



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2023060314

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Use Permit Application No. PLN2023-0040 - Faith Home Adult Team Challenge
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily DeAnda, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 6643 Faith Home Road City/Nearest Community: Community of Keys
Cross Streets: East Keys Road and Warner Road Zip Code: 95307
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 000 00' 00" W Total Acres: 34.94±
Assessor's Parcel Number: 041-054-014 Section: 36 Twp.: 4 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways: TID Lateral No. 3 and Ceres Main canal
Airports: N/A Railways: N/A Schools: Keys Union and Turlock Unified

Local Public Review Period: (to be filled in by lead agency)
Starting Date: October 9, 2023 Ending Date: November 13, 2023

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI OTHER: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[X] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec [] Other:

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:
[] Residential Units: Acres: Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [X] Other Legal Nonconforming Use

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [X] Other: N/A

Present Land Use/Zoning/General Plan Designation:
Men's rehabilitation facility, almond orchard, single-family dwelling, and mobile home / General Agriculture (A-2-40) / Agriculture.

Request to amend the use of an existing legal non-conforming men's community care facility to allow for a vocational training program for the manufacturing of prefabricated homes on a 34.94± acre parcel located in the General Agriculture (A-2-40) zoning district. The property originally began to operate as a residential care facility for boys in 1946 prior to zoning regulations, and during the 1960's, the property was used as a boys' home for teens under the name, Faith Home Teen Ranch. Since the 1960's, the property has been used as a community care facility for adult males. The current legal non-conforming use has capacity for up to 30 adults, ages 18-24, to live on-site as part of a men's community care facility. The existing facility provides vocational training activities for uses permitted in the A-2 zoning district such as farming. This request will allow the facility to expand their vocational training program to include the manufacturing of prefabricated homes. The applicant proposes to construct the prefabricated homes within an existing 6,000 square-foot shop building, which consists of an open floor area and a half-bathroom. As part of this request, the applicant proposes to convert the half-bathroom into a full restroom with a shower and add a breakroom area within the building. In addition to the use of the shop, the applicant proposes to pave 1,000± square feet around the shop and to construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. A total of 8-10 students enrolled at the community care facility will participate in the construction training program. No increase in the overall student capacity of the facility is proposed. The prefabricated homes will range in size from 400± to 800± square feet and will be manufactured in modules (pieces) of 200± square feet. A total of 5-7 prefabricated homes are anticipated to be constructed per month. Completed homes will be stored outdoors adjacent to the existing shop building for approximately one week and then transported off-site.

The community care facility currently operates with 15 staff members, consisting of 11 full-time and four part-time staff members. Out of the 15 staff members, nine currently live on-site. The manufacturing program will operate Monday through Friday from 9:00 a.m. to 5:00 p.m. As part of this request, the applicant proposes to utilize three of the existing full-time staff members and hire up to seven new full-time instructors who will live off-site. The facility currently has 12 round trips for each employee coming from off-site; and one to two round trips for trucks per week for deliveries to the community care facility. The applicant anticipates up to seven additional vehicle round trips per day for the new employees, and one additional round trip for a truck for deliveries per week, and two additional truck round trips per month for transporting the prefabricated homes off-site. Under this request, total vehicle trips (existing trips plus the additional proposed trips) will be 13 passenger vehicle round trips per day for staff and instructors; and two to three truck round trips for material deliveries per week, and two truck round trips per month transport the prefabricated homes off-site.

The project site is currently improved with the 6,000± square-foot shop; 6,034± square-foot multipurpose building with eight dormitory rooms, an office, a dining area and kitchen; a 4,272± square-foot multipurpose building with eight dormitory rooms and an office; a 1,173± square-foot laundry building; a 3,200± square-foot shop building; a 1,890± square-foot classroom building and exercise area; a 1,103± square-foot single-family dwelling for employee housing; a 1,550± square-foot mobile home for employee housing; a 1,680± square-foot greenhouse; 120± square-foot produce stand; swimming pool; and 1.3± acre sports field. The site has an existing 75± square-foot monument sign, and a freestanding 16± square-foot produce sign for the produce stand, 5± foot-tall wood fencing along the corner of Faith Home Road and Warner Road, and six-foot-tall wood fencing along the side of the 1,103± square-foot dwelling. Landscaping on-site consists of scattered shade trees and bushes around the facility buildings. The 6,000± square-foot shop building to be used for manufacturing has been constructed on-site under a building permit (BLD2019-2772) for an agriculture storage building, however, the building permit for the shop has not yet been finalized and the building has not received a certificate of occupancy. The project site has access to County-maintained Faith Home and Warner Roads respectively and is served with public water from the Keyes Community Services District and by private septic systems.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |



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Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
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City/State/Zip: Modesto, CA 95354
Contact: Kristin Doud, Deputy Director
Phone: (209) 525-6330

Applicant: David J. Elliott & Associates, Inc.
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City/State/Zip: Salinas, CA 93907
Contact: David J. Elliott
Phone: (831) 905-9668

Signature of Lead Agency Representative: [Handwritten Signature]

Date: 10/9/23