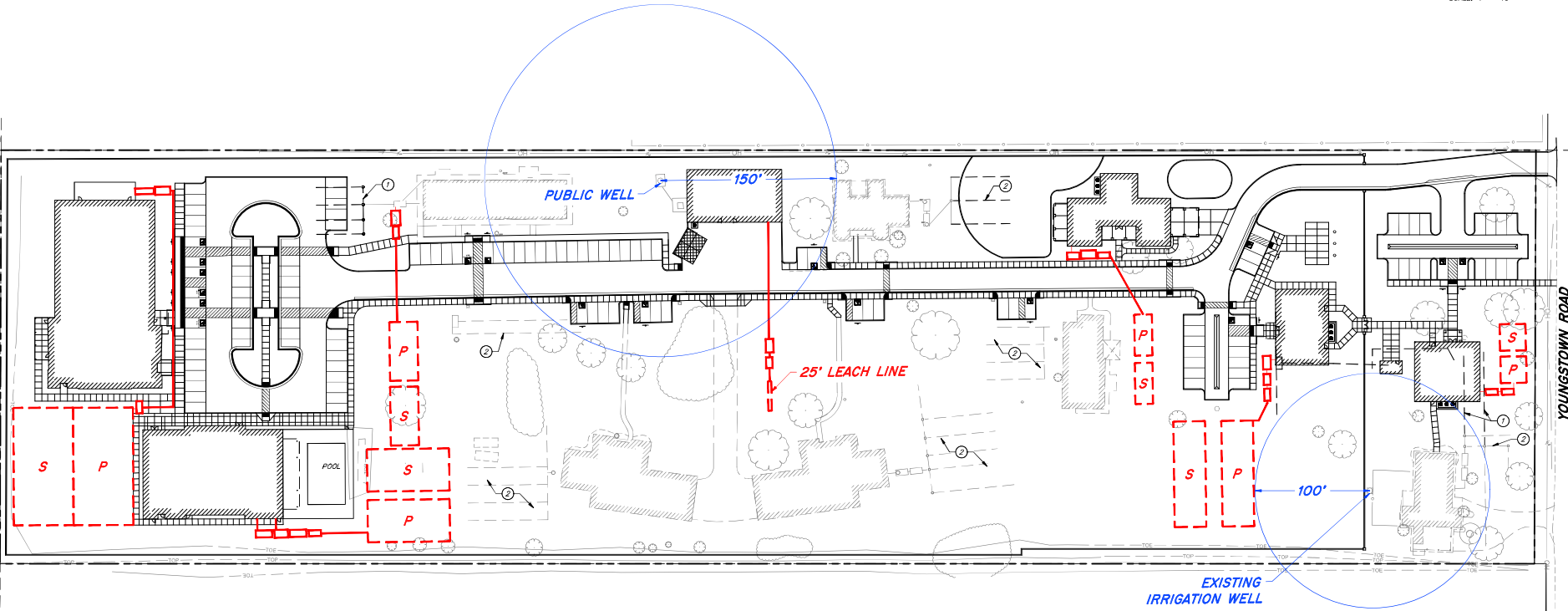
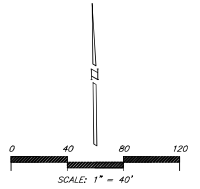
- P PRIMARY DISPOSAL AREA
- S 100# SECONDARY RESERVE DISPOSAL AREA
- SEPTIC TANK
- TRANSPORT / INFLUENT LINE

GENERAL NOTES

1. EXISTING SEPTIC SYSTEMS ARE DRAWN FROM RECORDS OBTAINED FROM STANISLAUS COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES AND EXISTING UTILITY PLANS OF SITE PROVIDED TO MVE, INC. BY CLIENT. EXACT LOCATIONS MAY VARY IN FIELD.
2. PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) DESIGN IS SHOWN ON EXHIBIT PER "SOIL SUITABILITY STUDY AND ONSITE WASTEWATER TREATMENT DESIGN FOR THE ASPHANET HOPE FORWARD CAMPUS" REPORT DATED OCTOBER 16, 2023 COMPLETED BY CHESNEY ENGINEERING, INC.

KEYNOTES

- ① EXISTING SEPTIC SYSTEM AND/OR LEACHLINES TO BE REMOVED.
- ② EXISTING SEPTIC SYSTEM AND LEACHLINES TO REMAIN.



REVISIONS				
NO.	DATE	ISSUED FOR	BY	

Drawn By: AB
 Issue Date: 3/11/24
 Job No.: NC22199
 Checked: DAM/TRAM
 Design By: AB

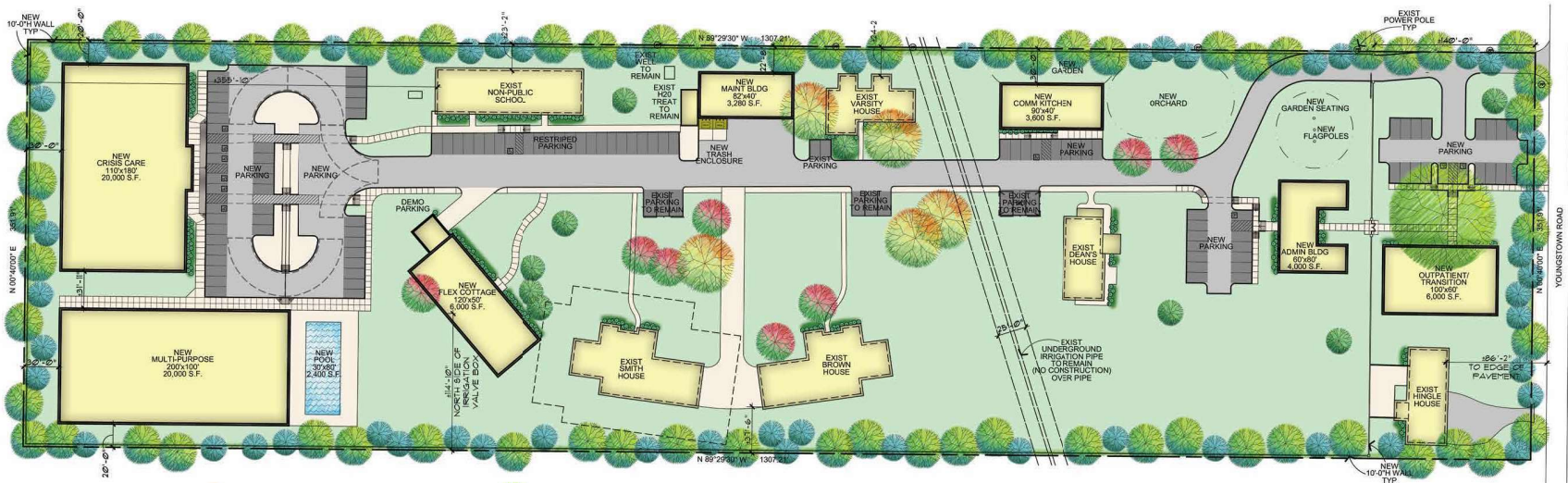
03/11/2024

MVE Inc.
 1117 L Street, Modesto, CA 95354 | 888.626.4214 | www.mve.net
 Northern California | Southern California | Nevada

HOPE FORWARD CAMPUS
 DEPARTMENT OF ENVIRONMENTAL
 RESOURCES
 WELL AND SEPTIC EXHIBIT
 CALIFORNIA

DWG. EX1
 SHEET 1
 OF 1

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LANDSCAPE DESIGN

The goal of the landscape design for the Aspiranet project is to create a pleasant and beautiful environment for residents, employees and visitors that complies with the landscape guidelines of Stanislaus County and the State of California, in terms of Water Efficient Landscaping Ordinance (WELCO) requirements. Plants which excel in the unique circumstances of the Central Valley (Sunset Zone #6) have been chosen. High water use grass areas are only utilized in specific recreation areas and existing open space areas. Trees, bushes, and groundcover with low to moderate water needs have been incorporated into the site's design.

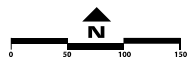
Special consideration has been given to the site's perimeter to ensure there is a landscape buffer with the adjoining agricultural operations.

IRRIGATION DESIGN

The Hope Forward Campus site will be completely automated for irrigation, and it will be built to adhere to the Stanislaus County's Water Efficient Landscape Ordinance (WELCO). Pop-up sprays or rotators will be limited in use, mostly utilized in the areas comprised of turf/fescue. The proposed irrigation controller will be a "Smart" controller that complies with WELCO standards and will be made by Rainbird, Hunter or a comparable company. The forthcoming improvement plans will include full irrigation design of the site using these specifications.

NOTES

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the over



PRELIMINARY PLANTING LIST

Groundcovers

- Turf Sodded lawn
- Low Ornamental Grasses - 1 gal.**
- Agapanthus africanus
- Carex spp.
- Festuca californica
- Festuca glauca
- Festuca mairei
- Hemerocallis spp.
- Juncus patens
- Liriope muscari 'Silver Sunproof'
- Tubaghia villosa

- Spreading Low Groundcovers - 1 gal.**
- Archtootaphylos 'Emerald Carpet'
- Baccharis pilularis
- Cotoneaster dammeri 'Lowfast'
- Dymondia margaretae
- Juniperus sabina 'Goldstars'
- Myoporum parvifida
- Verbena spp.

- Low Accent Plants - 5 gal./1 gal.**
- Dieris bicolor
- Penstemon orientalis
- Phormium 'Maori Queen'
- Rosa 'Red Flower Carpet'
- Sakia spp.
- Teucrium chamaedrys
- Trachelospermum asiaticum

- Vines**
- Climbing Vines 1 gal.**
- Ficus pumila
- Jasminum polyanthem
- Parthenocissus tricuspidata

- Lily-of-the-Nile
- Sedge
- California Fescue
- Common Blue Fescue
- Marie's Fescue
- Day Lily
- California Gray Rush
- Big Blue Lily Turf
- Society Garlic

- Manzanita
- Dwarf Coyote Bush
- Cotoneaster
- Silver Carpet
- Juniper
- Myoporum
- Verbena
- Fortnight Lily
- Dwarf Fountain Grass
- Phormium
- Rose
- Sage
- Germander
- Star Jasmine

- Creeping Fig
- Jasmine
- Boston Ivy

Shrubs

- Screen / Buffer Perimeter Shrubs - 5 gal.**
- Berberis thunbergii'
- Cotoneaster lacteus
- Canellinus 'Jule Pleader'
- Echium candicans
- Heteromeles arbutifolia
- Rhamnus californica 'Low Case'
- Xyloma congestum 'Compact'

- Hedges - 5 gal.**
- Ligustrum japonicum 'Texanum'
- Myrtus communis 'Compacta'
- Ribaphisopsis umbellata
- Rosmarinus officinalis 'Miss Jessop's Upright'

- Grass-like Plants - 5 gal./1 gal.**
- Calamagrostis acutiflora
- Blue Oat Grass
- Juncus patens
- Miscanthus sinensis 'Yaku Jima'
- Muhlenbergia capillaris
- Penstemon setaceum
- Phormium spp.
- Styrinchium idahoense bellum
- Sporobolus airoides

- Medium Height Evergreen Shrubs - 5 gal./1 gal.**
- Callistemon viminalis 'Little John'
- Cistus purpureus
- Forsythia intermedia
- Loropetalum chinense
- Olea europaea 'Little Olive'
- Pittosporum tobira 'Wheeler's Dwarf'
- Rhaphidolepis indica
- Rosmarinus officinalis

- Atropurpurea Red-Leaf Barbery
- Cotoneaster
- Witch Lilac
- Pride of Madeira
- California Holly
- Coffeyberry
- Shiny Xyloma

- Feather Reed Grass
- Blue Oat Grass
- California Gray Rush
- Silver Grass
- Pink Muhly
- Fountain Grass
- Flax
- Blue-eyed Grass
- AKO Sacaton

- Weeping Bottlebrush
- Orchid Rockrose
- Forsythia
- Loropetalum
- Little Olive
- Dwarf Tobira
- India Hawthorn
- Rosemary

Trees

- Shade / Accent Trees - 15 gal.**
- Celtis sinensis
- Pistacia chinensis
- Pyrus calleryana 'Chantiddee'
- Quercus cocinea
- Ulmus parviflora

- Parking Lot Shade Trees - 15 gal.**
- Pistacia chinensis 'Keith Davey'
- Plexurus x acerifolia
- Quercus cocinea
- Ulmus parviflora

- Large spreading Trees - 15 gal. / 24" box**
- Cinnamomum camphora
- Olea europaea
- Quercus agrifolia
- Schinus molle

- Chinese Hackberry
- Chinese Pistache
- Chantiddee Pear
- Scarlet Oak
- Chinese Elm

- Chinese Pistache
- London Plane Tree
- Scarlet Oak
- Chinese Elm
- Camphor Tree
- Olive
- Coast Live Oak
- California Pepper

- Conifers - Screen Trees - 15 gal.**
- Cedrus deodara
- Pinus edulis
- Pinus pinaster Italian
- Sequoia sempervirens
- Thuja plicata 'Spring Grove'

- Perimeter Screen Trees - 15 gal.**
- Eucalyptus sideroxylon
- Eucalyptus leucocorymb
- Quercus widdowsonii
- Quercus lobata
- Schinus molle

- Upright Accent Trees at Buildings - 15 gal.**
- Bottle Tree
- Upright Hornbeam
- Chantiddee Pear
- African Sumac

- Small Accent Trees - 15 gal.**
- Abutilon julibrissen
- Cornus florida
- Lagerstroemia fauriei
- Malus spp.
- Prunus 'Krauter Vividus'

- Formal Row of Tree - 15 gal.**
- Acer palmatum 'Sangu Kakao'
- Carpinus betulus 'Fastigiata'
- Populus nigra Italica
- Pyrus calleryana 'Chantiddee'
- Tilia cordata

- Deodar Cedar
- Mondell Pine
- Stone Pine
- Coast Redwood
- Western Red Cedar

- Red Ironbark
- White Ironbark
- Interior Live Oak
- Valley Oak
- California Pepper

- Silk Tree
- Flowering Dogwood
- Crape Myrtle
- Cabapple
- Flowering Plum

- Coral Bark Maple
- Upright Hornbeam
- Lombardy Poplar
- Chantiddee Pear
- Little Leaf Linden

09.13.2023

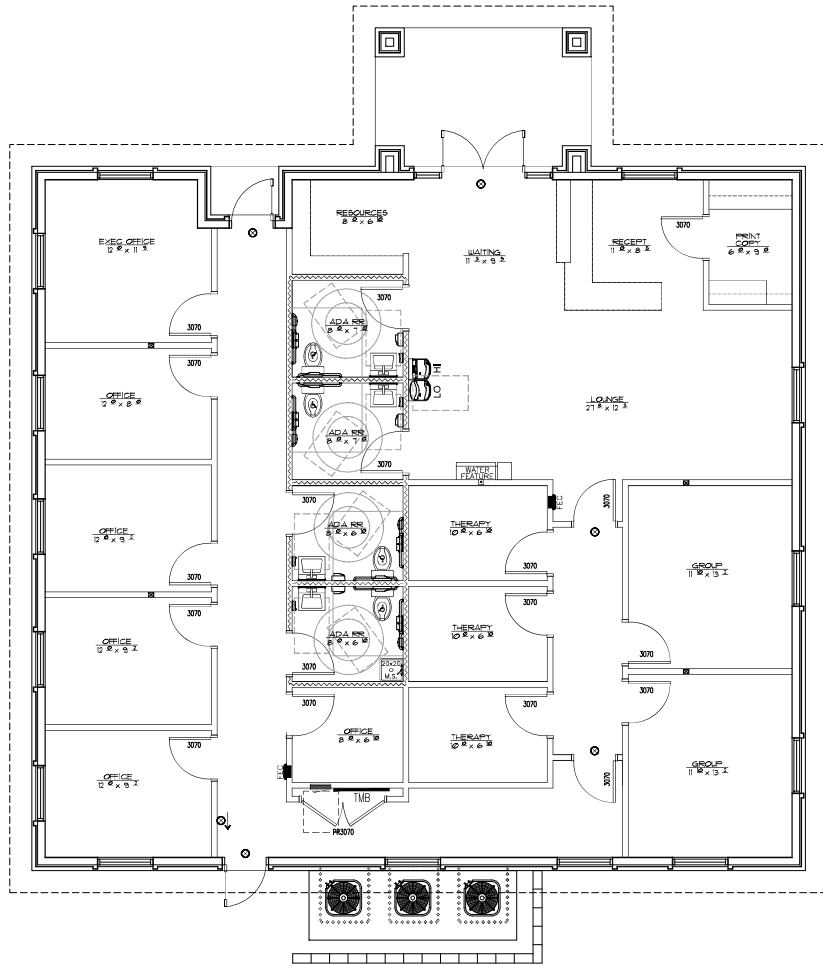


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HOPE FORWARD CAMPUS PRELIMINARY LANDSCAPE PLAN
Turlock, California



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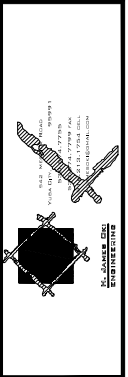
**BUILDING #1 - WELLNESS/OUTPATIENT
INTERIOR FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES

OFFICE	238 SF
MAN ENTRY	48 SF
SEE ENTRY	20 SF
TOTAL	288 SF

LEGEND

- NEW EXTERIOR STUCCO WALL WITH BRICK VENEER WANSBOT
- 2x6 CRY STUDS # 16' OC WITH R-13 HIGH DENSITY FIBERGLASS INSULATION, 3/8" OSB SHEATHING # EXTERIOR
- 5/8" GYP. BD # INTERIOR
- NEW INTERIOR WALL W/ DP # 2x4 STUDS # 24" OC, AND 5/8" GYP BD EACH SIDE.
- NEW INTERIOR WALL W/ DP # 2x4 STUDS # 24" OC, W/ SOUND BATT INSULATION AND R-8 5/8" GYP BD R/S SIDE, 5/8" GYP. BD OPPOSITE SIDE.
- NEW DOOR
- FFC SEMI-NECESSARY 2A10BC FIRE EXTINGUISHER COORDINATE APPROVED LOCATION WITH INSPECTOR DOOR NISH TO BS STAINLESS STEEL
- EXIT SIGN - ARROW INDICATES DIRECTION
- 308 DOOR WIDTH x HEIGHT
- 10000 WINDOW WIDTH x HEIGHT 4 TYPE
- 1: TYPED GLASS



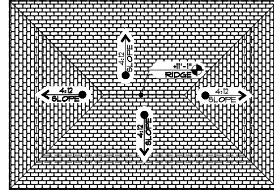
PRELIMINARY PLANS
FOR
FOR REVIEW
09/11/2023

PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

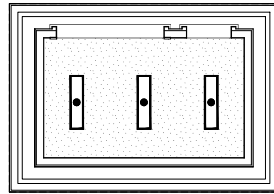
REVISIONS

JAY	DRAWN BY
HJO/EKC	CHECKED BY
09/11/2023	DATE
AS NOTED	SCALE
2023-001	JOB NO

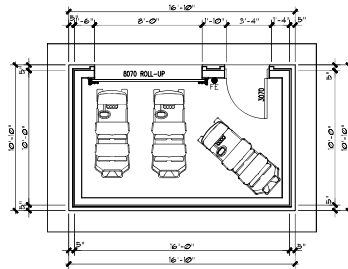
BUILDING #1
WELLNESS/OUTPATIENT
INT FLOOR PLAN
A2.11



**BUILDING #2 - GOLF CART SHED
ROOF PLAN**
SCALE: 1/4"=1'-0"

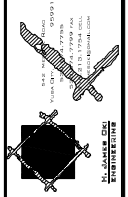


**BUILDING #2 - GOLF CART SHED
REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"



**BUILDING #2 - GOLF CART SHED
SHELL FLOOR PLAN**
SCALE: 1/4"=1'-0"

- GENERAL NOTES**
1. TYPICAL TOP PLATE HEIGHT = 9'-0" UNL.
TYPICAL CEILING HEIGHT = 8'-11 5/8" UNL.
 2. EXTERIOR CEILINGS TO RECEIVE 5/8" MR. SPLIT BOARD.
INTERIOR CEILINGS TO RECEIVE 5/8" GYP. BOARD.
 3. PROVIDE R-38 BATT INSUL. * CEILING.



PRELIMINARY PLANS
FOR
FOR REVIEW
09/11/2023

PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

SQUARE FOOTAGES

SHED	80 SF.
------	--------

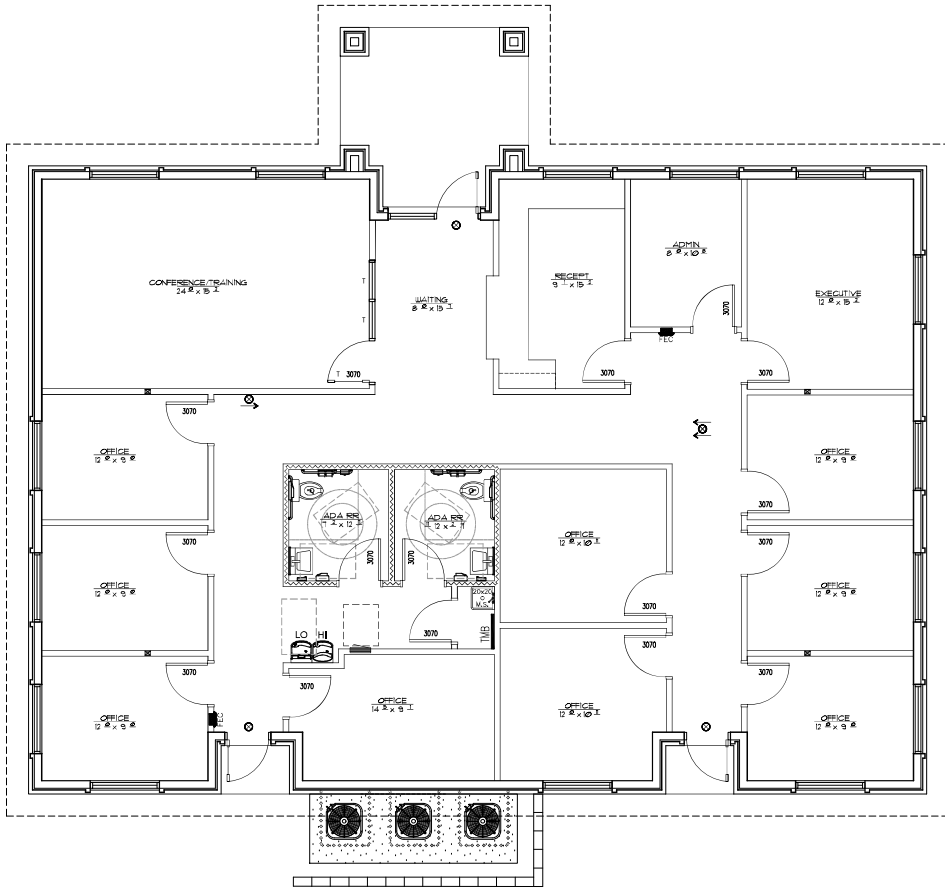
LEGEND

	NEW EXTERIOR STUCCO WALL WITH BRICK VENEER WAINCOT, 2x6 DPM STUDS @ 16" OC WITH R-21 HIGH DENSITY FIBERGLASS INSULATION, 3/8" OSB SHEATHING * EXTERIOR, 5/8" GYP. BO * INTERIOR.
	NEW DOOR
	WALL MOUNTED 2A10BC FIRE EXTINGUISHER
	DOOR WIDTH x HEIGHT
	NEW GYP. BO, CEILING.

REVISIONS

JAY	DRAWN BY
HJC/BK	CHECKED BY
09/11/2023	DATE
AS NOTED	SCALE
2023-001	JOB NO

BUILDING #2
GOLF CART SHED
MULTI-PLANS
A2.20



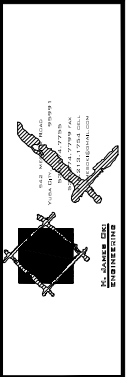
BUILDING #3 - ADMIN BLDG
INTERIOR FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES

OFFICE	238 SF
MAN ENTRY	92 SF
REAR ENTRIES	40 SF
TOTAL	370 SF

LEGEND

- NEW EXTERIOR STUCCO WALL WITH BRICK VENEER WANSBOT
- 2x6 CRY STUDS @ 16" OC WITH R-13 HIGH DENSITY FIBERGLASS INSULATION, 3/8" OSB SHEATHING @ EXTERIOR, 5/8" GYP. BD @ INTERIOR
- NEW INTERIOR WALL W/ DP # 2 2x4 STUDS @ 24" OC AND 5/8" GYP. BD EACH SIDE.
- NEW INTERIOR WALL W/ DP # 2 2x4 STUDS @ 24" OC, W/ SOUND BATT INSULATION AND 1/2" 5/8" GYP. BD RSR SIDE, 5/8" GYP. BD OPPOSITE SIDE.
- NEW DOOR
- FFC SEMI-RECESSED 2A10BC FIRE EXTINGUISHER COORDINATE APPROVED LOCATION WITH INSPECTOR DOOR INSH TO BS STAINLESS STEEL
- EXIT SIGN - ARROW INDICATES DIRECTION
- 308 DOOR WIDTH x HEIGHT
- 10000 WINDOW WIDTH x HEIGHT 4 TYPE
- 1: TYPED GLASS



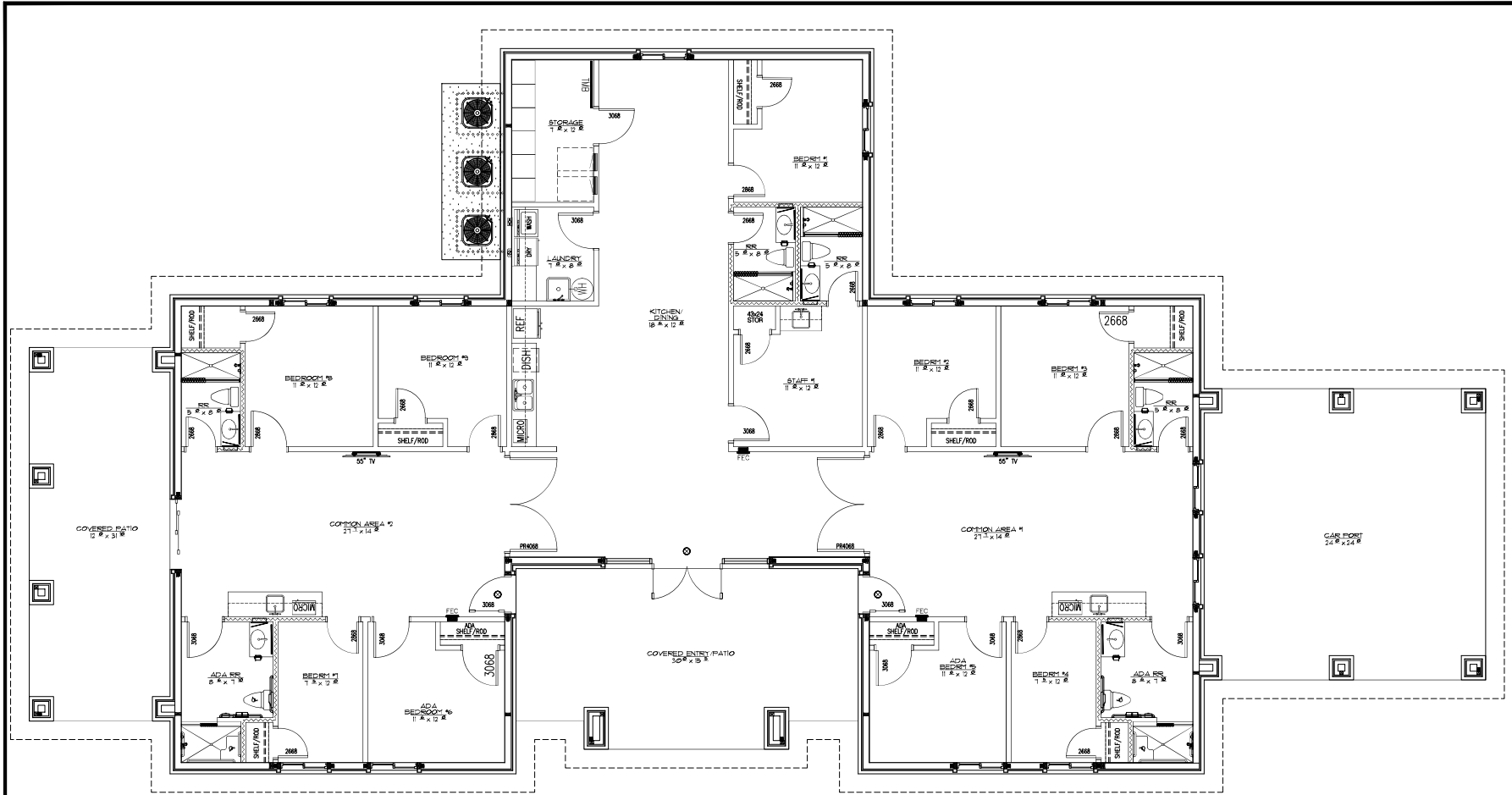
PRELIMINARY PLANS FOR REVIEW
 FOR REVIEW
 09/11/2023

PRELIMINARY PLANS FOR
THE HOPE FORWARD CAMPUS
 2513 YOUNGSTOWN ROAD
 TURLOCK, CALIFORNIA 95380

REVISIONS

JAY	DRAWN BY
HJO/BC	CHECKED BY
09/11/2023	DATE
AS NOTED	SCALE
2023-001	JOB NO

BUILDING #3
ADMIN BLDG
INT. FLOOR PLAN
A2.31



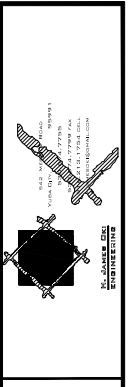
BUILDING #4 - FLEX COTTAGE
INTERIOR FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES

COTTAGE	3620 SF
FRONT PATIO	432 SF
REAR PATIO	302 SF
CARPORT	516 SF
TOTAL	5000 SF

LEGEND

- NEW EXTERIOR STUCCO WALL WITH BRICK VENEER WANSKOT
- NEW EXTERIOR WALL W/ 2" OC WITH R-10 HIGH DENSITY FIBERGLASS INSULATION, 3/8" OSB SHEATHING # EXTERIOR
- NEW INTERIOR WALL W/ 2" OC, AND 5/8" GYP BD EACH SIDE.
- NEW INTERIOR WALL W/ 2" OC, W/ SOUND BARRIER INSULATION AND 1/2" 5/8" GYP BD RS. SIDE, 5/8" GYP. BD OPPOSITE SIDE.
- NEW DOOR
- FIRE EXTINGUISHER LOCATION APPROVED LOCATION WITH INSPECTOR DOOR PUSH TO BE STAINLESS STEEL.
- EXIT SIGN - ARROW INDICATES DIRECTION.
- DOOR WIDTH x HEIGHT
- WINDOW WIDTH x HEIGHT 4 TYPE
- 1: TAPERED GLAZING



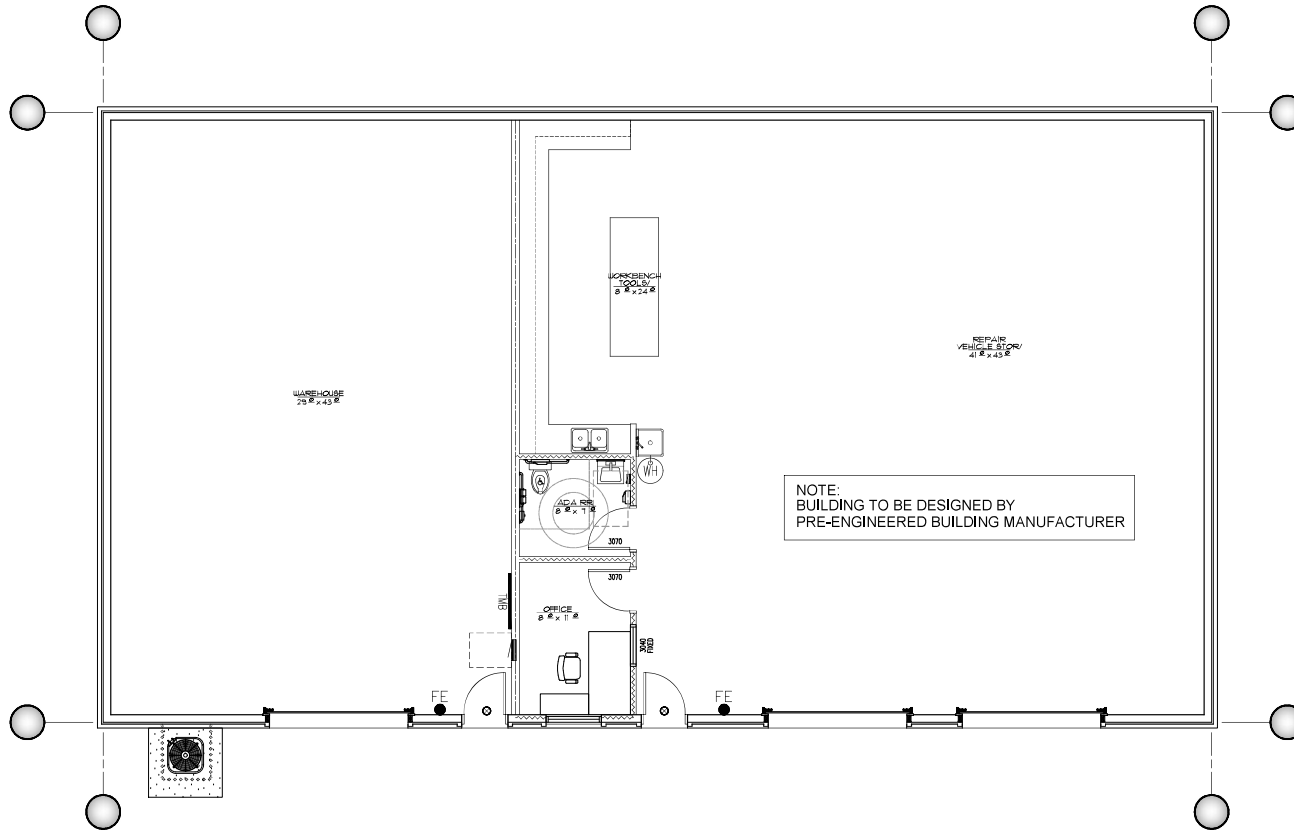
PRELIMINARY PLANS
 FOR
 FOR REVIEW
 09/11/2023

