



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # _____

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: General Plan Amendment and Rezone Application No. PLN2023-0124 - Aspiranet
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: 2513, 2517, and 2519 Youngstown Road City/Nearest Community: City of Turlock and the County of Merced
Cross Streets: South Golden State Boulevard Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds) N / W Total Acres: 10.56±
Assessor's Parcel Number: 044-032-007 Section: 25 Twp.: 5 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy State Route 99 Waterways: N/A
Airports: N/A Railways: Union Pacific Schools: Turlock Unified School District

Local Public Review Period: (to be filled in by lead agency)
Starting Date: November 14, 2023 Ending Date: November 29, 2023

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

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

Development Type:
[] Residential Acres: Employees: [] Water Facilities Type: MGD
[] Office Acres: Employees: [] Transportation Type:
[] Commercial Acres: Employees: [] Mining Mineral:
[] Industrial Acres: Employees: [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] Other Expansion of a Residential Treatment Facility

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 [] Other: N/A

Present Land Use/Zoning/General Plan Designation:
Residential treatment facility / Planned Development (P-D) (305) / Agriculture

Project Description: (please use a separate page if necessary)

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

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. There is also a private school on-site for male youth ages 9-18 years old. The facility currently provides services to youths living on and off-site. The existing residential program serves 16 youths consisting of 10 youths living on-site for a period of 14-30 days, and six (6) youths living on-site for six to eight (6-8) months. A total of 13 youth do not live on-site but are enrolled in the academic program under the private school offered at the facility, and 10 of the youths living off-site are also in programs that are designed for up to 23 hours on-site.

The current project site is improved with a 2,850 square-foot office (to be converted into an extension of the wellness 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 admin building.

The project proposes the construction of 40,410± square feet of additional building space consisting of the following: a 15,700± square-foot crisis services facility for youth; a 5,000± square-foot receiving center; a 2,898± square-foot wellness center and outpatient services building; a 2,975± square-foot intake and administrative services building; a 10,157± recreational center and kitchen; a 3,520± square-foot service building; and a 160± square-foot golf cart shed. In addition to the proposed buildings, the applicant proposes to develop three new parking lots and restripe an existing parking lot for a total of 135 parking stalls on-site, renovate an existing dwelling to become an extension of the wellness center, 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 also proposes an alternative agricultural buffer consisting of conifer trees around the perimeter of the project site and construction of a 10-foot-tall masonry wall around the residential facility buildings on-site in addition to the conifers.

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 is permitted to have up to 34 youths on-site as permitted under Staff Approval Application No. 97-04 – Excell Center. 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 proposal, the applicant anticipates renewing the State license and increasing the number of youths in the residential program to 19 (an increase of three) with no change in the number of youths for the academic school program for a maximum total of 32 youths participating in programs on-site. While the applicant does not anticipate renewing the State license for more than 32 at this time, they would like to request an increase in the maximum youths allowed on-site under this land use entitlement to be 62 youths as it was previously approved for under REZ PLN2006-05 – Excell Center in case the facility is able to increase the State licensed number at a later time.

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 trips for all students is 18-21 roundtrips per-day Monday-Friday. As part of the applicant's request for up to 62 youths on-site, the applicant anticipates a total of six to nine mini-van trips for the academic program and 30-50 mini-van trips for the residential program per-day Monday-Friday for a total of 36-59 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 two shifts: 8:00 a.m. to 6:00 p.m. and 6:00 p.m. to 8:00 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) on-site consists of nine monthly visitors for the academic program and three to four (3-4) monthly visitors for the residential program for a total of 12-13 visitors on-site per month. Existing number of vehicle trips for visitors are 12-13 roundtrips. No increase in the number of visitors for the academic program is expected. The applicant anticipates the number of visitors for the residential program to increase by three to four (3-4) for a total of six to eight (6-8) visitors on-site per month. Total visitors per month under this request will be 15-17 visitors. Total vehicle trips anticipated under this request for visitors will be 15-17 roundtrips.

The facility is located within the 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.

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".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Colorado River Board Commission
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Conservation, Department of
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Corrections, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Delta Protection Commission
<input checked="" type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Education, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Food & Agriculture, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Forestry & Fire Protection, Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> General Services, Department of

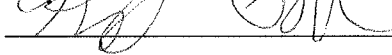
Health Services, Department of
Housing & Community Development
Integrated Waste Management Board
Native American Heritage Commission
Office of Emergency Services
Office of Historic Preservation
Office of Public School Construction
Parks & Recreation, Department of
Pesticide Regulation, Department of
Public Utilities Commission
Reclamation Board
S Regional WQCB # 5
Resources Agency
Resources Recycling and Recovery, Department of

S.F. Bay Conservation & Development Commission
San Gabriel & Lower L.A. Rivers & Mountains Conservancy
San Joaquin River Conservancy
Santa Monica Mountains Conservancy
State Lands Commission
SWRCB: Clean Water Grants
SWRCB: Water Quality
SWRCB: Water Rights
Tahoe Regional Planning Agency
Toxic Substances Control, Department of
Water Resources, Department of
S Other: San Joaquin Valley Air Pollution Control District
Other: _____

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily DeAnda, Assistant Planner
Phone: (209) 525-6330

Applicant: Vernon Brown, CEO of Aspiranet
Address: 400 Oyster Point Boulevard
City/State/Zip: South San Francisco, CA 94080
Contact: Terry McAlister
Phone: 209-652-4960

Signature of Lead Agency Representative: 

Date: 11/14/23