



CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date: May 24, 2024

To: Distribution List (See Attachment A)

From: Emily DeAnda, Associate Planner
Planning and Community Development

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

Comment Period: May 24, 2024 – June 26, 2024

Respond By: June 26, 2024

Public Hearing Date: July 18, 2024

Time: 6:00 P.M.

Location: Tenth Street Place
1010 10th Street, Modesto, CA 95354
Chambers – Basement Level

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Vernon Brown, CEO Aspiranet

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

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: Planned Development (P-D) (305)

Project Description: 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.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



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

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA DEPT OF SOCIAL SERVICES	X	STAN CO ERC
X	CA DEPT OF HEALTH CARE SERVICES	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
X	COUNTY OF: MERCED		STAN CO RISK MANAGEMENT
X	DER - GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: TURLOCK RURAL	X	STAN CO SUPERVISOR DIST TWO: CHIESA
X	GSA: WEST TURLOCK SUBBASIN	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:	X	StanCOG
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:	X	SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: TURLOCK UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

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

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
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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.

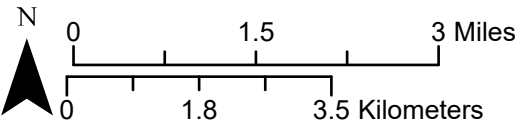
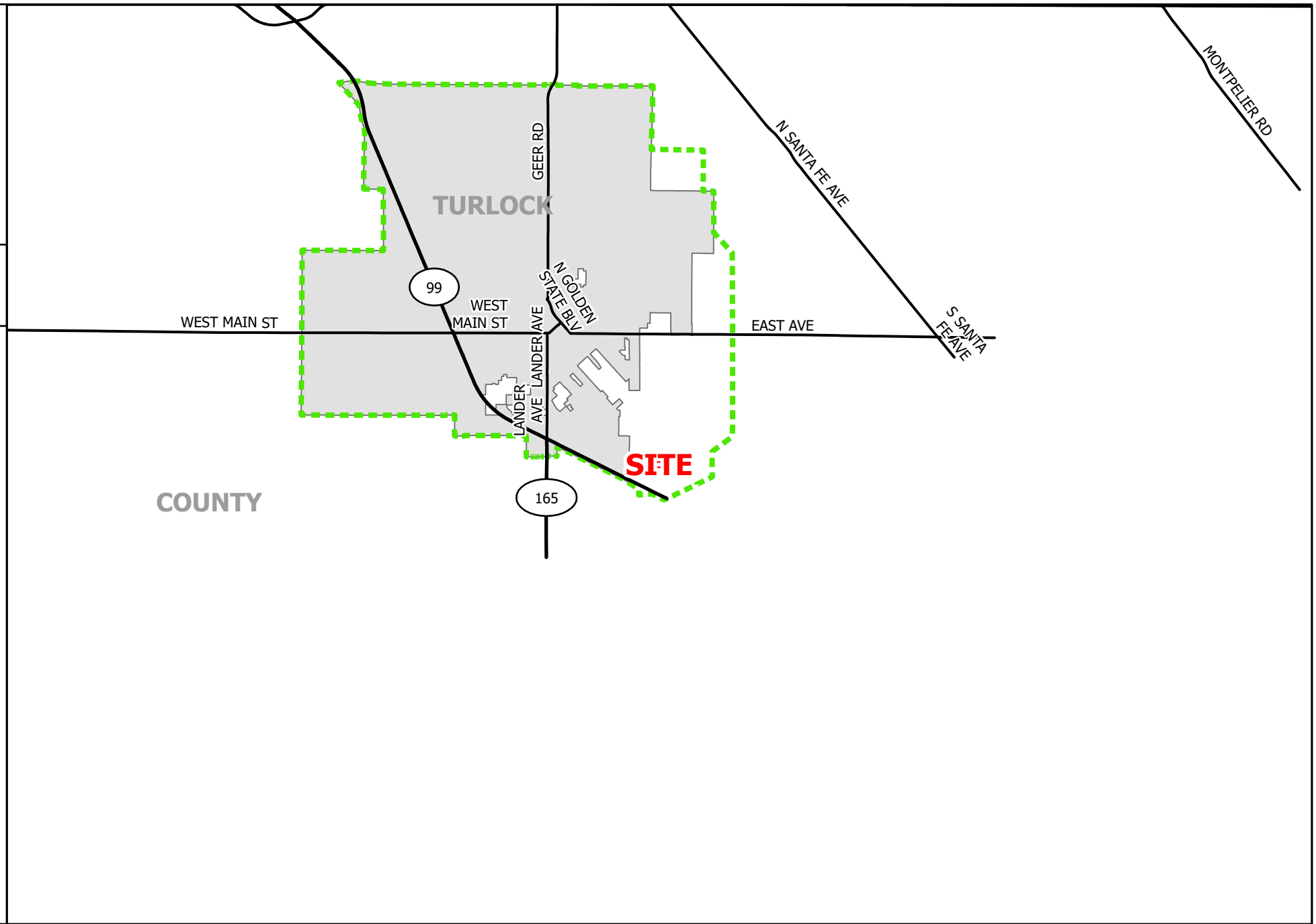
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AREA MAP

LEGEND

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



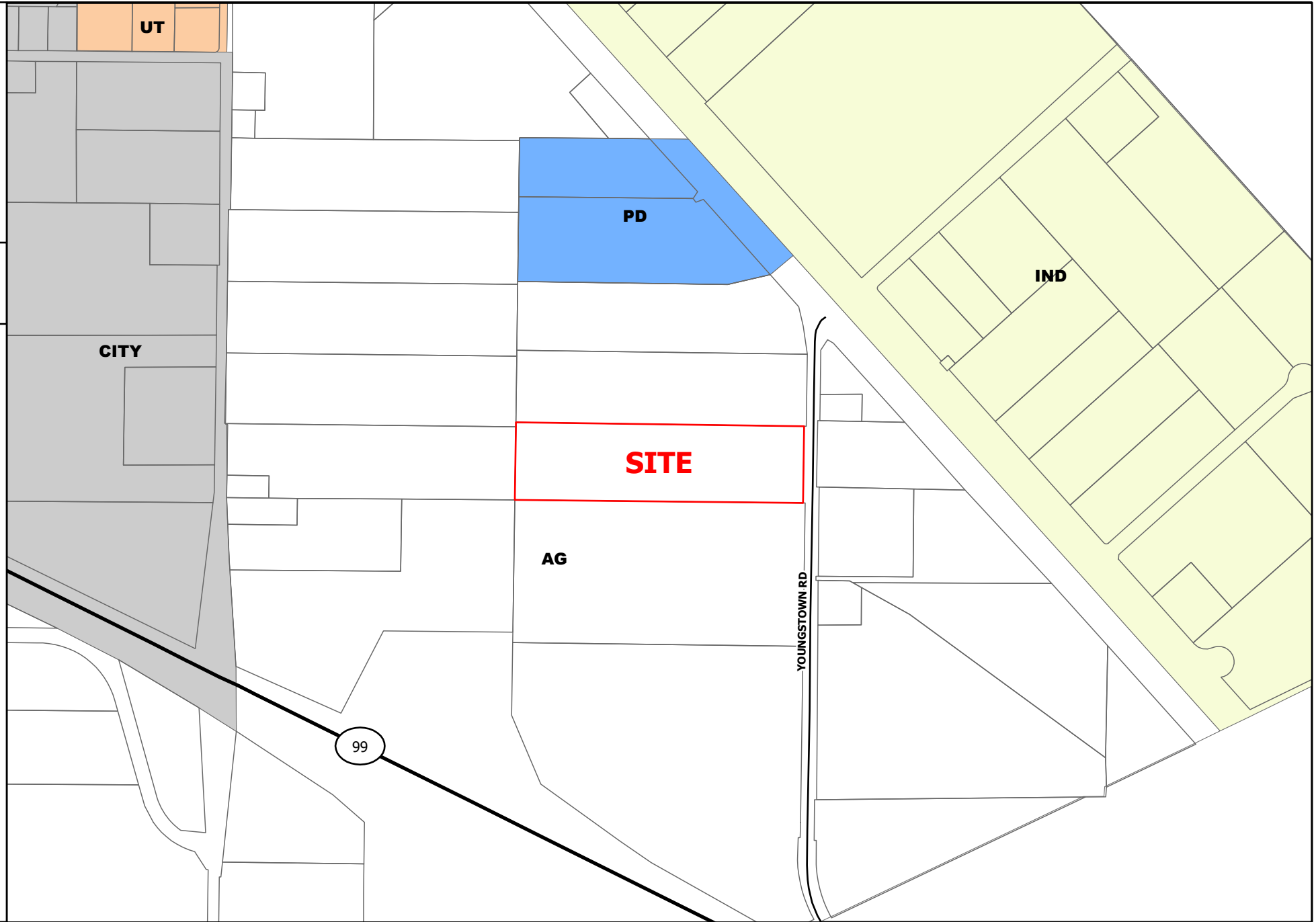
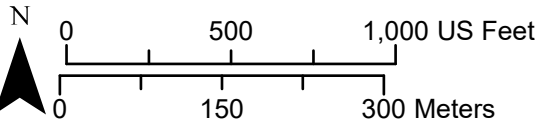
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GENERAL PLAN MAP

LEGEND

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







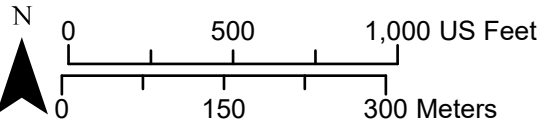
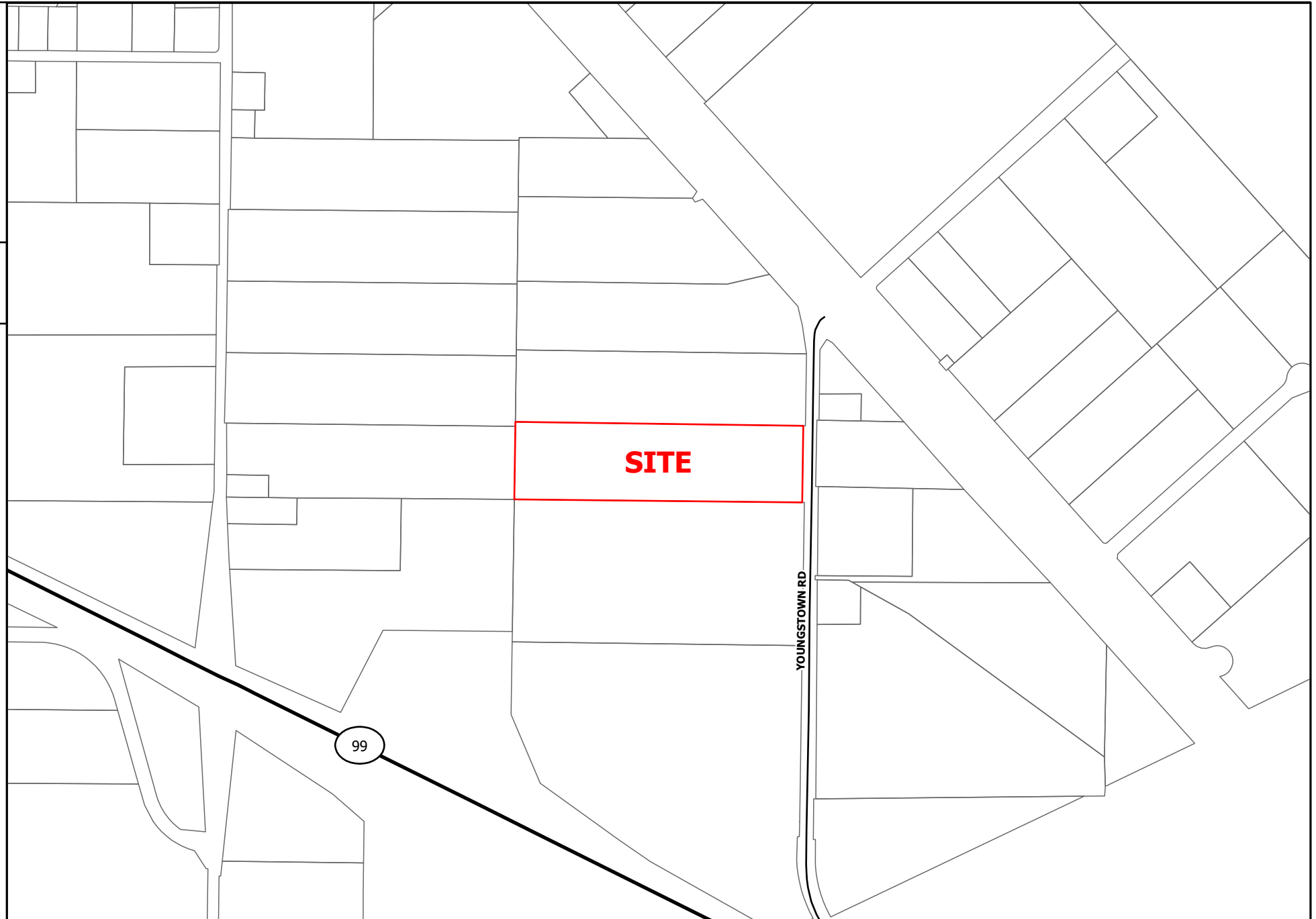
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COMMUNITY PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street