PRELIMINARY PLANS
 FOR
THE HOPE FORWARD CAMPUS
 2513 YOUNGSTOWN ROAD
 TURLOCK, CALIFORNIA 95380

REVISIONS

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09/11/2023	DATE
AS NOTED	SCALE
2023-001	JOB NO

BUILDING #4
 FLEX COTTAGE
 INT FLOOR PLAN
A2.41



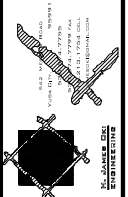
BUILDING #5 - MAINTENANCE/STORAGE BUILDING
INTERIOR FLOOR PLAN
 SCALE: 1/4"=1'-0"

SQUARE FOOTAGES

OFFICE	88 SF
WAREHOUSE	1069 SF
VEHICLE REPAIR-STORAGE	2042 SF
TOTAL	3200 SF

LEGEND

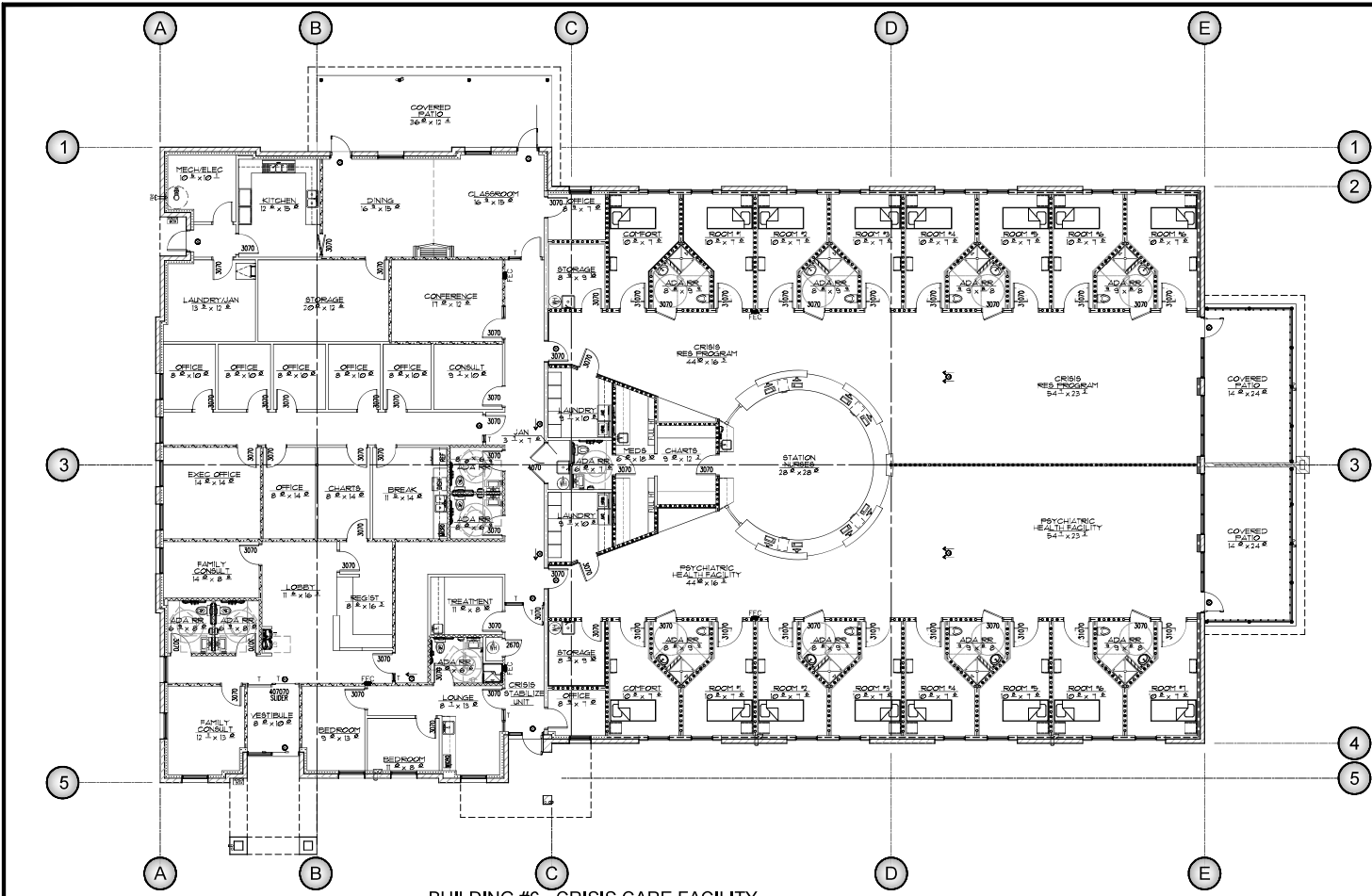
- NEW PRE-ENGINEERED BUILDING W/ BRICK VENEER WAINSCOT.
- NEW 1-HOUR RATED INTERIOR WALL W/ 6" STUDS @ 16" O.C. TO ROOF DECK W/ 5/8" TYPE "X" GYP BD EACH SIDE.
- NEW INTERIOR WALL W/ 2" x 4" STUDS @ 24" O.C. W/ R-11 BATT INSULATION AND R.R. 5/8" GYP BD R.R. SIDE.
- NEW DOOR
- WALL MOUNTED 2A10BC FIRE EXTINGUISHER
- EXIT SIGN - ARROW INDICATES DIRECTION.
- 3008 DOOR WIDTH x HEIGHT
- 10000 WINDOW WIDTH x HEIGHT x TYPE



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2023-001	JOB NO
BUILDING #5 MAINT/STOR BLDG INT FLOOR PLAN	
A2.51	



BUILDING #6 - CRISIS CARE FACILITY
INTERIOR FLOOR PLAN



SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
OFFICE	508 SF
CRISIS STABLE UNIT	48 SF
PSYCHIATRIC/CROSS FACILITY	852 SF
TOTAL	1428 SF
COVERED AREAS	304 SF
SEE ENTRY	24 SF
REAR PATIO COVER	49 SF
PSYCHIATRIC/CROSS PATIO COVER	690 SF
TOTAL	1488 SF
GRAND TOTAL	1570 SF

LEGEND	
	NEW 3/8"X6" CHU WALL. SEE ELEVATIONS FOR ADDITIONAL SIZES AND TYPES OF CHU. RURR OUT WALLS WITH 5/8" XYP BD ON 4" STEEL STUDS # 24" OC TO 6" ABOVE CEILING GRID WITH R-21 BATT INSUL TO UNDERSIDE OF STRUCTURE.
	NEW 3/8"X6" CHU WALL. SEE ELEVATIONS FOR ADDITIONAL SIZES AND TYPES OF CHU. RURR OUT WALLS WITH 5/8" XYP HIGH IMPACT TYPE 1/2" GYP BD ON 4" STEEL STUDS # 24" OC TO 6" ABOVE CEILING GRID W/ R-21 BATT INSUL TO UNDERSIDE OF STRUCTURE.
	NEW 5/8"X6" SYSTEM 3/8" OSB SHEATHING ON 6" STEEL STUDS # 24" OC TO 6" ABOVE CEILING GRID WITH R-21 BATT INSUL TO UNDERSIDE OF STRUCTURE AND 5/8" GYP BD AT INTERIOR SIDE OF WALL.
	NEW 1/2"X6" SYSTEM 3/8" OSB SHEATHING ON 6" STEEL STUDS # 24" OC TO 6" ABOVE CEILING GRID WITH R-21 BATT INSUL TO UNDERSIDE OF STRUCTURE AND 5/8" XYP HIGH IMPACT TYPE 1/2" GYP BD AT INTERIOR SIDE OF WALL.
	NEW 1/2"X6" PARTITION WITH 5/8" TYPE 1/2" GYP BD ON 3-5/8" STEEL STUDS # 24" OC TO 6" ABOVE CEILING GRID.
	NEW 1/2"X6" PARTITION WITH 5/8" GYP BD ON 3-5/8" STEEL STUDS # 24" OC TO 6" ABOVE CEILING GRID.
	NEW 1/2"X6" PARTITION WITH 5/8" GYP BD ON 3-5/8" STEEL STUDS # 24" OC AND SOUND BATT INSUL.
	NEW SOUND PARTITION WITH 5/8" GYP BD ON 3-5/8" STEEL STUDS # 24" OC AND SOUND BATT INSUL. PRODUCE SOUND BATT INSUL ON CLG GRID EXTENDING 24" EA SIDE OF WALL.
	NEW PARTITION WITH 5/8" XYP HIGH IMPACT TYPE 1/2" GYP BD ON 3-5/8" STEEL STUDS # 24" OC TO 6" ABOVE CEILING GRID. APPLY 1/2" PLUMWOOD TO STUDS ON ONE SIDE OF WALL. NOTE - THIS PRODUCT HAS A HOLD-FASTURE RESISTANT PURPLE TAPE SURFACE AND CORE.
	NEW PAINT GRADE S.C. DOOR 4 1/4" H.D. FRAME.
	NEW STOREFRONT WINDOW SYSTEM. SCHEDULE FOR SPEC.
	1/2" REQUIRED LARGE FIRE EXTINGUISHER AND CABINET. MAX TRAVEL DISTANCE TO ANY EXTINGUISHER SHALL NOT EXCEED 15'-0".
	EXIT SIGN - ARROW INDICATES DIRECTION.
	DOOR WIDTH X HEIGHT
	WINDOW WIDTH X HEIGHT 4 TYPE
	11 DIMENSION
	11 DO NOT USE SPECIALTY GLAZING IN PATIENT ROOMS!

JAY ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

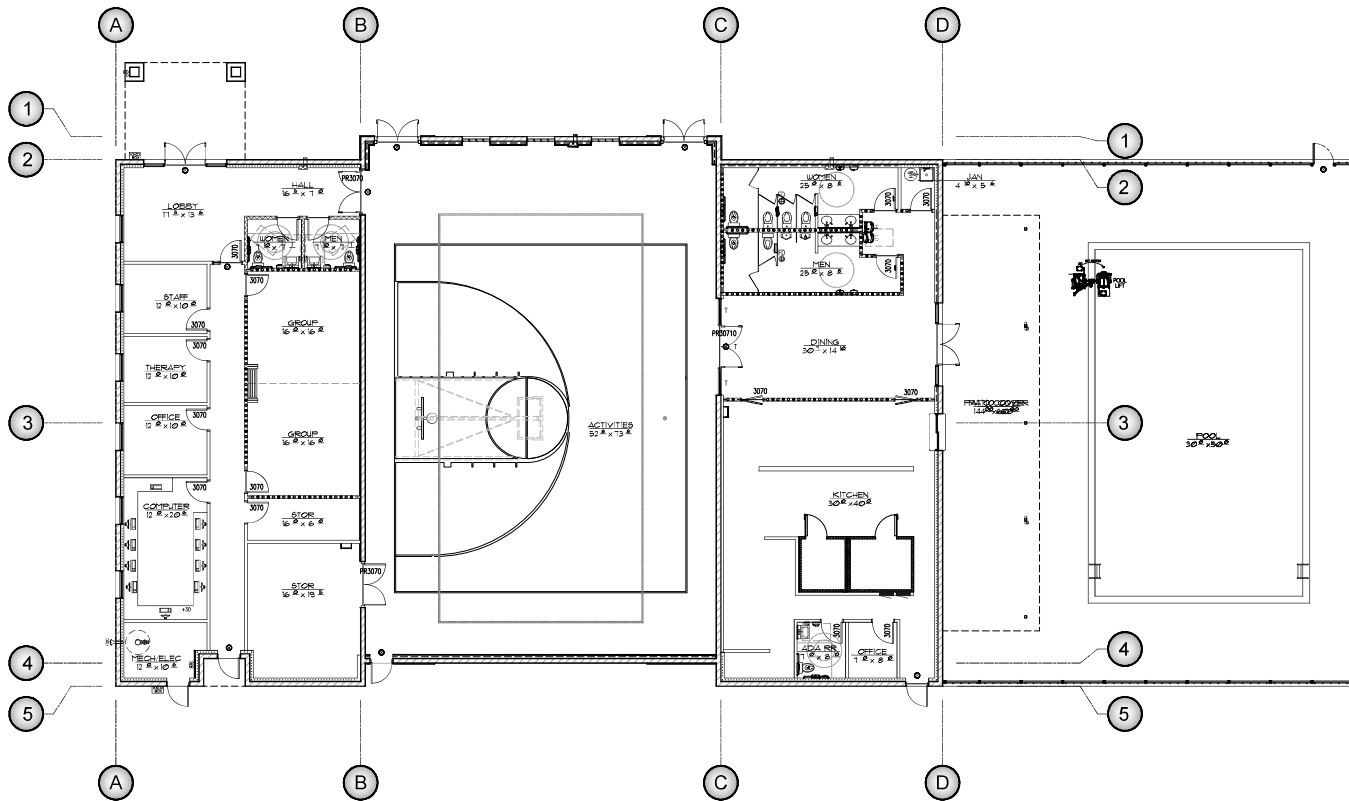
PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

REVISIONS

NO.	DESCRIPTION	DATE	SCALE	JOB NO.

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A2.61

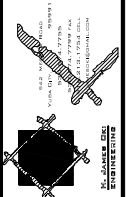


BUILDING #7 - MULTI-PURPOSE BUILDING
INTERIOR FLOOR PLAN
 SCALE: 1/8"=1'-0"

SQUARE FOOTAGES

OFFICE	2988 SF
MULTI-PURPOSE	3004 SF
COMMON AREA & KITCHEN	2464 SF
TOTAL	8456 SF
COVERED AREAS	
MAN ENTRY	243 SF
REAR ENTRY	24 SF
PATIO COVER	840 SF
TOTAL	1107 SF
GRAND TOTAL	1027 SF

- LEGEND**
- NEW 5/8"x6" CMU WALL. SEE ELEVATIONS FOR ADDITIONAL SIZES AND TYPES OF CMU.
 RUN OUT WALLS WITH 5/8" GYP BD ON 6" STEEL STUDS # 24" O.C. TO 6" ABOVE CEILING GRID WITH R-21 BATT INSUL TO UNDERSIDE OF STRUCTURE.
 - NEW 5/8"x6" CMU WALL. SEE ELEVATIONS FOR ADDITIONAL SIZES AND TYPES OF CMU.
 RUN OUT WALLS WITH 5/8" XPK HIGH IMPACT TYPE 1/2" GYP BD ON 6" STEEL STUDS # 24" O.C. TO 6" ABOVE CEILING GRID W/ R-21 BATT INSUL TO UNDERSIDE OF STRUCTURE.
 - NEW 5/8"x6" CMU WALL. SEE ELEVATIONS FOR ADDITIONAL SIZES AND TYPES OF CMU.
 RUN OUT WALLS FULL HEIGHT WITH 5/8" XPK HIGH IMPACT TYPE 1/2" GYP BD ON 6" STEEL STUDS # 24" O.C. TO STRUCT. ABOVE W/ R-21 BATT INSUL. APPLY 1" PLYWOOD BEHIND GYP BD TO A HEIGHT OF 16'-0" AFF.
 - NEW PARTITION WITH 5/8" GYP BD ON 3-5/8" STEEL STUDS # 24" O.C. TO 6" ABOVE CEILING GRID.
 - NEW RESTROOM PARTITION TO WITH MR 5/8" GYP BD ON 3-5/8" STEEL STUDS # 24" O.C. AND SOUND BATT INSUL.
 - NEW PARTITION WITH 5/8" XPK HIGH IMPACT TYPE 1/2" GYP BD ON 3-5/8" STEEL STUDS # 24" O.C. TO 6" ABOVE CEILING GRID. PROVIDE SOUND BATT INSUL AT RESTROOM WALLS.
 - NEW PAINT GRADE S.C. DOOR 4 1/4" H.D. FRAME.
 - NEW STOREFRONT WINDOW SYSTEM. SCHEDULE FOR SPEC.
 - NEW 80% RECESSED LARGE FIRE EXTINGUISHER AND CABINET. MAX TRAVEL DISTANCE TO ANY EXTINGUISHER SHALL NOT EXCEED 75'-0".
 - EXIT SIGN - ARROW INDICATES DIRECTION.
 - 306 DOOR WIDTH X HEIGHT
 - 10300 WINDOW WIDTH X HEIGHT 4 TYPE
 - 1 - IMPERF SIGN



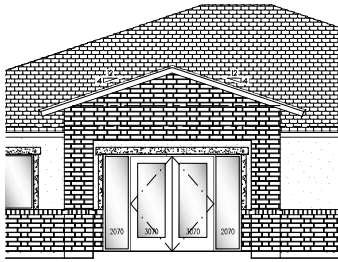
M. JAMES COE ENGINEERING

PRELIMINARY PLANS FOR THE HOPE FORWARD CAMPUS
 2513 YOUNGSTOWN ROAD
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REVISIONS

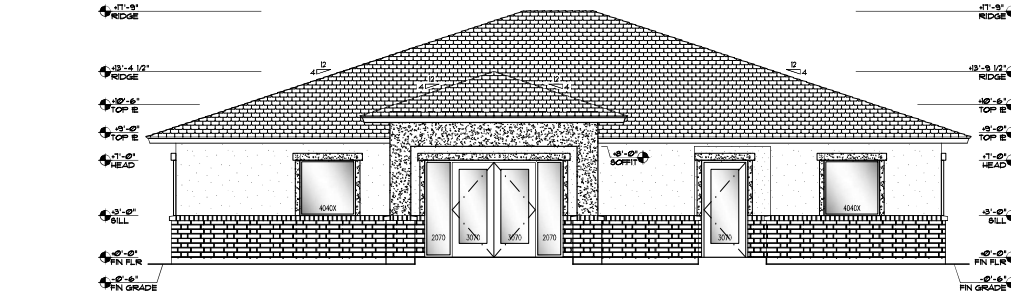
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2023-001	JOB NO

A2.71



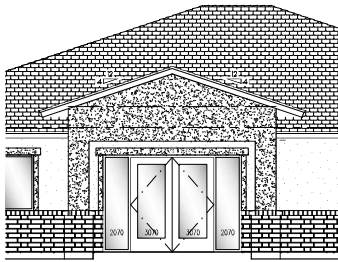
**BUILDING #1 - WELLNESS/OUTPATIENT
NORTH ELEVATION - ENTRY OPTIONS**

SCALE: 1/4"=1'-0"



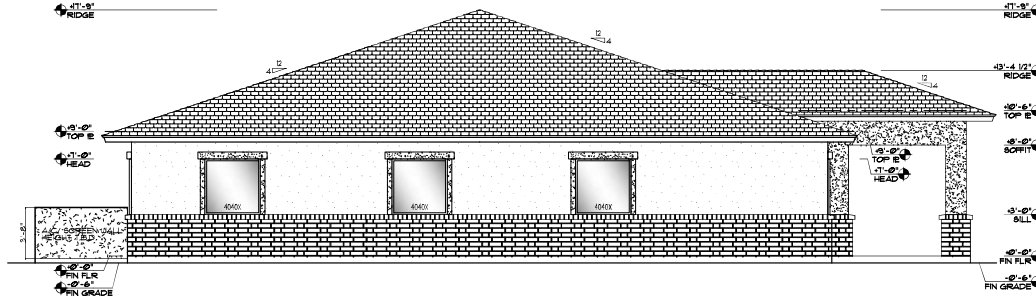
**BUILDING #1 - WELLNESS/OUTPATIENT
NORTH ELEVATION**

SCALE: 1/4"=1'-0"



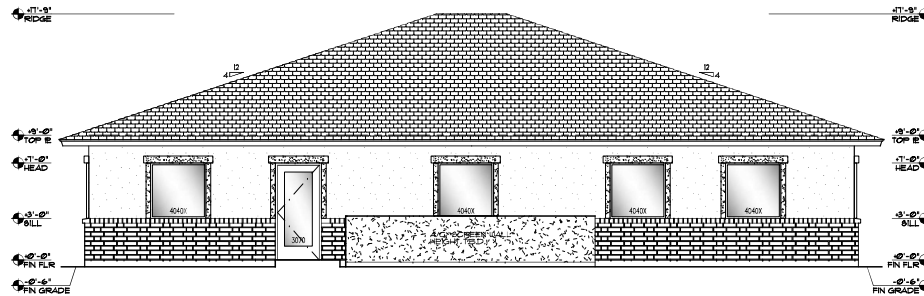
**BUILDING #1 - WELLNESS/OUTPATIENT
NORTH ELEVATION - ENTRY OPTIONS**

SCALE: 1/4"=1'-0"



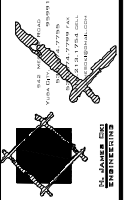
**BUILDING #1 - WELLNESS/OUTPATIENT
EAST ELEVATION**

SCALE: 1/4"=1'-0"



**BUILDING #1 - WELLNESS/OUTPATIENT
SOUTH ELEVATION**

SCALE: 1/4"=1'-0"



PRELIMINARY PLANS
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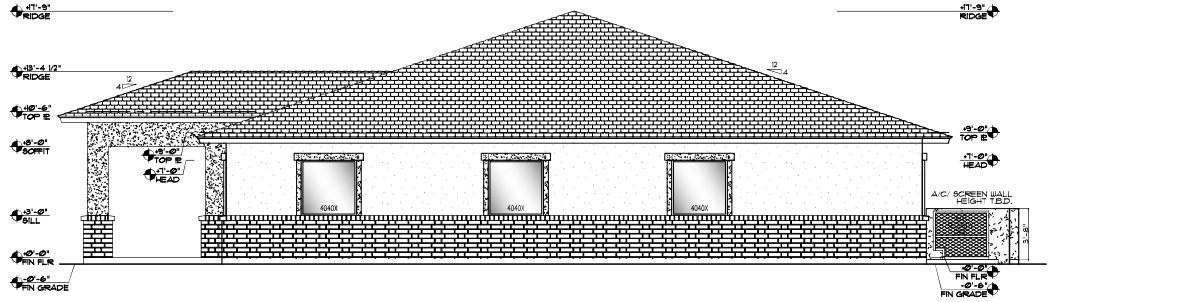
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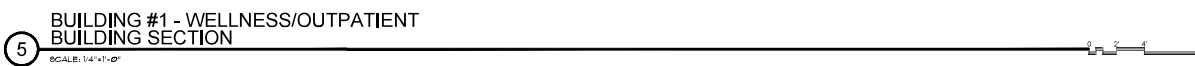
BUILDING #1
WELLNESS/OUTPATIENT
EXTERIOR ELEVATIONS

A3.10



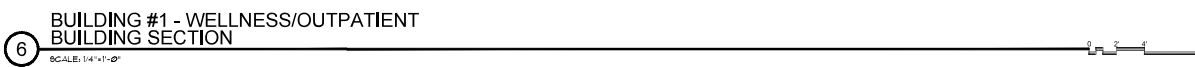
4 BUILDING #1 - WELLNESS/OUTPATIENT
WEST ELEVATION
SCALE: 1/4"=1'-0"

BUILDING SECTION T.B.D.

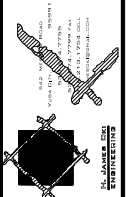


5 BUILDING #1 - WELLNESS/OUTPATIENT
BUILDING SECTION
SCALE: 1/4"=1'-0"

BUILDING SECTION T.B.D.



6 BUILDING #1 - WELLNESS/OUTPATIENT
BUILDING SECTION
SCALE: 1/4"=1'-0"



PROGRESS PLANS
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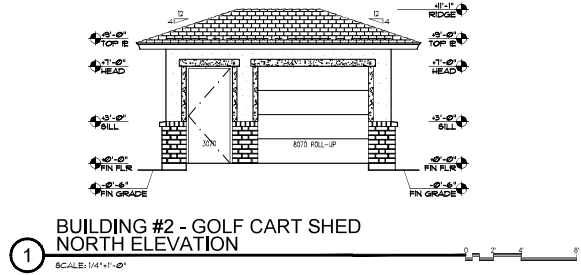
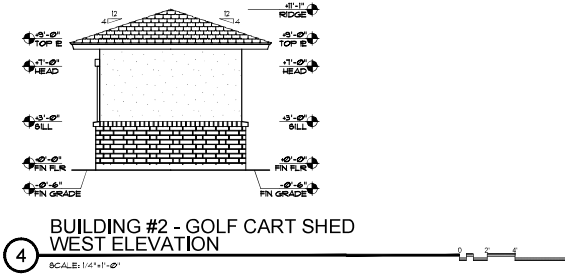
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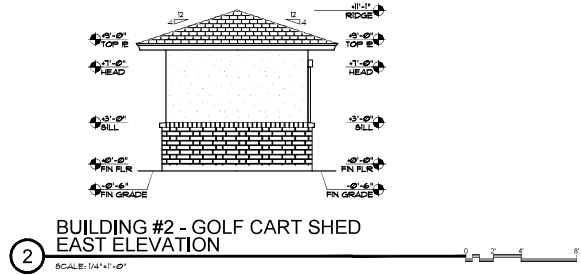
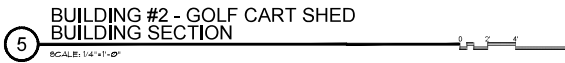
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BUILDING #1
WELLNESS/OUTPATIENT
EXTERIOR ELEV / SECT

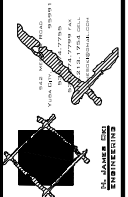
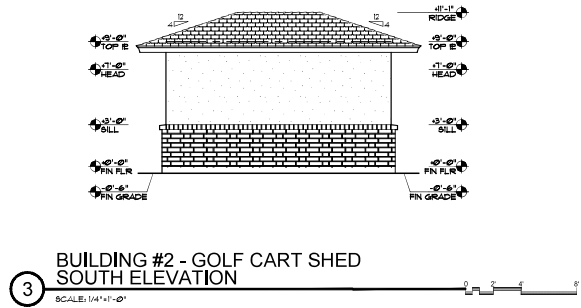
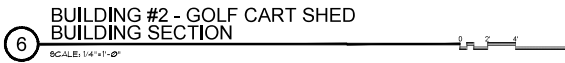
A3.11



BUILDING SECTION T.B.D.



BUILDING SECTION T.B.D.



PROGRESS PLANS
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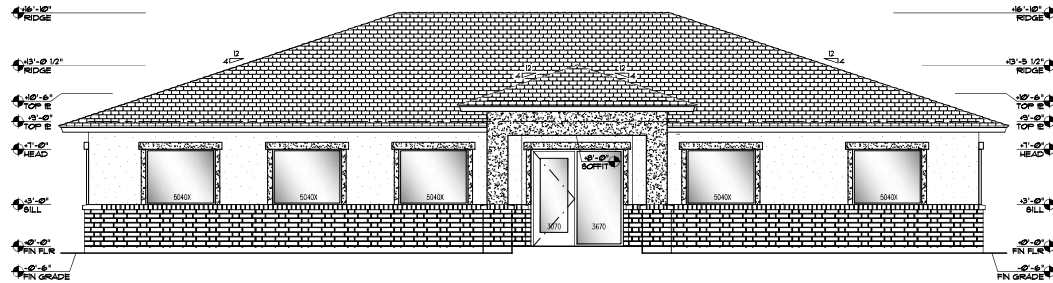
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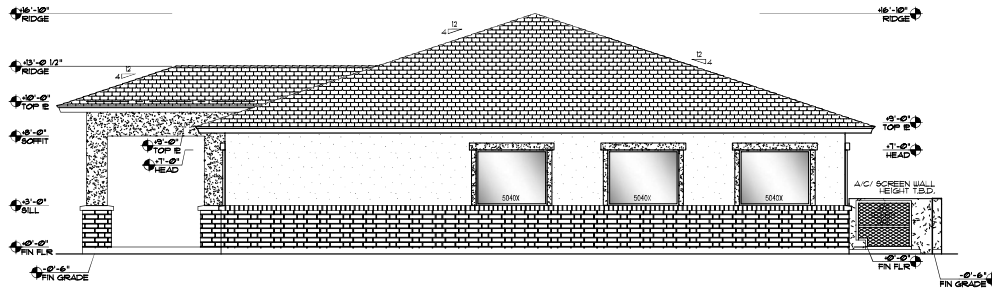
BUILDING #2
GOLF CART SHED
EXTERIOR ELEVATIONS

A3.20



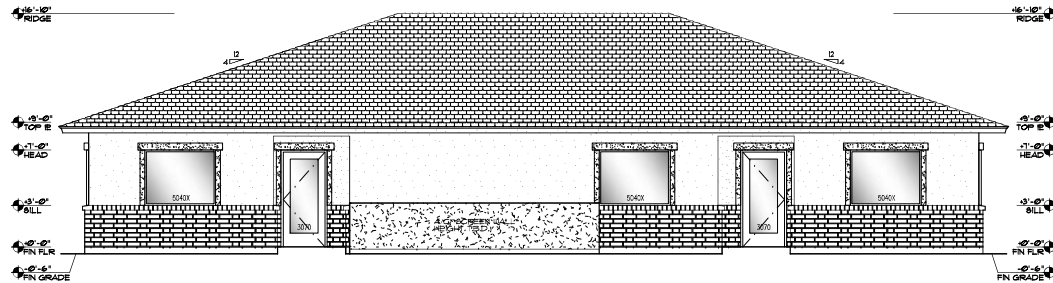
1 BUILDING #3 - ADMIN BLDG
WEST ELEVATION

SCALE: 1/4"=1'-0"



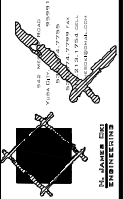
2 BUILDING #3 - ADMIN BLDG
SOUTH ELEVATION

SCALE: 1/4"=1'-0"



3 BUILDING #3 - ADMIN BLDG
EAST ELEVATION

SCALE: 1/4"=1'-0"



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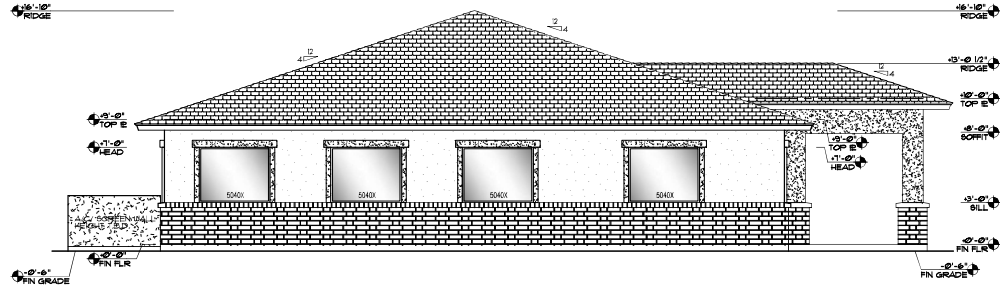
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BUILDING #3
ADMIN BUILDING
EXTERIOR ELEVATIONS

A3.30



4 BUILDING #3 - ADMIN BLDG
NORTH ELEVATION

SCALE: 1/4"=1'-0"



BUILDING SECTION T.B.D.

5 BUILDING #3 - ADMIN BLDG
BUILDING SECTION

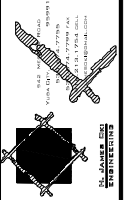
SCALE: 1/4"=1'-0"



BUILDING SECTION T.B.D.