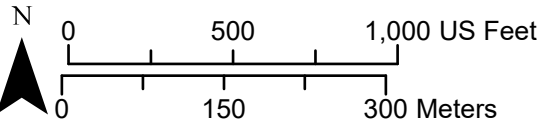
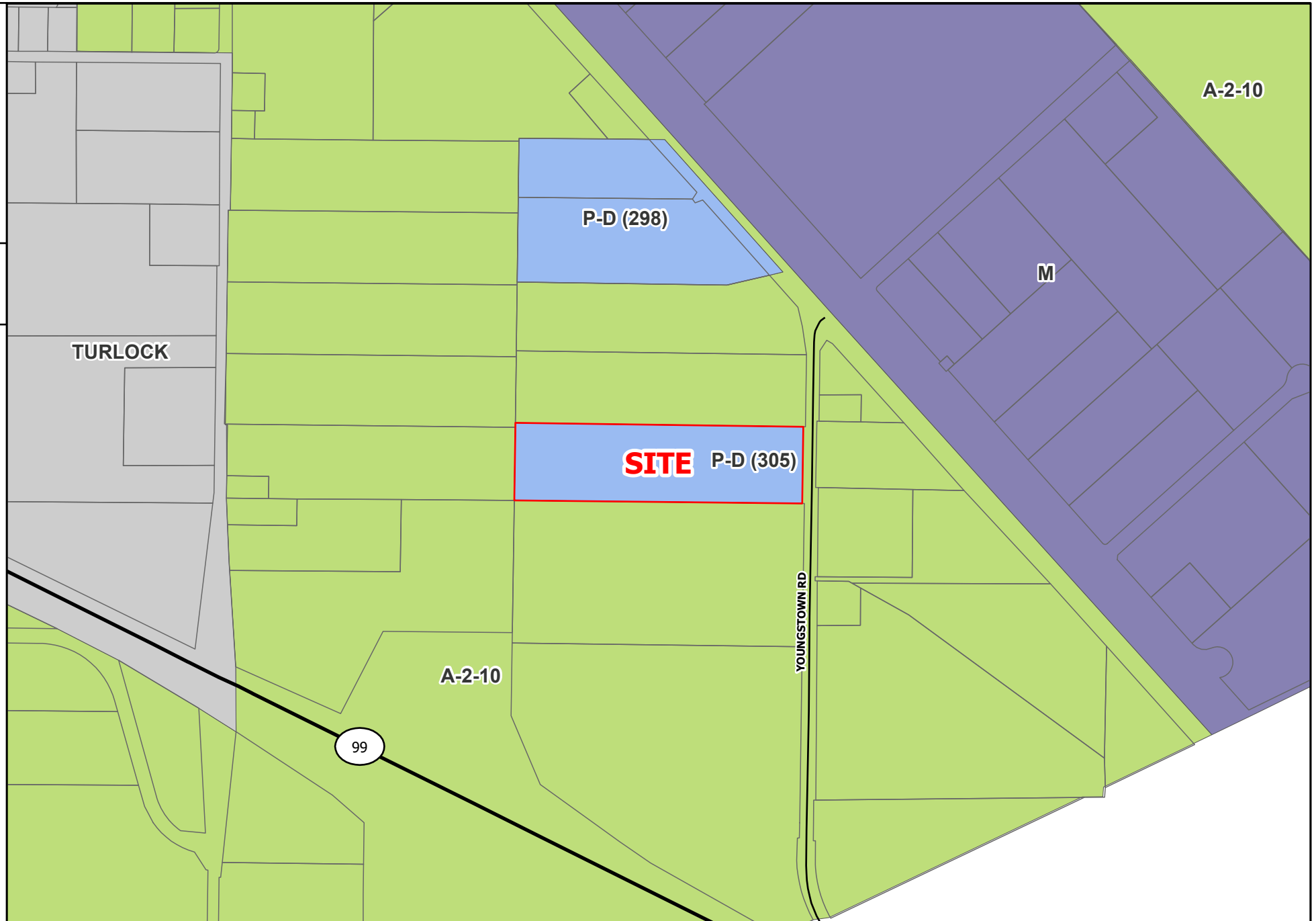
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ZONING MAP

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







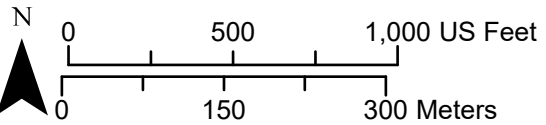
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2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street





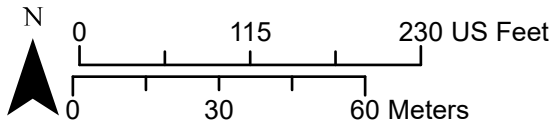
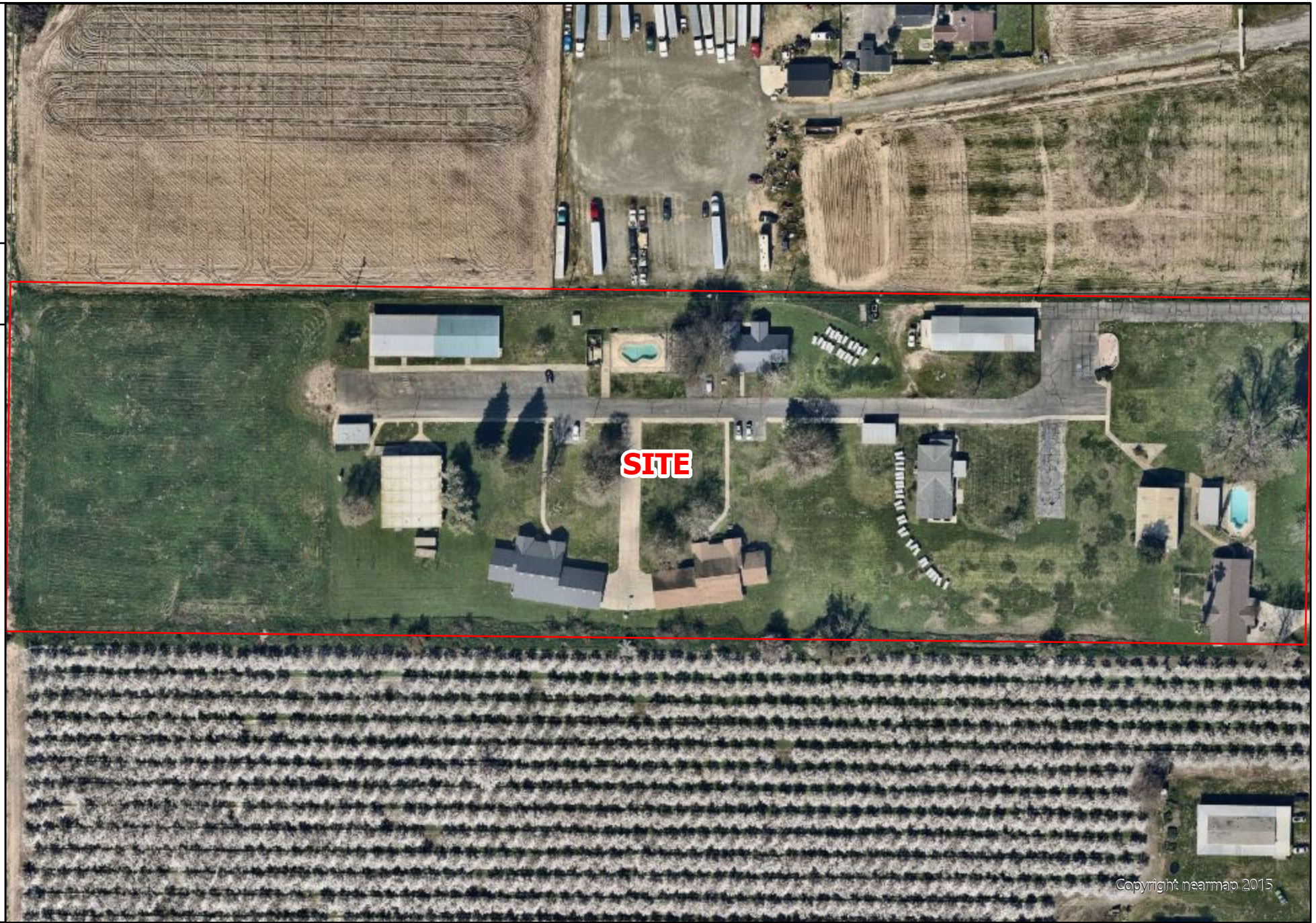
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2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel



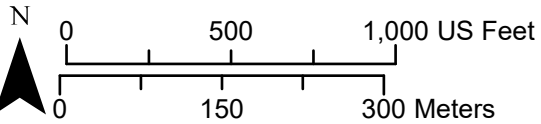
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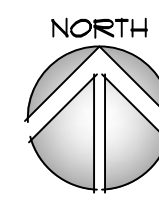
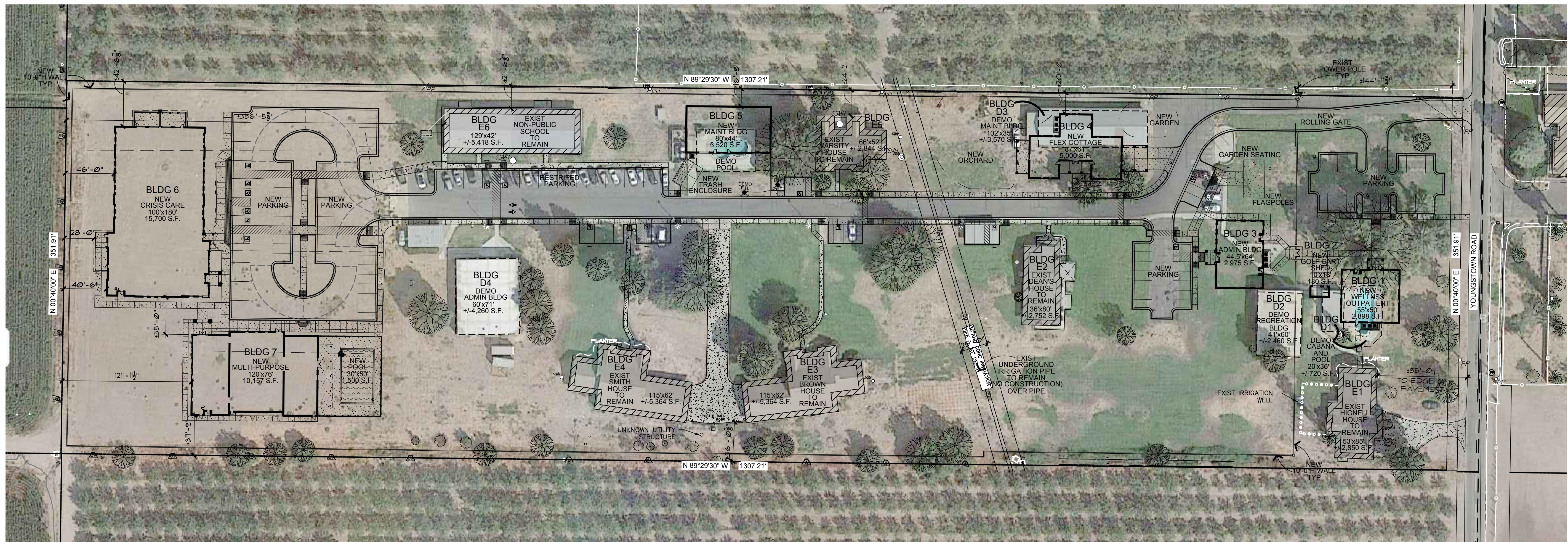
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ACREAGE MAP

LEGEND

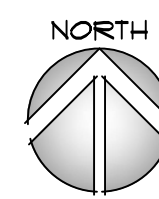
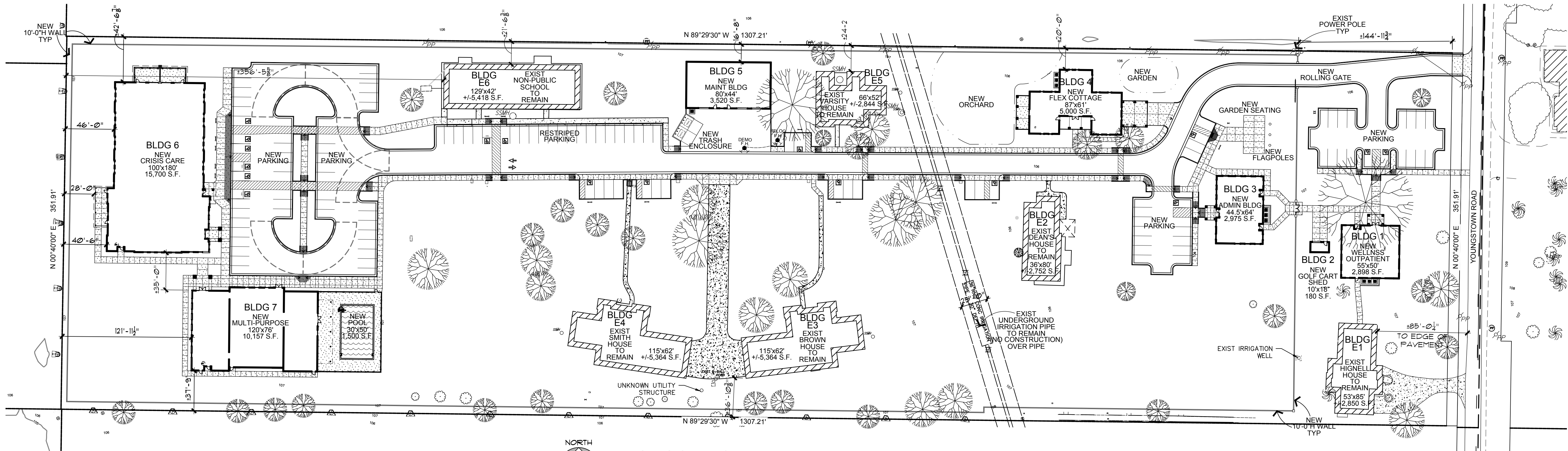
-  Project Site
-  Parcel
-  Acres
-  Highway
-  Street





PRELIMINARY OVERLAY SITE PLAN

SCALE: 1" = 50'-0"



PROPOSED SITE PLAN

SCALE: 1" = 50'-0"

BUILDING DATA

EXISTING BUILDINGS TO BE DEMOLISHED

BLDG #	BLDG NAME	USE	APPROXIMATE SIZE	SQUARE FOOTAGE
BLDG 'D1'	POOL CABANA	POOL CHANGING AREA	20'x36'	+/-720 SF.
BLDG 'D2'	RECREATION BLDG	B-BALL/SPORT COURT	41'x60'	+/-2,460 SF.
BLDG 'D3'	MAINTENANCE BLDG	REPAIR & EQUIPMENT STORAGE	102'x35'	+/-3,570 SF.
BLDG 'D4'	ADMINISTRATIVE BLDG	OFFICE	60'x71'	+/-4,260 SF.
TOTAL				+/-11,010 SF.

NOTE: SEE A103 FOR DEMO SITE PLAN SHOWING PROPOSED BUILDINGS, PARKING, SIDEWALKS, ETC., TO BE DEMOLISHED.

EXISTING BUILDINGS TO REMAIN

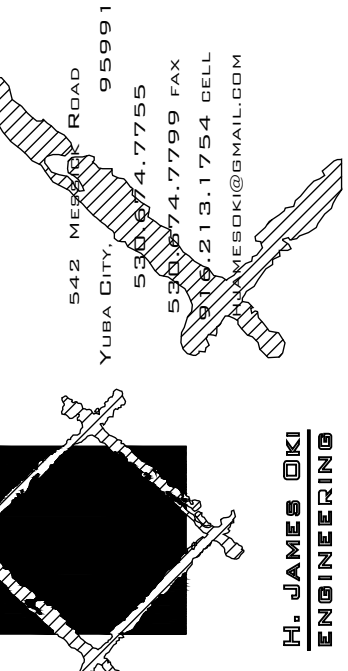
BLDG #	BLDG NAME	USE	APPROXIMATE SIZE	SQUARE FOOTAGE
BLDG 'E1'	HIGNELL HOUSE	OFFICE (TO BE REFURBISHED)	53'x85'	+/- 4,508 SF.
BLDG 'E2'	DEANS HOUSE	SHORT TERM YOUTH RESIDENTIAL (STRIP)	36'x80'	+/- 2,880 SF.
BLDG 'E3'	BROWN HOUSE	SHORT TERM YOUTH RESIDENTIAL (STRIP)	115'x62'	+/- 7,130 SF.
BLDG 'E4'	SMITH HOUSE	SHORT TERM YOUTH RESIDENTIAL (STRIP)	115'x62'	+/- 7,130 SF.
BLDG 'E5'	VARSITY HOUSE	SHORT TERM YOUTH RESIDENTIAL (STRIP)	66'x52'	+/- 3,432 SF.
BLDG 'E6'	NON-PUBLIC SCHOOL	EDUCATION	129'x42'	+/- 5,418 SF.
TOTAL				+/-24,582 SF.

NEW BUILDINGS

BLDG #	BLDG NAME	USE	APPROXIMATE SIZE	SQUARE FOOTAGE
BLDG '1'	WELNESS BUILDING	THERAPY & PATIENT INTAKE/OUTAKE	55'x50'	2,850 SF.
BLDG '2'	GOLF CART SHED	SECURE CART STORAGE	10'x18'	180 SF.
BLDG '3'	ADMIN BLDG	ADMINISTRATIVE SERVICES	44'5'x6'4"	2,975 SF.
BLDG '4'	FLEX COTTAGE	TRANSIENT RESIDENCE	87'x61'	5,307 SF.
BLDG '5'	MAINTENANCE BLDG	REPAIR & EQUIPMENT STORAGE	66'x52'	3,432 SF.
BLDG '6'	CROSS CARE CENTER	INPATIENT & OUTPATIENT CARE	100'x180'	18,000 SF.
BLDG '7'	MULTI-PURPOSE BLDG	ADMIN. THERAPY, RECREATION & DINING	120'x76'	9,120 SF.
TOTAL				40,940 SF.

PROJECT DATA

PROPERTY ADDRESS: 2513 YOUNGSTOWN ROAD, TURLOCK, CALIFORNIA 95380
 PROPOSED USE: MENTAL HEALTH AND WELLNESS CAMPUS
 LOT # 12
 APN: 044-32-007
 ZONING: -
 TOTAL LAND AREA: GROSS 460,851 SF. / 10.56 ACRES



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

LEGEND

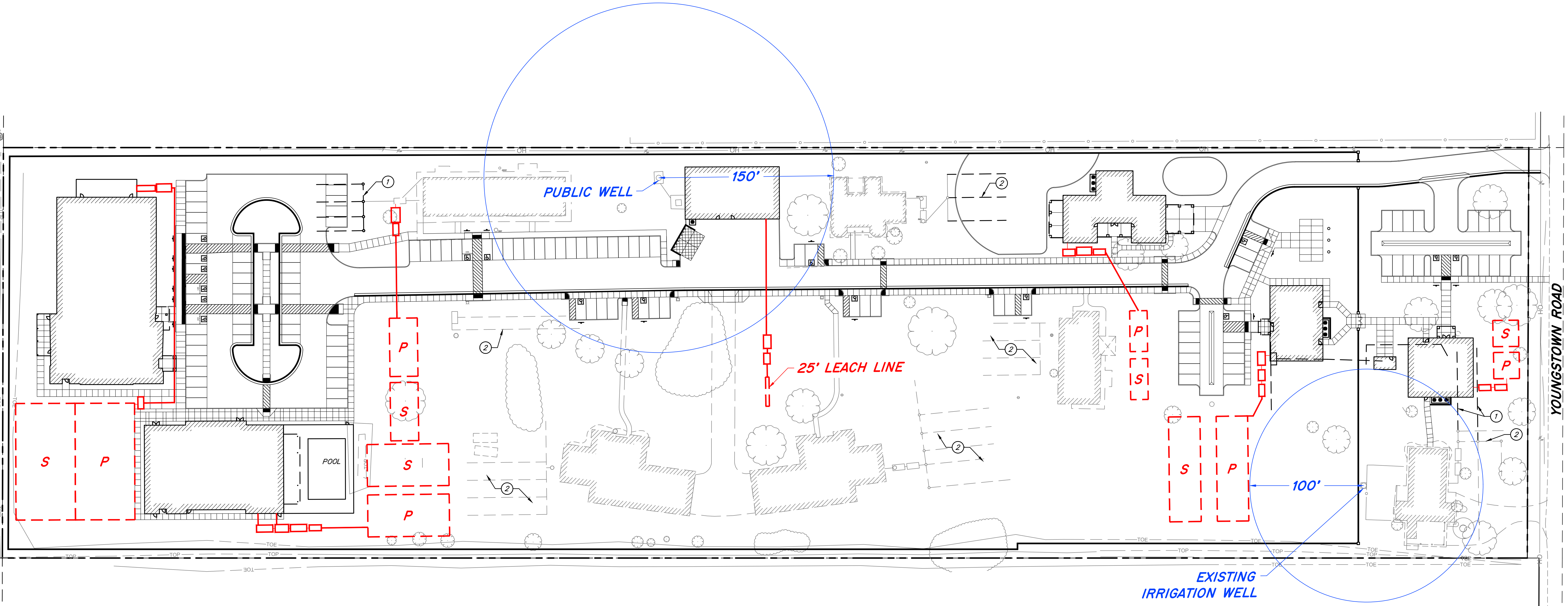
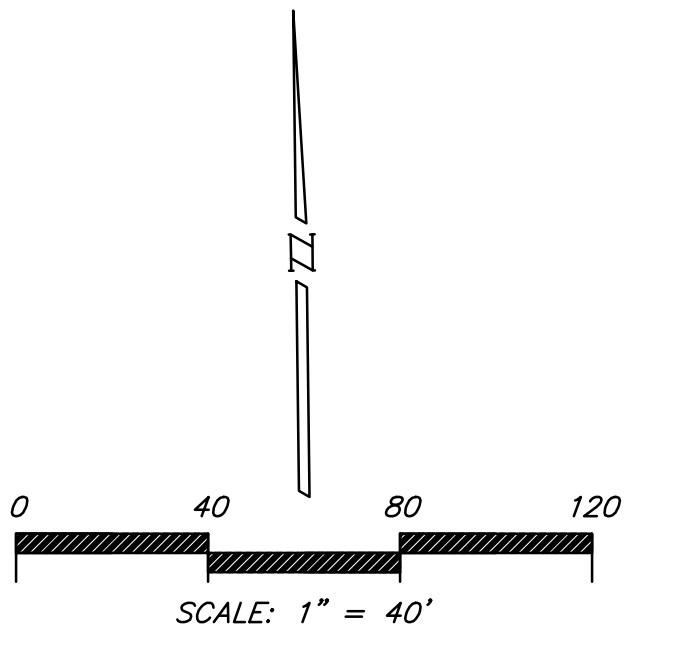
- P PRIMARY DISPOSAL AREA
- S 100% SECONDARY RESERVE DISPOSAL AREA
- SEPTIC TANK
- TRANSPORT / INFLUENT LINE

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 (OTWS) DESIGN IS SHOWN ON EXHIBIT PER "SOIL SUITABILITY STUDY AND ONSITE WASTEWATER TREATMENT DESIGN FOR THE ASPIRANET 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.