6 BUILDING #3 - ADMIN BLDG
BUILDING SECTION

SCALE: 1/4"=1'-0"



PROGRESS PLANS
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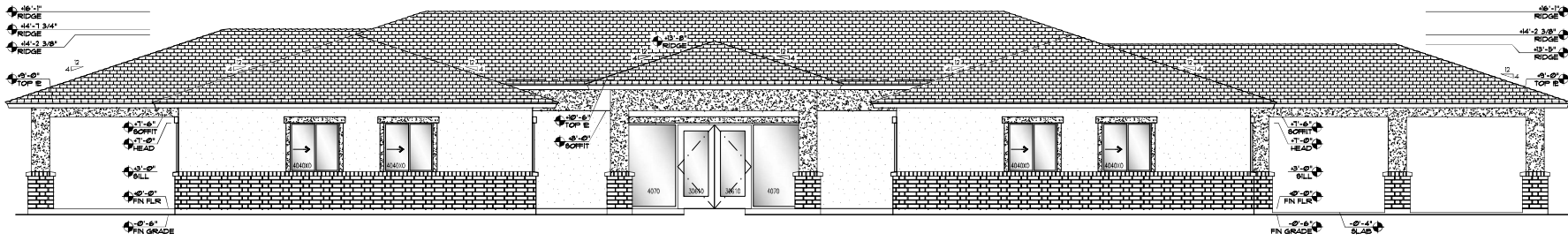
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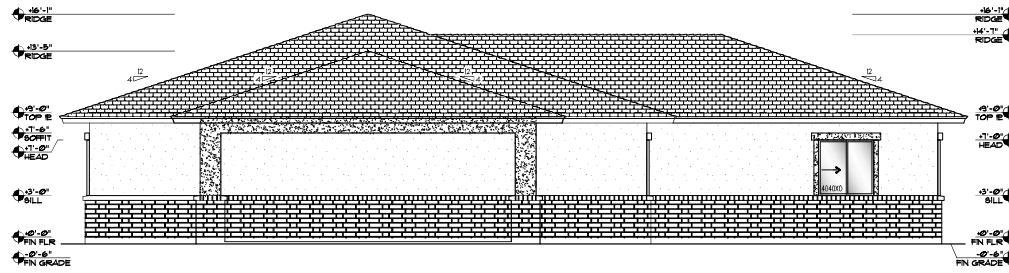
BUILDING #3
ADMIN BUILDING
EXTERIOR ELEV / SECT

A3.31



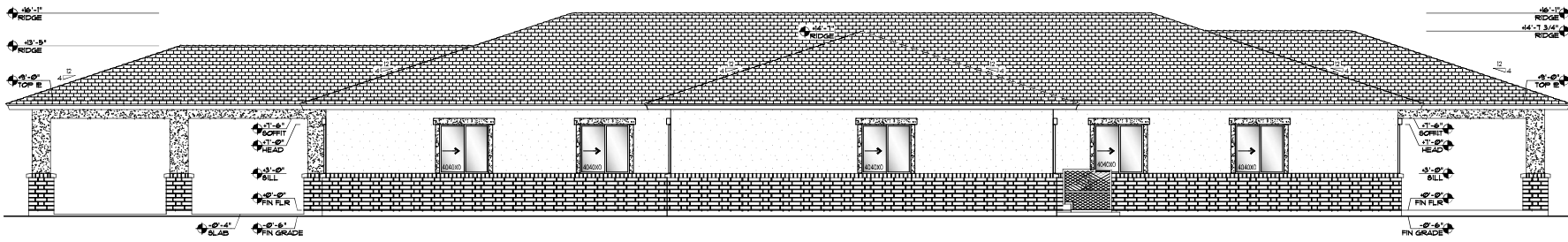
1 BUILDING #4 - FLEX COTTAGE
SOUTH ELEVATION

SCALE: 1/4"=1'-0"



2 BUILDING #4 - FLEX COTTAGE
EAST ELEVATION

SCALE: 1/4"=1'-0"



3 BUILDING #4 - FLEX COTTAGE
NORTH ELEVATION

SCALE: 1/4"=1'-0"



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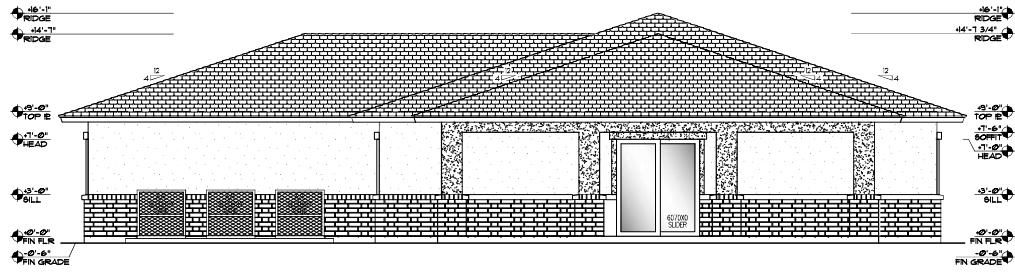
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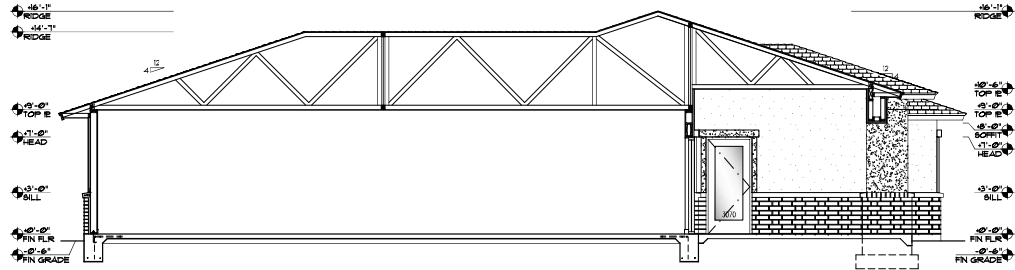
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BUILDING #4
FLEX COTTAGE
EXTERIOR ELEVATIONS

A3.40



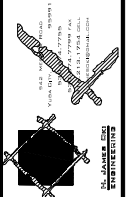
4 BUILDING #4 - FLEX COTTAGE
WEST ELEVATION
SCALE: 1/4"=1'-0"



5 BUILDING #4 - FLEX COTTAGE
BUILDING SECTION
SCALE: 1/4"=1'-0"

BUILDING SECTION T.B.D.

6 BUILDING #4 - FLEX COTTAGE
BUILDING SECTION
SCALE: 1/4"=1'-0"



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BUILDING #4
FLEX COTTAGE
EXTERIOR ELEV / SECT

A3.41

EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFGR

1 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
SOUTH ELEVATION

SCALE: 1/4"=1'-0"



EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFGR

2 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
EAST ELEVATION

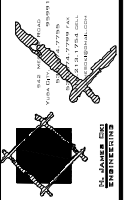
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EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFGR

3 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
NORTH ELEVATION

SCALE: 1/4"=1'-0"



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JAY DRAWN BY
HJO/BKC CHECKED BY
09/11/2023 DATE
AS NOTED SCALE
2023-001 JOB NO

BUILDING #5
MAINTENACE BLDG
EXTERIOR ELEVATIONS

A3.50

EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFR

4 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
WEST ELEVATION

SCALE: 1/4"=1'-0"



EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFR

5 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
BUILDING SECTION

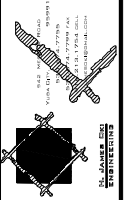
SCALE: 1/4"=1'-0"



EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFR

6 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
BUILDING SECTION

SCALE: 1/4"=1'-0"



PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

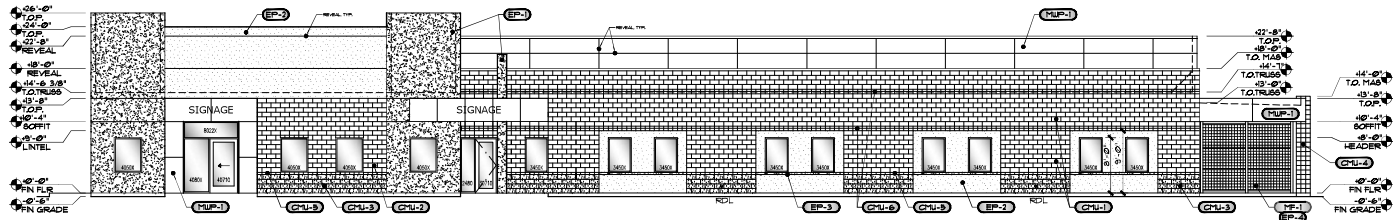
PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

REVISIONS

JAY	DRAWN BY
HJO/BK	CHECKED BY
09/11/2023	DATE
AS NOTED	SCALE
2023-001	JOB NO

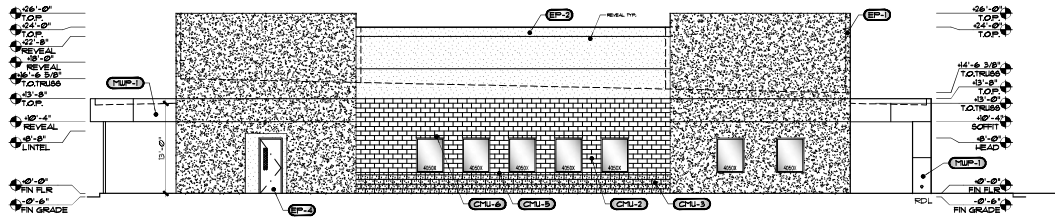
BUILDING #5
MAINTENACE BLDG
EXTERIOR ELEV / SECT

A3.51



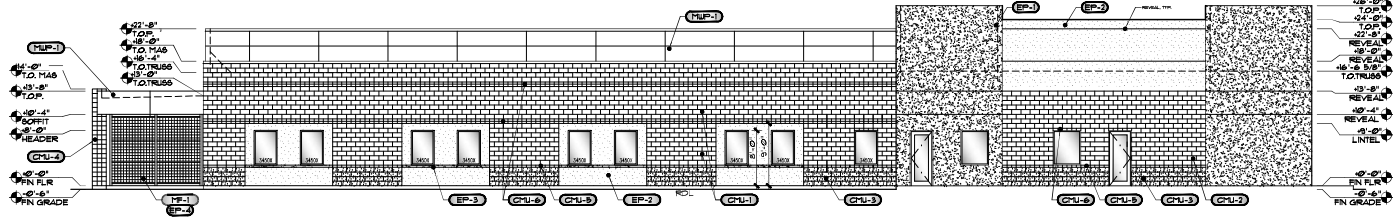
1 BUILDING #6 - CRISIS CARE FACILITY EAST ELEVATION

SCALE: 1/4"=1'-0"



2 BUILDING #6 - CRISIS CARE FACILITY SOUTH ELEVATION

SCALE: 1/4"=1'-0"



3 BUILDING #6 - CRISIS CARE FACILITY WEST ELEVATION

SCALE: 1/4"=1'-0"



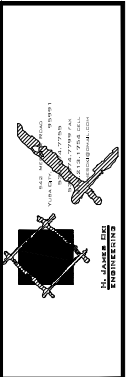
EXTERIOR FINISHES

NOTE: PROVIDE ALTERNATE PRICING FOR PAINTING CML1 THRU 4 IN LEU OF USING INTEGRAL COLOR BLOCK.

- CML1** FIELD CML 8x8x6 RUNNING BOND
FMR: SUPERLITE
STYLE: ECHELON
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: TBD.
GROUT: TBD.
- CML2** FIELD CML 8x8x6 RUNNING BOND
FMR: SUPERLITE
STYLE: ECHELON
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: TBD.
GROUT: TBD.
- CML3** FIELD CML 8x8x6 RUNNING BOND
FMR: SUPERLITE
STYLE: SPLIT FACED
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: TBD.
GROUT: TBD.
- CML4** FIELD CML 8x8x6 RUNNING BOND
FMR: SUPERLITE
STYLE: 8x8 SCORED
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: TBD.
GROUT: TBD.
- CML5** FIELD CML 4x8x6 RUNNING BOND
FMR: SUPERLITE
STYLE: TRENDSONE
TEXTURE: GROUNDED FACE
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: TBD.
GROUT: TBD.
- CML6** FIELD CML 4x8x6 RUNNING BOND
FMR: SUPERLITE
STYLE: MEALSTONE STONE
TEXTURE: TEXTURED FACE
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: TBD.
GROUT: TBD.
- MWP1** METAL WALL PANELS W/ REVEALS
FMR: FINISH: FACTORY FINISH
COLOR: TBD.
- MFP1** METAL FENCING
FMR: CUSTOM FABRICATED
PROF: 6x4 POSTS W/ 2" HORIZ. SUPPORTS
FENCING: MESH-COLB, ECO-MESH 2x2

PAINTED STUCCO

EP-1	LEV
EP-2	LEV
EP-3	LEV
EP-4	LEV
EP-5	LEV



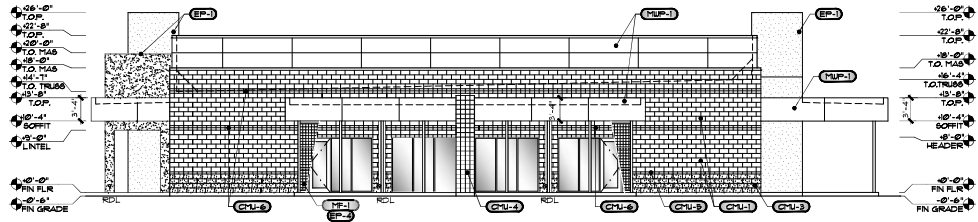
PRELIMINARY PLANS FOR THE HOPE FORWARD CAMPUS FOR REVIEW FOR 09/11/2023

THE HOPE FORWARD CAMPUS 2513 YOUNGSTOWN ROAD TURLOCK, CALIFORNIA 95380

REVISIONS

JAY DRAWN BY
 HJO/EK CHECKED BY
 09/11/2023 DATE
 AS NOTED SCALE
 2023-001 JOB NO

BUILDING #6
 CRISIS CARE FACILITY
 EXTERIOR ELEVATIONS
 A3.60



**BUILDING #6 - CRISIS CARE FACILITY
NORTH ELEVATION**

SCALE: 1/4"=1'-0"

BUILDING SECTION T.B.D.

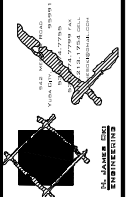
**BUILDING #6 - CRISIS CARE FACILITY
BUILDING SECTION**

SCALE: 1/4"=1'-0"

BUILDING SECTION T.B.D.

**BUILDING #6 - CRISIS CARE FACILITY
BUILDING SECTION**

SCALE: 1/4"=1'-0"



PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

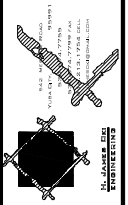
PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

REVISIONS

JAY	DRAWN BY
HJO/BKC	CHECKED BY
09/11/2023	DATE
AS NOTED	SCALE
2023-001	JOB NO

BUILDING #6
CRISIS CARE FACILITY
EXTERIOR ELEV-SECT

A3.61



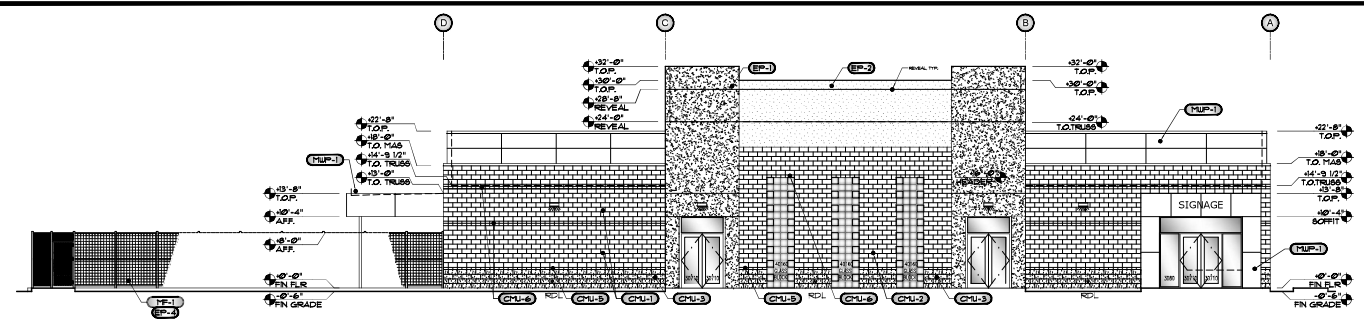
PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

REVISIONS

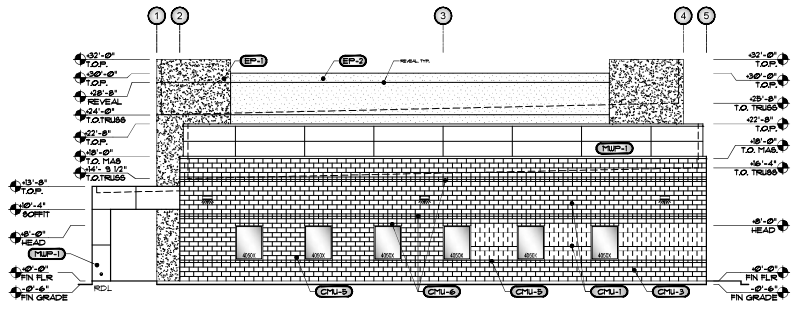
JAY DRAWN BY
HJO/EK CHECKED BY
09/11/2023 DATE
AS NOTED SCALE
2023-001 JOB NO

BUILDING #1
MULTI-PURPOSE BLDG
EXTERIOR ELEVATIONS
A3.70



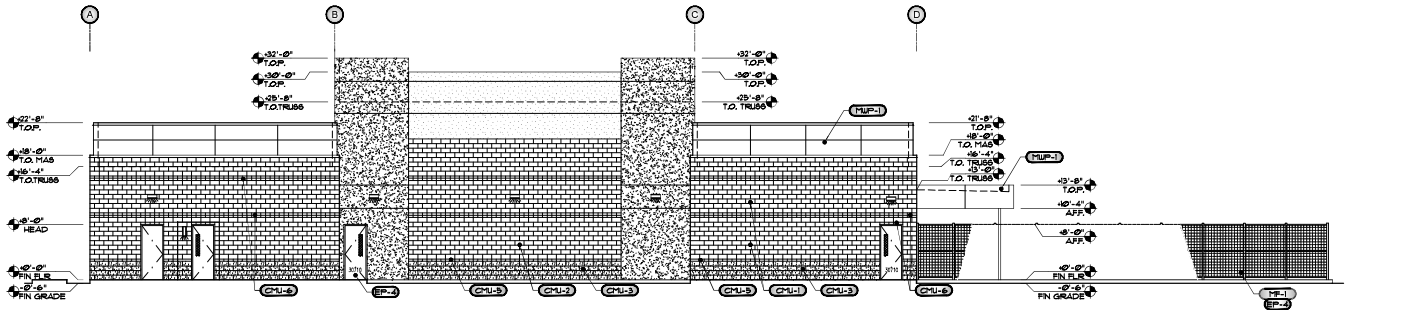
1 BUILDING #7 - MULTI-PURPOSE BUILDING
NORTH ELEVATION

SCALE: 1/4"=1'-0"



2 BUILDING #7 - MULTI-PURPOSE BUILDING
WEST ELEVATION

SCALE: 1/4"=1'-0"



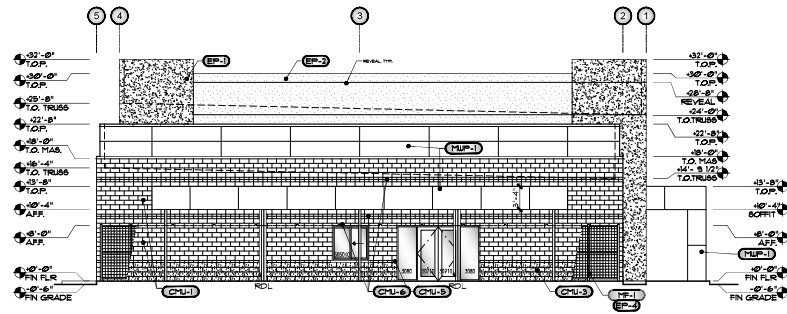
4 BUILDING #7 - MULTI-PURPOSE BUILDING
SOUTH ELEVATION

SCALE: 1/4"=1'-0"

EXTERIOR FINISHES

NOTE: PROVIDE ALTERNATE PRICING FOR PAINTING CML1 THRU 4 IN LIEU OF USING INTEGRAL COLOR BLOCK.

- CML1** FIELD CML 8x8x16 RUNNING BOND
FRGR: SUPERLITE
STYLE: ECHOLON
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
 - CML2** FIELD CML 8x8x16 RUNNING BOND
FRGR: SUPERLITE
STYLE: ECHOLON
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
 - CML3** FIELD CML 8x8x16 RUNNING BOND
FRGR: SUPERLITE
STYLE: SPLIT FACED
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
 - CML4** FIELD CML 8x8x16 RUNNING BOND
FRGR: SUPERLITE
STYLE: ECHOLON
TEXTURE: SUB SCORED
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
 - CML5** FIELD CML 4x8x16 RUNNING BOND
FRGR: SUPERLITE
STYLE: TRENDSTONE
TEXTURE: GROUND FACE
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
 - CML6** FIELD CML 4x8x16 RUNNING BOND
FRGR: SUPERLITE
STYLE: MEANSTONE STONE
TEXTURE: TEXTURED FACE
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
 - MUP1** METAL WALL PANELS W/ REVEALS
FRGR: FINISH: FACTORY FINISH
COLOR: T.B.D.
 - MFP1** METAL FENCING
FRGR: CUSTOM FABRICATED
ROOF: 2x4 POSTS W/ 2" HORIZ. SUPPORTS
FENCING: MICHOLS ECO-MESH 2x2
- PAINTED STUCCO
- EP1** [] LRV
 - EP2** [] LRV
 - EP3** [] LRV
 - EP4** [] LRV
 - EP5** [] LRV



4 BUILDING #7 - MULTI-PURPOSE BUILDING
EAST ELEVATION

SCALE: 1/4"=1'-0"



BUILDING SECTION T.B.D.

5 BUILDING #7 - MULTI-PURPOSE BUILDING
BUILDING SECTION

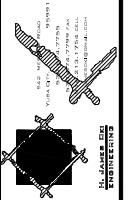
SCALE: 1/4"=1'-0"



BUILDING SECTION T.B.D.

6 BUILDING #7 - MULTI-PURPOSE BUILDING
BUILDING SECTION

SCALE: 1/4"=1'-0"



PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

REVISIONS

JAY	DRAWN BY
HJ/EBK	CHECKED BY
09/11/2023	DATE
AS NOTED	SCALE
2023-001	JOB NO

BUILDING #1
MULTI-PURPOSE BLDG
EXTERIOR ELEV SECT

A3.71

DEVELOPMENT STANDARDS

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2024-0124 ASPIRANET

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Board of Supervisors and in accordance with other laws and ordinances. All development standards and/or conditions of approvals from prior land use entitlements for the existing facility shall be superseded by the development standards of General Plan Amendment and Rezone No. PLN2024-0124 - Aspiranet.

2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2014), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,973.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.

4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.

5. Prior to issuance of any building permit for the expansion, a photometric lighting plan, for the project site area, shall be submitted for review and approval by the Planning Director or appointed designee. All exterior lighting (existing facility and expansion area) shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties). The height of any freestanding lighting fixtures shall not exceed 22 feet above grade.

6. Noise levels associated with all on-site activities shall not exceed the maximum allowable noise levels as set forth in the Stanislaus County Code or the Stanislaus County General Plan. In the event of a verified noise complaint, being received by Stanislaus County, the

property owner/operator shall be responsible for hiring a certified noise consultant, approved by the Stanislaus County Planning Director, to evaluate noise impacts and to identify appropriate mitigation for any identified noise impacts. The property owner/operator may arrange to pay for the County's actual costs of hiring a certified noise consultant. The property owner/operator shall implement any resulting mitigation measures required to reduce noise to allowable levels within the time frame specified by the County. The certified noise consultant's evaluation shall be completed and submitted to Stanislaus County Planning Department within 60 days of written notice being delivered to the property owner/operator. If determined necessary by the Planning Department, the property owner/operator shall pay for the County's costs to hire a third party to review the noise assessment.

7. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
8. During the construction phases of the project, if any human remains, significant or potentially unique, are found, all construction activities in the area shall cease until a qualified archeologist can be consulted. Construction activities shall not resume in the area until an on-site archeological mitigation program has been approved by a qualified archeologist. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
9. Prior to issuance of a building permit for the expansion, a building permit or demolition permit must be issued for the existing unpermitted 15 square-foot monument sign on an 8-foot by 5.3-foot brick base located at the front of the project site. The project site is located within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence for the City of Turlock, any signage must be approved by the City of Turlock prior to installation and/or replacement.
10. A final landscaping plan and irrigation plan including the plans for the masonry wall shall be submitted for review and approval by the Planning Director, or appointed designee, prior to issuance of any building permit for the expansion. The final landscaping plan shall be reviewed by the City of Turlock for approval of all landscaping within the parking areas and the frontage of the site, The landscaping along the perimeter of the site shall include a planting of conifer trees along the masonry wall. Landscape plans shall meet current State of California water use requirements at the time of submittal. The review of the landscape plan shall be subject to applicable County landscape review and inspection fees in effect at the time of review and inspection. Landscaping shall be installed and inspected prior to final of any building permit for the expansion.

11. All landscaped areas, fences, and walls shall be maintained in an attractive condition and in compliance with the approved final landscape and irrigation plan. The premises shall be kept free of weeds, trash, and other debris. Dead or dying plants shall be replaced with materials of equal size and similar variety within 30 days, at the property owner's expense.
12. A building permit for the 10-foot-tall masonry wall shall be issued prior to issuance of any building permit for construction or renovation, and shall be finalized prior to final of any other building permit.
13. This project shall be subject to an annual review by the Planning Commission upon a determination **either** by the Planning Director, ~~in consultation with~~ **or** the Sheriff, that the facility is operating in a manner that is causing adverse effects to the surrounding neighborhood, community, or to public service providers. The Planning Commission, as part of the review, may amend adopted development standards, in accordance with the allowances provided by Section 21.40.080 – Amendments to the Development Plan, as necessary, to address any adverse impacts that may be resulting from the operation of the facility.

Department of Public Works

14. No parking, loading or unloading of vehicles will be permitted within the County road right-of-way.
15. The developer will be required to install or pay for the installation of any traffic or directional signs and/or markings, if warranted.
16. The storage depth outside of any gate shall be adequate for trucks coming off the road. The entry vehicles shall not block any travel lane or shoulder. If the storage depth is inadequate, it may require that the fence be moved further into the property.
17. No grading shall be performed without first obtaining a Grading Permit. An application for a Grading Permit shall be submitted to the Building Permits Division prior to the commencement of any grading, clearing, excavating, filling or other disturbance of natural terrain. The Grading Permit application shall be submitted with the following:
 - a. A WDID (Waste Discharge Identification) Number issued by the State of California and a copy of the Notice of Intent (NOI) prior to plan approval and/or issuance of a grading permit.
 - b. A comprehensive soils report, stamped and signed by a licensed geotechnical engineer experienced in soil. The report shall be prepared in accordance with the Stanislaus County Department of Public Works Standards and Specifications, 2014 Edition, and shall include R-values taken at the site with a map showing the locations and depths of the test samples.

- c. Completed Regulated Project worksheet per the Stanislaus County 2015 Post-Construction Standards Plan.
- d. Regulated Project Volume Reduction Calculations, signed and stamped by a registered civil engineer licensed to practice in California, for each drainage management area and must include any control measure(s) that meet the volumetric sizing criteria.
- e. All storm drainage facilities within Stanislaus County shall be designed using a 100-year, 24-hour storm. The drainage facility shall be capable of dewatering the 100-year, 24-hour storm within 48 hours. Calculations for the storm drainage capacity and dewatering shall be submitted to the engineer for approval.
- f. Stanislaus County has a right to inspect during construction and after construction. Per Stanislaus County Code 14.14.120, “[w]henever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever an authorized enforcement official has reasonable cause to believe that there exists in any building or upon any premises any condition constituting a violation of this chapter, the enforcement official may enter such building or premises at all reasonable times to inspect the same or perform any duty imposed upon the officer by this chapter.”
- g. It is anticipated that inspections for the grading permit will continue beyond the issuance of the permit, Stanislaus County Public Works requires that the applicant shall sign a “Plan Check/Inspection Agreement” and post a \$5,000 deposit with Public Works to cover all future plan checks/inspections that will happen on site.

Building Permits Division

- 18. All required building permits shall conform with the California Code of Regulations, Title 24, and any other applicable standards. Building permits for both the existing facility and proposed expansion shall be obtained within the timeframe specified in the Development Schedule approved for the project.

Department of Environmental Resources (DER)

- 19. Prior to issuance of a certificate of occupancy, an amended Water Supply permit shall be applied for and obtained from the Local Primacy Agency (Stanislaus County Department of Environmental Resources).
- 20. Prior to issuance of any building or grading permit, the applicant shall submit a site plan that includes the location of any onsite water wells, and the location, layout and design of the existing onsite wastewater treatment system (OWTS) and the future 100% expansion (replacement) area. The applicants shall demonstrate and secure any necessary permits for the destruction/relocation of all onsite OWTSs and/or water wells impacted or proposed by this project, under the direction of the Stanislaus County Department of Environmental Resources (DER).

21. Prior to issuance of a building permit, any new building requiring an onsite wastewater treatment system (OWTS), shall be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate. Additionally, the applicants shall provide evidence that the existing/proposed on-site OWTS meets the County's Local Agency Management Program (LAMP) standards, and conditions and guidelines, as established by Measure X, regarding Primary and Secondary wastewater treatments.
22. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met.
23. Any person proposing to build or remodel a food facility shall submit complete, easily readable plans drawn to scale, and specifications to the Stanislaus County Department of Environmental Resources (DER) for review and shall receive plan approval before starting any new construction or remodeling of any facility for use as a retail food facility (California Retail Food Code Section 114380). If required, a grease trap or grease interceptor shall not be located in a food or utensil handling area. (California Retail Food Code Section 114201).

Department of Environmental Resources (DER) – Groundwater Division

24. Prior issuance of any grading or building permit, any new well located in the unincorporated area of Stanislaus County shall demonstrate, based on substantial evidence, that the well is exempt from the prohibition provided pursuant to Stanislaus County Ordinance Code (SCOC) Section 9.37.040, or that extraction of groundwater from the proposed well will not constitute unsustainable extraction of groundwater, (SCOC Section 9.37.045); any well construction permit applications shall demonstrate compliance with Drought Executive Order N-7-22; and if a new water system is proposed, a hydrogeological analysis and appropriate mitigation measures shall be included in the proposal for any new water system with a proposed demand on groundwater resources that is greater than two-acre feet per year in accordance with Goal Two, Policy Seven, of the Stanislaus County General Plan's Conservation/Open Space Element.

Department of Environmental Resources (DER) – Hazardous Materials Division

25. Prior to issuance of a grading permit, the applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I study, and if necessary, Phase II study). Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.

City of Turlock

26. A minimum 10-foot-wide landscaped area shall be installed along the Youngstown Road frontage. The landscaped area shall include a mix of trees, shrubs and drought tolerant plants to provide screening of parking areas. Landscaping shall meet the requirements of the State Water Efficient Landscape Ordinance.

27. Prior to final of any building permit, the applicant shall pave all driveways, drive aisles, and parking areas. Any parking lot areas for employee and visitor parking shall be developed in accordance with Turlock Municipal Code Section 9-2-214 and the City of Turlock Standards. The parking lot shall have paving, drainage, wheel stops, curbing, lighting and space marking. In all parking lots with a capacity of five parking spaces or more, a minimum of one shade tree for every five spaces shall be provided in landscape islands within the parking lot. Tree spacing shall be such that every designated parking space is within 30 feet of the trunk of a tree.
28. The 10-foot-tall masonry wall shall be landscaped with vines to discourage graffiti.
29. Prior to issuance of a certificate of occupancy, full frontage improvements shall be installed, to City of Turlock Standards, including curb, gutter, sidewalk, and the installation of commercial driveway approaches.
30. Any increase in the number of students beyond the licensed number of 31 for the residential care facility and existing 13 students currently enrolled in the school shall first be subject to review and approval by the City of Turlock.
31. Developer shall implement source control measures consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater Best Management Practices (BMPs) Handbook for New Development and Redevelopment for the pollutant generating activities listed in Section E.12.d of the Phase II MS4 General Permit.
32. Developer shall incorporate all post construction BMPs necessary to comply with the Phase II Municipal Separate Storm Sewer System (MS4) General Permit issued by the State Water resources Control Board to the City of Turlock.

Turlock Irrigation District (TID)

33. The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.
34. Work on irrigation facilities can only be performed during the non-irrigation season which typically runs from November 1, through March 1, but can vary. Approval from TID to work on facilities shall be obtained in advance of any work occurring.
35. Prior to issuance of a building permit, 25-foot-wide irrigation easements centered on the pipeline, or portion thereof, shall be dedicated for each of the three irrigation pipelines that are on the project site.
36. All relocation, improvement, or abandonment of TID facilities shall be completed in accordance with TID requirements. TID shall review and approve all grading and improvement plans prior to issuance. Any improvements to this property which impact irrigation facilities shall be subject to the TID's approval and meet all the TID standards and specifications. The applicant shall provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications,

and/or apply for abandonment of the parcel(s) from the TID's improvement district(s) if applicable.

37. Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least six inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties.
38. The front building setback is to be a minimum of 15-feet from the property line and a minimum of 15-feet from the back-of-sidewalk to enable the safe placement of utilities.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

39. Any construction resulting from this project shall comply with standardized dust controls adopted by the SJVAPCD and may be subject to additional regulations/permits, as determined by the SJVAPCD.
40. Prior to issuance of any grading or building permit, an Air Impact Assessment (AIA) application shall be submitted to the SJVAPCD.
41. Prior to issuance of a grading or building permit, the applicant shall contact the SJVAPCD's Small Business Assistance Office to determine if any SJVAPCD permits are required, including but not limited to an Authority to Construct (ATC), a Permit to Operate (PTO), particulate matter emission control systems for operating under-fired char broilers, and the following rules: Rule 9510 (Indirect Source Review), Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4601 (Architectural Coatings), Rule 4901 (Wood Burning Fireplaces and Heaters), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). The proposed project shall be subject to SJVAPCD Rules and Regulations in place at the time of grading or building permit issuance.

Central Valley Regional Water Quality Control Board (CVWQCB)

42. Prior to ground disturbance or issuance of a grading or building permit, the Central Valley Regional Quality Control Board shall be consulted to obtain any necessary permits and to implement any necessary measures, including but not limited to Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System (MS4) Permits, Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit (Water Quality Certification), Waste Discharge Requirements, Low or Limited Threat General NPDES Permit, and any other applicable Regional Water Quality Control Board permit.

Department of Toxic Substances Control (DTSC)

43. Prior to issuance of a building permit to demolish an existing building, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current

and/or former buildings should be conducted in accordance with DTSC's guidance and standards.

44. If any importation of soil to fill any excavated areas is proposed, the applicant shall conduct proper sampling to ensure that the imported soil is free of contamination. The imported materials shall be characterized according to DTSC's guidance and standards.

Please note: If Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording will be in bold font and deleted wording will be in strikethrough text.