	NO.	DATE	REVISIONS ISSUED FOR	BY
Drawn By: AB				
Issue Date: 3/11/24				
Job No.: NC22199				
Checked: DAM/AM				
Design By: AB				

03/11/2024



1117 L Street, Modesto, CA 95354 | 866.526.4214 | www.mve.net
Northern California | Southern California | Nevada

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

DWG. EX1
SHEET 1
OF 1

P:\March 11, 2024 at 1:05 PM X:\DWG\3D Progress\NC22199-HOPE FORWARD CAMPUS\EXHIBIT\SEPTIC & WELL SETBACKS.dwg



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 (WELo) requirements. Plants which excel in the unique circumstances of the Central Valley (Sunset Zone #8) 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 (WELo). 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 WELo 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

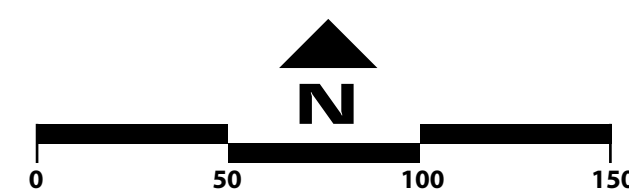
- Turf**
Sodded lawn
- Low Ornamental Grasses - 1 gal.**
Agapanthus africanus
Carex spp.
Festuca californica
Festuca glauca
Festuca mairei
Hemerocallis spp.
Juncus patens
Liriope muscari 'Silver Sunproof'
Tulbaghia vilacea
- Spreading Low Groundcovers - 1 gal.**
Archtophyllus 'Emerald Carpet'
Baccharis pilularis
Cotoneaster dammeri 'Lowfast'
Dymondia margaretae
Juniperus sabina 'Cultivars'
Myoporum parvifolia
Verbena spp.
- Low Accent Plants - 5 gal./1 gal.**
Diets bicolor
Pennisetum orientale
Phormium 'Maori Queen'
Rosa 'Red Flower Carpet'
Salvia 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
Ceanothus Julie Phelps'
Echium candicans
Heteromeles arbutifolia
Rhamnus californica 'Eve Case'
Xylosma congestum 'Compacta'
- Hedges - 5 gal.**
Ligustrum japonicum 'Texanum'
Myrtus communis 'Compacta'
Raphiolepis umbellata
Rosmarinus officinalis 'Miss Jessop's Upright'
- Grass-like Plants - 5 gal./1 gal.**
Calamagrotis acutiflora
Helictotrichon sempervinens
Juncus patens
Miscanthus sinensis 'Yaku Jima'
Muhlenbergia capillaris
Pennisetum setaceum
Phormium spp.
Sisyrinchium idahoense bellum
Sporobolus airoides
- Medium Height Evergreen Shrubs - 5 gal./1 gal.**
Callestemon viminalis 'Little John'
Cistus purpureus
Forsythia intermedia
Loropetalum chinense
Olea europaea 'Little Ollie'
Pittosporum tobira 'Wheeler's Dwarf'
Raphiolepis indica
Rosmarinus officinalis
- Atropurpurea' Red-Leaf Barberry
Contoneaster
Wild Lilac
Pride of Madeira
California Holly
Coffeeberry
Shiny Xylosma
- Texas Privet
Myrtle
Yeddo Hawthorn
Rosemary
- Feather Reed Grass
Blue Oat Grass
California Gray Rush
Silver Grass
Pink Muhly
Fountain Grass
Flax
Blue-eyed Grass
Alkali Sacaton
- Weeping Bottlebrush
Orchid Rockrose
Forsythia
Loropetalum
Little Ollie Olive
Dwarf Tobira
India Hawthorn
Rosemary

Trees

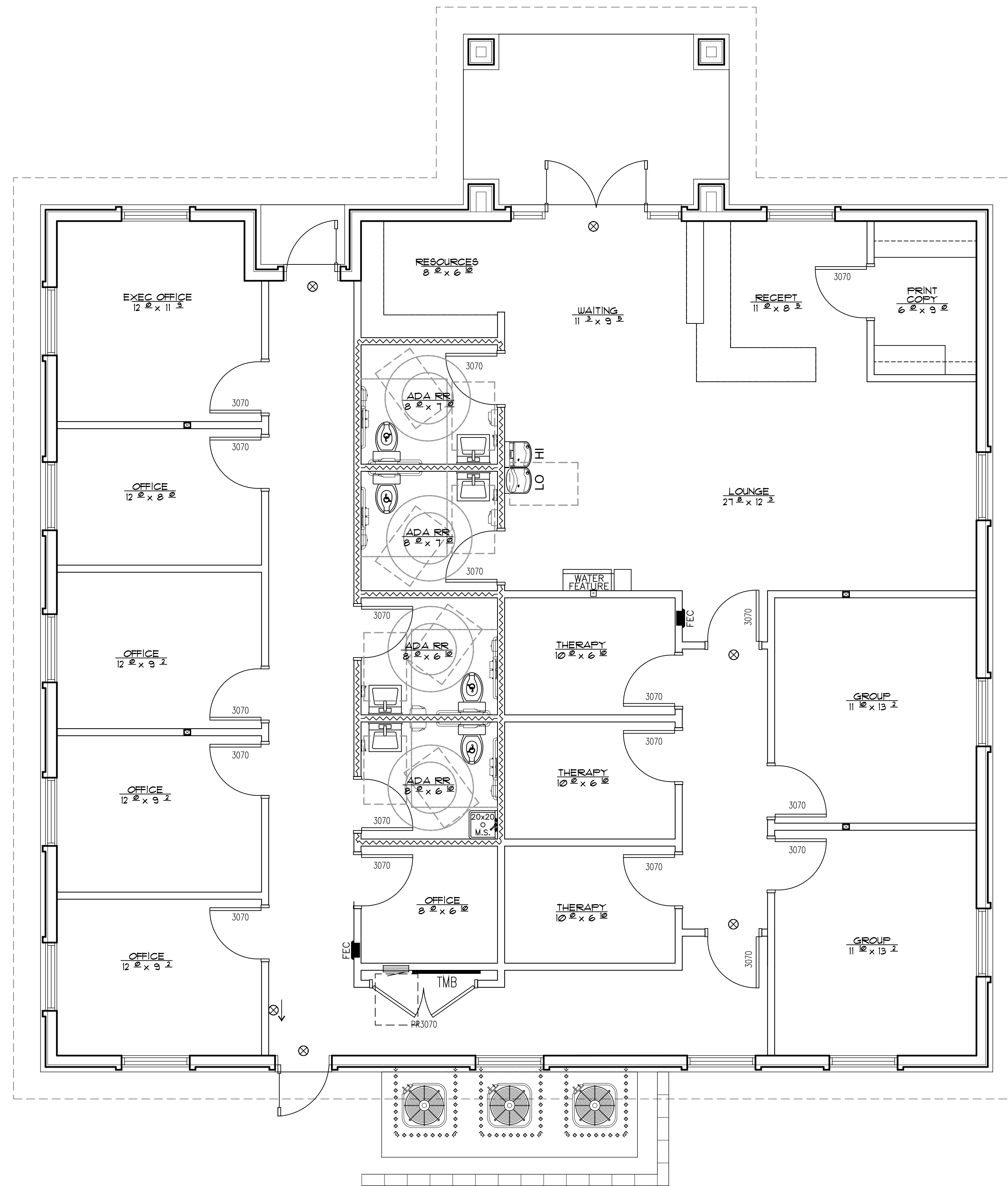
- Shade / Accent Trees - 15 gal.**
Celtis sinensis
Pistacia chinensis
Pyrus calleryana 'Chanticleer'
Quercus coccinea
Ulmus parvifolia
- Parking Lot Shade Trees - 15 gal.**
Pistacia chinensis 'Keith Davey'
Platanus x acerfolia
Quercus coccinea
Ulmus parvifolia
- Large spreading Trees - 15 gal. / 24" box**
Cinnimomum camphora
Olea europea
Quercus Agrifolia
Schinus molle
- Conifers - Screen Trees - 15 gal.**
Cedrus deodara
Pinus eldarica
Pinus pinea Italian
Sequoia sempervirens
Thuja plicata 'Spring Grove'
- Perimeter Screen Trees - 15 gal.**
Eucalyptus sideroxylon
Eucalyptus leucoxydon
Quercus wislizenii
Quercus lobata
Schinus molle
- Upright Accent Trees at Buildings - 15 gal.**
Brachychiton populneus
Carpinus betulus 'Fastigiata'
Pyrus calleryana 'Chanticleer'
Rhus lancea
- Small Accent Trees - 15 gal.**
Albizia julibrissen
Cornus florida
Lagerstroemia fauriei
Malus spp.
Prunus 'Krauter Visivius'
- Formal Row of Tree - 15 gal.**
Acer Palmatum 'Sangu Kaku'
Carpinus betulus 'Fastigiata'
Populus nigra 'Italica'
Pyrus calleryana 'Chanticleer'
Tilia cordata
- Chinese Hackberry
Chinese Pistache
Chanticleer Pear
Scarlet Oak
Chinese Elm
- Chinese Pistache
London Plane Tree
Scarlet Oak
Chinese Elm
- Camphor Tree
Olive
Coast Live Oak
California Pepper
- Deodar Cedar
Mondell Pine
Stone Pine
Coast Redwood
Western Red Cedar
- Red Ironbark
White Ironbark
Interior Live Oak
Valley Oak
California Pepper
- Bottle Tree
Upright Hornbeam
Chanticleer Pear
African Sumac
- Silk Tree
Flowering Dogwood
Crape Myrtle
Crabapple
Flowering Plum
- Coral Bark Maple
Upright Hornbeam
Lombardy Poplar
Chanticleer Pear
Little Leaf Linden



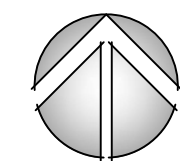
HOPE FORWARD CAMPUS PRELIMINARY LANDSCAPE PLAN
Turlock, California

MVE Inc.
1117 L Street
Modesto, CA 95354
866.526.4214
www.mve.net

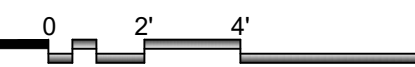




**BUILDING #1 - WELLNESS/OUTPATIENT
INTERIOR FLOOR PLAN**



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



SQUARE FOOTAGES

OFFICE:	2,730 SF.
MAIN ENTRY:	48 SF.
SIDE ENTRY:	20 SF.
TOTAL:	2,898 SF.

LEGEND

- NEW EXTERIOR STUCCO WALL WITH BRICK VENEER WAINSCOT, 2x6 DF #2 STUDS @ 16" O.C. WITH R-21 HIGH DENSITY FIBERGLASS INSULATION, 3/8" OSB SHEATHING @ EXTERIOR, 5/8" GYP. BD @ INTERIOR.
- NEW INTERIOR WALL W/ DF #2 2x4 STUDS @ 24" O.C. AND 5/8" GYP. BD EACH SIDE.
- NEW INTERIOR WALL W/ DF #2 2x4 STUDS @ 24" O.C. W/ SOUND BATT INSULATION AND M.R. 5/8" GYP. BD RR. SIDE, 5/8" GYP. BD OPPOSITE SIDE.
- NEW DOOR
- SEMI-RECESSED 2A10BC FIRE EXTINGUISHER COORDINATE APPROVED LOCATION WITH INSPECTOR DOOR FINISH TO BE STAINLESS STEEL
- EXIT SIGN - ARROW INDICATES DIRECTION.
- DOOR WIDTH x HEIGHT
WINDOW WIDTH x HEIGHT # TYPE
T = TEMPERED GLAZING

REVISIONS

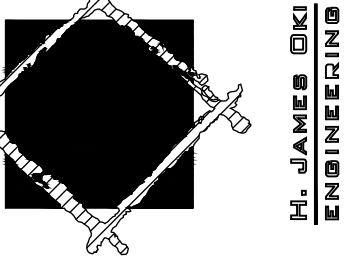
JAY	DRAWN BY
HJO/EK	CHECKED BY
09/11/2023	DATE
AS NOTED	SCALE
2023-001	JOB NO

BUILDING #1
WELLNESS/OUTPATIENT
INT FLOOR PLAN

A2.11

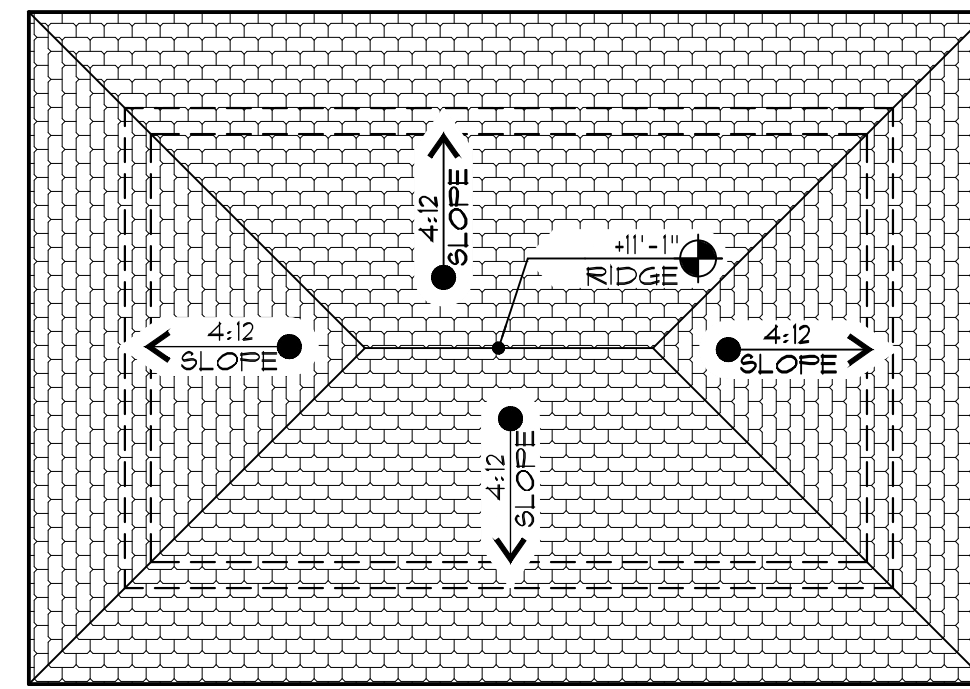
PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