DEVELOPMENT SCHEDULE

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2023-0124 ASPIRANET

- Construction shall begin within two (2) years of project approval.
- Issuance of a building permit after the time frame designated above for construction of a building shall be subject to a staff approval permit to allow modification to development standards as determined necessary by the Planning Director.



CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

- 1. **Project title:** General Plan Amendment and Rezone Application No. PLN2023-0124 – Aspiranet
- 2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
- 3. **Contact person and phone number:** Emily DeAnda, Associate Planner
(209) 525-6330
- 4. **Project location:** 2513, 2517, and 2519 Youngstown Road, between South Golden State Boulevard and State Route 99 in the Turlock area.
(APN: 044-032-007)
- 5. **Project sponsor’s name and address:** Vernon Brown, CEO Aspiranet
400 Oyster Point Boulevard,
South San Francisco, CA 94080
- 6. **General Plan designation:** Agriculture
- 7. **Zoning:** Planned Development (P-D) (305)
- 8. **Description of project:**

Request to amend the General Plan and zoning designation of a 10.56± acre parcel from Agriculture and Planned Development (P-D) (305) to a new Planned Development, to allow for the reorganization and expansion of the Excell Center residential treatment facility for boys ages 12-18.

The existing facility is currently licensed as a Short-Term Residential Therapeutic Program (STRTP) as well as a Medical Mental Health Provider site by the State of California. The existing facility currently provides behavioral health services, life training skills, and development for male youths ages 12-18. There is also a private school on-site, Stanislaus Academy, which serves male youth ages 9-18 years old, who provides education to youths living both on and off-site. The current facility is permitted to have up to 34 youths on-site as part of the residential programs (as permitted under Staff Approval Application No. 97-04 – Excell Center) and up to 60 students in the academic program (provided the classrooms meet all applicable standards per a letter from the County Planning Director dated October 21, 1997). The facility’s current State License permits a maximum of 16 youths in the residential program and 13 youths in the academic school program on-site for a total of 29 youths participating in programs on-site. Under this request, Stanislaus Academy will continue to operate on-site; no modifications are proposed to the existing use of the school and no increase in the number of students is proposed under this request.

Below is a summary of the services proposed with this request along with their associated State licensing type.

Residential Care Facilities (non-psychiatric services) to be licensed under the California Department of Social Services (CDSS):

- Short-Term Residential Therapeutic Program (STRTP) for youths living on-site for up to eight months, to take place in the existing Varsity House, Brown Cottage, Smith Cottage, and Dean’s House on-site (Building Nos. E2-E5 on the site plan). Total licensed capacity for youths in the STRTP will be reduced from the current number of 16 to 11 youths.

- 72 hour emergency respite and transitional care to take place within the proposed emergency respite and receiving center building under this request (Building No. 4 on the site plan). Licensed capacity: up to six youths.

Psychiatric health facility, crisis residential and crisis stabilization services to be licensed under the California Department of Health Care Service (DHCS) and Stanislaus County Behavioral Health Services (BHRS) and located within the proposed Children's Crisis Residential and Psychiatric Health Facility on-site (Building No. 6 on the site plan):

- Psychiatric health facility to provide a locked facility for immediate response to safety concerns for youth to prevent hospitalization and offer transition within thirty days. Licensed capacity: up to six youths.
- Children's crisis residential to provide an immediate response for ten days or less leading to stabilization and transition to less restrictive services inclusive of residential care, foster care, or reunification. Licensed capacity: up to six youths.
- Crisis stabilization unit to provide short term crisis intervention and assessment for no longer than 24 hours. Licensed capacity: up to two youths.

If approved, under this request, the facility will be licensed to care for up to 31 youths (boys 12-18) with the services and programs listed above in addition to the existing school facility on-site which remains below the previously approved maximum of 34 youths on-site under Staff Approval Application No. 97-04 – Excell Center.

The current project site is improved with a 2,850 square-foot office (to be converted into a visitation center), four group homes totaling 16,324± square feet, a 5,418± square-foot private school building, and the following structures which are proposed to be demolished under this request: a 2,400± square-foot gymnasium, 3,100± square-foot maintenance shop, 650± square-foot pool cabana, and 4,320± square-foot modular administration building.

The applicant proposes to construct a 10-foot-tall concrete block wall around the perimeter of the site on the north, west and south sides of the parcel, and on the east side of the property at a 40-foot setback from the front property line. The project proposes the construction of 40,410± square feet of additional building space for youth. The following buildings will be within the enclosed area of the wall: a 15,700± square-foot psychiatric, crisis care and stabilization facility; a 5,000± square-foot receiving center for emergency respite and transitional shelter care; a 2,975± square-foot intake and administrative services building; a 10,157± multi-purpose building serving as a recreational center and kitchen; a 3,520± square-foot maintenance building; and a 160± square-foot golf cart shed. A 2,898± square-foot wellness center and outpatient services building will be constructed outside of the enclosed area at the front of the parcel. In addition to the proposed buildings, the applicant proposes to renovate an existing dwelling that is currently used as an office at the front of the parcel to become a visitation center for families to visit youth on-site in a household setting.

The applicant proposes to develop three new parking lots and restripe an existing parking lot for a total of 135 parking stalls on-site, demolish two existing swimming pools and replace them with one lap pool, and install landscaping throughout the site to provide outdoor quiet areas for the youth. Additional lighting is proposed throughout the site and will be shielded to prevent sky glow and light trespass onto adjacent parcels. The applicant has proposed an alternative agricultural buffer consisting of conifer trees around the perimeter of the project site in addition to the 10-foot-tall cement block wall.

The facility was previously approved by the Board of Supervisors on September 19, 2006 for a total of 22,000± square feet of new building space and up to a total of 62 youths on-site under Rezone (REZ) PLN2006-05 – Excell Center, which amended the zoning of the site to P-D (305); however, the development schedule for the entitlement was not met and subsequently expired. Accordingly, a new application is required to permit the current expansion request.

Currently, the facility has two to three mini-van trips Monday-Friday to transport the youth enrolled in the academic program on-site, and 16-18 mini-van trips per-day Monday-Friday for youth in the residential program. Total existing min-van trip numbers for all students is 18-21 roundtrips per-day Monday-Friday. As part of the applicant's request, the applicant anticipates a total of six to nine mini-van trips for the academic program and 25-35 mini-van trips for the residential program per-day Monday-Friday for a total of 31-44 roundtrips for the facility's students per-day, Monday – Friday under this request.

Current operating hours for the facility are 24 hours a day for seven days a week consisting of three shifts: 3:00 a.m. to 11:00 a.m., 11:00 a.m. to 7:00 p.m., and 7:00 p.m. to 3:00 a.m. The existing staff numbers for the Excell Center consist

of seven part-time and 71 full-time employees. Total existing vehicle trips for employees per-day are 78 roundtrips (existing employees driving to and from the site). Under this request, the applicant proposes an overall increase of eight part-time employees and 19 full-time employees for a maximum total of 105 employees. The anticipated increase in vehicle trips for new employees per-day is 27 roundtrips (27 employees traveling to and from the site), for a total (existing plus proposed) of 105 roundtrips anticipated for employees per-day under this request.

The existing number of visitors (non-students or clients) on-site consists of nine monthly visitors for the academic program and three to four monthly visitors for the licensed programs for a total of 12-13 monthly visitors on-site for all existing activities. No increase in the number of visitors for the academic program is expected; however, the applicant anticipates the number of monthly visitors for the licensed programs to increase by seven which will bring the total number of visitors coming to the site at 19-20 monthly for all licensed programs and the school on-site under this request.

The facility is located within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence of the City of Turlock and has access to Youngstown Road, a County-maintained Road. The facility is currently served by private well and septic systems.

- 9. Surrounding land uses and setting:** Scattered single-family dwellings and ranchettes in all directions; field crops and orchards to the west, south and east; the City of Turlock, and industrial uses to the east; and State Route 99 and truck stops to the south.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** State of California Department of Social Services
 State of California Department of Health Care Service
 Stanislaus County Behavioral Health and Recovery Services
 Stanislaus County Department of Public Works
 Stanislaus County Department of Environmental Resources
 Stanislaus County Sheriff's Office
- 11. Attachments:** I. Central California Information Center, Records Search, dated August 25, 2023
 II. CalEEMod Analysis performed May 13, 2024
 III. Stanislaus County Sheriff's Office referral response, dated November 28, 2023
 IV. City of Turlock referral response, dated February 21, 2024
 V. City of Turlock Chief of Police's referral response, dated February 20, 2024
 VI. Aspiranet Safety Plan 2024

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)
 On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature on file
 Prepared by Emily DeAnda, Associate Planner

May 20, 2024
 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significant criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The only scenic designation in the County is along Interstate 5, which is not near the project site. The site itself is not considered to be a scenic resource or a unique vista. The project site is considered topographically flat. Improvements on-site consist of the following: a 2,850 square-foot office (to be converted into a visitation center), four group homes totaling 16,324± square feet, a 5,418± square-foot private school building, and the following structures which are proposed to be demolished under this request: a 2,400± square-foot gymnasium, 3,100± square-foot maintenance shop, 650± square-foot pool cabana, and 4,320± square-foot modular administration building. The surrounding area is comprised of scattered single-family dwellings and ranchettes in all directions; field crops and orchards to the west, south and east; City of Turlock and industrial uses to the east; and State Route 99 and truck stops to the south.

As part of this request, the applicant proposes to construct a 10-foot-tall masonry block wall around the perimeter of the site on the north, west and south sides of the parcel, and on the east side of the property at a 40-foot setback from the front property line. The project also proposes the construction of 40,410± square feet of additional building space for youth. The following buildings will be within the enclosed area of the wall: a 15,700± square-foot psychiatric, crisis care and stabilization facility; a 5,000± square-foot receiving center for emergency respite and transitional shelter care; a 2,975± square-foot intake and administrative services building; a 10,157± multi-purpose building serving as a recreational center and kitchen; a 3,520± square-foot maintenance building; and a 160± square-foot golf cart shed. A 2,898± square-foot wellness center and outpatient services building will be constructed outside of the enclosed area at the front of the parcel. In addition to the proposed buildings, the applicant proposes to renovate an existing dwelling that is currently used as an office at the front of the parcel to become a visitation center for families to visit youth on-site in a household setting.

The applicant also proposes to improve the site with three new parking lots and to restripe an existing parking lot for a total of 135 parking stalls on-site; demolish two existing swimming pools and replace them with one lap pool; and install landscaping throughout the site to provide outdoor quiet areas for the youth. Additional lighting is also proposed throughout the site and will be shielded to prevent sky glow and light trespass onto adjacent parcels. The applicant has proposed landscaping throughout the site of shrubs and trees as well as conifer trees to be planted around the perimeter of the project site in addition to the 10-foot-tall masonry block wall which will be covered in vines. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Aesthetic impacts resulting from the project are considered to be less than significant.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance (Title 21); the Stanislaus County General Plan; and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is entirely made up of Hilmar loamy sand (HfA), zero to one percent slopes, with a Story Index Rating of 68 and a Grade of 2. The Grade and Story Index Rating of the soil qualifies as a prime soil. According to Goal Two, Policy 2.5, Implementation Measure One, of the General Plan’s Agricultural Element, when defining the County's most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor; "Most Productive Agricultural Areas" do not include any land within LAFCO-approved Spheres of Influence of cities. The project site is not considered to be a most productive agricultural area as it is located within the City of Turlock’s Local Agency Formation Commission (LAFCO) adopted Sphere of Influence. Additionally, the site is not currently in agricultural production and is not enrolled in a Williamson Act Contract. Approximately 7.73± acres of the 10.56± acre site is currently developed and used for the existing Excell Center residential treatment facility. The entire project site is identified as Rural Residential Land according to the California Department of Conservation’s Farmland Mapping and Monitoring Program. The proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use as the existing project site is already developed with non-agricultural uses for the facility.

The surrounding area is comprised of scattered single-family dwellings and ranchettes in all directions; field crops and orchards to the west, south and east; City of Turlock and industrial uses to the east; and State Route 99 and truck stops to the south. The nearest parcels in agricultural production are planted in corn and oats, and almond trees adjacent to the project site to the west and south, respectively. A 15.78± acre parcel planted in corn and oats to the southwest of the project site is enrolled in the Williamson Act.

General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. The County’s Agricultural Element’s Agricultural Buffer Guidelines states that new or expanding uses approved by discretionary permit in the A-2 zoning district or on a parcel adjoining the A-2 zoning district should incorporate a minimum 150-foot-wide agricultural buffer setback, or 300-foot-wide buffer setback for people intensive uses, to physically avoid conflicts between agricultural and non-agricultural uses. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses are permitted uses within the buffer setback area. The original facility functioned as a group home operation and was permitted under a Planned Development zoning district in 1978 when the agricultural buffer requirements were not in place. Under the current request, the facility is considered people intensive use and therefore subject to the 300-foot-wide agricultural buffer setback. The facility cannot meet the required 300-foot-wide setback on any side of the project site. The applicant has proposed an alternative agricultural buffer consisting of conifer trees around the perimeter of the project site in addition to a 10-foot-tall masonry block wall. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date. Conflicts between surrounding agricultural uses is not anticipated to occur as the alternative agricultural buffer will contain the use of the facility within the project site boundaries and prevent youths from trespassing onto adjacent agricultural properties. Additionally, the masonry wall and trees will help to prevent spray drift from any pesticide use within the area from affecting the facility.

A referral response received from the Turlock Irrigation District (TID) indicated that there are three TID irrigation pipelines within, or immediately adjacent to the project site, which will be impacted by the proposed development. Per TID rules, these pipelines, and appurtenant structures, will need to be brought up to current development standards, and 25-foot-wide irrigation easements centered on the pipeline, or portion thereof, will be required to be dedicated for each of the three irrigation pipelines. TID also requested that they review and approve all maps and plans of the project. TID’s response indicated that any improvements to the property that impacts TID facilities must meet District standards and be approved by the District. The developer will be required to submit irrigation improvement plans and enter into an Irrigation Improvement Agreement prior to completing the required irrigation facility modifications, which includes a TID Board approved time and material fee associated with the review. Additionally, any work on District irrigation facilities may only occur during the non-irrigation season which typically runs from November 1, through March 1, but can vary. The subject parcel is a member of Improvement District 94B and 1246; District Standards require that properties that will no longer irrigate or have direct access to water must apply for abandonment of the parcel(s) from the improvement district(s). TID also requires that developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties. TID’s comments will be added to the project as development standards.

No forest lands exist in Stanislaus County. Therefore, this project will have no impact to forest land or timberland. Impacts to agricultural resources are considered to be less than significant with mitigation.

Mitigation: None.

References: Application materials; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2022; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region			X	

is non-attainment under an applicable federal or state ambient air quality standard?				
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people)?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD’s most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as “extreme non-attainment” for the ozone, “attainment” for respirable particulate matter (PM-10), and “non-attainment” for PM 2.5, as defined by the Federal Clean Air Act.

The project is a request to allow for the reorganization and expansion of the Excell Center residential treatment facility for boys which will ultimately have licensed capacity to care for 31 youths across all services and programs, and 13 students enrolled in the school on-site which remains below the previously approved maximum of 34 youths on-site under licensed services under Staff Approval Application No. 97-04 – Excell Center. Under this request, the applicant proposes to construct a 10-foot-tall concrete block wall around the perimeter of the site on the north, west and south sides of the parcel, and on the east side of the property at a 40-foot setback from the front property line. The project proposes the construction of 40,410± square feet of additional building space for youth and the demolition of 10,470± square feet of building space. In addition to the proposed buildings, the applicant proposes to renovate an existing dwelling that is currently used as an office at the front of the parcel to become a visitation center for families to visit youth on-site in a household setting.

Construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations in a project’s vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Construction and demolition of any building space or parking lot will be required to obtain all applicable Air District permits and all District standards will be required to be met.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California Environmental Protection Agency (EPA) which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will increase traffic in the area and, thereby, impacting air quality.

The anticipated increase in vehicle trips associated with this request for new employees is 27 roundtrips (27 additional employees traveling to and from the site) per-day, for a total (existing plus proposed) of 105 roundtrips anticipated for employees per-day. The applicant also anticipates a maximum of 6 additional vehicle trips for the students and 17 additional trips related to the proposed youth services on-site for a maximum total of 44 roundtrips for the facility’s youth and students per-day, Monday-Friday. No increase in the number of visitors for the academic program is expected; however, the applicant anticipates the number of visitors for the licensed programs to increase by seven which will bring the total number of visitors coming to the site at 19-20 per month for all licensed programs and the school on-site under this request.

The District’s Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions related to air quality, which are based on the District’s New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and are less than the project sizes provided by the District are deemed to have a less-than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The District’s threshold of significance

for a medical office building is 1,000 vehicle trips per-day and 15 heavy-duty truck trips per-day. The projected increase of vehicle trips associated with the project will not exceed the SPAL threshold of 1,000 vehicle trips.

The project was referred to the SJVAPCD which responded that the emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The District specified that the project may be subject to District Rules 2010 (Permits Required) and 2201 (New and Modified Stationary Source Review) and requires that the applicant submit an application for an Authority to Construct (ATC) permit as well as a Permit to Operate (PTO) prior to construction of the proposed improvements. Additionally, the project is subject to District Rule 9510 (Indirect Source Review (ISR)) which requires the applicant to submit an Air Impact Assessment (AIA) application for the project as it includes over 20,000 square feet of medical space. The District recommended a requirement be placed on the project for the assessment and potential installation, as technologically feasible, of particulate matter emission control systems if an under-fired char broiler is installed within the kitchen that is proposed as part of the multi-use building under this request. The District also recommended the project incorporate the following: vegetative barriers and urban greening; clean lawn and gardening equipment to replace gas powered equipment; on-site solar deployment; and the installation of electric vehicle charging stations. The SJVAPCD's response also stated that the District recommends an Ambient Air Quality Analysis (AAQA) be performed for the project if emissions exceed 100 pounds per-day of any pollutant. The project may also be subject to the following rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4601 (Architectural Coatings), Rule 4901 (Wood Burning Fireplaces and Heaters), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). A CalEEMod assessment based on the square-footage of the proposed building space for the project as a medical facility and the installation of three additional parking lots was conducted by staff. Defaults for construction equipment including concrete/industrial saws, dozers, tractors, loaders, backhoes, cranes, forklifts, generator sets, welders, cement and mortar mixers, pavers and rollers were used to calculate emissions related to construction of the project. Additionally, emissions from vehicle trips were calculated utilizing default rates for a medical office approximately 40,500 square feet in size and parking areas of 42,800 square feet in size. The result of the CalEEMod analysis indicated the project will not generate emissions that exceed 100 pounds per-day of any pollutant including TOG, ROG, NOX, CO, SO2, PM10, and PM2.5. On May 13, 2024, an email was received from the SJVAPCD that the CalEEMod assessment was performed correctly, and the District requested the Initial Study to be routed to them for review. The Initial Study will be referred to the District for review and comments. A development standard will be placed on the project requiring that the applicant be in compliance with the District's rules and regulations prior to issuance of a building permit. As the project must comply with District regulations, the project's emissions would be less than significant for all criteria pollutants, would not be inconsistent with any applicable air quality attainment plans, and would result in less than significant impacts to air quality. The AIA will be required to be approved prior to issuance of a building permit.

Potential impacts to air quality from the proposed project are also evaluated by Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (a), defines VMT as the amount and distance of automobile travel attributable to a project. A technical advisory on evaluating transportation impacts in CEQA published by the Governor's Office of Planning and Research (OPR) in December of 2018 clarified the definition of automobiles as referring to on-road passenger vehicles, specifically cars and light trucks. While heavy trucks are not considered in the definition of automobiles for which VMT is calculated for, heavy-duty truck VMT could be included for modeling convenience. According to the same OPR technical advisory, many local agencies have developed a screening threshold of VMT to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less than significant transportation impact on air quality. The proposed project has the potential to generate up to an additional 114 vehicle trips (entering and exiting the site) during the school year per-day, and 102 vehicle trips per-day (entering and exiting the site) during the summer and when the academic school is not in operation, for an average of 108 vehicle trips per-day throughout the year. As this is below the District's threshold of significance for vehicle and heavy truck trips, no significant impacts from vehicle and truck trips to air quality are anticipated.

The proposed project is expected to have a less than significant impact on air quality.

Mitigation: None.

References: Application materials; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM 10 Synopsis; www.valleyair.org; Referral response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated December 21, 2023; CalEEMod Assessment Report for Aspiranet, performed May 13, 2024; Email from the SJVAPCD, received on May 13, 2024; Governor’s Office of Planning and Research Technical Advisory, December 2018; San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance, November 13, 2020; and the Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: The project is located within the Turlock Quad of the California Natural Diversity Database. There are ten species which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within the Turlock California Natural Diversity Database Quad. These species include Swainson’s hawk, tricolored blackbird, least Bells vireo, steelhead – Central Valley DPS, Crotch’s bumble bee, Northern California legless lizard, western pond turtle, coast horned lizard, Merced monardella and stinkbells. There are no reported siting’s of any of the aforementioned species on the project site or within a two-mile vicinity of the project site according to the California Natural Diversity Database. There is a very low likelihood that these species are present on the project site as it has already been developed with the existing Excell Center and no reports of species within the area have been identified in the California Natural Diversity Database.

An early consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received. The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

Mitigation: None.

References: California Department of Fish and Wildlife’s Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS, accessed May 6, 2023; Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: A records search for the project site formulated by the Central California Information Center (CCIC) indicated that there was a low probability of discovery of prehistoric resources, but there may be discovery of historical resources such as standing buildings 45 years or older, and possibly subsurface historic-era archaeological features, such as domestic refuse and artifact deposits or building foundations, associated with earlier use on the project site. The CCIC recommended that a qualified historical resources consultant evaluate and formally record any building to be removed if it is 45 years old or older, prior to issuance of any discretionary permit. The CCIC further advised construction personnel to be aware of the potential for subsurface historic-era archaeological features. No records were found that indicated the site contained any prehistoric, historic, or archeologic resources previously identified on-site. The report concluded that development standards be placed on the project that if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found, the County Coroner and the Native American Heritage Commission are to be notified immediately for recommended procedures. If human remains are uncovered, all work within 100 feet of the find should halt in compliance with Section 15064.5(e) (1) of the CEQA Guidelines and Public Resources Code Section 7060.5. Development standards will be added to the project to ensure these requirements are met.

Impacts to cultural resources are considered to be less than significant.

Mitigation: None.

References: Application materials; Central California Information Center Report for the project site, dated August 25, 2023; Stanislaus County General Plan; and Support Documentation¹.

VI. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project’s compliance with applicable state or local energy legislation, policies, and standards must be considered.

As stated above in the Air Quality section, the applicant proposes the construction of 40,410± square feet of additional building space for youth and the demolition of 10,470± square feet of building space. A 10-foot-tall masonry block wall will be installed around the perimeter of the site on the north, west and south sides of the parcel, and on the east side of the property at a 40-foot setback from the front property line. Full frontage improvements will also be required for the project. Additional lighting is also proposed throughout the site and will be shielded to prevent sky glow and light trespass onto adjacent parcels.

All construction must meet California Green Building Standards Code (CALGreen Code), which includes mandatory provisions applicable to all new residential, commercial, and school buildings. The project will be subject to meeting the CALGreen Code prior to issuance of a building permit. The intent of the CALGreen Code is to establish minimum statewide standards to significantly reduce the greenhouse gas emissions from new construction. The Code includes provisions to reduce water use, wastewater generation, and solid waste generation, as well as requirements for bicycle parking and designated parking for fuel-efficient and carpool/vanpool vehicles in commercial development. The code requires mandatory inspections of building energy systems for non-residential buildings over 10,000 square feet to ensure that they are operating at their design efficiencies. It is the intent of the CALGreen Code that buildings constructed pursuant to the Code achieve at least a 15 percent reduction in energy usage when compared to the State’s mandatory energy efficiency standards contained in Title 24. The Code also sets limits on VOCs (volatile organic compounds) and formaldehyde content of various building materials, architectural coatings, and adhesives. A development standard will be added to this project to address compliance with Title 24, Green Building Code, which includes energy efficiency requirements.

The project was referred to the SJVAPCD which responded that the emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District’s Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The District specified that the project may be subject to District Rules 2010 (Permits Required) and 2201 (New and Modified Stationary Source Review) and requires that the applicant submit an application for an Authority to Construct (ATC) permit as well as a Permit to Operate (PTO) prior to construction of the proposed improvements. Additionally, the project is subject to District Rule 9510 (Indirect Source Review (ISR)) which requires the applicant to submit an Air Impact Assessment (AIA) application for the project as it includes over 20,000 square feet of medical space. The District recommended a requirement be placed on the project for the assessment and potential installation, as technologically feasible, of particulate matter emission control systems if an under-fired char broiler is installed within the kitchen that is proposed as part of the multi-use building under this request. The District also recommended the project incorporate the following: vegetative barriers and urban greening; clean lawn and gardening equipment to replace gas powered equipment; on-site solar deployment; and the installation of electric vehicle charging stations. The SJVAPCD’s response also stated that the District recommends an Ambient Air Quality Analysis (AAQA) be performed for the project if emissions exceed 100 pounds per-day of any pollutant. The project may also be subject to the following rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4601 (Architectural Coatings), Rule 4901 (Wood Burning Fireplaces and Heaters), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). A CalEEmod assessment based on the square-footage of the proposed building space for the project as a medical facility and the installation of three additional parking lots was conducted by staff. Defaults for construction

equipment including concrete/industrial saws, dozers, tractors, loaders, backhoes, cranes, forklifts, generator sets, welders, cement and mortar mixers, pavers and rollers were used to calculate emissions related to construction of the project. Additionally, emissions from vehicle trips were calculated utilizing default rates for a medical office approximately 40,500 square feet in size. The result of the CalEEmod analysis indicated the project will not generate emissions that exceed 100 pounds per-day of any pollutant including TOG, ROG, NOX, CO, SO2, PM10, and PM2.5. On May 13, 2024, an email was received from the SJVAPCD that the CalEEmod assessment was performed correctly, and the District requested the Initial Study to be routed to them for review. The Initial Study will be referred to the District for review and comments. A development standard will be placed on the project requiring that the applicant be in compliance with the District’s rules and regulations prior to issuance of a building permit. As the project must comply with District regulations, the project’s emissions would be less than significant for all criteria pollutants, would not be inconsistent with any applicable air quality attainment plans, and would result in less than significant impacts to air quality. The AIA will be required to be approved prior to issuance of a building permit. As the project must comply with District regulations, the project would result in less than significant impacts to energy.

The Turlock Irrigation District provided a referral response to the project indicating that an application be submitted for any required services removals or new services for the proposed buildings; all facility changes are to be performed at the developer’s expense. TID also requests that the front building setback be a minimum of 15 feet from the property line and a minimum of 15 feet from the back-of-sidewalk to enable safe placement of utilities. TID’s comments and request will be placed on the project as Development Standards.

It does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. A development standard will be added to this project to address compliance with Title 24, Green Building Code, for projects that require energy efficiency. Additionally, a development standard will be added requiring any site lighting to meet industry standards for energy efficiency. Accordingly, the potential impacts to Energy are considered to be less than significant.

Mitigation: None.

References: Application materials; Referral response from Turlock Irrigation District (TID), dated September 26, 2023; Referral response received from the Department of Public Works, dated October 20, 2023; 2016 California Green Building Standards Code Title 24, Part 11(Cal Green); 2016 California Energy Code Title 24, Part 6; Referral response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated December 21, 2023; Stanislaus County General Plan; and Support Documentation¹.

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the			X	

project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: According to the United States Department of Agriculture NRCS web soil survey, the site is listed as containing Hilmar loamy sand (HfA), zero to one percent slopes. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. All proposed structures will be required to be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. An early consultation referral response received from the Department of Public Works indicated that a grading permit for the project will be required subject to Public Works review and Standards and Specifications. Additionally, as part of the grading permit submittal, a WDID (Waste Discharge Identification) Number issued by the State of California and a copy of the Notice of Intent (NOI) will be required to be submitted prior to plan approval and/or issuance of a grading permit. Likewise, any addition or expansion of a septic tank or alternative wastewater disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements. DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Development standards regarding these standards will be applied to the project and will be triggered when a grading or building permit is requested.

No new wells are proposed as part of this project; however, additional septic systems are proposed to be installed to serve the proposed reorganization and expansion of the Excell Center. The project was referred to the Department of Environmental Resources which commented that the subject project will constitute an amendment to the existing water supply permit. An amended Water Supply permit is required to be obtained from the Stanislaus County Department of Environmental Resources prior to issuance of a certificate of occupancy. Additionally, DER will require the developer to notify DER regarding any modifications to the on-site wastewater treatment system (OWTS) and that all modifications will be subject to review and approval by DER; and that the OWTS will be subject to review and required to upgrade to accommodate the change in wastewater flows if there is an increase to the facility’s drainage fixtures or the number of users on-site. Additionally, the proposed buildings/any new building will require a new OTWS to be designed according to DER standards and that all applicable Local Agency Management Program (LAMP) standards and required setbacks are to be met. The applicant(s) shall demonstrate and secure any necessary permits for the destruction/relocation of all on-site wastewater treatment systems (OWTS) and/or water wells impacted or proposed by this project, under the direction of the Stanislaus County Department of Environmental Resources (DER).

The RWQCB provided an Early Consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. A development standard will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

Mitigation: None.

References: Application materials; USDA – NRCS Web Soil Survey; California Building Code; Email from the Department of Environmental Resources (DER), dated November 29, 2023; Referral response from the Stanislaus County Department of Public Works dated April 30, 2024; Referral response from Regional Water Quality Control Board, dated November 29, 2023; Stanislaus County General Plan and Support Documentation¹.

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

Under this request, the applicant proposes to construct a 10-foot-tall concrete block wall around the perimeter of the site on the north, west and south sides of the parcel, and on the east side of the property at a 40-foot setback from the front property line. The project proposes the construction of 40,410± square feet of additional building space for youth and the demolition of 10,470± square feet of building space. In addition to the proposed buildings, the applicant proposes to renovate an existing dwelling that is currently used as an office at the front of the parcel to become a visitation center for families to visit youth on-site in a household setting.

The short-term emissions of GHGs during construction, primarily composed of CO₂, CH₄, and N₂O, would be the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF₆) are typically associated with specific industrial sources and are not expected to be emitted by construction at this project site. Construction is anticipated to be temporary in nature. Additionally, the construction of the proposed buildings is subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Construction activities associated with this project are considered to be less than significant as they are temporary in nature and are subject to meeting the CALGreen code and any applicable San Joaquin Valley Air Pollution Control District (SJVAPCD) standards for greenhouse gas emission control.

The project was referred to the SJVAPCD which responded that the emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District’s Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The District specified that the project may be subject to District Rules 2010 (Permits Required) and 2201 (New and Modified Stationary Source Review) and requires that the applicant submit an application for an Authority to Construct (ATC) permit as well as a Permit to Operate (PTO) prior to construction of the proposed improvements. Additionally, the project is subject to District Rule 9510 (Indirect Source Review (ISR)) which requires the applicant to submit an Air Impact Assessment (AIA) application for the project as it includes over 20,000 square feet of medical space. The District recommended a requirement be placed on the project for the assessment and potential installation, as technologically feasible, of particulate matter emission control systems if an under-fired char broiler is installed within the kitchen that is proposed as part of the multi-use building under this request. The District also recommended the project incorporate the following: vegetative barriers and urban greening; clean lawn and gardening equipment to replace gas powered equipment; on-site solar deployment; and the installation of electric vehicle charging stations. As mentioned in Section III – Air Quality, the SJVAPCD’s response also stated that the District recommends an

Ambient Air Quality Analysis (AAQA) be performed for the project if emissions exceed 100 pounds per-day of any pollutant. A CalEEmod assessment was performed and the project will not exceed 100 pounds per-day of any pollutant. The project may also be subject to the following rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4601 (Architectural Coatings), Rule 4901 (Wood Burning Fireplaces and Heaters), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). A development standard will be placed on the project requiring that the applicant be in compliance with the District’s rules and regulations prior to issuance of a building permit. The AIA will be required to be approved prior to issuance of a building permit.

GHG emission are primarily a result of energy consumption of a project site and vehicle trips associated with the development for a medical facility. As mentioned above, the buildings will be subject to the California Green Building Standards (CALGreen) Code which includes energy efficiency requirements. Direct emissions of GHGs from the operation of the proposed project are primarily due to vehicle trips. Therefore, the project would result in direct annual emissions of GHGs during operation. As required by California Environmental Quality Act (CEQA) Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. According to the OPR technical advisory as mentioned in Section III – *Air Quality*, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less than significant impact of VMT. Total vehicle trips as a result of this project will not exceed 110 trips per-day. The proposed project will generate a total of 108 vehicle trips per-day on average over the year (total inbound and outbound trips).

Based on project details and the development standards to be placed on the project requiring that the applicant be in compliance with the District’s rules and regulations, GHG emissions are considered to be less than significant for the project.

Mitigation: None.

References: Application materials; San Joaquin Valley Air Pollution Control District referral response, dated December 21, 2023; Governor’s Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation¹.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	

<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>			<p>X</p>	
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</p>			<p>X</p>	
<p>f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>			<p>X</p>	
<p>g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>			<p>X</p>	

Discussion: The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. This project was referred to the Department of Environmental Resources – Hazardous Materials Division which responded that the applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I study, and if necessary, Phase II study) prior to the issuance of any grading permit. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. DER – Hazardous Materials Division’s comments will be applied to the project as development standards.

The project was referred to the California Department of Toxic Substances Control (DTSC) which responded that surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk, and that the removal, demolition, and disposal of any of the chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC’s guidance. If any projects initiated as part of the proposed project require the importation of soil to fill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized in accordance with DTSC’s advisory. Development standards reflecting DTSC’s comments will be added to the project.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater from drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The parcels surrounding the project site that are actively being farmed have obtained permits from the Agricultural Commissioner and are subject to the applicable best management practices required by the Agricultural Commissioner. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people. As discussed in the *Agriculture and Forest Resources* section of this environmental document, the existing Excell Center was permitted prior to the Agricultural Buffer policy and majority of the existing facility is located within the 300-foot buffer area from adjacent agricultural zoned properties in all directions. The applicant has proposed an alternative agricultural buffer consisting of conifer trees around the perimeter of the project site in addition to the 10-foot-tall cement block wall. The project was referred to the Agriculture Commissioner’s Office and no response has been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The groundwater is not known to be contaminated in this area. The project does not interfere with the Stanislaus County Local Hazard Mitigation Plan, which identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Turlock Rural Fire Protection District. The project was referred to the District, and no comments have been received to date.

The project site is not within the vicinity of any airstrip or wildlands.

No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Application materials; Referral response received from Stanislaus County Department of Environmental Resources – Hazardous Materials Division, dated November 29, 2023; Referral response received from the California Department of Toxic Substances Control, dated November 17, 2023; Stanislaus County General Plan and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site.			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process.

The existing Excell Center is served by private septic systems and domestic water from the on-site public water system. This is a request to allow for the reorganization and expansion of the Excell Center residential treatment facility for boys by constructing 40,410± square feet of additional building space for youth. Under the proposed expansion, the facility will be licensed to care for up to 31 youths with services and programs licensed under the State and County Behavioral Health and Recovery Services (BHRS) for stays as short as 24 hours (crisis services) or up to 8 months (Short Term Residential Treatment Program (STRTP)) in addition to 13 youths enrolled in the existing school on-site. Total employee numbers will be 105 and total visitors coming on-site will be 19-20 per month across all licensed programs and the school on-site under

this request. The proposal will include the installation of additional septic systems to serve the proposed buildings. Any additional on-site wastewater treatment systems (OWTS) must be reviewed and approved by DER and adhere to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setbacks from wells to prevent negative impacts to groundwater quality. The project was referred to the Department of Environmental Resources which will require the developer to notify DER regarding any modifications to the OWTS and that all modifications will be subject to review and approval by DER; and that the OWTS will be subject to review and required to upgrade to accommodate the change in wastewater flows if there is an increase to the facility's drainage fixtures or the number of users on-site. Additionally, the proposed buildings/any new building will require a new OWTS to be designed according to DER standards and that all applicable Local Agency Management Program (LAMP) standards and required setbacks are to be met. The applicant(s) shall demonstrate and secure any necessary permits for the destruction/relocation of all on-site wastewater treatment systems (OWTS) and/or water wells impacted or proposed by this project, under the direction of the Stanislaus County Department of Environmental Resources (DER).

Water quality in Stanislaus County is regulated by the Regional Water Quality Control Board, Central Valley Region, (RWQCB) under a Water Quality Control Plan (Basin Plan) for the Sacramento and San Joaquin River Basins. Under the Basin Plan, the RWQCB issues Waste Discharge Requirements (WDRs) to regulate discharges with the potential to degrade surface water and/or groundwater quality. In addition, the RWQCB issues orders to cease and desist, conduct water quality investigations, or implement corrective actions. The Stanislaus County Department of Environmental Resources (DER) manages compliance with WDRs for some projects under a Memorandum of Understanding with the RWQCB. The RWQCB provided an Early Consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. A development standard will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

By virtue of the proposed paving for the building pads, and improvements, the current absorption patterns of water upon this property will be altered; however, current standards require that all of a project's stormwater to be maintained on site and, as such, a Grading and Drainage Plan shall be approved prior to issuance of any building permit as required by Public Works. The developer proposes to maintain stormwater runoff on-site through overland drainage and French drains for the parking lots. The Department of Public Works reviewed the project and responded with a request that a grading and drainage plan be submitted for review and approval. A grading and drainage plan for the proposed project will be required to include drainage calculations that verify compliance with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. Additionally, as part of the grading permit submittal, a WID (Waste Discharge Identification) Number issued by the State of California and a copy of the Notice of Intent (NOI) will be required to be submitted prior to plan approval and/or issuance of a grading permit. The submittal of the grading permit and drainage plans will be added as development standards for this project. Accordingly, runoff associated with the construction at the proposed project site will be reviewed as part of the grading and building permit review process.

No new wells are proposed as a part of this project. However, any future proposals for new wells will be subject to review under the County's Well Permitting Program, which will determine whether a new well will require environmental review.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California's groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSP), and achieving balanced groundwater levels within 20 years. Public and private water agencies and user groups within each of the four groundwater subbasins underlying the County work together as GSAs to implement SGMA. DER is a participating member in five GSAs. The project site is located with the West Turlock Subbasin Groundwater Sustainability Agency (GSA) which, in conjunction with the East Turlock Groundwater Sustainability Agency, is tasked with ensuring compliance with the Sustainable Groundwater Management Act (SGMA) through a Groundwater Sustainability Plan which was adopted on January 6, 2022, by the West Turlock Subbasin GSA. On January 18, 2024, the California Department of Water Resources (DWR) provided comments on the Turlock Subbasin's Groundwater Sustainability Plan (GSP) following a two-year review period. The Turlock Subbasin's GSP was determined to be incomplete by DWR and is required to be revised within 180 days.

Stanislaus County is also regulated under the Groundwater Ordinance, adopted in November 2014 (Chapter 9.37 of the County Code, hereinafter, the "Ordinance"), that codifies requirements, prohibitions, and exemptions intended to help promote sustainable groundwater extraction in unincorporated areas of the County. The Ordinance prohibits the unsustainable extraction of groundwater and makes issuing permits for new wells, which are not exempt from this prohibition, discretionary. Further, for unincorporated areas covered in an adopted GSP pursuant to SGMA, the County

can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells does not constitute unsustainable extraction and has the authority to regulate future groundwater extraction.

In addition to GSPs and the Groundwater Ordinance, the County General Plan includes goals, policies, and implementation measures focused on protecting groundwater resources. Projects with a potential to affect groundwater recharge or that involve the construction of new wells are referred to the DER for review. The DER evaluates these projects for compliance with the County Groundwater Ordinance and refers projects to the applicable GSAs for determination whether or not they are compliance with an approved GSP.

If a new well were required in the future, the drilling of a new well would be regulated by the County's Groundwater Ordinance and thus require CEQA-compliance. If in the future the facility results in the formation of a new Public Water System, then the project site will be subject to all applicable rules, regulations and standards as discussed below.

The California Safe Drinking Water Act (CA Health and Safety Code Section 116275(h)) defines a Public Water System (PWS) as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

- (1) Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system.
- (2) Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system.
- (3) Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

The current Excell facility is considered to be a Public Water System (PWS) and is classified as a Non-Transient Non-Community Water System (NTNCWS) which is a PWS that regularly supplies water to at least 25 of the same people at least six months per year. The PWS for the facility is listed under the system name of Excell Center and is currently active. A referral response was received from the Department of Environmental Resources which responded that the subject project would constitute an amendment to the existing water supply permit. An amended Water Supply permit is required to be obtained from the Stanislaus County Department of Environmental Resources prior to issuance of a certificate of occupancy. DER's comments will be applied to the project as development standards.

A referral response received from the Turlock Irrigation District (TID) indicated that there are three TID irrigation pipelines within, or immediately adjacent to the project site, which will be impacted by the proposed development. Per TID rules, these pipelines, and appurtenant structures, will need to be brought up to current development standards, and 25-foot-wide irrigation easements centered on the pipeline, or portion thereof, will be required to be dedicated for each of the three irrigation pipelines. TID also requested that they review and approve all maps and plans of the project. TID's response indicated that any improvements to the property that impacts TID facilities must meet District standards and be approved by the District. The developer will be required to submit irrigation improvement plans and enter into an Irrigation Improvement Agreement prior to completing the required irrigation facility modifications, which includes a TID Board approved time and material fee associated with the review. Additionally, any work on District irrigation facilities may only occur during the non-irrigation season which typically runs from November 1, through March 1, but can vary. The subject parcel is a member of Improvement District 94B and 1246; District Standards require that properties that will no longer irrigate or have direct access to water must apply for abandonment of the parcel(s) from the improvement district(s). TID also requires that developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties. TID's comments will be added to the project as development standards.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Application materials; Referral response from Stanislaus County Public Works Department, dated April 30, 2024; West Turlock Subbasin GSA; Referral response from Stanislaus County Department of Environmental Resources –

Groundwater Division, dated November 29, 2023; Referral response from Stanislaus County Department of Environmental Resources – Health Division, dated November 30, 2023; Referral response from Regional Water Quality Control Board, dated November 29, 2023; Environmental Protection Agency, Information about Public Water Systems, <https://www.epa.gov/dwreginfo/information-about-public-water-systems>, accessed on May 6, 2024; Referral response from Turlock Irrigation District, dated November 29, 2023; Stanislaus County General Plan and Support Documentation¹.

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: This is a request to amend the General Plan and zoning designation of a 10.56± acre parcel from Agriculture and Planned Development (P-D) (305) to a new Planned Development, to allow for the reorganization and expansion of the Excell Center residential treatment facility for boys. The site consists of a 2,850 square-foot office (to be converted into a visitation center), four dwellings totaling 16,324± square feet, a 5,418± square-foot private school building, and the following structures which are proposed to be demolished under this request: a 2,400± square-foot gymnasium, 3,100± square-foot maintenance shop, 650± square-foot pool cabana, and 4,320± square-foot modular administration building.

The existing facility is currently licensed as a Short-Term Residential Therapeutic Program (STRTP) as well as a Medical Mental Health Provider site by the State of California. The existing facility currently provides behavioral health services, life training skills, and development for male youths ages 12-18. There is also a private school on-site, Stanislaus Academy, which serves male youth ages 9-18 years old, who provides education to youths living both on and off-site. The current facility is permitted to have up to 34 youths on-site as part of the residential programs (as permitted under Staff Approval Application No. 97-04 – Excell Center) and up to 60 students in the academic program (provided the classrooms meet all applicable standards per a letter from the County Planning Director dated October 21, 1997). The facility’s current State License permits a maximum of 16 youths in the residential program and 13 youths in the academic school program on-site for a total of 29 youths participating in programs on-site. Under this request, Stanislaus Academy will continue to operate on-site; no modifications are proposed to the existing use of the school and no increase in the number of students is proposed under this request.

Below is a summary of the services proposed with this request along with their associated State licensing type.

Residential Care Facilities (non-psychiatric services) to be licensed under the California Department of Social Services (CDSS):

- Short-Term Residential Therapeutic Program (STRTP) for youths living on-site for up to eight months, to take place in the existing Varsity House, Brown Cottage, Smith Cottage, and Dean’s House on-site (Building Nos. E2-E5 on the site plan). Total licensed capacity for youths in the STRTP will be reduced from the current number of 16 to 11 youths.
- 72 hour emergency respite and transitional care to take place within the proposed emergency respite and receiving center building under this request (Building No. 4 on the site plan). Licensed capacity: up to six youths.

Psychiatric health facility, crisis residential and crisis stabilization services to be licensed under the California Department of Health Care Service (DHCS) and Stanislaus County Behavioral Health Services (BHRS) and located within the proposed Children’s Crisis Residential and Psychiatric Health Facility on-site (Building No. 6 on the site plan):

- Psychiatric health facility to provide a locked facility for immediate response to safety concerns for youth to prevent hospitalization and offer transition within thirty days. Licensed capacity: up to six youths.
- Children’s crisis residential to provide an immediate response for ten days or less leading to stabilization and transition to less restrictive services inclusive of residential care, foster care, or reunification. Licensed capacity: up to six youths.

- Crisis stabilization unit to provide short term crisis intervention and assessment for no longer than 24 hours. Licensed capacity: up to two youths.

If approved, under this request, the facility will be licensed to care for up to 31 youths (boys 12-18) with the services and programs listed above in addition to the existing school facility on-site which remains below the previously approved maximum of 34 youths on-site under Staff Approval Application No. 97-04 – Excell Center.

No modifications are proposed to the existing use of the school and no increase in the number of students is proposed under this request.

The applicant proposes to construct a 10-foot-tall concrete block wall around the perimeter of the site on the north, west and south sides of the parcel, and on the east side of the property at a 40-foot setback from the front property line. The project proposes the construction of 40,410± square feet of additional building space for youth, three new parking lots and restripe an existing parking lot for a total of 135 parking stalls on-site, demolish two existing swimming pools and replace them with one lap pool, and install landscaping throughout the site to provide outdoor quiet areas for the youth. Additional lighting is also proposed throughout the site and will be shielded to prevent sky glow and light trespass onto adjacent parcels. The applicant has proposed an alternative agricultural buffer consisting of conifer trees around the perimeter of the project site in addition to the 10-foot-tall cement block wall.

The facility was previously approved by the Board of Supervisors on September 19, 2006, for a total of 22,000± square feet of new building space and up to a total of 62 youths on-site under Rezone (REZ) PLN2006-05 – Excell Center, which amended the zoning of the site to P-D (305); however, the development schedule for the entitlement was not met and subsequently expired. Accordingly, a new application is required to permit the current expansion request. Additionally, due to the size and nature of the request with the addition of a psychiatric health facility and expanded services beyond the Short-Term Residential Therapeutic Program (STRTP) (group home) use the site has historically been used for, an amendment to the General Plan Land Use designation of the project site is also required for the current request.

As stated in the County's General Plan, General Plan Amendments affect the entire County and any evaluation must give primary concern to the County as a whole; therefore, a fundamental question must be asked in each case: "Will this amendment, if adopted, generally improve the economic, physical and social well-being of the County in general?". Additionally, the County in reviewing General Plan amendments shall consider how the levels of public and private service might be affected; as well as how the proposal would advance the long-term goals of the County. In each case, in order to take affirmative action regarding a General Plan Amendment application, it must be found that the General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses and that the County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service. In the case, of a proposed amendment to the Land Use diagrams of the Land Use Element, an additional finding that the amendment is consistent with the goals and policies of the General Plan must also be made. Additionally, Goal 2 of the Land Use Element aims to ensure compatibility between land uses. The Land Use Element describes the Planned Development (P-D) designation as a designation intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property.

To approve a Rezone, the Planning Commission must find that it is consistent with the General Plan. Pursuant to the General Plan, the P-D zoning designation is consistent with the Planned Development General Plan Land Use designation.

Policy 26 and 27 of the Land Use Element of the Stanislaus County General Plan requires city support of projects located within a city sphere of influence (SOI) and consultation with cities when a project is located within one mile of a city SOI and within the City's General Plan area. The project is located within the adopted SOI for the City of Turlock, the City of Turlock's Study Area, and is designated as Urban Reserve in the City of Turlock's General Plan Land Use Diagram.

The project site is designated as General Agriculture in the Land Use Element of the Stanislaus County General Plan and has a zoning designation of Planned Development (P-D) (305). Policy 2.15 of the Agricultural Element of the General Plan requires mitigation for the conversion of agricultural land resulting from a discretionary project requiring a General Plan or Community Plan amendment from Agriculture to a residential land use designation at a 1:1 ratio with agricultural land of equal quality located in Stanislaus County. The project does not propose a residential land use designation or residential development and therefore the requirement for agricultural mitigation does not apply. The proposal for the project site is to expand mental and behavioral health services on-site. Further, according to Goal Two, Policy 2.5, Implementation Measure One, of the General Plan's Agricultural Element, when defining the County's most productive agricultural areas, it is

important to recognize that soil types alone should not be the determining factor; "Most Productive Agricultural Areas" do not include any land within LAFCO-approved Spheres of Influence of cities. The project site is not considered to be a most productive agricultural area as it is located within the City of Turlock's Local Agency Formation Commission (LAFCO) adopted Sphere of Influence. Generally, urban development will only occur upon annexation to a city, but such development may be appropriate prior to annexation provided the development is consistent with the land use designation of the general plan of the affected city. Accordingly, the project was referred to the City of Turlock which provided a response requiring the project to install full frontage improvements, including curb, gutter, sidewalk and the installation of commercial driveway approaches; 10-foot-wide landscaped area along the frontage consisting of a mix of trees, shrubs, and drought tolerant plants to screen parking areas; all driveways, drive aisles and parking areas are to be paved and installed in accordance with Turlock Municipal Code and in all parking lots with a capacity of five parking spaces or more, a minimum of one shade tree for every five spaces shall be provided in landscape islands within the parking lot and trees shall be spaced such that every designated parking space is within 30 feet of the trunk of a tree. The proposed 10-foot-tall masonry wall shall be landscaped with vines to discourage graffiti. The developer shall implement and incorporate Best Management Practices (BMPs) regarding source control measures and post construction in accordance with City of Turlock's recommendations. Additionally, any increase in the number of students shall first be subject to review and approval by the City of Turlock. The City of Turlock's comments will be applied to the project's development standards.

Comment letters in response to the project were received from the City of Turlock's Chief of Police and the County Sheriff. Both letters expressed opposition to the expansion of the facility citing the number of calls generated from the facility over the last two years has increased and impacted both the Sheriff's Office and the Turlock Police Department. In the last three years, the City of Turlock Police Department has contacted 22 youths associated with the Excell Center, and the Department anticipates an increase in calls with the proposed expansion. The Sheriff indicated the number of calls for service from the Excell Center was a total of 499 from 2019-2023. The Sheriff indicated that despite a significant decrease in the number of calls from 2020-2021, the number of service calls has gradually increased from 2022-2023, and the Sheriff anticipates an increase in calls if the number of youth on-site increases. Additionally, the Sheriff responded with concerns regarding impacts to local safety and patrol needs due to the employee and youth numbers on-site under the proposal, an increase in the need for transportation and traffic control measures due to van trips increasing, an increase in a demand for additional law enforcement services due to the expansion of services on-site, and a concern regarding potential increases in crime in the geographical area of the facility as the number of calls for the site and surrounding area totaled 812 from 2019-2023. Both letters mentioned that the Early Consultation circulated for the project did not clearly represent the violent criminal record, mental health, and behavioral issues of the youth participating in programs at the facility. The Police Chief and Sheriff expressed concerns regarding the lack of a security plan or information on how the facility plans to assess or classify youth coming to the facility under the proposed request. In response to the letters received, the Excell Center provided clarification regarding the proposal and how the project incorporates an increase in staff numbers, a number of new buildings which include locked facilities for psychiatric care and holding if the youths are determined to be in danger of harming themselves, other youth or staff members within the facility, landscaping and ground changes, and program improvements that will assure greater safety for clients and staff at the Excell Center as well as prevent runaway youths from leaving the facility by constructing the 10-foot-tall masonry wall around the perimeter of the project site.

The surrounding area is comprised of scattered single-family dwellings and ranchettes in all directions; field crops and orchards to the west, south and east; City of Turlock and industrial uses to the east; and State Route 99 and truck stops to the south. The nearest parcels in agricultural production are planted in corns and oats, and almond trees adjacent to the project site to the west and south, respectively. A 15.78± acre parcel planted in corn and oats to the southwest of the project site is enrolled in the Williamson Act.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater from drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The parcels surrounding the project site that are actively being farmed have obtained permits from the Agricultural Commissioner and are subject to the applicable best management practices required by the Agricultural Commissioner. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people. As discussed in the *Agriculture and Forest Resources* section of this environmental document, the existing Excell Center was permitted prior to the Agricultural Buffer policy and majority of the existing facility is located within the 300-foot buffer area from adjacent agricultural zoned properties in all directions. The applicant has proposed an alternative agricultural buffer consisting of conifer trees around the perimeter of the project site in addition to the 10-foot-tall cement block wall. The project was referred to the Agriculture Commissioner's Office and no response has been received to date.

The proposed use will not physically divide an established community and/or conflict with any habitat conservation plan or natural community conservation plan. This project is not known to conflict with any adopted land use plan, policy, or regulation of any agency with jurisdiction over the project. No significant impacts associated with land use and planning are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Application materials; Referral response from the City of Turlock, dated February 21, 2024; Referral response from Stanislaus County Sheriff's Office, dated November 28, 2023; Referral response from City of Turlock Chief of Police, dated February 20, 2024; Stanislaus County General Plan; and Support Documentation¹.

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Application materials; Stanislaus County General Plan; and Support Documentation¹.

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: The Excell Center operates 24 hours a day for seven days a week consisting of three shifts: 3:00 a.m. to 11:00 a.m., 11:00 a.m. to 7:00 p.m., and 7:00 p.m. to 3:00 a.m. The project will create an average of 108 round trips per-day. The Stanislaus County General Plan Noise Element identifies daytime (7:00 a.m. to 10:00 p.m.) maximum allowable average noise exposure for stationary noise sources to be an hourly average of 55 decibels and maximum level of 75 decibels, and nighttime (10:00 p.m. to 7:00 a.m.) to be an hourly average of 45 decibels and maximum of 65 decibels, measured at residential or other noise-sensitive land use on neighboring properties. The Stanislaus County General Plan identifies noise levels up to 70 dB Ldn (or CNEL) as the normally acceptable level of noise environment for school, personal

care, and hospital uses. The site itself is impacted by the noise generated from Youngstown Road. The proposed project is required to comply with the noise standards included in the General Plan and Noise Control Ordinance. On-site grading and construction resulting from this project may result in a temporary increase in the area’s ambient noise levels. As such, the project will be conditioned to abide by County regulations related to hours and days of construction. Noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. Impacts associated with noise are considered to be less-than significant.

The site is not located within an airport land use plan.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance; and the Stanislaus County General Plan; and Support Documentation¹.

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County’s ability to meet their RHNA. No population growth will be induced, nor will any existing housing be displaced as a result of this project.

Mitigation: None.

References: Application materials; Stanislaus County General Plan and Support Documentation¹.

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The project site is served by the Turlock Rural Fire Protection District for fire protection services, the Turlock Unified school district for school services, the Stanislaus County Sheriff Department for police protection, and Stanislaus County Parks and Recreation Department for parks facilities, and the Turlock Irrigation District (TID) for power. The project site is served by private septic systems and an on-site public water system. County adopted Public Facilities Fees, as well as fire and school fees are required to be paid based on the development type prior to issuance of a building permit. Payment of the applicable district fees will be required prior to issuance of a building permit.

The current Excell facility is considered to be a Public Water System (PWS). The PWS for the facility is listed under the system name of Excell Center and is currently active. A referral response was received from the Department of Environmental Resources which responded that the subject project would constitute an amendment to the existing water supply permit. A development standard requiring the applicant to obtain an amended Water Supply permit from DER prior to issuance of a certificate of occupancy will be added to the project.

Comment letters in response to the project were received from the City of Turlock’s Chief of Police and the County Sheriff. Both letters expressed opposition to the expansion of the facility citing the number of calls generated from the facility over the last two years has increased and impacted both the Sheriff’s Office and the Turlock Police Department. In the last three years, the City of Turlock Police Department has contacted 22 youths associated with the Excell Center, and the Department anticipates an increase in calls with the proposed expansion. The Sheriff indicated the number of calls for service from the Excell Center was a total of 499 from 2019-2023. The Sheriff indicated that despite a significant decrease in the number of calls from 2020-2021, the number of service calls has gradually increased from 2022-2023, and the Sheriff anticipates an increase in calls if the number of youth on-site increases. Additionally, the Sheriff responded with concerns regarding impacts to local safety and patrol needs due to the employee and youth numbers on-site under the proposal, an increase in the need for transportation and traffic control measures due to van trips increasing, an increase in a demand for additional law enforcement services due to the expansion of services on-site, and a concern regarding potential increases in crime in the geographical area of the facility as the number of calls for the site and surrounding area totaled 812 from 2019-2023. Both letters mentioned that the Early Consultation circulated for the project did not clearly represent the violent criminal record, mental health, and behavioral issues of the youth participating in programs at the facility. The Police Chief and Sheriff expressed concerns regarding the lack of a security plan or information on how the facility plans to assess or classify youth coming to the facility under the proposed request.

In response to the City of Turlock’s Chief of Police and the County Sheriff’s letters, the Excell Center provided clarification regarding the proposal including the number of youth that will be on-site, and how the project incorporates an increase in staff numbers, a number of new buildings, landscaping and ground changes, and program improvements that will assure greater safety for clients and staff at the Excell Center. The letter specified that the expansion project for the Excell Center is supported by a consortium of regional county departments of social service, behavioral health, and juvenile probation. Stanislaus County has acted as the lead in the development of the consortium with support and input from San Joaquin

County and Merced County. The safety features built into the proposed expansion will significantly decrease the incidences in which law enforcement will be asked or need to become involved with the facility or on-site. Safety measures that have been incorporated into the proposed project include the 10-foot-tall masonry wall; increase in staff numbers; de-escalation zones for the youths; improved communication and monitoring on-site through cameras and communication equipment; construction materials to decrease the potential for youth to engage in property destruction; the construction of a psychiatric health facility and provision of a crisis residential facility, and crisis stabilization unit on-site which will allow the center to restrain youth in crisis; provide a secure place for staff to assess youth, and for youths to de-escalate as well as have access to staff certified to address the immediate crisis. Additionally, the numbers of youths living in the same house on-site will be restricted to no more than four with the same number of staff assigned to each home. The multi-purpose building proposed under this request will provide a space for youth to participate in structured pre-vocational, vocational, recreational and leisure-time on-site. A meeting was held between the Sheriff, County Behavioral Health and Recovery Services (BHRS) and the County Planning Department on May 7, 2024 to discuss concerns and review a safety plan provided by the applicant. The applicant clarified that the overall number of permitted youths under licensed programs will not increase over the previously approved number of 34 youths (Staff Approval Application No. 97-04 – Excell Center). Under this request, the facility proposes to be licensed to care for up to 31 youths and reorganize the layout of the facility in terms of services and activities to be provided on site to include licensed behavioral health services in appropriate settings (proposed buildings) and a 72-hour emergency respite and transitional care program in addition to the existing group home program and academic school on site. As a result of the meeting, the applicant agreed that upon a determination by the Planning Director or Sheriff that the facility is operating in a manner that is causing adverse effects to the surrounding neighborhood, community, or to public service providers, the project shall return to the Planning Commission for a review. The Planning Commission, as part of the review, may amend the development standards of the Planned Development, as necessary, to address any concerns the Sheriff and the Planning Director may have regarding the operation of the facility.

A referral response received from the Turlock Irrigation District (TID) indicated that an application will be required to be submitted for any required services removals or new services for the proposed buildings; all facility changes are to be performed at the developer's expense. TID also requests that the front building setback be a minimum of 15 feet from the property line and a minimum of 15 feet from the back-of-sidewalk to enable safe placement of utilities. Additionally, TID indicated that there are three TID irrigation pipelines within, or immediately adjacent to the project site, which will be impacted by the proposed development. Per TID rules, these pipelines, and appurtenant structures, will need to be brought up to current development standards, and 25-foot-wide irrigation easements centered on the pipeline, or portion thereof, will be required to be dedicated for each of the three irrigation pipelines. TID also requested that they review and approve all maps and plans of the project. Any improvements to the property that impacts TID facilities must meet District standards and be approved by the District. The developer will be required to submit irrigation improvement plans and enter into an Irrigation Improvement Agreement prior to completing the required irrigation facility modifications, which includes a TID Board approved time and material fee associated with the review. Additionally, any work on District irrigation facilities may only occur during the non-irrigation season which typically runs from November 1, through March 1, but can vary. The subject parcel is a member of Improvement District 94B and 1246; District Standards require that properties that will no longer irrigate or have direct access to water must apply for abandonment of the parcel(s) from the improvement district(s). TID also requires that developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties. TID's comments will be placed on the project as Development Standards.

The project is not anticipated to have any significant adverse impact on public services.

Mitigation: None.

References: Application materials; Referral response from the Stanislaus County Sheriff, dated November 28, 2023; Referral response from the City of Turlock Chief of Police, dated February 20, 2024; Referral response from the Turlock Irrigation District, received on November 29, 2023; Stanislaus County General Plan; and Support Documentation¹.

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development. Prior to issuance of a building permit, Stanislaus County Public Facilities Fees will be required to be paid which include any applicable Regional Park fees.

Mitigation: None.

References: Application materials; Stanislaus County Public Facilities Impact Fee Update Study, 2021; Stanislaus County General Plan and Support Documentation¹.

XVII. TRANSPORTATION -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: The project was referred to the Stanislaus County Department of Public Works which responded that no parking, unloading or unloading of vehicles be permitted within the County road right-of-way; that the developer be required to install or pay for the installation of any signs and/or markings, if warranted; and that the storage depth outside of any gate be adequate for trucks coming off the road, and that entry vehicles should not block any travel lane or shoulder.

The project is located within the adopted SOI for the City of Turlock. Accordingly, the project was referred to the City of Turlock which provided a response requiring the project to install full frontage improvements, including curb, gutter, sidewalk and the installation of commercial driveway approaches. Additionally, all driveways, drive aisles and parking areas are to be paved and installed in accordance with Turlock Municipal Code. The City of Turlock’s comments will be applied to the project’s development standards.

As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. The project

as proposed will have an average of 108 vehicle trips per-day throughout the year. As this is below the District’s threshold of significance for vehicle and heavy truck trips, no significant impacts from vehicle and truck trips on transportation are anticipated.

Level of service (LOS) is a standard measure of traffic service along a roadway or at an intersection for vehicles. It ranges from A to F, with LOS A being best and LOS F being worst. As a matter of policy, Stanislaus County strives to maintain LOS D or better for motorized vehicles on all roadway segments and a LOS of C or better for motorized vehicles at all roadway intersections. When measuring levels of service, Stanislaus County uses the criteria established in the Highway Capacity Manual published and updated by the Transportation Research Board. Youngstown Road at the project site is classified as 60-foot local road. The LOS threshold for a Local Road to operate at a LOS C is 1,700 vehicles per-lane, per-day, respectively.

The project was referred to the California Department of Transportation (Caltrans) and no response has been received to date.

All development on-site will be required to pay applicable County PFF fees, which will be utilized for maintenance and traffic congestion improvements to all County roadways.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance or policy.

Mitigation: None.

References: Application materials; Referral response from Stanislaus County Department of Public Works, dated April 30, 2024; Referral response from the City of Turlock, dated February 21, 2024; Governor’s Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation¹.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion: It does not appear this project will result in significant impacts to any tribal cultural resource. The current project site is improved with a 2,850 square-foot office (to be converted into a visitation center), four dwellings totaling 16,324± square feet, a 5,418± square-foot private school building, and the following structures which are proposed to be

demolished under this request: a 2,400± square-foot gymnasium, 3,100± square-foot maintenance shop, 650± square-foot pool cabana, and 4,320± square-foot modular administration building. The surrounding area is comprised of scattered single-family dwellings and ranchettes in all directions; field crops and orchards to the west, south and east; City of Turlock and industrial uses to the east; and State Route 99 and truck stops to the south. A records search for the project site formulated by the Central California Information Center (CCIC) indicated that there was a low probability of discovery of prehistoric resources; nor have any resources that are known to have value to local cultural groups have been discovered or reported in the immediate vicinity. As discussed in Section V – Cultural Resources of this report, the records search indicated there may be discovery of historical resources such as standing buildings 45 years or older, and possibly subsurface historic-era archaeological features, such as domestic refuse and artifact deposits or building foundations, associated with earlier use on-site on the project site. The CCIC recommendations as mentioned in the “Cultural Resources” section of this report will be applied to the project. The project was referred to tribal governments, as required by SB 18 and AB 52, and no responses have been received to date. A development standard regarding the discovery of cultural resources during the construction process will be added to the project.

It does not appear that this project will result in significant impacts to any tribal cultural resources.

Mitigation: None.

References: Application materials; Central California Information Center Report for the project site, dated August 25, 2023; Stanislaus County General Plan and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: The project proposes to utilize an existing Public Water System (Excell Center) and private septic facilities. Stormwater is proposed to be maintained on-site through overland drainage and French drains for the parking lots. The Department of Public Works provided a referral response stating that a grading permit for the project will be required subject to Public Works review and Standards and Specifications. Additionally, as part of the grading permit submittal, a WDID (Waste Discharge Identification) Number issued by the State of California and a copy of the Notice of Intent (NOI) will be required to be submitted prior to plan approval and/or issuance of a grading permit. Development standards regarding these standards will be applied to the project and will be triggered when a grading or building or grading permit is requested.

No new wells are proposed as part of this project; however, additional septic systems are proposed to be installed to serve the proposed reorganization and expansion of the Excell Center. As discussed in Section X – Hydrology and Water Quality, the project was referred to the Department of Environmental Resources which commented that the subject project will constitute an amendment to the existing water supply permit. A development standard will be added to the project requiring that an amended Water Supply permit be obtained from the Stanislaus County Department of Environmental Resources prior to issuance of a certificate of occupancy. Additionally, DER will require the developer to notify DER regarding any modifications to the on-site wastewater treatment system (OWTS) and that all modifications will be subject to review and approval by DER; and that the OWTS will be subject to review and required to upgrade to accommodate the change in wastewater flows if there is an increase to the facility’s drainage fixtures or the number of users on-site. Additionally, the proposed buildings/any new building will require a new OTWS to be designed according to DER standards and that all applicable Local Agency Management Program (LAMP) standards and required setbacks are to be met. The applicant(s) shall demonstrate and secure any necessary permits for the destruction/relocation of all on-site wastewater treatment systems (OWTS) and/or water wells impacted or proposed by this project, under the direction of the Stanislaus County Department of Environmental Resources (DER). Development standards addressing DER’s comments will be applied to the project.