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

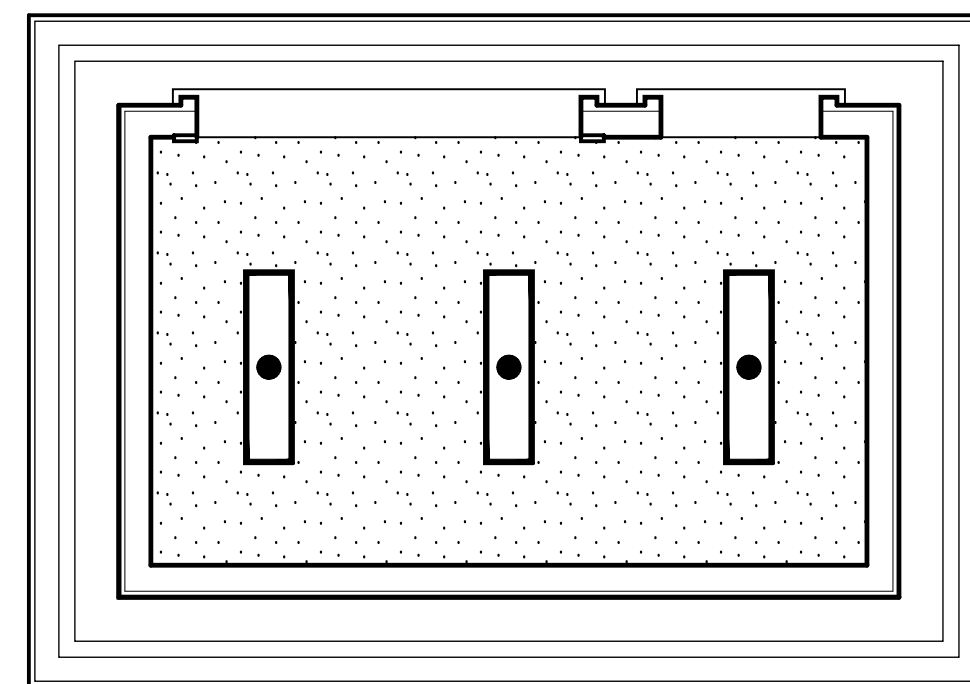


**H. JAMES DICK
ENGINEERING**

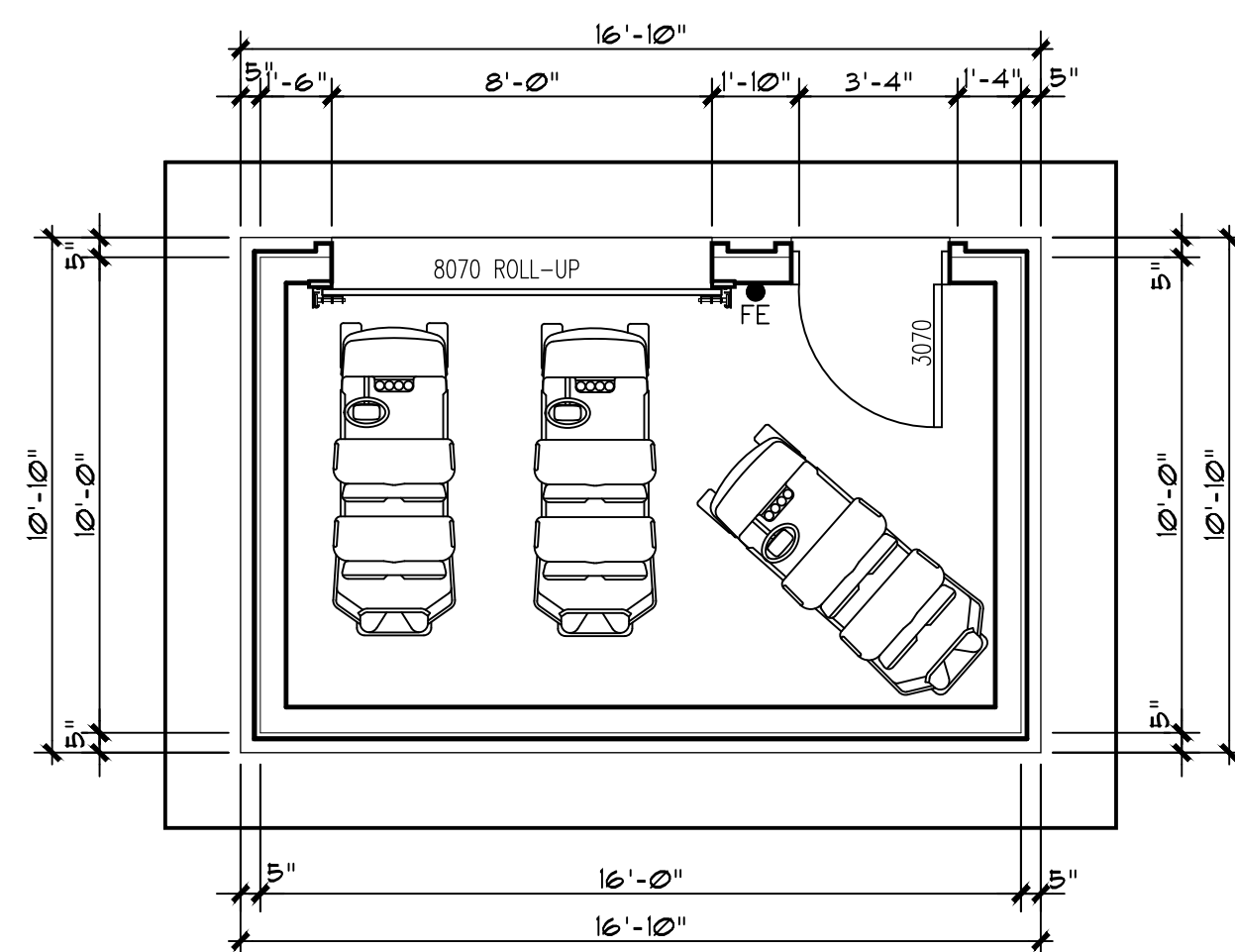
543 N. Main Street
Turlock, CA 95354
Phone: 209.213.1754
Fax: 209.213.1754
www.hjdick.com



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



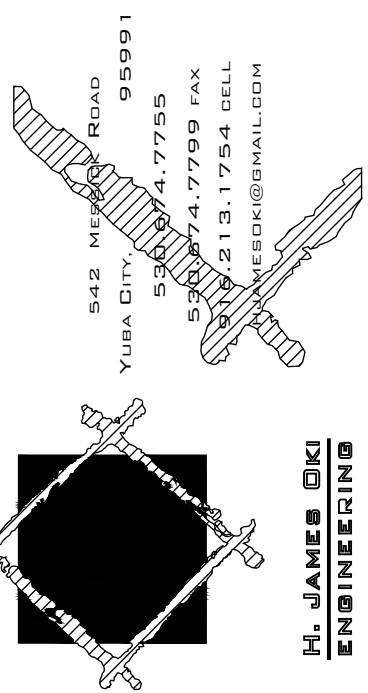
**BUILDING #2 - GOLF CART SHED
REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"



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

GENERAL NOTES

1. TYPICAL TOP PLATE HEIGHT = 9'-0", UNO.
TYPICAL CEILING HEIGHT = 8'-11 3/8", UNO.
2. EXTERIOR CEILING\$ TO RECEIVE 5/8" MR. SOFFIT BOARD.
INTERIOR CEILING\$ TO RECEIVE 5/8" GYP. BOARD.
3. PROVIDE R-38 BATT INSUL @ CEILING.



PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

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

SQUARE FOOTAGES

SHED: 160 SF.

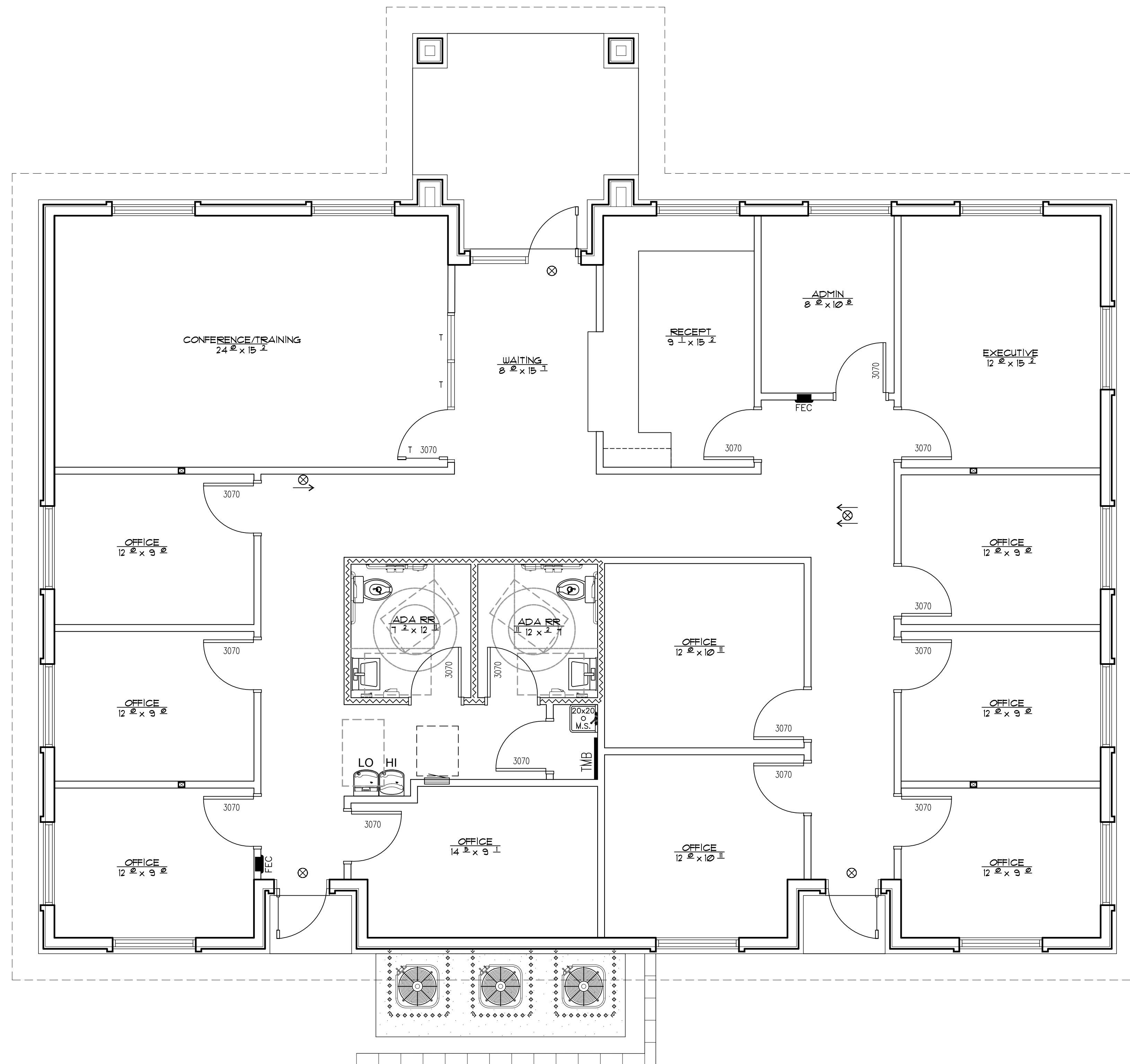
LEGEND

- NEW EXTERIOR STUCCO WALL WITH BRICK VENEER WAINSCOT,
2x6 DP#2 STUDS @ 16" O.C. WITH R-21 HIGH DENSITY FIBERGLASS
INSULATION, 3/8" OSB, SHEATHING @ EXTERIOR,
5/8" GYP. BD @ INTERIOR.
- NEW DOOR
- WALL MOUNTED 2A10BC FIRE EXTINGUISHER
- 3068 DOOR WIDTH x HEIGHT
- NEW GYP. BD. CEILING.

REVISIONS

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

BUILDING #2
GOLF CART SHED
MULTI-PLANS



**BUILDING #3 - ADMIN BLDG
INTERIOR FLOOR PLAN**

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

SQUARE FOOTAGES

OFFICE	2783 SF.
MAIN ENTRY	152 SF.
REAR ENTRIES	40 SF.
TOTAL	2975 SF.

LEGEND

- NEW EXTERIOR STUCCO WALL WITH BRICK VENEER WAINSCOT, 2x6 DF #2 STUDS @ 16" O.C. WITH R-21 HIGH DENSITY FIBERGLASS INSULATION, 3/8" OSB, SHEATHING @ EXTERIOR, 5/8" GYP. BD @ INTERIOR.
- NEW INTERIOR WALL W/ DF #2 2x4 STUDS @ 24" O.C. AND 5/8" GYP. BD EACH SIDE.
- NEW INTERIOR WALL W/ DF #2 2x4 STUDS @ 24" O.C. W/ SOUND BATT INSULATION AND M.R. 5/8" GYP. BD RR. SIDE, 5/8" GYP. BD OPPOSITE SIDE.
- NEW DOOR
- FEC SEMI-RECESSED 2A10BC FIRE EXTINGUISHER COORDINATE APPROVED LOCATION WITH INSPECTOR DOOR FINISH TO BE STAINLESS STEEL
- EXIT SIGN - ARROW INDICATES DIRECTION.
- 3068 DOOR WIDTH x HEIGHT
- 1030X0 WINDOW WIDTH x HEIGHT # TYPE
- T= TEMPERED GLAZING

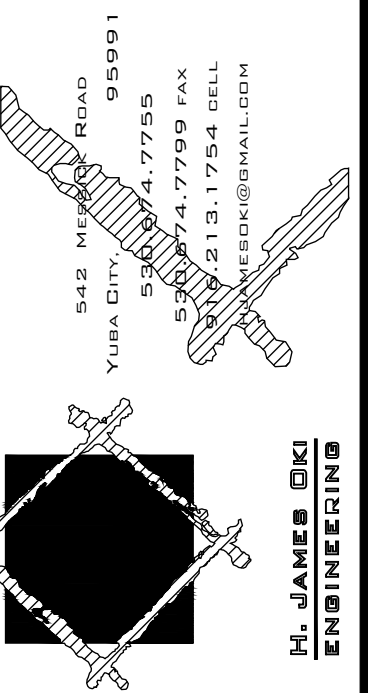
REVISIONS

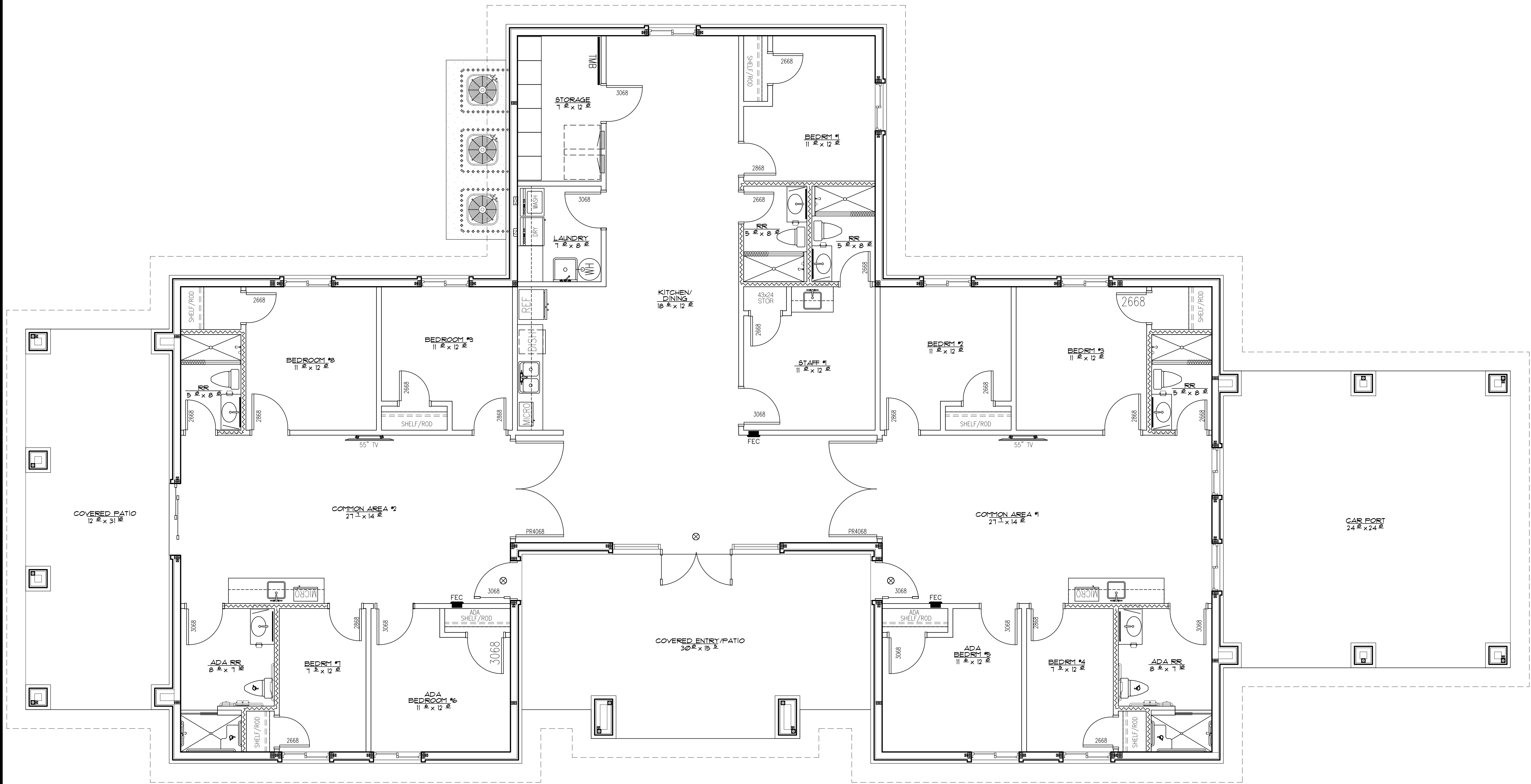
JAY	DRAWN BY
HJO/EK	CHECKED BY
09/11/2023	DATE
AS NOTED	SCALE
2023-001	JOB NO

BUILDING #3
ADMIN BLDG
INT FLOOR PLAN

**PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023**

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





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

SQUARE FOOTAGES

COTTAGE:	3620 SF.
FRONT PATIO:	432 SF.
SIDE PATIO:	372 SF.
CARPORT:	576 SF.
TOTAL:	5000 SF.

LEGEND

-
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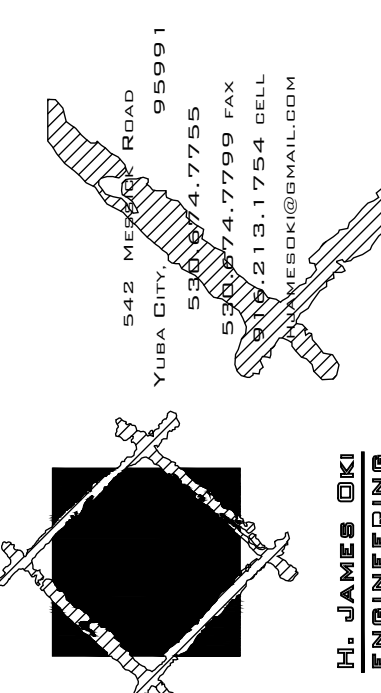
REVISIONS

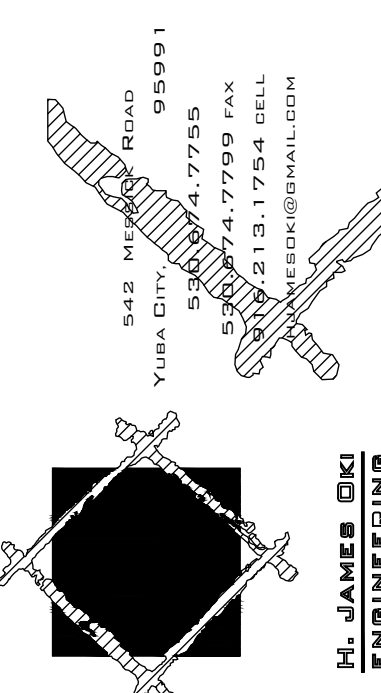
JAY	DRAWN BY
HJO/EK	CHECKED BY
09/11/2023	DATE
A6 NOTED	SCALE
2023-001	JOB NO

BUILDING #4
 FLEX COTTAGE
 INT FLOOR PLAN

PROGRESS PLANS
 FOR
 FOR REVIEW
 09/11/2023

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



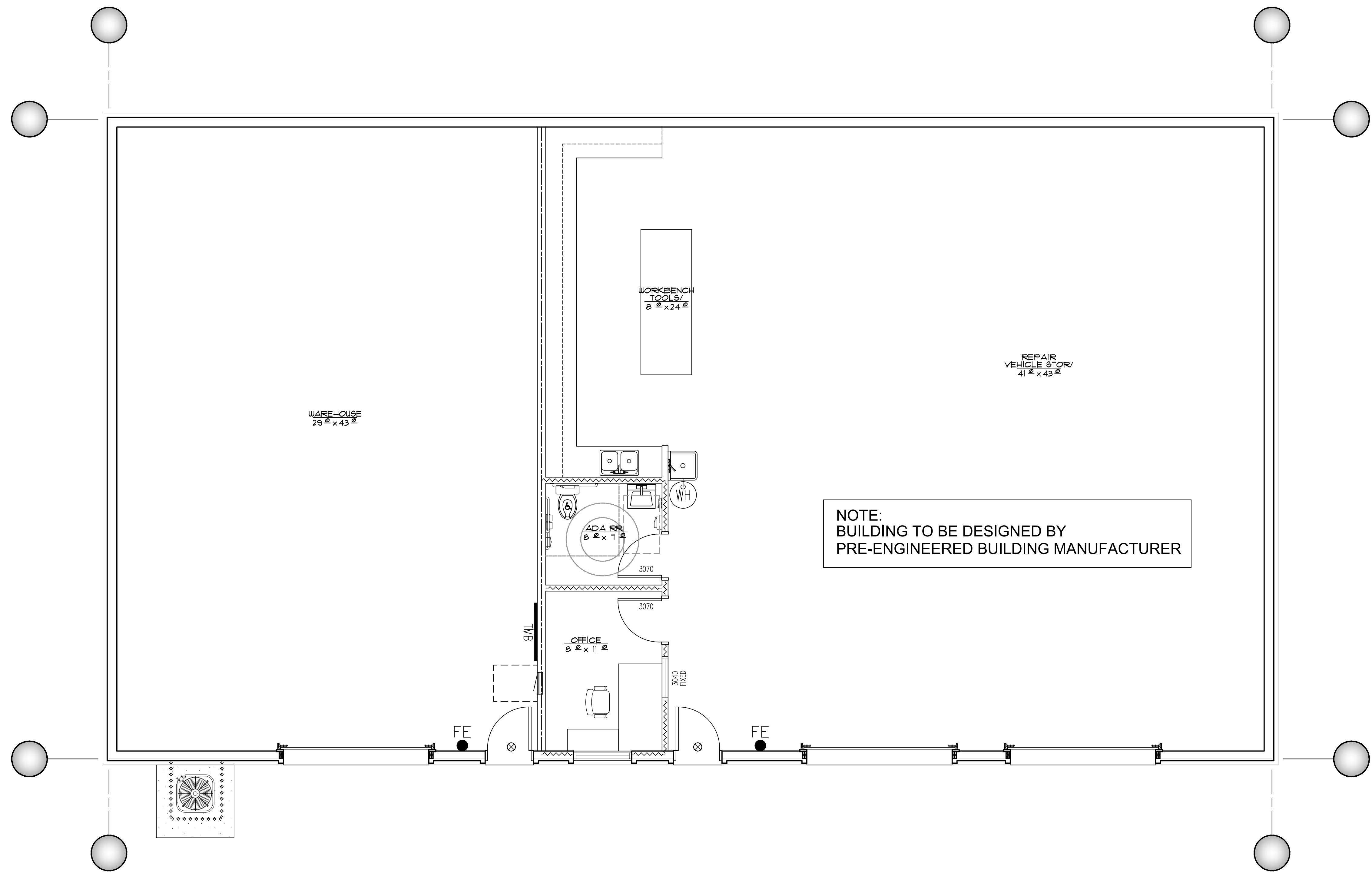


PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

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 #5 MAINT/STOR BLDG INT FLOOR PLAN	
A2.51	