A referral response received from the Turlock Irrigation District (TID) indicated that there are three TID irrigation pipelines within, or immediately adjacent to the project site, which will be impacted by the proposed development. Per TID rules, these pipelines, and appurtenant structures, will need to be brought up to current development standards, and 25-foot-wide irrigation easements centered on the pipeline, or portion thereof, will be required to be dedicated for each of the three irrigation pipelines. TID also requested that they review and approve all maps and plans of the project. TID’s response indicated that any improvements to the property that impacts TID facilities must meet District standards and be approved by the District. The developer will be required to submit irrigation improvement plans and enter into an Irrigation Improvement Agreement prior to completing the required irrigation facility modifications, which includes a TID Board approved time and material fee associated with the review. Additionally, any work on District irrigation facilities may only occur during the non-irrigation season which typically runs from November 1, through March 1, but can vary. The subject parcel is a member of Improvement District 94B and 1246; District Standards require that properties that will no longer irrigate or have direct access to water must apply for abandonment of the parcel(s) from the improvement district(s). TID also requires that developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties. TID’s comments will be added to the project as development standards.

The Regional Water Quality Control Board (RWQCB) provided an Early Consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. A development standard will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

The project is not anticipated to have a significant impact to utilities and service systems.

Mitigation: None.

References: Application materials; Referral response from Stanislaus County Public Works Department, dated April 30, 2024; Referral response from Stanislaus County Department of Environmental Resources – Groundwater Division, dated November 29, 2023; Referral response from Stanislaus County Department of Environmental Resources – Health Division, dated November 30, 2023; Referral response from Turlock Irrigation District, dated November 29, 2023; Referral response from Regional Water Quality Control Board, dated November 29, 2023; Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Turlock Rural Fire Protection District. The project was referred to the District, and no comments have been received to date. California Building and Fire Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and burning embers. Building permits will be reviewed by the County’s Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction. Wildfire risk and risks associated with postfire land changes are considered to be less-than significant.

Mitigation: None.

References: Application materials; California Fire Code Title 24, Part 9; California Building Code Title 24, Part 2, Chapter 7; Stanislaus County Local Hazard Mitigation Plan; Stanislaus County General Plan and Support Documentation¹.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion: Review of this project has not indicated any potential for cumulative impacts which might significantly impact the environmental quality of the site and/or the surrounding area. The project site is surrounded by scattered single-family

dwelling and ranchettes in all directions; field crops and orchards to the west, south and east; City of Turlock and industrial uses to the east; and State Route 99 and truck stops to the south. The project is a proposal to amend the General Plan and zoning designation of the 10.56± acre parcel from Agriculture and Planned Development (P-D) (305) to Planned Development, to allow for the reorganization and expansion of the Excell Center residential treatment facility for boys ages 9 to 18. The project is located within the City of Turlock's LAFCO adopted Sphere of Influence (SOI). Development within a city SOI cannot be approved, except for churches and agricultural related uses, without support from the city. The City of Turlock has provided development standards to be applied to the project. The closest parcels in agricultural production are planted in corns and oats, and almond trees adjacent to the project site to the west and south, respectively. A 15.78± acre parcel planted in corn and oats to the southwest of the project site is enrolled in the Williamson Act. Outside of the permitted uses for the A-2 zoning district, development of the surrounding properties would require discretionary approval, additional environmental review, and city support. Approval of the project is not anticipated to set a precedent for further development of the surrounding area. Any request to increase the number of youths on-site or expansion of the facility will be referred to the City of Turlock for review and comment and may require additional land use entitlements from the County.

No cumulative impacts are anticipated as a result of this project. The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation¹.

¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.



CENTRAL CALIFORNIA INFORMATION CENTER
California Historical Resources Information System
Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307

Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: 8/25/2023

Records Search File #: 12634N

Project: Hope Forward Project, 2513
Youngstown Road, Turlock, CA

Terry McAlister, Operations Director
Aspiranet
2513 Youngstown Road
Turlock, CA 95380
209-652-4960

tmc alister@aspiranet.org

Dear Mr. McAlister

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Turlock USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Resources Directory (ARD)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office survey plat for T5S R10E (dated 1855) does not show any historic features within the SW $\frac{1}{4}$ of Section 25.

- The Official Map of the County of Stanislaus, California (dated 1906) shows the SW ¼ of Section 25, T5S R10E divided into eight parcels—no individual landowner names are referenced. The alignments of Harding Road and Youngstown Road are also shown.
- The 1917 edition of the Turlock USGS quadrangle references the alignments of Harding Road and Youngstown Road and a building that would be 75 years in age (or older). We have no further information on file regarding this possible historical resource.
- The 1948 edition of the Turlock USGS quadrangle references the same information as listed above for the 1917 edition.

Prehistoric or historic resources within the immediate vicinity of the project area: None has been formally reported to the Information Center.

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: None has been formally reported to the Information Center.

Recommendations/Comments:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for transmitting the signed **Access Agreement Short Form**.

Note: Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services

Aspiranet Summary Report

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ATTACHMENT II

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Aspiranet
Construction Start Date	1/1/2025
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	29.0
Location	2519 Youngstown Rd, Turlock, CA 95380, USA
County	Stanislaus
City	Unincorporated
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2216
EDFZ	14
Electric Utility	Turlock Irrigation District
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.22

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1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
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Medical Office Building	40.5	1000sqft	0.93	40,500	13,500	0.00	—	Behavioral Health Facility
Parking Lot	42.8	1000sqft	0.98	0.00	324	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-10-B	Water Active Demolition Sites
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-12	Sweep Paved Roads

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

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2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.35	1.13	9.19	10.8	0.02	0.33	0.14	0.47	0.30	0.03	0.34	—	2,058	2,058	0.08	0.04	0.83	2,073
Mit.	1.35	1.13	9.19	10.8	0.02	0.33	0.14	0.47	0.30	0.03	0.34	—	2,058	2,058	0.08	0.04	0.83	2,073
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.84	20.1	14.5	15.7	0.03	0.64	2.84	3.48	0.59	1.35	1.95	—	3,009	3,009	0.11	0.09	0.04	3,038
Mit.	1.84	20.1	14.5	15.7	0.03	0.64	2.84	3.48	0.59	1.35	1.95	—	3,009	3,009	0.11	0.09	0.04	3,038

% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.89	1.30	6.21	7.16	0.01	0.23	0.16	0.39	0.21	0.05	0.26	—	1,361	1,361	0.05	0.03	0.24	1,371
Mit.	0.89	1.30	6.21	7.16	0.01	0.23	0.15	0.38	0.21	0.05	0.26	—	1,361	1,361	0.05	0.03	0.24	1,371
% Reduced	—	—	—	—	—	—	6%	3%	—	3%	1%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.16	0.24	1.13	1.31	< 0.005	0.04	0.03	0.07	0.04	0.01	0.05	—	225	225	0.01	< 0.005	0.04	227
Mit.	0.16	0.24	1.13	1.31	< 0.005	0.04	0.03	0.07	0.04	0.01	0.05	—	225	225	0.01	< 0.005	0.04	227
% Reduced	—	—	—	—	—	—	6%	3%	—	3%	1%	—	—	—	—	—	—	—

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2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.49	7.87	6.54	56.3	0.11	0.11	9.27	9.38	0.12	2.36	2.48	245	13,246	13,492	25.6	1.39	46.7	14,593
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.48	6.86	7.46	46.3	0.10	0.11	9.27	9.38	0.12	2.36	2.48	245	12,346	12,591	25.7	1.43	2.22	13,663
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.10	5.61	5.42	36.1	0.07	0.08	6.87	6.95	0.09	1.75	1.84	245	9,945	10,191	25.6	1.27	15.9	11,224

Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.93	1.02	0.99	6.59	0.01	0.02	1.25	1.27	0.02	0.32	0.34	40.6	1,647	1,687	4.23	0.21	2.64	1,858

6. Climate Risk Detailed Report

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	4	3	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	3	1
Drought	3	4	2	4
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	5	3	3	3

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	4	3	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	3	1

Drought	3	4	3	3
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	5	3	3	3

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

7. Health and Equity Details

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	100
Healthy Places Index Score for Project Location (b)	22.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.



SHERIFF'S OFFICE

Jeff Dirkse, Sheriff-Coroner

November 28, 2023

Emily DeAnda, Assistant Planner
 Stanislaus Co. Planning & Community Development
 1010 10th Street Place
 Modesto Ca 95358

Emily DeAnda,

This report is in response to the CEQA Early Consultation Referral for General Plan Amendment and Rezone Application No. PLN2023-0124 – Aspiranet, dated November 14, 2023. Over the past five years, there have been notable variations in the call for services (CFS) and crime incidents (CI) for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380. The years 2019 and 2020 witnessed an increase in CFS and CI rates, followed by a significant drop in 2021. Since then, there has been a gradual increase in crime rates in 2022 and 2023. This fluctuation can be attributed to a combination of social, economic, and environmental factors, as well as changes in policies regarding the reporting and handling of different types of incidents internally within the facilities.

The Aspiranet Center, formerly known as the Excell Center, is a youth service facility located in Stanislaus County. It operates under the law enforcement jurisdiction of the Stanislaus Sheriff's Office. The Aspiranet Residential Program is known for being trauma-informed and offers services to youth facing significant behavioral, emotional, and educational challenges. It is important to note that many of the youth coming from outside the county have extensive records of violent criminal behavior. The expansion plans for the Aspiranet Center aim to increase the number of youths from 16 to 62. This notable increase in residents, especially those requiring specialized behavior, violent criminal records, and mental health services, will result in a higher demand for patrol and emergency services. The extensive amount of time spent on these issues has a significant impact on law enforcement services to the community. It also increases the liability to both the Sheriff's Office and Stanislaus County. The Sheriff's Office has held multiple meetings with Aspiranet staff over the years to address the high call volume and the rise in combative and unpredictable situations.

The staff at Aspiranet agrees with the Sheriff's Office and shares their concerns. They strive to avoid calling the Sheriff's Office whenever possible. However, they do acknowledge that they must contact the Sheriff's Office when incidents escalate beyond their control. This lack of early intervention results in highly agitated and aggressive subjects by the time we arrive. The Sheriff's Office has investigated calls regarding staff members being seriously injured and requiring hospital care, as well as incidents of serious battery involving other facility youth that also required hospital care. Additionally, there have been reports of suicidal youth who are armed. This is in addition to the unacceptable number of mandated runaway/missing juvenile reports. The increase in aggressive behavior among youth places an undue and unfair burden on the Sheriff's Office in terms of liability and the potential use of force.

On January 6, 2023, deputies responded to a mental health crisis in which a resident barricaded himself with staff and other residents inside. Unfortunately, during the incident, the resident vandalized the facility, resulting in approximately \$20,078.09 worth of damage. The 5'9 youth, weighing 246 pounds, challenged our deputies and live-streamed his intentions on social media. Multiple deputies were deployed, and specialized teams were utilized to safely

Administration
 250 E. Hackett Rd
 Modesto, CA 95358
 (209) 525-7216

Operations
 250 E. Hackett Rd
 Modesto, CA 95358
 (209) 525-7188

Sheriff's Detention Center
 200 E. Hackett Rd
 Modesto, CA 95358
 (209) 525-5630

Coroner's Office
 921 Oakdale Rd
 Modesto, CA 95355
 (209) 567-4480

Civil Division
 801 11th St, Ste 2200
 Modesto, CA 95354
 PO Box 3288
 Modesto, CA 95353
 (209) 491-8762

Investigations
 250 E. Hackett Rd
 Modesto, CA 95358
 (209) 525-7074

Records
 250 E. Hackett Rd
 Modesto, CA 95358
 (209) 525-7117

Alternative Work Program/REACT
 194 E. Hackett Rd
 Modesto, CA 95358
 (209) 491-8771

Patterson Police Services
 33 S. Del Puerto Ave
 Patterson, CA 95363
 (209) 892-5071

Riverbank Police Services
 6727 Third St
 Riverbank, CA 95367
 (209) 869-7162

Hughson Police Services
 7018 Pine St/PO Box 9
 Hughson, CA 95326
 (209) 883-4052

Waterford Police Services
 115 E St
 Waterford, CA 95386
 (209) 874-2349

Training Center
 3805 Cornucopia Way
 Modesto, CA 95358
 (209) 567-4408

remove the youth from the facility. He spat on deputies and threatened to harm them, resulting in his physical restraint and subsequent arrest for obstruction of justice, resisting arrest, and vandalism. On September 15, 2023, deputies responded to Aspiranet due to a staff member being struck with a metal file organizer, causing them to briefly lose consciousness. The staff member had visible injuries to his nose and lip. The resident was arrested for assault with a deadly weapon. Later that day, the Sheriff's Office was informed by staff about another incident involving a juvenile resident vandalizing the property. However, the situation was resolved, and they did not require our response.

Please find attached a document from our Threat Assessment Unit, which highlights the major concerns associated with expanding this facility and increasing the number of youths from 16 to 62. It outlines the potential of exacerbating the current issues. Also attached is a copy of a letter dated November 2, 2020, that details some of these same issues surrounding calls for service at the Excell Center.

The presence of numerous troubled youths poses a significant risk and liability to both the Sheriff's Office and the surrounding community, as well as other law enforcement agencies in the area. The Sheriff's Office does not support this expansion and will need to consider designating this address as a non-response location due to the potential dangers it poses to staff. The expansion document fails to clearly represent the violent criminal record, mental health, and behavioral issues of the youth, most of whom come to our county from other counties. The document does not have a security plan or clearly state how they are assessing or classifying youth coming to the facility.

Sincerely,



JEFF DIRKSE
Sheriff-Coroner
Stanislaus County

CC: CEO Jody Hayes, Stanislaus County
Chairman Chance Condit, Stanislaus County Board of Supervisors
Supervisor Buck Condit, Stanislaus County Board of Supervisors
Supervisor Terry Withrow, Stanislaus County Board of Supervisors
Supervisor Vito Chiesa, Stanislaus County Board of Supervisors
Supervisor Mani Grewal, Stanislaus County Board of Supervisors



SHERIFF'S OFFICE
Jeff Dirkse, Sheriff-Coroner

COPY

November 2, 2020

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250 E. Hackett Rd
Modesto, CA 95358
(209) 525-7216

Operations
250 E. Hackett Rd
Modesto, CA 95358
(209) 525-7188

Sheriff's Detention Center
200 E. Hackett Rd
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(209) 883-4052

Waterford Police Services
115 E St
Waterford, CA 95386
(209) 874-2349

Training Center
3805 Cornucopia Way
Modesto, CA 95358
(209) 567-4408

Chris Essary
Aspiranet Residential Services
PO Box 1527
Turlock CA 95381

Dear Mr. Essary:

The Excell Center is a youth service facility located in Stanislaus County and falls under the law enforcement jurisdiction of the Stanislaus Sheriff's Office. The Excell Center can house approximately 40 juveniles through a Short Term Residential Therapeutic Program (STRTP). The Excell Center, and its programs, are operated by the nonprofit organization Aspiranet. Aspiranet's Residential Program is described as trauma-informed and provides services to young adults with significant behavioral, emotional, and educational challenges. Notably, the Excell Center facility carries the highest demand of calls for service, resources, and time spent compared to any other location within the jurisdiction of the Sheriff's Office.

In 2017, the Stanislaus County Sheriff's Office experienced an increase in calls for service at the Excell Center, peaking in 2018. During that year, the Sheriff's Office responded to the Excell Center 312 times and spent 506 hours handling those calls for service. An average of 1.7 hours of resources were spent per call. Many of the calls for service involved missing/runaway juveniles and various assault/battery incidents. The Sheriff's Office noticed an increase in the level of violent behavior from the attending youth. Aspiranet recognized the impact to our county, including the increase in youth runaways and aggressive behaviors. Aspiranet created and implemented a response plan to address the increased demand on the Sheriff's Office. The following year, the Sheriff's Office tracked a 35% decrease in calls for service from the Excell Center. Even with the reduction, the Excell Center retained the highest level of calls for service and hours spent per call compared to any other location within our jurisdiction.

In 2020, the Sheriff's Office experienced yet another increase in calls for service and resources spent at the facility. As of November 2, 2020, the Sheriff's Office has responded to 202 calls for service to the Excell Center and spent 426 hours of resources tending to the calls. The time spent on calls has increased to 2.1 hours per call. This does not include the time of the mandatory second deputy response. This extensive amount of time impacts law enforcement services to other members of the community. Due to the increased aggressive behavior of youth and maintaining overall safety, the Sheriff's Office implemented a mandatory second deputy when responding to the facility on all calls for service. In the month of September 2020 alone, the Sheriff's Office had 40 calls for service and 100 hours of time spent at the facility. This is unacceptable.

The Sheriff's Office has repeatedly met with the Excell Center regarding the increase in calls for service and increase in combative behavior from the youth at the facility. The

Excell Center recognized and agreed with the Sheriff's Office data and concerns. The Excell Center estimated 20 percent of the facility youth, at any given time, are responsible for the impacts being described. The Sheriff's Office has a deep concern for the safety of facility staff, campus youth, the surrounding community and the deputies responding to calls. The Sheriff's Office has investigated calls of staff being seriously injured requiring hospital care, serious battery on other facility youth requiring hospital care, suicidal youth armed with weapons, resisting arrest, and felonious crime. This is in addition to the unacceptable number of mandated runaway/missing juvenile reports. The rise in aggressive behavior of the youth places an undue and unfair burden on the Sheriff's Office concerning liability and potential use of force.

The Sheriff's Office can no longer carry the burden and demand forced on the agency by the negligent operations of the Excell Center. I have met with executives from the neighboring city of Turlock Police Department. Turlock PD has been impacted with calls for service and spent numerous resources dealing with delinquency and criminal activity from truant youth leaving the facility. The Stanislaus County Probation Department exhausts resources processing and relocating out of county youth arrested from the facility.

The Sheriff's Office is currently working on several options to potentially redirect financial costs, accountability, and liability back to the out of county agencies who send youth to the Excell Center and the Aspiranet Organization. The ongoing burden placed on the Sheriff's Office and the impact to our community surrounding the Excell Center is unacceptable and can no longer be tolerated.

Please contact me directly if you have any questions.

Sincerely,



JEFF DIRKSE
Sheriff-Coroner
Stanislaus County

CC: CEO Jody Hayes, Stanislaus County
Chairwoman Kristin Olsen, Stanislaus County Board of Supervisors
Supervisor Vito Chiesa, Stanislaus County Board of Supervisors
Supervisor Terry Withrow, Stanislaus County Board of Supervisors
Supervisor Jim DeMartini, Stanislaus County Board of Supervisors
Thomas Boze, Stanislaus County Counsel
Mayor Amy Bublak, City of Turlock
Interim Chief Miguel Pacheco, Turlock Police Department
Ruben Imperial, Stanislaus County Behavior Health & Recovery Services
Kathryn Harwell, Stanislaus County Community Services Agency
Chief Mark Ferriera, Stanislaus County Probation Department
CEO Vernon Brown, Aspiranet
Angela Carmack, California Department of Social Services
Assemblyman Adam Gray, State of California
Assemblyman Heath Flora, State of California

STANISLAUS COUNTY SHERIFF'S OFFICE THREAT ASSESSMENT UNIT

Crime Statistics for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380



Jeff Dirkse
Sheriff Coroner

Disclaimer: Please note the data was generated using the Stanislaus County Sheriff's Office Integrated Criminal Justice Information System (ICJIS) database. The report is for information purposes only, as the statistics are subject to change.

Date of Report: November 15, 2023

Date Range Searched: Jan 1, 2019 – November 15, 2023

Scope Note: This report is a response to the CEQA Early Consultation Referral for General Plan Amendment and Rezone Application No. PLN2023-0124 – Aspiranet dated November 14, 2023. The crime statistics presented below are for the properties located at 2513, 2517, and 2519 Youngstown Road, between South Golden State Boulevard and State Route 99 in the Turlock area.



CFS and CI Statistics Clustered Jan 1, 2019 - November 15, 2023
Call for Services (CFS) and Crime Incidents (CI) statistics for 2513, 2517, & 2519 Youngstown Rd, Turlock, CA 95380

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STANISLAUS COUNTY SHERIFF'S OFFICE THREAT ASSESSMENT UNIT

Crime Statistics for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380



Jeff Dirkse
Sheriff Coroner

Yearly Crime Trends by Category

2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380

Final Type	2019	2020	2021	2022	2023	Total
1053J Lost/Missing Child Under 16	52	45	0	7	5	109
1053 Lost/Missing Person 16 & over	35	47	0	5	1	88
Follow-Up Investigation	32	42	1	5	6	86
Information	17	14	2	6	6	45
5150 Mentally Disturbed Person	10	14	0	6	3	33
242 Battery	8	18	1	2	2	31
Security Check	5	6	0	0	4	15
415J Juvenile Disturbance/Problem	6	3	0	1	3	13
415 Fight	3	5	1	0	0	9
245 Assault W/Deadly Weapon	4	3	1	0	0	8
594F Felony Vandalism	2	3	0	0	1	6
Assist Other Agency	4	0	1	0	0	5
415V Fight-Verbal	3	1	0	1	0	5
1141 Ambulance Follow Up	3	1	0	0	0	4
E911C E911 Hang Up-Commercial Phone	3	0	0	0	0	3
Penal Code Violation	1	0	1	0	1	3
1064S Subpoena Service	3	0	0	0	0	3
Suspicious Circumstances	0	2	0	0	1	3
243D Battery W/Serious Injury	0	2	0	0	1	3
243 Battery W/Serious Injury	1	1	0	0	0	2
415F Fight-Family	0	1	0	1	0	2
417 Brandishing A Weapon	1	0	0	0	1	2
594 Malicious Mischief	1	1	0	0	0	2
422 Terrorist Threats	1	0	0	0	1	2
Other*	4	10	1	1	1	17
Grand Total	199	219	9	35	37	499

* These calls labelled as "Other" included reports of annoying children, attempted homicide, suspicious persons, assault, stolen vehicles, suicide attempts, resisting arrest, health and safety violations, trespassing, warrants, and petty theft.

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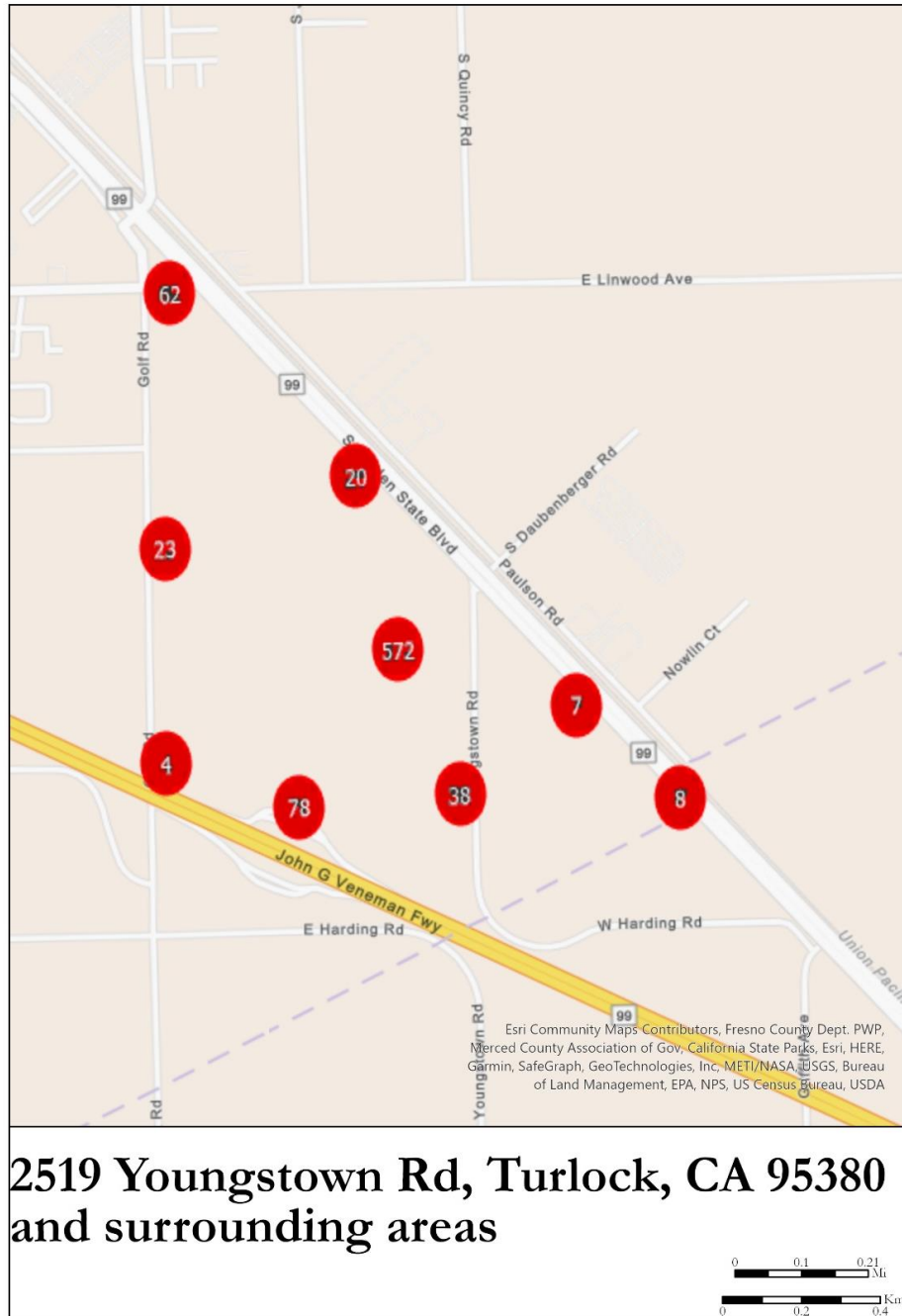
STANISLAUS COUNTY SHERIFF'S OFFICE THREAT ASSESSMENT UNIT

Crime Statistics for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380



Jeff Dirkse
Sheriff Coroner

Expanding the search location to include the neighboring areas between Golf Road and S Golden State Boulevard and Highway 99, as shown below, would result in a substantial increase in the number of CFS and CI.



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STANISLAUS COUNTY SHERIFF'S OFFICE

THREAT ASSESSMENT UNIT

Crime Statistics for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380



Jeff Dirkse
Sheriff Coroner

Yearly Crime Trends by Category

2519 Youngstown Rd, Turlock, CA 95380 and the surrounding locations

Final Type	2019	2020	2021	2022	2023	Total
Invest Follow-Up Investigation	36	46	1	19	9	111
1053J Lost/Missing Child Under 16	52	45	0	7	5	109
1053 Lost/Missing Person 16 & Over	35	46	0	5	1	87
Information	22	20	4	12	10	68
Security Check	9	16	4	2	9	40
5150 Mentally Disturbed Person	12	17	1	6	4	40
Assist Other Agency	11	7	8	4	7	37
Traffic Stop	12	10	8	4	3	37
242 Battery	8	18	2	3	2	33
1037 Suspicious Person(S)	7	9	6	4	2	28
415V Fight-Verbal	4	4	1	4	2	15
415J Juvenile Disturbance/Problem	7	3	0	2	3	15
415F Fight-Family	3	4	1	4	1	13
415 Fight	3	6	2	0	0	11
245 Assault W/Deadly Weapon	4	3	1	0	0	8
1141 Ambulance Follow Up	4	1	2	0	0	7
370 Public Nuisance	0	3	0	4	0	7
415E Noise Disturbance	0	1	0	4	2	7
Area Check	1	2	0	0	3	6
E911P E911 Hang Up-Pay Phone	6	0	0	0	0	6
594 Malicious Mischief	1	4	0	1	0	6
594F Felony Vandalism	2	3	0	0	1	6
1064S Subpoena Service	4	0	2	0	0	6
602 Trespassing	1	1	0	3	1	6
488 Petty Theft	1	2	0	3	0	6
PC Penal Code Violation	1	0	1	2	1	5
Suspicious Circumstances	1	2	0	0	1	4
Warrant	2	1	1	0	0	4
Public Service	0	2	1	1	0	4
Civil	0	0	1	3	0	4
459v Vehicle Burglary	0	0	2	2	0	4
1038 Suspicious Vehicle(s)	0	3	0	0	0	3

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STANISLAUS COUNTY SHERIFF'S OFFICE

THREAT ASSESSMENT UNIT

Crime Statistics for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380



Jeff Dirkse
Sheriff Coroner

Panic Alarm	2	0	1	0	0	3
E911c E911 Hang Up-Commercial Phone	3	0	0	0	0	3
417 Brandishing A Weapon	1	1	0	0	1	3
Shots Sounds of Shots Fired	0	2	0	1	0	3
602l Trespassing Inside A Building	0	2	1	0	0	3
243d Battery W/Serious Injury	0	2	0	0	1	3
246 Shooting At Occ Dwelling/Veh	0	0	1	0	1	2
1179 Accident-Injuries	0	2	0	0	0	2
10851r Stolen Vehicle Recovery	0	2	0	0	0	2
487 Grand Theft	0	0	1	1	0	2
459 Burglary	0	1	0	0	1	2
243 Battery W/Serious Injury	1	1	0	0	0	2
Lost Property	1	0	0	1	0	2
C6 Follow Up	0	1	0	0	1	2
1044 Suicide Attempt	0	1	0	0	1	2
C8AR Audible Burglary Alarm (Residential)	2	0	0	0	0	2
California Vehicle Code Violation	1	1	0	0	0	2
422 Terrorist Threats	1	0	0	0	1	2
484G Credit Card Fraud	0	0	0	1	0	1
13700 Domestic Violence Incident	0	0	0	0	1	1
374 Littering/Trash Dumping	0	0	0	0	1	1
653X Annoying Phone Calls To 911	0	0	0	1	0	1
653M Annoying Phone Calls	0	1	0	0	0	1
664187 Attempted Homicide	0	0	0	1	0	1
459C Commercial Burglary	0	0	0	1	0	1
415N Disturbance Between Neighbors	0	0	0	0	1	1
459R Residential Burglary	0	1	0	0	0	1
243E1 Domestic Battery	0	1	0	0	0	1
647B Prostitution	0	1	0	0	0	1
148 Resisting Arrest	0	1	0	0	0	1
273-5 Spousal Abuse	0	0	0	0	1	1
22500 CVC-Illegally Parked Vehicle	0	0	1	0	0	1
Message Delivery	0	1	0	0	0	1
13700 Domestic Violence Stand-By	0	1	0	0	0	1
1064w Warrant Service	0	0	0	1	0	1

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5 of 6

STANISLAUS COUNTY SHERIFF'S OFFICE THREAT ASSESSMENT UNIT

Crime Statistics for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380



Jeff Dirkse
Sheriff Coroner

530-5 Identity Theft	0	0	0	0	1	1
10851 Stolen Vehicle	0	0	1	0	0	1
240 Assault	1	0	0	0	0	1
Stop	0	1	0	0	0	1
245NF Adw-No Fire Response	0	1	0	0	0	1
647-6 Annoying Children	0	0	0	0	1	1
Found Property	0	1	0	0	0	1
Working Structure Fire Residential	0	1	0	0	0	1
Health & Safety Violation	1	0	0	0	0	1
1064f Felony Warrant Service	0	1	0	0	0	1
Grand Total	263	307	55	107	80	812

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106

STANISLAUS COUNTY SHERIFF'S OFFICE THREAT ASSESSMENT UNIT

Crime Statistics for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380

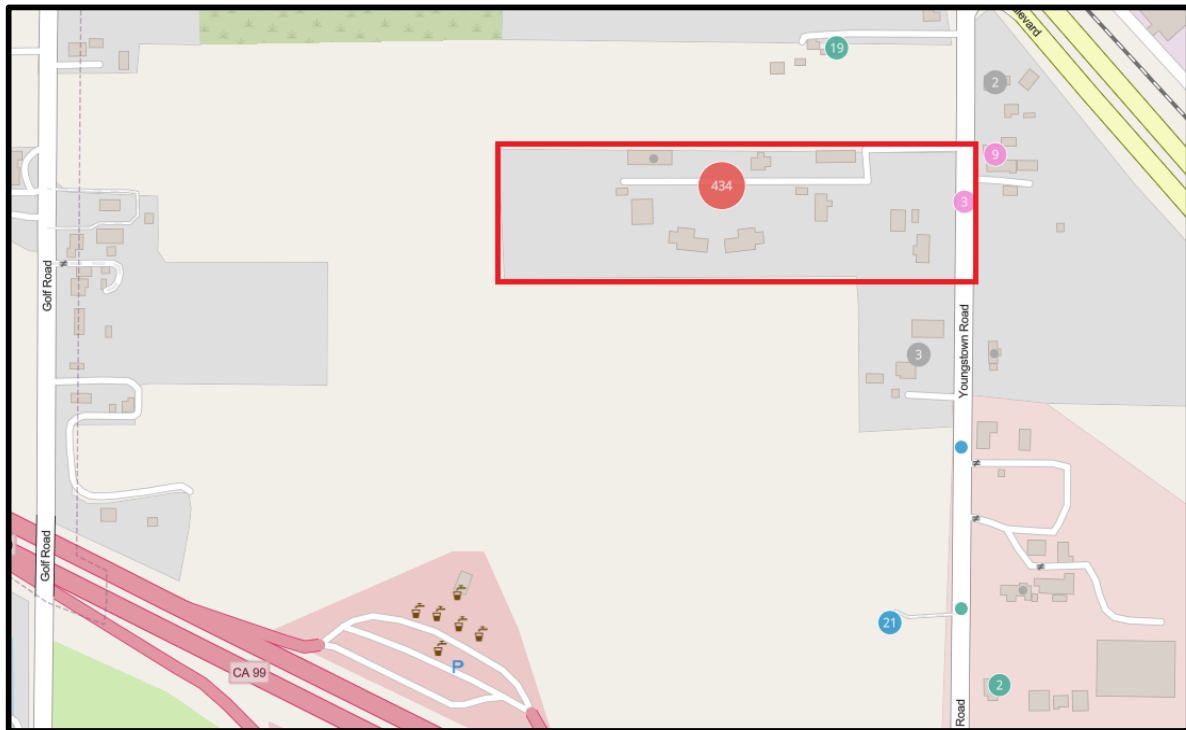


Jeff Dirkse
Sheriff Coroner

Analysis of the Past Five Years

Crime Rate Fluctuations

Over the past five years, call for services (CFS) and crime incidents (CI) for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380 have exhibited notable variations. The years 2019 and 2020 saw a rise in CFS and CI rates, followed by a significant drop in 2021. Since then, there has been a gradual increase in crime rates in 2022 and 2023. This fluctuation can be attributed to a combination of social, economic, and environmental factors as well as facilities change in policies in what type of incidents to report and what to handle internally.



Lost/Missing Persons

The high numbers of lost/missing children and adults indicate an ongoing concern in the area. The introduction of new residential areas and facilities could potentially exacerbate this issue. These developments often bring increased population density and the challenges associated with managing a larger and more diverse population.

Mental Health-Related Incidents

The gradual increase in incidents involving mentally disturbed persons suggests an existing strain on resources dedicated to addressing mental health issues. The

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STANISLAUS COUNTY SHERIFF'S OFFICE

THREAT ASSESSMENT UNIT

Crime Statistics for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380



Jeff Dirkse
Sheriff Coroner

development of new residential areas and foster care facilities could further strain these resources if not adequately addressed.

Juvenile and Domestic Disturbances

The data shows a presence of juvenile disturbances and domestic fights. The influx of new residents, especially in a foster care setting, might increase the complexity of these issues.

Potential Future Impacts

Impact on Local Safety and Patrol Needs

- **Increased Population:** The expansion plans to increase the number of youths from 16 to 62. This significant increase in residents, particularly those requiring specialized behavioral and mental health services, may lead to a higher demand for patrol and emergency services.
- **Staff Increase:** With the staff numbers rising to 105, there will be more adult activity on site, possibly requiring additional security and patrol oversight.

Transportation and Traffic

- **Transportation and Traffic:** The anticipated increase in mini-van trips for student transportation (36-59 roundtrips per day) could impact local traffic patterns, potentially leading to increased traffic-related incidents or the need for traffic control measures.

Law Enforcement Services

- The expansion of services and facilities, including a crisis services facility and wellness center, might attract more visitors and increase the demand for local services, including law enforcement services.

Geographical Scope Consideration

- Expanding the geographical scope to include neighboring areas may reveal an increase in crime statistics, which is essential to consider in the context of this expansion. For instance, the table below shows the total number of all calls for services for Beat 6 for each of those years. And the map shows how CFS and CI clustered could be increased when counting the geographical locations surrounding this facility is expanded.

Beat	2019	2020	2021	2022	2023
SP06	2655	2338	2322	1987	1710
SP36	1456	1322	1066	1014	829
Grand Total	4111	3660	3388	3001	2539

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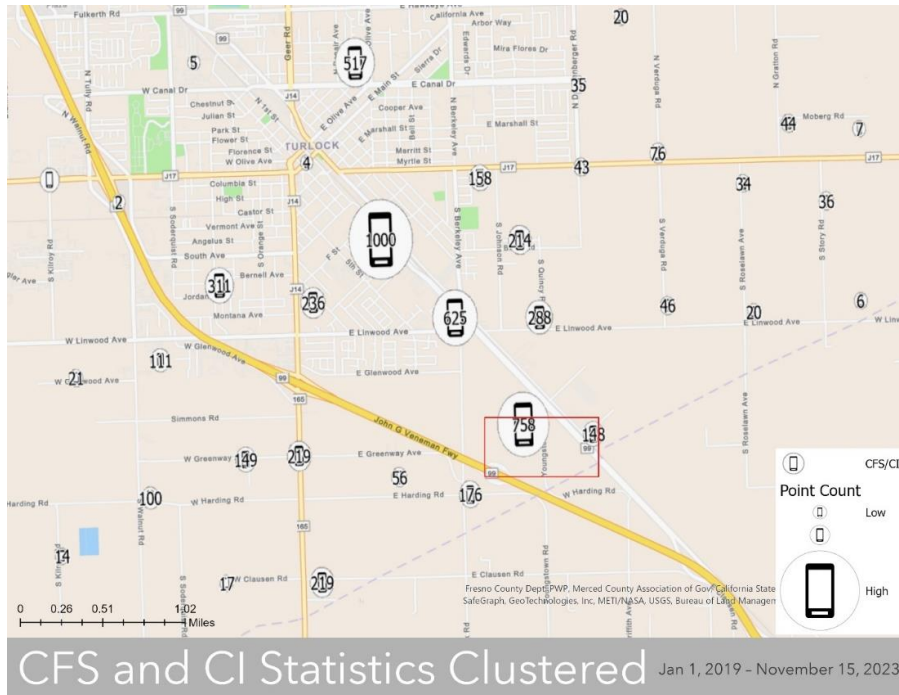
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STANISLAUS COUNTY SHERIFF'S OFFICE THREAT ASSESSMENT UNIT

Crime Statistics for 2513, 2517, and 2519 Youngstown Rd, Turlock, CA 95380



Jeff Dirkse
Sheriff Coroner

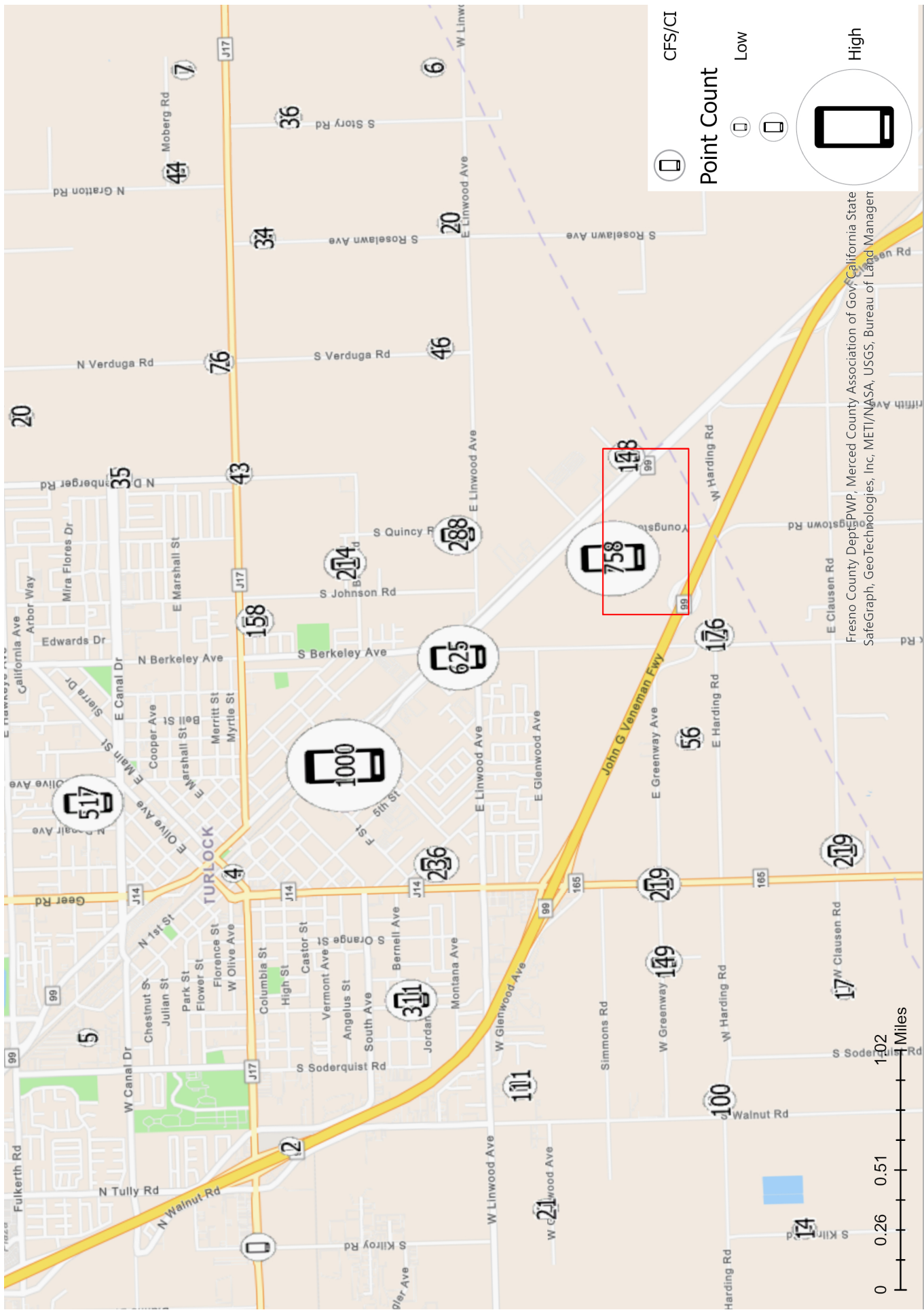


Conclusion

While the expansion of the Excell Center aims to enhance capacity and services, it is crucial to assess its potential impacts. The expansion could increase CFS and CI in the area and impact patrol units at the Sheriff's Office. Effective planning and proactive measures are necessary to mitigate any potential negative impacts and ensure the safety and well-being of both the facility's residents and the surrounding community.

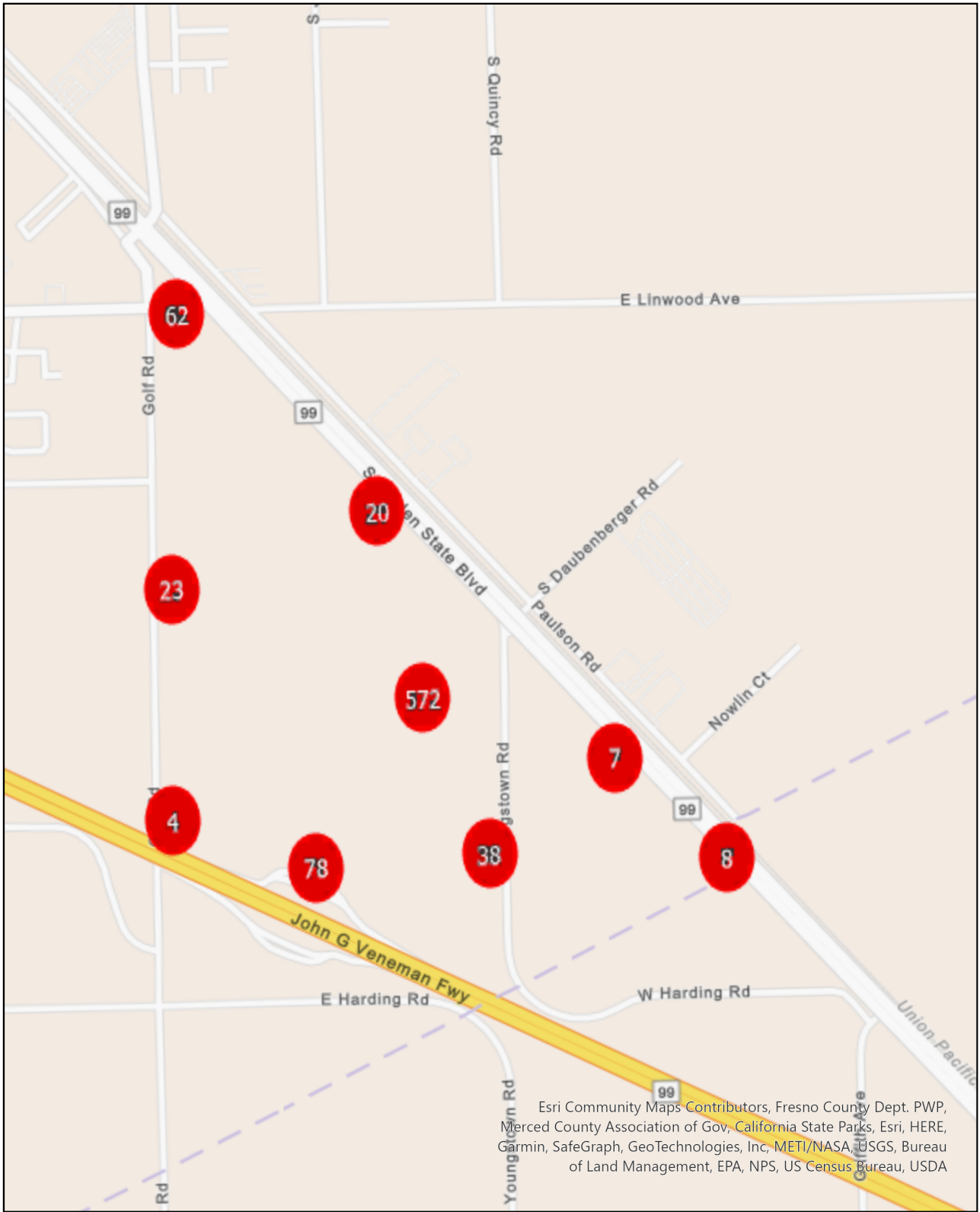
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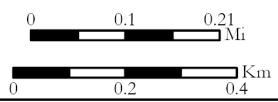


CFS and CI Statistics Clustered

Jan 1, 2019 - November 15, 2023



2519 Youngstown Rd, Turlock, CA 95380 and surrounding areas





CFS and CI Statistics Clustered Jan 1, 2019 - November 15, 2023



ADRIENNE WERNER
Interim Development Services Director
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DEVELOPMENT SERVICES
PLANNING DIVISION

156 S. BROADWAY, SUITE 120 | TURLOCK, CALIFORNIA 95380 | PHONE 209-668-5542 EXT 2203 | FAX 209-668-5107 | TDD 1-800-735-2929

February 21, 2024

Emily DeAnda
Assistant Planner
Stanislaus County Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

**SUBJECT: General Plan Amendment and Rezone Application No. PLN2023-0124 –
Aspiranet at 2513, 2517 and 2519 Youngstown Road, Stanislaus County APN
044-032-007**

Dear Ms. DeAnda:

Thank you for providing the City of Turlock the opportunity to comment on the request to amend the Stanislaus County General Plan and zoning designation of a 10.56± acre parcel from Agriculture and Planned Development 305 (PD 305) to Planned Development to allow for the expansion of the Excell Center residential treatment facility.

PROJECT DESCRIPTION

Aspiranet has clarified the original project description explaining that they are not expanding the number of students to 62 (this number was listed in error); they currently are only anticipating an increase of three (3) students to their State license for their residential program, from 16 to 19 youths, and their student youth numbers will hold steady at 13, for a total of 32 youths on-site. Under a previous land use entitlement, Aspiranet was permitted for 34 youths on-site. They are anticipating increasing the number by three youths under their state license for the residential program. All other information within the Early Consultation is still relevant. The project site is currently improved with urban uses including a 2,850 square foot office, four dwellings totaling approximately 16,324 square feet, and a 5,418 square foot private school building. Four buildings totaling approximately 10,470 square feet will be demolished to accommodate the new construction. Aspiranet proposes to construct an additional 40,410± square feet of building space.

RECOMMENDED CONDITIONS OF APPROVAL

The project is located inside the City's Sphere of Influence. The project site is in the Turlock Study Area with a General Plan designation of Urban Reserve. The current General Plan addresses future community needs through the year 2030. Land classified as Urban Reserve in the current General Plan is that which is believed to remain committed to agricultural uses for

the foreseeable future. The City anticipates that land classified as Urban Reserve will be developed with urban uses; but, likely beyond the horizon of the current General Plan (2030). Therefore, in accordance with Policy Twenty-Six of the Stanislaus County General Plan, the City is requesting the project be held to City standards and design guidelines as outlined below:

1. A minimum 10-foot wide landscaped area shall be installed along the Youngstown Road frontage. The landscaped area shall include a mix of trees, shrubs and drought tolerant plants to provide screening of parking areas. Landscaping shall meet the requirements of the State Water Efficient Landscape Ordinance.
2. Pave all driveways, drive aisles, and parking areas. Any parking lot areas for employee and visitor parking shall be developed in accordance with Turlock Municipal Code Section 9-2-214 and the City of Turlock Standards. The parking lot shall have paving, drainage, wheel stops, curbing, lighting and space marking. In all parking lots with a capacity of five (5) parking spaces or more, a minimum of one (1) shade tree for every five (5) spaces shall be provided in landscape islands within the parking lot. Tree spacing shall be such that every designated parking space is within thirty (30') feet of the trunk of a tree.
3. The 10-foot tall masonry wall shall be landscaped with vines to discourage graffiti.
4. Full frontage improvements shall be installed, to City Standards, including, curb, gutter, sidewalk and the installation of commercial driveway approaches.
5. Any increase in the number of students shall first be subject to review and approval by the City of Turlock.
6. Developer shall implement source control measures consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment for the pollutant generating activities listed in Section E.12.d of the Phase II MS4 General Permit.
7. Developer shall incorporate all post construction BMPs necessary to comply with the Phase II MS4 General Permit issued by the State Water Resources Control Board to the City of Turlock.

The City of Turlock Chief of Police, Jason Hedden, has submitted a letter expressing his opposition to the expansion of the existing facility. A copy of Chief Hedden's letter is enclosed.

Please contact me if you have any questions regarding these comments at (209) 668-5542 x2203. City staff is available to meet with the applicant, if desired.

Sincerely,



Adrienne Werner

Interim Development Services Director/Planning Manager

Enclosures



Jason Hedden
CHIEF OF POLICE
jhedden@turlock.ca.us



Turlock Police Department

244 N. BROADWAY | TURLOCK, CALIFORNIA 95380 | PHONE 209-664-7302 | FAX 209-668-5226

February 20, 2024

Emily DeAnda, Assistant Planner
Stanislaus Co. Planning & Community Development
1010 10th Street Place
Modesto, CA 95358

Dear Ms. DeAnda:

This letter is in response to the CEQA Early Consultation Referral for General Plan Amendment and Rezone Application No. PLN2023-0124 — Aspiranet, dated November 14, 2023. I am writing to express my opposition to the proposed expansion of the facility. The number of calls generated has increased over the last two years which have impacted the Turlock Police Department. The concern is based on the expansion from 16 youths to 32.

In the last three years, officers have contacted 22 youths associated with 2513 Youngtown Road. We can predict that this number of calls will continue to increase with this proposed expansion. In addition, I have attached a document with all calls for service from Aspiranet facilities that shows the impact on the Turlock Police Department from November 2021 through October 2023.

The presence of numerous troubled youths poses a significant risk and liability to both the Turlock Police Department and the surrounding community. I want to be clear, the Turlock Police Department does not support this expansion. The expansion document submitted to the county's planning department fails to clearly represent the violent criminal record, mental health, and behavioral issues of the youth, most of whom come to our county from other counties. The document does not have a security plan or clearly state how they are assessing or classifying youth coming to the facility.

Sincerely,

JASON HEDDEN
Chief of Police

JH/sb

cc: Adrienne Werner, Interim Director of Development Services & Planning Manager
Attachment



CRIME & COMMUNITY INFORMATION ANALYST
(209)664-7329

CALLS GENERATED (1/1/2021 - 1/31/2024)

	2021	2022	2023	2024	Grand Total
ASPIRANET					
151 E Canal Dr	4	9	5	1	19
ASPIRA COUNSELING					
420 E Canal Dr	7	2	6	1	16
TURLOCK FAMILY RESOURCE CENTER					
2160 Geer Rd	15	2	4	1	22
EXCELL CENTER-2513 YOUNGSTOWN RD					
2513 Youngstown Rd	4	1	6		11
Grand Total	30	14	21	3	68



	2021	2022	2023	2024	Grand Total
ASPIRANET	4	9	5	1	19
ASSIST OTHER AGENCY	0	1	0	0	1
CITY ORDINANCE	1	0	0	0	1
CODE 6	0	1	0	0	1
COMMERCIAL ALARM	0	0	1	0	1
DISTURBANCE-VERBAL IN PROGRESS	0	0	1	0	1
FOUND PROPERTY	0	1	1	0	2
RESIDENTIALLY CHALLENGED	0	0	1	0	1
SUSPICIOUS PERSON	1	2	0	0	3
SUSPICIOUS VEHICLE & PERSON	0	0	0	1	1
TRESPASS IN PROGRESS	0	3	1	0	4
WARRANT ARREST	0	1	0	0	1
DAMAGED PROPERTY	1	0	0	0	1
FIREWORKS VIOLATION	1	0	0	0	1
Grand Total	4	9	5	1	19

	2021	2022	2023	2024	Grand Total
ASPIRA COUNSELING	7	2	6	1	16
9-1-1 INFORMATION	2	0	0	0	2
CITY ORDINANCE	0	0	1	0	1
RESIDENTIALLY CHALLENGED	0	0	1	0	1
SECURITY CHECK	0	0	1	0	1
SICK PERSON - MENTAL	0	0	1	0	1
SICK PERSON - SUICIDE	0	0	0	1	1
SUSPICIOUS INCIDENT	1	0	0	0	1
SUSPICIOUS PERSON	1	0	0	0	1
TRESPASS IN PROGRESS	0	0	1	0	1
WARRANT ARREST	0	1	0	0	1
WEAPON VIOLATION	0	0	1	0	1
PANIC ALARM	1	0	0	0	1
Grand Total	7	2	6	1	16

	2021	2022	2023	2024	Grand Total
TURLOCK FAMILY RESOURCE CENTER	15	2	4	1	22
ASSIST OTHER AGENCY	1	0	0	0	1
CITY ORDINANCE	4	0	0	0	4
DISTURBANCE - IN PROGRESS	0	0	1	0	1
SECURITY CHECK	0	0	1	0	1
SICK PERSON - MENTAL	0	0	0	1	1
SICK PERSON - SUICIDE	0	0	1	0	1
SUSPICIOUS PERSON	2	1	0	0	3
TRESPASS IN PROGRESS	3	0	1	0	4
TRESPASSING	4	0	0	0	4
BIKE STOP	1	0	0	0	1
DAMAGED PROPERTY	0	1	0	0	1
Grand Total	15	2	4	1	22

	2021	2022	2023	Grand Total
EXCELL CENTER-2513 YOUNGSTOWN RD	4	1	6	11
9-1-1 INFORMATION	1	0	2	3
ASSIST OTHER AGENCY	1	1	1	3
CODE 6	1	0	0	1
JUVENILE - OTHER	0	0	1	1
REFER TO OTHER AGENCY	0	0	1	1
SICK PERSON - MENTAL	0	0	1	1
EQUIPMENT	1	0	0	1
Grand Total	4	1	6	11

Stanislaus County Planning Department

Hope Forward Campus Safety Planning

April 2, 2024

Reference General Plan Amendment and Rezone Application NO. PLN2023-0124 – Aspiranet

Safety Planning for Hope Forward Campus Rezone Application

The site plan application incorporates a number of new buildings, landscaping & ground changes, and program improvements that assure greater safety for clients and staff on the Hope Forward Campus. The safety features in the plan will significantly decrease the incidences in which law enforcement will be asked or need to become involved with or on the Hope Forward Campus.

Consortium of Counties

The Central Valley has few, if any, facilities for youth who are experiencing a mental health crisis. Therefore, when youth in our current programs experience an increase in symptoms, there are no options to transfer them to the higher levels of care needed. As a result, they remain on the campus where elevated behaviors on occasion cannot be contained. The proposed site plan includes small, secured crisis units with increased therapeutic support for youth to be moved to for the duration of their crisis episode, providing counties with a much-needed resource.

The Hope Forward Campus project is supported by a consortium of regional county departments of social service, behavioral health, and juvenile probation. Stanislaus County has provided the lead in the development of the consortium with support and input from San Joaquin County and Merced County.

Based on research, Aspiranet asserts that integrating these innovative components will decrease contact with law enforcement and decrease negative interactions with the community.

Buildings/Grounds

1. A 10-foot-tall fence will surround the facility while maintaining a high-end appearance of a “gated community”.
 - a. Fencing the prime campus provides for youth safety when they become emotionally escalated. The fenced 10 acre campus and grounds provide for staff intervention to be “contained” during emotionally escalated events that may occur reducing the likelihood that youth can:
 - I. Leave the campus resulting in reporting “runaway” status.
 - II. Prevents youth from accessing the Highway 99 Rest Stop.
 - III. Reduces the impact of youth in the community on “runaway” status.
 - b. The fencing proposed in the plan controls for access of individuals deemed inappropriate for interaction with youth being served on the campus.
 - c. Unapproved peers and adults associated with the youth will be prevented from gaining access to the campus. Only approved peers and adults will have access to the campus through the Intake Center behind the gate or thorough the security gate provided for vehicle access. Access will be monitored 24/7.
 - d. Security protocols will be established at the Intake Center.

- e. In the past individuals have been able to provide contraband through access to the “open” campus, have encouraged the youth to run away, and/or threatened to come to the site to cause harm to the youth and/or staff. Point of access to the campus is limited due to the fence and controlled entry to the campus.
2. Landscaping “Chill Zones” are called for in the plan.
 - a. Youth participants advising the development of the site plan have requested outside “chill zones”. Areas designated to de-escalate.
 - b. Youth will know where they can safely “run to” when escalated.
 - c. The capacity to “run-it-off” inside a gated community utilizing the “chill zones” provides for greater safety for youth and the community.
 - d. The “Chill Zones” have been incorporated into the landscape plan.
3. Improved communication and monitoring has been added to the plan
 - a. “State of the Art” cameras and communication equipment will be available to monitor the campus.
 - b. Communication and monitoring anywhere on the campus will be readily available.
 - c. Communication and monitoring equipment can be accessed both on-site and remote 24/7.
4. Construction materials will be chosen to decrease the potential for youth to engage in property destruction.
 - a. Historic property damage results from using typical building materials, which can be easily destroyed.
 - b. The proposed facilities are designed to use interior and exterior materials, which will be much harder to damage when a youth experiences escalations in their emotions. As example”
 - I. Interior walls will be a type of hardwood rather than drywall.
 - II. “Skirting” around each building will be a concrete block.
 - III. HVAC units will be caged and/or on roofs.
 - IV. Roof eaves will be designed to make access to roofs difficult or nearly impossible to access.
 - c. Construction, building fixtures, and furnishings have been designed with a focus on ligature as primary concern to avoid suicide attempts.

Program Safety Improvement/Interventions

1. Crisis Intervention and safety is a prime focus of the Hope Forward Campus plan.
 - a. A Psychiatric Health Care Facility is proposed to be built on the campus. It is a significant new building proposed in the application.
 - I. The Psychiatric Health Facility (PHF) will be licensed by the Department of Health Care Services and Stanislaus County Behavioral Health Department. It will be a **locked** facility.
 - II. Aspiranet will request **5585 Authority** to restrain youth in crisis who are deemed a danger to themselves or others.
 - i. Staff will be able to intervene immediately to de-escalate behaviors through restraint and isolation.
 - ii. Safety protocols for clients and staff will be licensed and regulated by the Department of Health Care Services and Stanislaus Behavioral Health.
 - b. Presently Aspiranet needs to call upon the Sheriff’s Department to restrain youth in crisis who may be a danger to themselves or others during significant episodes.

- i. The PHF will allow Aspiranet to intervene immediately eliminating the need to call the Sheriff during serious escalated events.
 - ii. Aspiranet is prepared to review how response time for Sheriff “calls” for previous events has led to greater destruction of property and the need for the Sheriff Department to prepare for a safety response for such calls, resulting in the deployment of Sheriff Department assets that would no longer need to occur.
 - iii. Aspiranet’s proposed planned development is specifically designed to provide clients with the safety that is needed to eliminate law enforcement engagement.
 - c. A Crisis Residential Facility (CRF) will be housed in the same building providing the PHF.
 - I. Youth in crisis not needing a “locked” facility will have available to them the services of a secure facility if needed and access to staff certified to provide services to address the immediate crisis.
 - II. A Crisis Stabilization Unit (CSU) will also be housed in the same building as the PHF and the CRF. The CSU is for short-term “cooling off” periods to assess needs and further interventions when an immediate crisis needs a measured response in order to provide for appropriate interventions. The CSU is less than 24hour intervention.
2. Aspiranet on the existing campus has licensed the existing group homes, known as STRTPs (Short Term Residential Therapeutic Programs) at six to eight (6 to 8) youth to be housed together in a single housed building.
 - a. **As part of the current redesign:**
 - I. **Only two of the existing “homes” will have a maximum of four (4) youth.**
 - II. **The remaining two existing homes on the campus will have a capacity of two (2) or one (1) client(s).**
 - III. **The licensed capacity for the Hope Forward Campus has been reduced to sixteen (16) youth for STRTP programming.**
 - IV. A decrease in the number of youth living together while maintaining the same number of staff as required for a home of 6 to 8 youth will decrease the incidence of negative peer interactions. Aspiranet can document that decrease in incidents as a result.
3. Increased pre-vocational, recreational, and leisure time facilities and activities on the site will be housed in the Multi-use building. These include:
 - a. Pre-vocational/vocational: Youth will have the opportunity to be mentored by the on-site kitchen staff, maintenance team, and volunteers, who will provide pre-vocational and vocational training opportunities for the youth on a case-by-case basis, thereby increasing their self-esteem and opportunities for their future.
 - b. Recreational: The physical site will include multiple opportunities for youth to develop their recreational skills and expend energy appropriately. Specific areas will include indoor and outdoor sports courts, a swimming pool, and bike/scooter paths.
 - c. Leisure-time: Youth will have additional opportunities to use their time constructively and develop personal talents and skills. Additional opportunities include working with staff in gardens, cooking, nutrition, and meal prep in a standard kitchen and an outdoor BBQ area, computer skills, and potentially tending to animals.
4. A continuum of services will ensure youth can seamlessly move to more intensive support when needed.

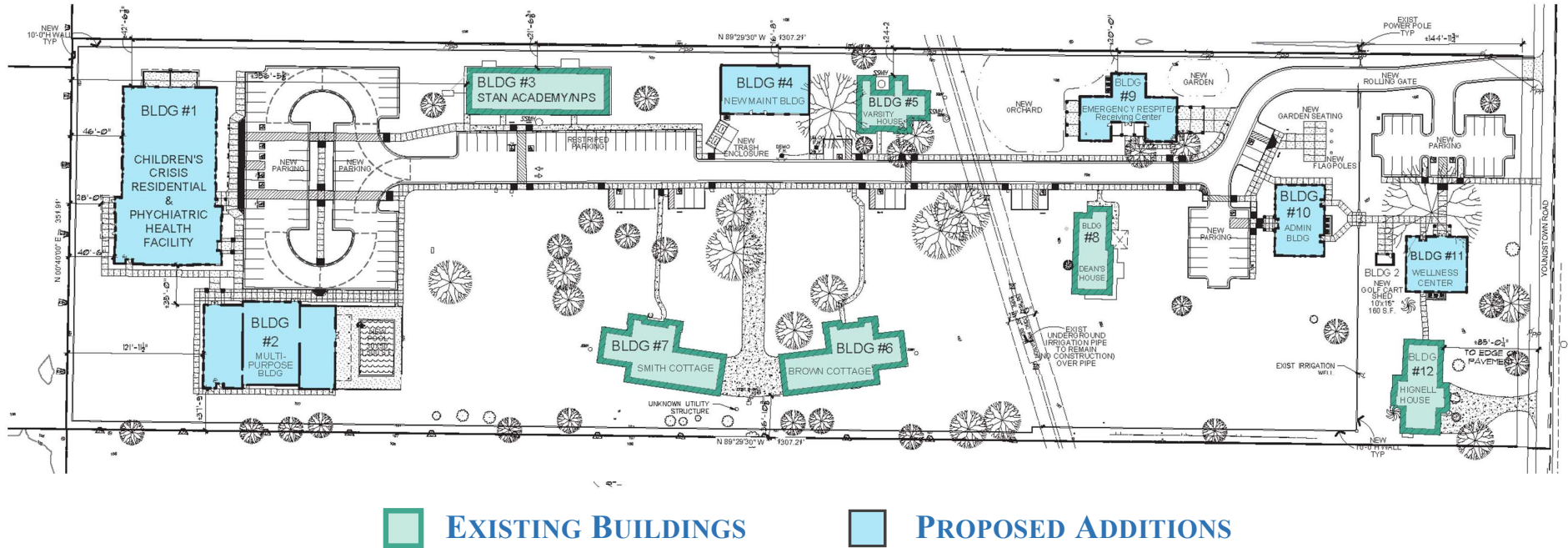
HOPE FORWARD CAMPUS – AERIAL OVERLAY

122



HOPE FORWARD CAMPUS SITE RENOVATION

123



HOPE FORWARD CAMPUS SERVICE CONTINUUM

BUILDING #1 - CRISIS CARE / STABILIZATION

Children's Crisis Residential – Immediate response for six youth for ten days leading to stabilization and transition to less restrictive services inclusive of residential care, foster care, or even reunification.

Psychiatric Health Facility – Immediate response to concerns of safety for eight youth preventing hospitalization and offering transition within thirty days.

BUILDING #2 – MULTI-PURPOSE BUILDING

Arts/Crafts Rooms/Commercial Kitchen/Group Sessions/Pool & Gym

BUILDING #4 – STORAGE/MAINTENANCE BUILDING

BUILDING #9 – EMERGENCY RESPITE/ TRANSITIONAL SHELTER CARE

Referred to as a “Receiving Center” can provide emergency care and supervision to evaluate and support for eight youth when behavioral and care disruptions occur in the continuum of care for the consortium counties allowing time new service plans.

BUILDING #10 ADMINISTRATIVE BUILDING

(INSIDE FENCE)

Intake/Discharge/Administration

BUILDING #11 –WELLNESS CENTER/WELCOMING

(OUTSIDE FENCE)

The Wellness Center is designed as a coordination hub for youth and families and serves multiple purposes

BUILDING #3 - STANISLAUS ACADEMY NPS

Non-Public School

STRTP FOR ONE OR TWO

- **BUILDING #5 VARSITY HOUSE FOR ONE**
- **BUILDING #8 DEAN'S HOUSE FOR TWO**

Short Term Residential Therapeutic for One/Two – Offering one or two youth intensive services for two months working towards stabilization and movement to less restrictive environments.

STRTP FOR FOUR

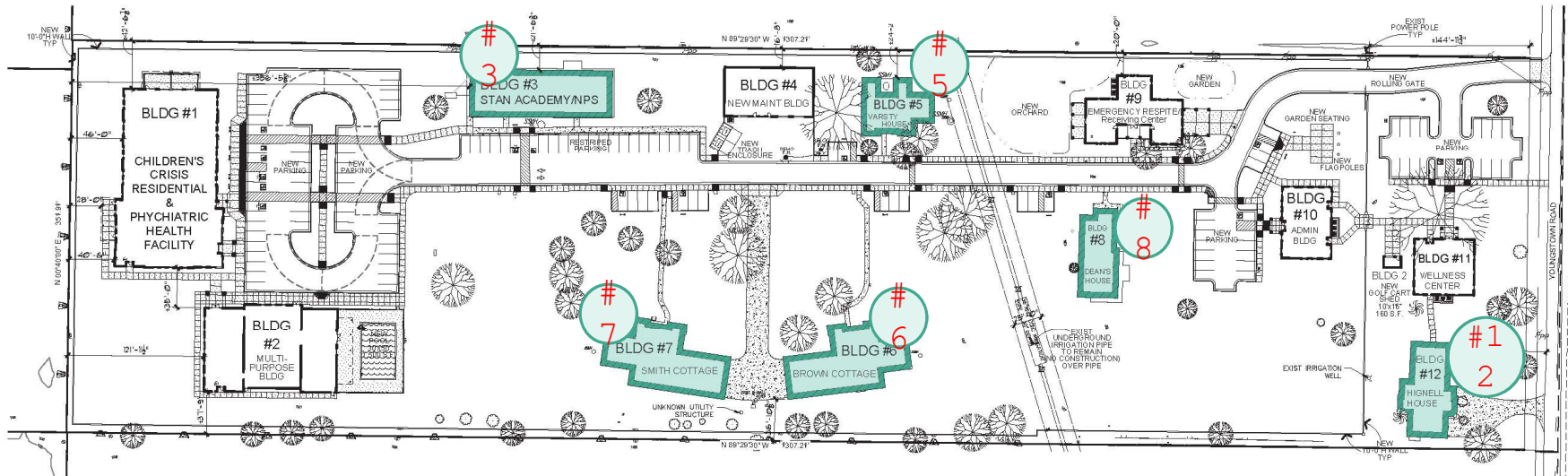
- **BUILDING #6 BROWN COTTAGE**
- **BUILDING #7 SMITH COTTAGE**

Short Term Residential Therapeutic Enhanced – Offering sixteen youth up to six months the opportunity to be provided services to transition to less restrictive environments intervening in care disruptions.

BUILDING #12 HIGNELL FAMILY VISITATION CENTER

The Family Visitation programming is to decrease the length of stay in congregate care programs by supporting family contact in a supervised “household” environment and to allow for family visits in a household setting rather than an office setting.

EXISTING BUILDINGS AND SERVICES

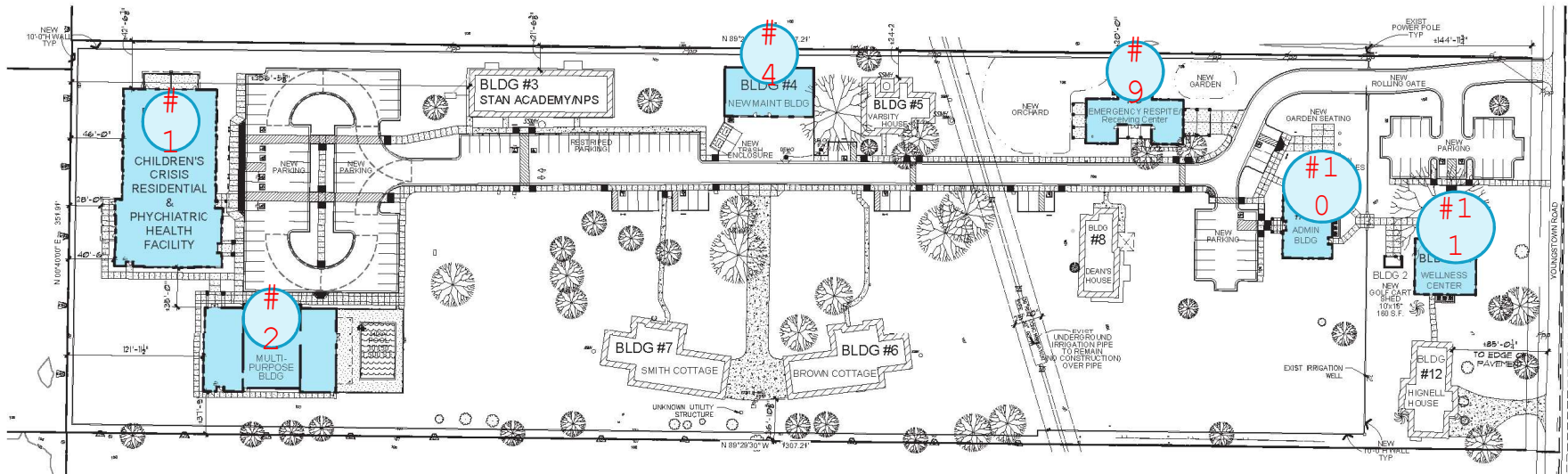


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BUILDING #3 - STANISLAUS ACADEMY NPS
STRTP FOR ONE OR TWO
BUILDING #5 VARSITY HOUSE FOR ONE
BUILDING #8 DEAN'S HOUSE FOR TWO

BLDG #12 HIGNELL FAMILY VISITATION CENTER
STRTP FOR FOUR
BUILDING #6 BROWN COTTAGE
BUILDING #7 SMITH COTTAGE

PROPOSED CAMPUS ADDITIONS



- BUILDING #1 - CRISIS CARE STABILIZATION**
- BUILDING #2 – MULTI-PURPOSE BUILDING**
- BUILDING #4 – STORAGE/MAINTENANCE BLDG**
- BUILDING #9 – EMERGENCY RESPITE/
TRANSITIONAL SHELTER CARE**

- BUILDING #10 ADMINISTRATIVE
BUILDING (INSIDE FENCE)**
- BUILDING #11 –WELLNESS CENTER/
WELCOMING (OUTSIDE FENCE)**



ADRIENNE WERNER
Interim Development Services Director
awerner@turlock.ca.us

DEVELOPMENT SERVICES
PLANNING DIVISION

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June 26, 2024

Emily DeAnda
Assistant Planner
Stanislaus County Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

**SUBJECT: General Plan Amendment and Rezone Application No. PLN2023-0124 –
Aspiranet at 2513, 2517 and 2519 Youngstown Road, Stanislaus County APN
044-032-007**

Dear Ms. DeAnda:

Thank you for providing the City of Turlock the opportunity to comment on the Notice of Intent to Adopt a Negative Declaration for the request to amend the Stanislaus County General Plan and zoning designation of a 10.56± acre parcel from Agriculture and Planned Development 305 (PD 305) to Planned Development to allow for the expansion of the Excell Center residential treatment facility.

PROJECT DESCRIPTION

The applicant is requesting to amend the General Plan and rezone the 10.56± acre property to allow for the reorganization and expansion of the existing Excell Center residential treatment facility for boys ages 12-18. The project site is currently improved with urban uses including a 2,850 square foot office, four dwellings totaling approximately 16,324 square feet, and a 5,418 square foot private school building. Four buildings totaling approximately 10,470 square feet will be demolished to accommodate the new construction. Aspiranet proposes to construct an additional 40,410± square feet of building space.

RECOMMENDED CONDITIONS OF APPROVAL

The project is located inside the City's Sphere of Influence. The project site is in the Turlock Study Area with a General Plan designation of Urban Reserve. The current General Plan addresses future community needs through the year 2030. Land classified as Urban Reserve in the current General Plan is that which is believed to remain committed to agricultural uses for the foreseeable future. The City anticipates that land classified as Urban Reserve will be developed with urban uses; but, likely beyond the horizon of the current General Plan (2030).

Therefore, in accordance with Policy Twenty-Six of the Stanislaus County General Plan, the City is requesting the project be held to City standards and design guidelines submitted in the February 21, 2023 letter and as outlined below:

1. A minimum 10-foot wide landscaped area shall be installed along the Youngstown Road frontage. The landscaped area shall include a mix of trees, shrubs and drought tolerant plants to provide screening of parking areas. Landscaping shall meet the requirements of the State Water Efficient Landscape Ordinance.
2. Pave all driveways, drive aisles, and parking areas. Any parking lot areas for employee and visitor parking shall be developed in accordance with Turlock Municipal Code Section 9-2-214 and the City of Turlock Standards. The parking lot shall have paving, drainage, wheel stops, curbing, lighting and space marking. In all parking lots with a capacity of five (5) parking spaces or more, a minimum of one (1) shade tree for every five (5) spaces shall be provided in landscape islands within the parking lot. Tree spacing shall be such that every designated parking space is within thirty (30') feet of the trunk of a tree.
3. The 10-foot tall masonry wall shall be landscaped with vines to discourage graffiti.
4. Full frontage improvements shall be installed, to City Standards, including, curb, gutter, sidewalk and the installation of commercial driveway approaches.
5. Any increase in the number of students shall first be subject to review and approval by the City of Turlock.
6. Developer shall implement source control measures consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment for the pollutant generating activities listed in Section E.12.d of the Phase II MS4 General Permit.
7. Developer shall incorporate all post construction BMPs necessary to comply with the Phase II MS4 General Permit issued by the State Water Resources Control Board to the City of Turlock.

Additionally, the City of Turlock Chief of Police, Jason Hedden, submitted a letter on February 20, 2024 expressing his opposition to the expansion of the existing facility. In a letter dated March 21, 2024, Aspiranet confirmed their commitment to maintain a secure and supportive environment for all stake holders. On April 4, 2024, Chief Hedden met with representatives from Aspiranet to discuss his concerns and the March 21, 2024 letter. The discussion focused on the Site Safety Plan, Building, Client Capacity, Staffing, Stakeholders, Visitors on Campus Plans, and site renovation plans which included the addition of a 10-foot tall perimeter fence around the complex. The Turlock Police Department and Chief Hedden are in support of the project contingent on the information provided in the March 21, 2024 letter and upon the April 4, 2024 meeting with Aspiranet. A copy of the March 21, 2024 letter is included.

Please contact me if you have any questions regarding these comments at (209) 668-5542 x2203. City staff is available to meet with the applicant, if desired.

Sincerely,

Adrienne Werner
Interim Development Services Director/Planning Manager

Enclosures



NEGATIVE DECLARATION

NAME OF PROJECT: General Plan Amendment and Rezone Application No. PLN2023-0124 – Aspiranet

LOCATION OF PROJECT: 2513 Youngstown Road, between South Golden State Boulevard and State Route 99 in the Turlock area. 044-032-007.

PROJECT DEVELOPERS: Vernon Brown, CEO Aspiranet
400 Oyster Point Boulevard
South San Francisco, CA 94080

DESCRIPTION OF PROJECT: Request to amend the General Plan and zoning designation of a 10.56± acre parcel from Agriculture and Planned Development (P-D) (305) to a new Planned Development, to allow for the reorganization and expansion of the Excell Center residential treatment facility for boys ages 12-18.

Based upon the Initial Study, dated **May 20, 2024**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Emily DeAnda, Associate Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: GPA & REZ APPLICATION NO. PLN2023-0124 - ASPIRANET

REFERRED TO:	PUBLIC HEARING NOTICE			RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY		YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X		X			X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
CA DEPT OF SOCIAL SERVICES	X	X	X		X							
CA DEPT OF HEALTH CARE SERVICES	X	X	X		X							
CITY OF: TURLOCK	X	X	X	X				X		X	X	
COOPERATIVE EXTENSION	X	X	X		X							
COUNTY OF: MERCED	X	X	X		X							
DER GROUNDWATER RESOURCES DIVISION	X	X	X	X				X		X	X	
FIRE PROTECTION DIST: TURLOCK RURAL	X	X	X		X							
GSA: WEST TURLOCK SUBBASIN	X	X	X		X							
IRRIGATION DISTRICT: TURLOCK	X	X	X	X				X		X	X	
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
STAN COUNTY EMERGENCY MEDICAL SERVICES	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: UNION PACIFIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X				X		X	X	
SCHOOL DISTRICT 1: TURLOCK UNIFIED	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BHRS	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X		X			X		X	X	
STAN CO CEO	X	X	X		X							
STAN CO CSA	X	X	X		X							
STAN CO DER	X	X	X	X				X		X	X	
STAN CO ERC	X	X	X		X							
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X	X				X		X		X
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SHERIFF	X	X	X	X				X		X		X
STAN CO SUPERVISOR DIST 2: CHIESA	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
StanCOG	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10	X	X	X		X							
SURROUNDING LAND OWNERS	X	X	X		X							
TELEPHONE COMPANY: ATT	X	X	X		X							
TRIBAL CONTACTS (CA Government Code §65352.3)	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2023-0124
Application Title: Aspiranet
Application Address: 2513 Youngstown Road
Application APN: 044-032-007

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

June 25, 2024
Date


Signature of Applicant

Aspiranet
Print Firm Name if applicable

Vernon Brown
Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2023-0124

Application Title: Aspiranet

Application Address: 2513 Youngstown Road

Application APN: 044-032-007

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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Name of Member: _____

Name of Contributor: _____

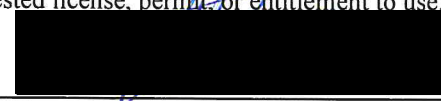
Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

June 24, 2024
Date


Signature of Applicant

MVE, Inc.
Print Firm Name if applicable

132 Derek Martis, P.E.
Print Name of Applicant

GPA REZ PLN2023-0124

ASPIRANET

Planning Commission
July 18, 2024



Overview

- General Plan Amendment and Rezone
 - Request to amend the General Plan designation from Agriculture to Planned Development (P-D)
 - Request to amend zoning designation from P-D (305) to a new P-D
 - To allow for the reorganization and expansion of a residential care facility for boys ages 12-18

Background

- Behavioral Health Continuum Infrastructure Program (BHCIP) Round 3 funding for the project.
 - Investment in short-term care and management for individuals experiencing severe behavioral crises.
 - Provide community-based crisis services and reduce law enforcement involvement and emergency department utilization.



ASPIRANET

GPA & REZ PLN2023-0124

ACREAGE MAP

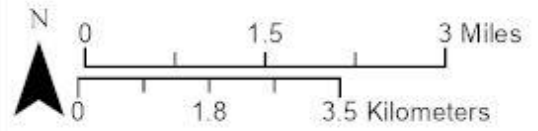
LEGEND

-  Project Site
-  Highway
-  Major Road
-  Sphere of Influence



COUNTY

County of Merced



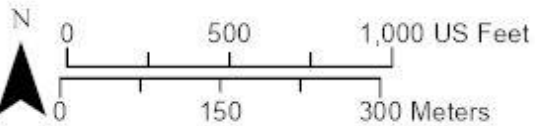
ASPIRANET

GPA & REZ PLN2023-0124

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Agriculture
-  City
-  Industrial
-  Planned Development
-  Urban Transition
-  Street



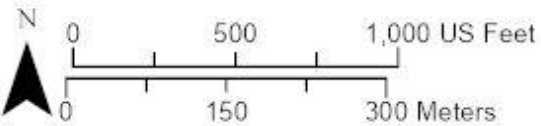
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GPA & REZ PLN2023-0124

ACREAGE MAP

LEGEND

- Project Site
- Parcel
- Highway
- Zoning Designation
 - General Agriculture 10 Acre
 - City
 - Industrial
 - Planned Development; P-D (333); P-D (344); P-D (345); P-D
 - Planned Development; P-D (333); P-D (344); P-D (345); P-D
 - Street



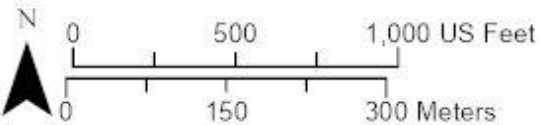
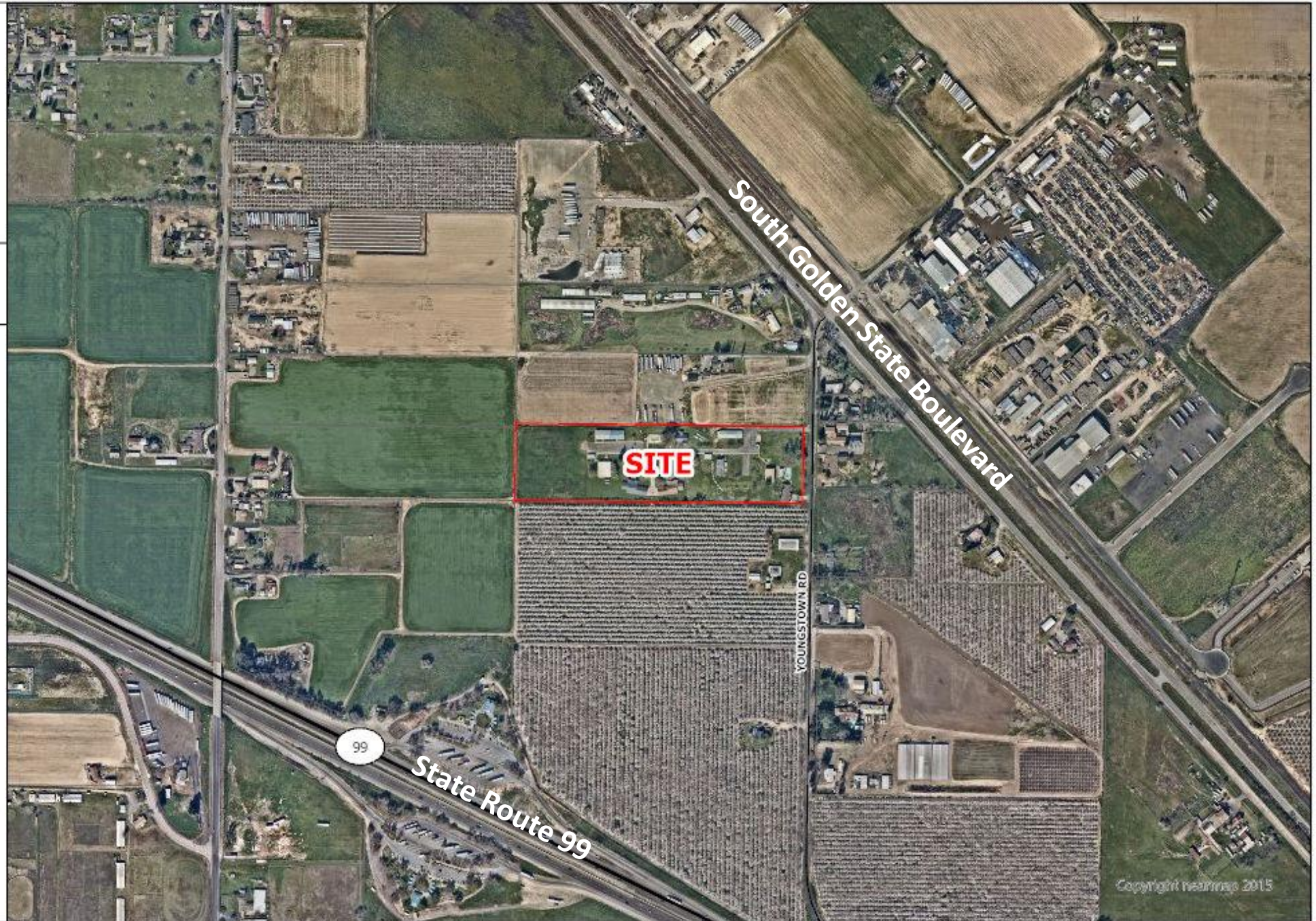
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GPA & REZ PLN2023-0124

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street










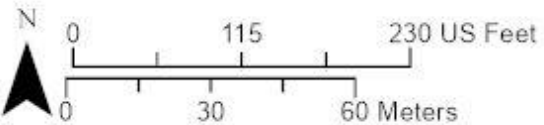
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2023 AERIAL SITE MAP

LEGEND

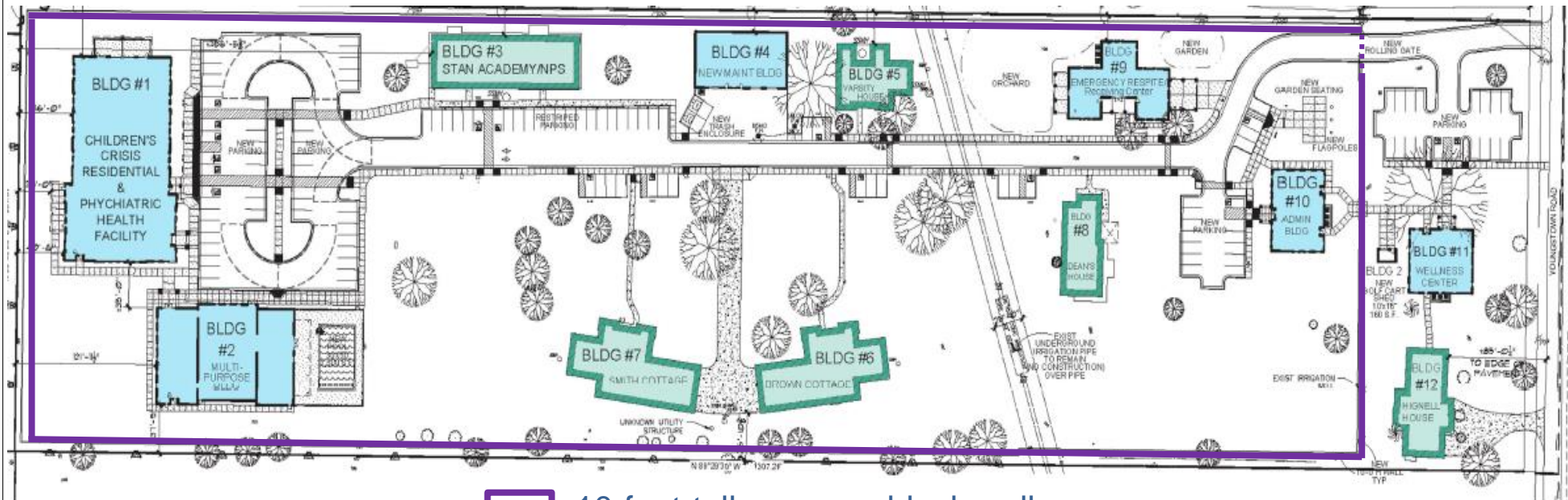
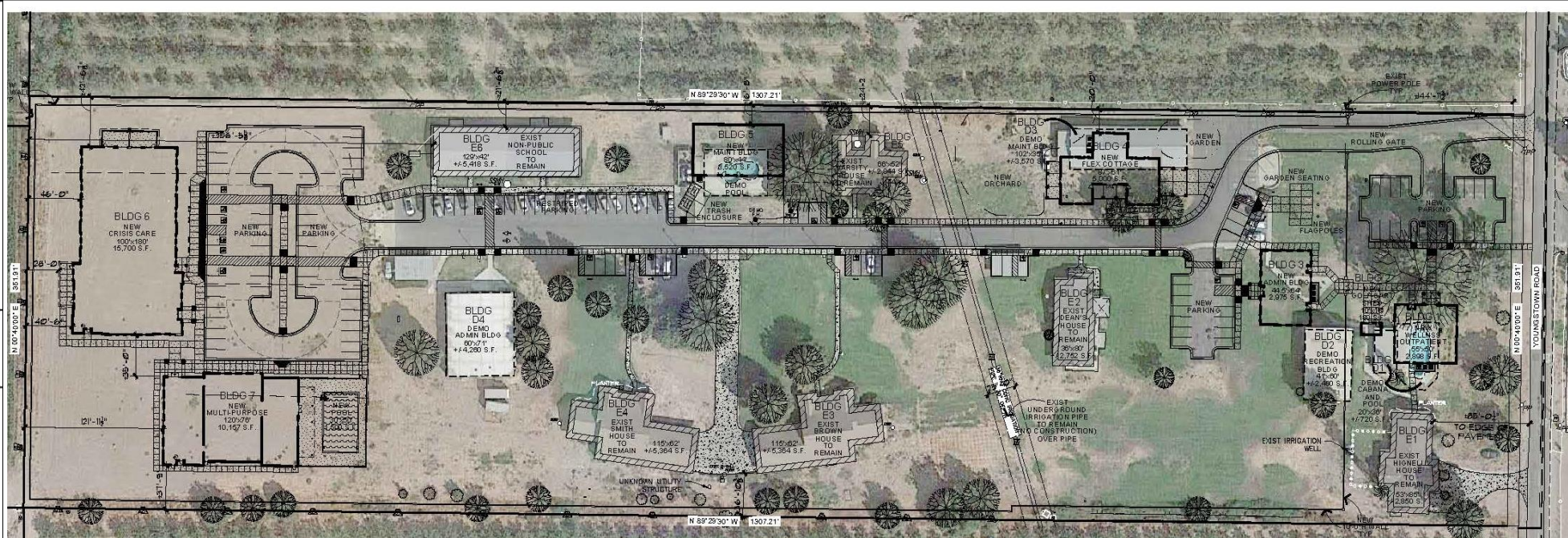
-  Project Site
-  Parcel
-  Private School
-  Group Homes
-  Administration
-  Maintenance
-  Gymnasium
-  Office



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GPA & REZ PLN2023-0124

SITE PLAN



 10-foot-tall masonry block wall

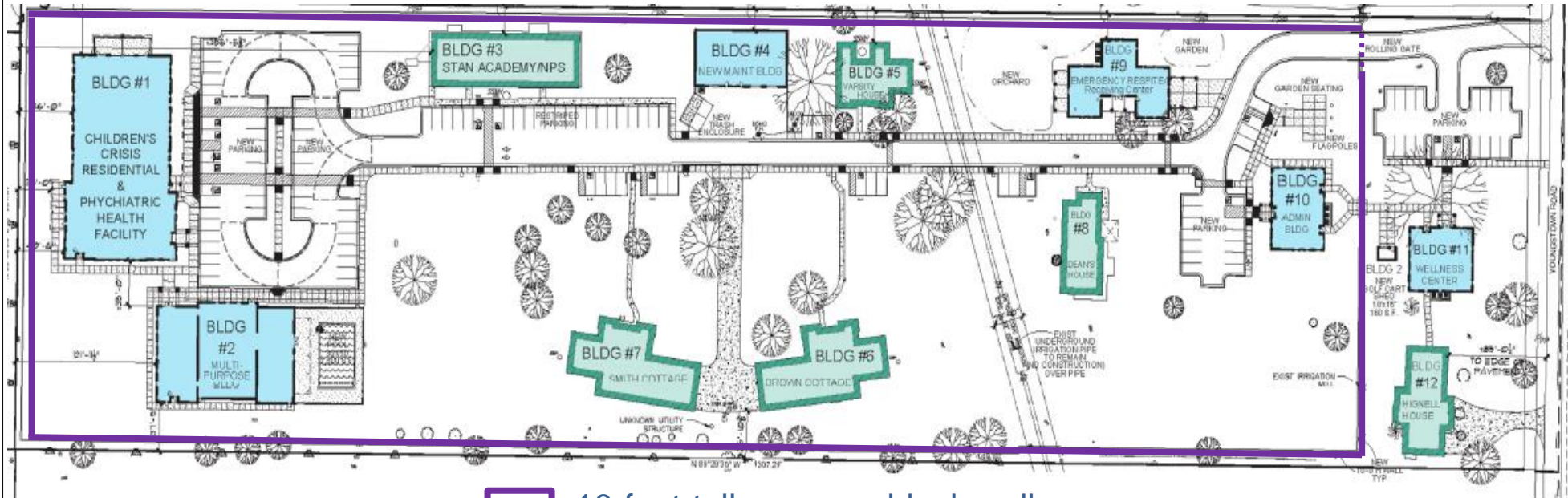
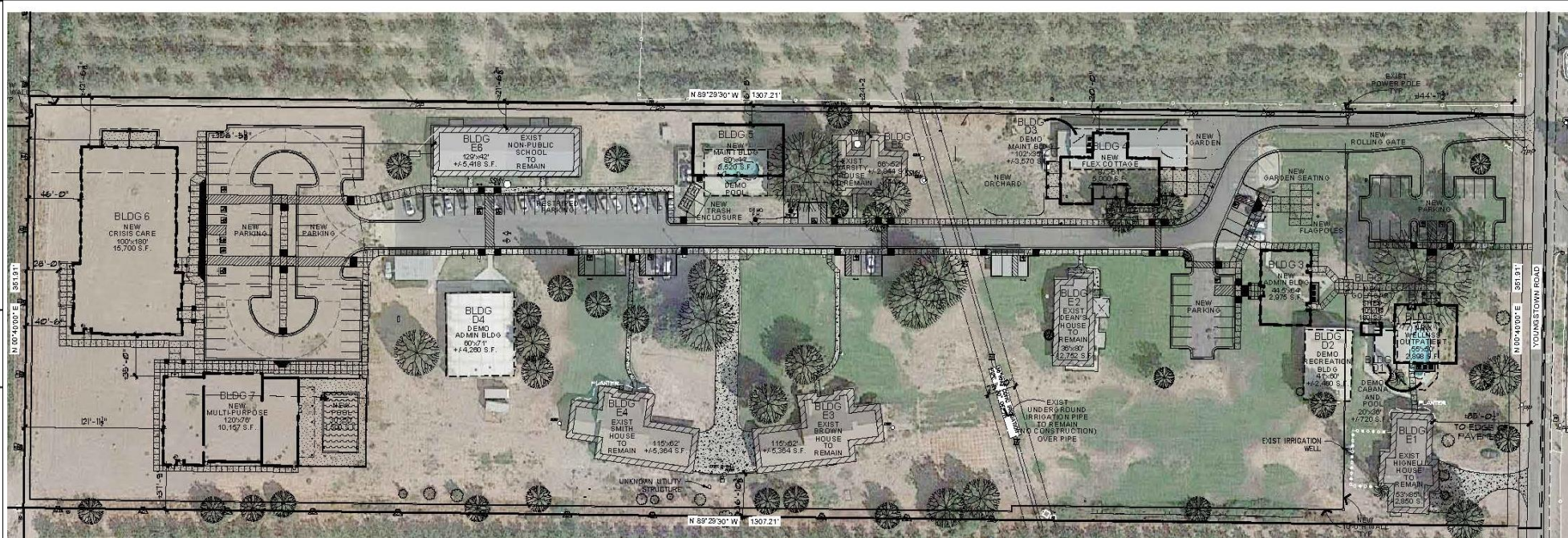
 EXISTING BUILDINGS

 PROPOSED ADDITIONS

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GPA & REZ PLN2023-0124

SITE PLAN



 10-foot-tall masonry block wall

 EXISTING BUILDINGS

 PROPOSED ADDITIONS

Issues

- Two letters of opposition were received from the Sherriff's Office and City of Turlock Chief of Police which expressed concerns regarding the following:
 - Safety related to the number of calls for service from the facility over the last two years;
 - Increase in youths, staff, and vehicle trips leading to an increase in demand for law enforcement services; and,
 - The lack of a security plan or information on how the facility will assess and classify youths coming on-site.

Issues

- Applicant provided a safety plan with the following measures:
 - 10-foot-tall masonry wall around the site;
 - Increase in staff numbers;
 - De-escalation zones for the youths;
 - Improved communication and monitoring on-site through cameras and communication equipment;
 - Construction materials will decrease potential of youth engaging in property destruction; and,
 - Locked facility and facility will conduct “5585” holds similar in nature to “5150” holds for those suffering from a psychiatric crisis.

Issues

- Applicant met with City of Turlock Police on April 4, 2024
- Applicant met with Sheriff, Behavioral Health and Recovery Services (BHRS), and the Planning Department on May 7, 2024.
- Development Standard requiring an annual review for the facility added to address any future concerns the Sheriff may have regarding the operation of the facility as proposed.

Issues

- Development Standard No. 13:

“Upon a determination by the Planning Director, in consultation with the Sheriff, that the facility is operating in a manner that is causing adverse effects to the surrounding neighborhood, community, or to public service providers, the project shall return to the Planning Commission for a review. The Planning Commission, as part of the review, may amend the development standards of the Planned Development (P-D), as necessary, to address any concerns the Sheriff and the Planning Director may have regarding the operation of the facility.”

General Plan Consistency

General Plan

- Land Use Element
 - Planned Development (P-D)
 - Sphere of Influence Policy
 - Referral to City of Turlock
 - Develop to City standards, and vines on the masonry wall
 - Any increase in the State licensed number of youths on-site beyond this request (31 youths under psychiatric and residential care, and 13 students) will be subject to review and approval by the City.
- Agriculture Element
 - Conversion criteria
 - Ag Buffers



Zoning Consistency

Zoning

- Planned Development (P-D) (305) to a new P-D
 - Amendments to the Zoning Designation must be found to be consistent with the General Plan
 - Development Schedule
 - To provide flexibility, staff has included provision which would allow for construction to commence after two years subject to a Staff Approval Permit

Environmental Review

- CEQA
 - Negative Declaration
- Development Standards

Recommendation

- Staff recommendation
 - Recommend project approval to the Board of Supervisors
- Findings – Exhibit A
 - Environmental Review
 - General Plan Amendment
 - Rezone
 - Project Approval



Questions