NOTE:
BUILDING TO BE DESIGNED BY
PRE-ENGINEERED BUILDING MANUFACTURER

**BUILDING #5 - MAINTENANCE/STORAGE BUILDING
INTERIOR FLOOR PLAN**

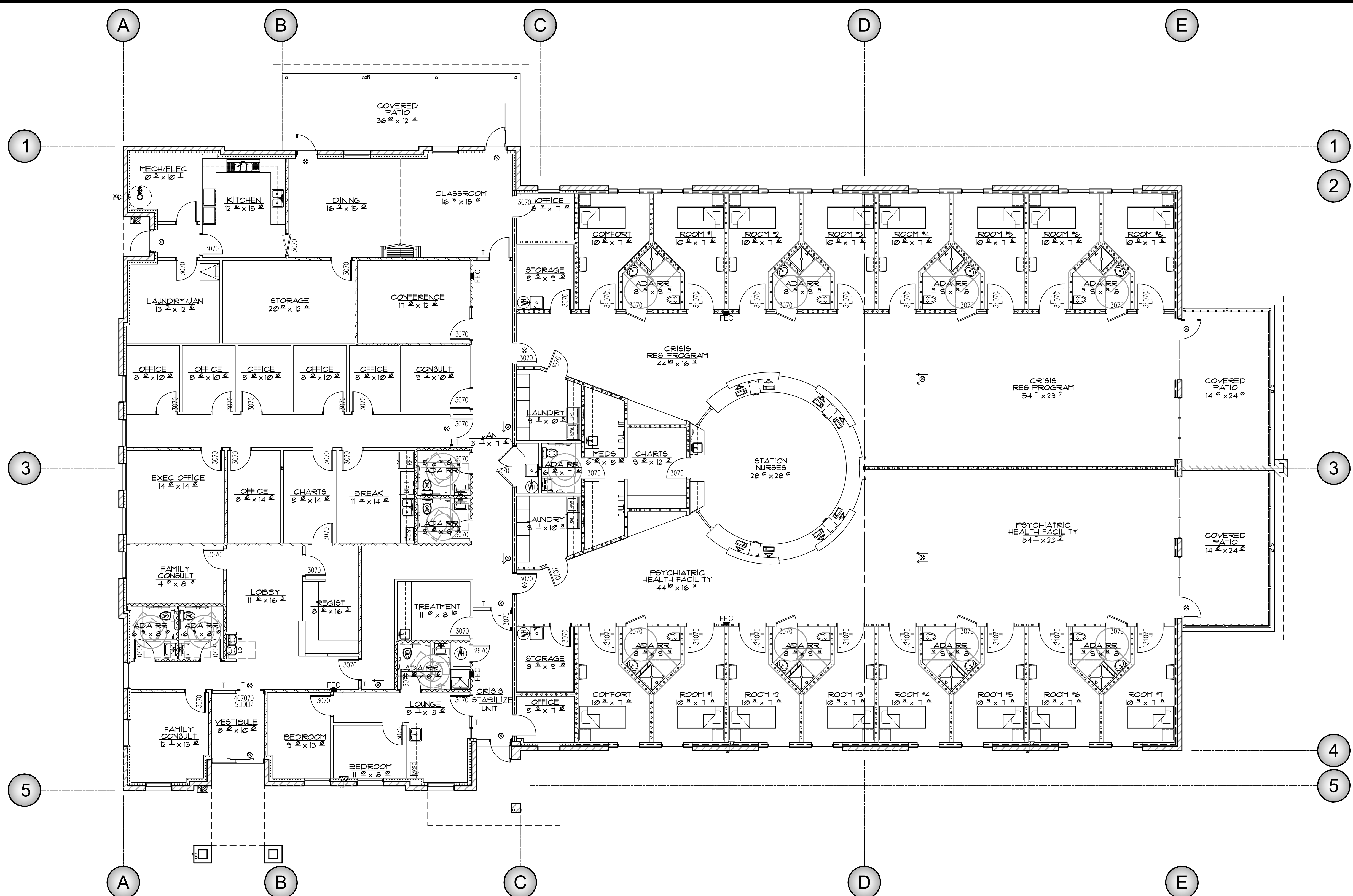
SCALE: 1/4"=1'-0"

SQUARE FOOTAGES

OFFICE	169 SF.
WAREHOUSE	1309 SF.
VEHICLE REPAIR-STORAGE	2042 SF.
TOTAL	3520 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/ DF #2 2x4 STUDS @ 24" O.C. W/ R-21 BATT INSULATION AND MR 5/8" GYP BD RR SIDE, 5/8" GYP. BD OPPOSITE/OFFICE SIDE.
- NEW DOOR
- WALL MOUNTED 2A10BC FIRE EXTINGUISHER
- EXIT SIGN - ARROW INDICATES DIRECTION.
- 3068 DOOR WITDTH x HEIGHT
1030X0 WINDOW WITDTH x HEIGHT # TYPE



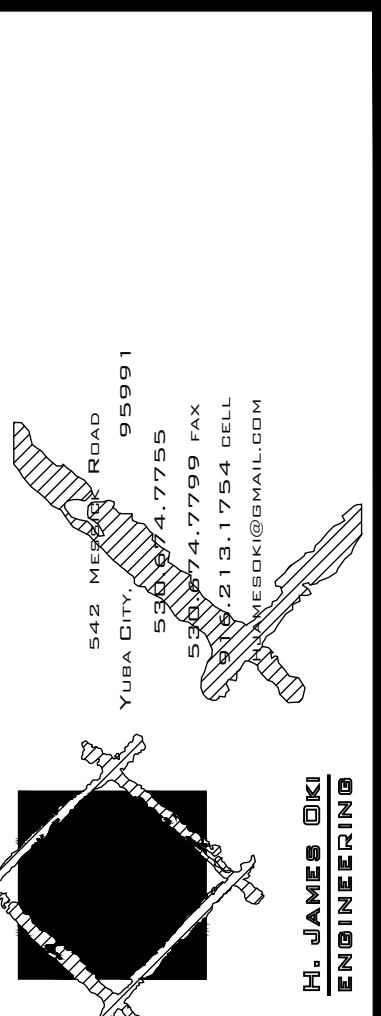
**BUILDING #6 - CRISIS CARE FACILITY
INTERIOR FLOOR PLAN**

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

SQUARE FOOTAGES

OFFICE:	5083 SF.
CRISIS STABILIZE UNIT:	567 SF.
PSYCHIATRIC/CRISIS FACILITY:	8572 SF.
TOTAL:	14222 SF.
COVERED AREAS	
MAIN ENTRIES:	364 SF.
SIDE ENTRY:	24 SF.
REAR PATIO COVER:	40 SF.
PSYCHIATRIC/CRISIS PATIO COVER:	690 SF.
TOTAL:	1488 SF.
GRAND TOTAL:	15700 SF.

- LEGEND**
- NEW 8"x16" CMU WALL. SEE ELEVATIONS FOR ADDITIONAL SIZES AND TYPES OF CMU. FURR 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 8"x16" CMU WALL. SEE ELEVATIONS FOR ADDITIONAL SIZES AND TYPES OF CMU. FURR OUT WALLS WITH 5/8" "XP HIGH IMPACT TYPE "X" GYP BD. ON 6" STEEL STUDS @ 24" O.C. TO 6" ABOVE CEILING GRID W/ R-21 BATT INSUL TO UNDERSIDE OF STRUCTURE.
 - NEW STUCCO SYSTEM, 3/8" OSB SHEATHING ON 6" STEEL STUDS @ 24" O.C. 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 STUCCO SYSTEM, 3/8" OSB SHEATHING ON 6" STEEL STUDS @ 24" O.C. TO 6" ABOVE CEILING GRID WITH R-21 BATT INSUL TO UNDERSIDE OF STRUCTURE AND 5/8" "XP HIGH IMPACT TYPE "X" GYP. BD. AT INTERIOR SIDE OF WALL.
 - NEW 1-HOUR PARTITION WITH 5/8" TYPE "X" GYP. BD. ON 6" STEEL STUDS @ 16" O.C. TO UNDERSIDE OF STRUCTURE.
 - 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 SOUND PARTITION WITH 5/8" GYP. BD. ON 3-5/8" STEEL STUDS @ 24" O.C. AND SOUND BATT INSUL. PROVIDE SOUND BATT INSUL ON CLG GRID EXTENDING 24" EA SIDE OF WALL.
 - NEW PARTITION WITH 5/8" "XP HIGH IMPACT TYPE "X" GYP. BD. 3-5/8" STEEL STUDS @ 24" O.C. TO 6" ABOVE CEILING GRID.
 - NEW PARTITION WITH 5/8" "XP HIGH IMPACT TYPE "X" GYP. BD. ON 3-5/8" STEEL STUDS @ 24" O.C. TO 6" ABOVE CEILING GRID. APPLY 1/2" PLYWOOD TO STUDS ON ONE SIDE OF WALL. NOTE - THIS PRODUCT HAS A MOLD-MOISTURE RESISTANT PURFULE PAPER SURFACE AND CORE.
 - NEW PAINT GRADE S.C. DOOR 4 HM. KD. FRAME.
 - NEW STOREFRONT WINDOW SYSTEM. SCHEDULE FOR SPECS.
 - SEMI-RECESSED 2A10BC FIRE EXTINGUISHER AND CABINET. MAX TRAVEL DISTANCE TO ANY EXTINGUISHER SHALL NOT EXCEED 15'-0".
 - EXIT SIGN - ARROW INDICATES DIRECTION.
 - 3068 DOOR WIDTH x HEIGHT
1030X0 WINDOW WIDTH x HEIGHT 4 TYPE
T= TEMPERED GLAZING
*** DO WE NEED SPECIALTY GLAZING IN PATIENT ROOMS?

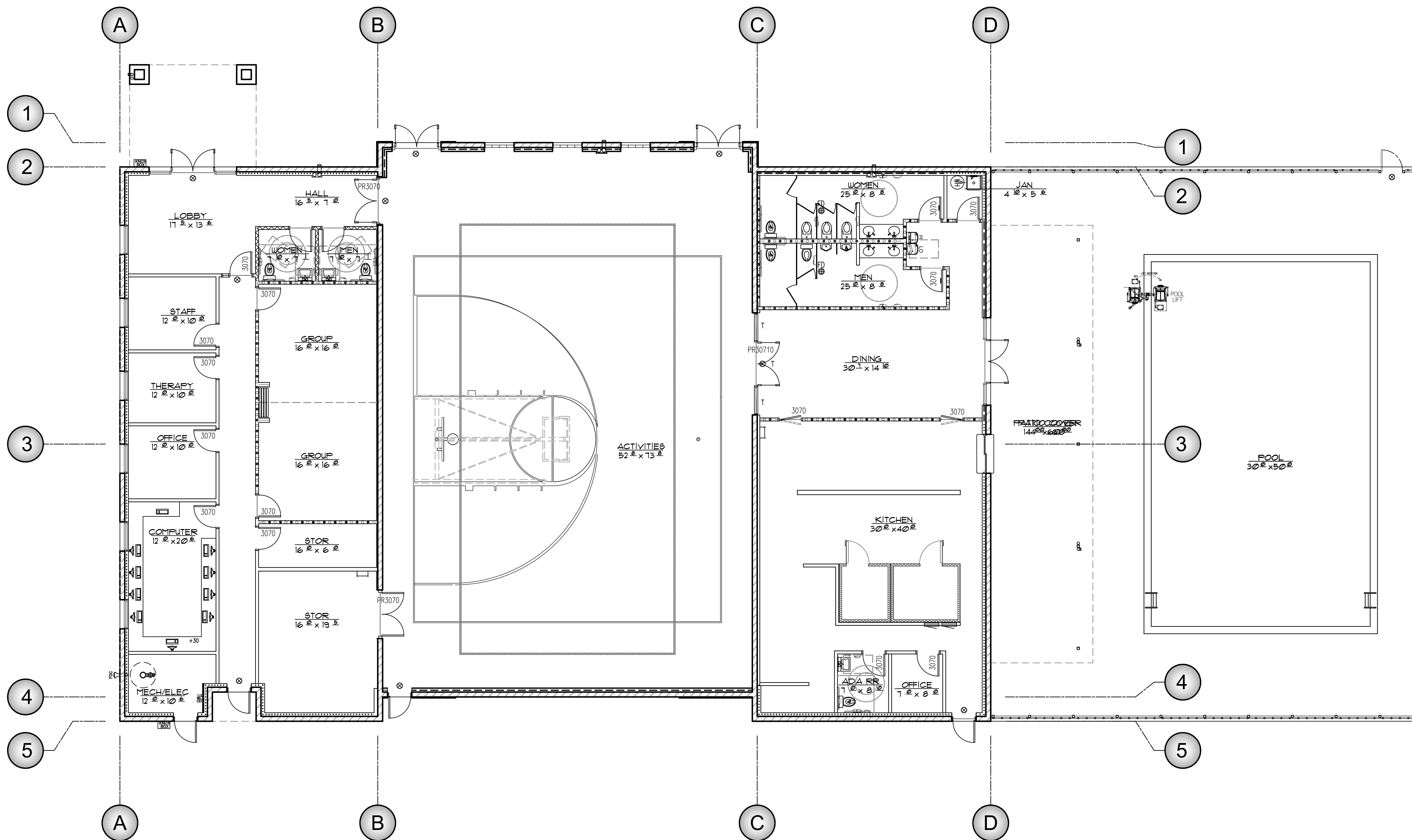


**PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023**

**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 #6 CRISIS CARE INT FLOOR PLAN	
A2.61	



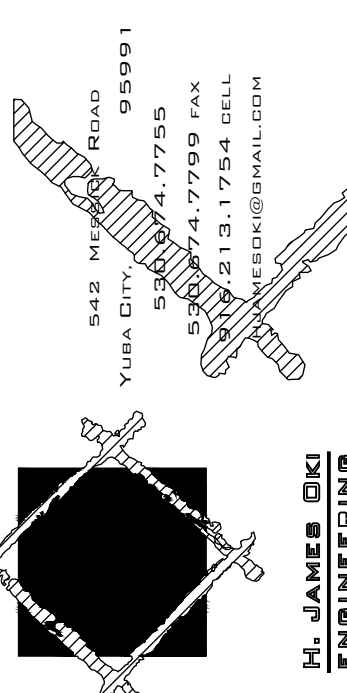
BUILDING #7 - MULTI-PURPOSE BUILDING
INTERIOR FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES

OFFICE:	2688 SF.
MULTI-PURPOSE:	3804 SF.
COMMON AREA & KITCHEN:	2458 SF.
TOTAL:	9050 SF.
COVERED AREAS	
MAIN ENTRY:	243 SF.
REAR ENTRY:	24 SF.
PATIO COVER:	840 SF.
TOTAL:	1107 SF.
GRAND TOTAL:	10157 SF.

LEGEND

- NEW 8"x16" CMU WALL. SEE ELEVATIONS FOR ADDITIONAL SIZES AND TYPES OF CMU. FURR 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 8"x16" CMU WALL. SEE ELEVATIONS FOR ADDITIONAL SIZES AND TYPES OF CMU. FURR OUT WALLS WITH 5/8" "XP" HIGH IMPACT TYPE "X" GYP BD. ON 6" STEEL STUDS @ 24" O.C. TO 6" ABOVE CEILING GRID W/ R-21 BATT INSUL TO UNDERSIDE OF STRUCTURE.
- NEW 8"x16" CMU WALL. SEE ELEVATIONS FOR ADDITIONAL SIZES AND TYPES OF CMU. FURR OUT WALLS FULL HEIGHT WITH 5/8" "XP" HIGH IMPACT TYPE "X" GYP BD. ON 6" STEEL STUDS @ 24" O.C. TO STRUCT. ABOVE W/ R-21 BATT INSUL. APPLY 1/2" 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 M.R. 5/8" GYP. BD. ON 3-5/8" STEEL STUDS @ 24" O.C. AND SOUND BATT INSUL.
- NEW PARTITION WITH 5/8" "XP" HIGH IMPACT TYPE "X" GYP. BD. 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 HM. KD. FRAME.
- NEW STOREFRONT WINDOW SYSTEM. SCHEDULE FOR SPEC.
- SEMI-RECESSED 2A10BC FIRE EXTINGUISHER AND CABINET. MAX TRAVEL DISTANCE TO ANY EXTINGUISHER SHALL NOT EXCEED 15'-0".
- EXIT SIGN - ARROW INDICATES DIRECTION.
- 3068 DOOR WIDTH x HEIGHT
- 1030X0 WINDOW WIDTH x HEIGHT 4 TYPE
- T = TEMPERED GLAZING



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

REVISIONS

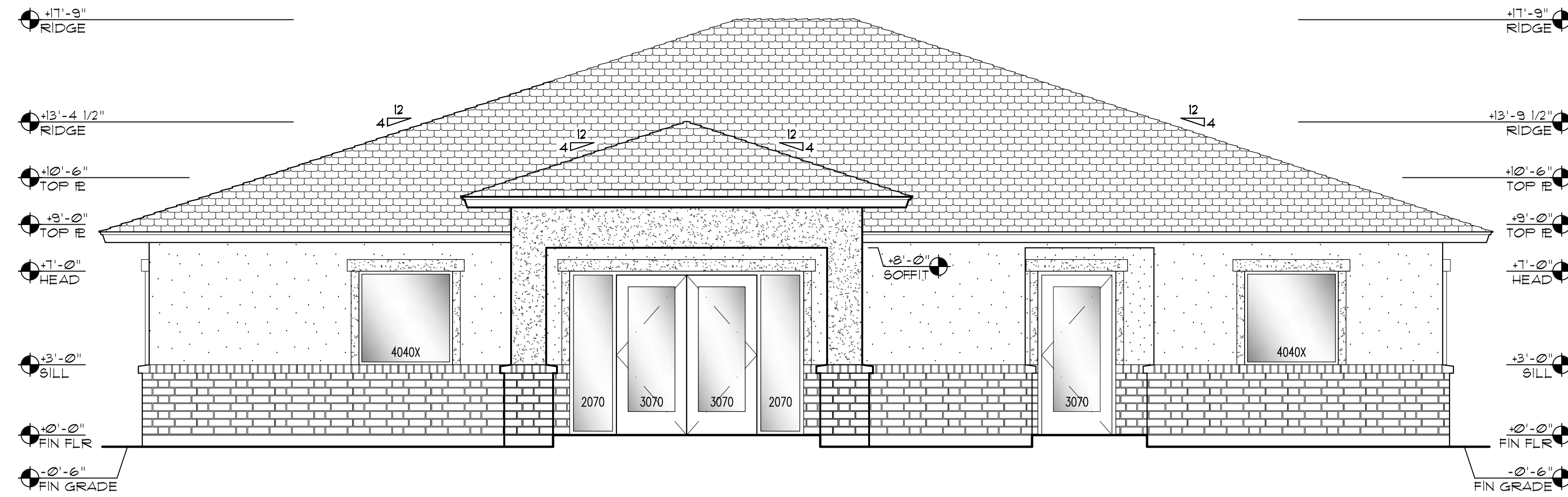
JAY DRAWN BY
 HJO/EK CHECKED BY
 09/11/2023 DATE
 AS NOTED SCALE
 2023-001 JOB NO

BUILDING #7
 MULTI-PURPOSE
 INT FLOOR PLAN



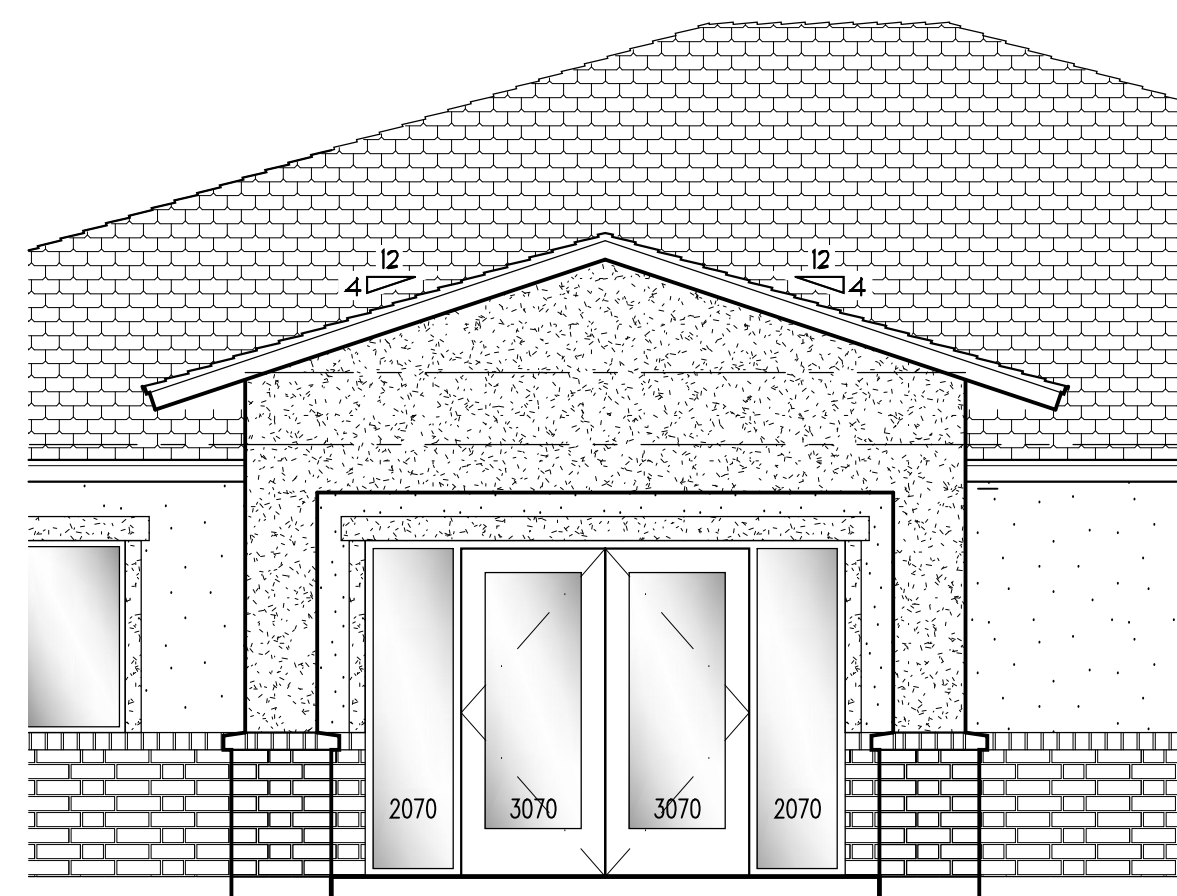
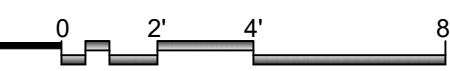
**BUILDING #1 - WELLNESS/OUTPATIENT
NORTH ELEVATION - ENTRY OPTIONS**

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



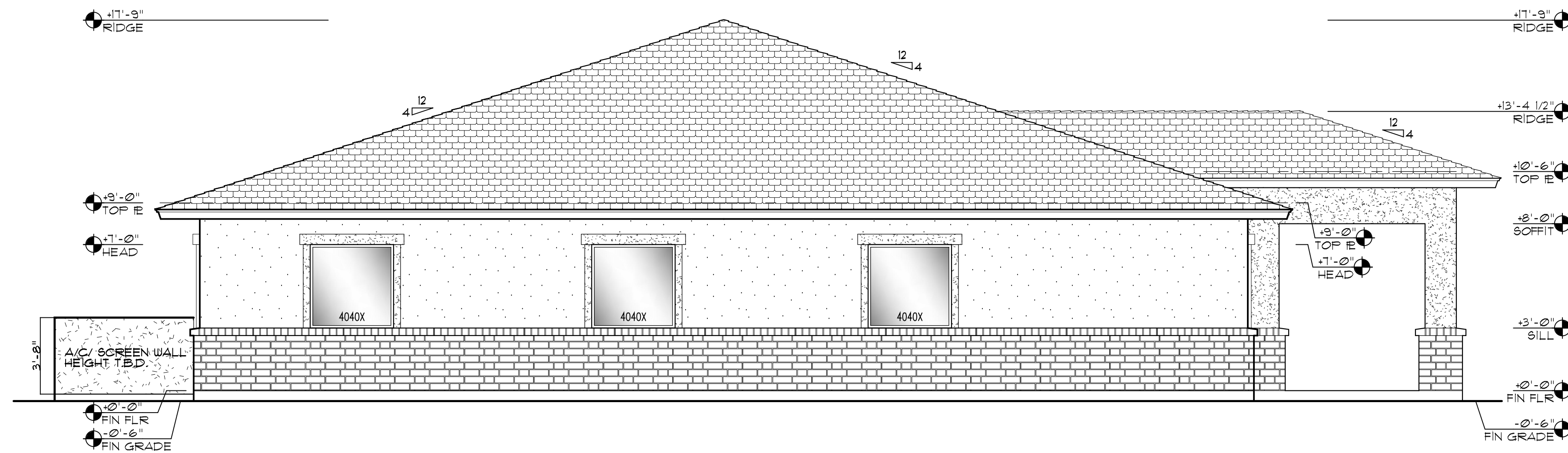
**BUILDING #1 - WELLNESS/OUTPATIENT
NORTH ELEVATION**

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



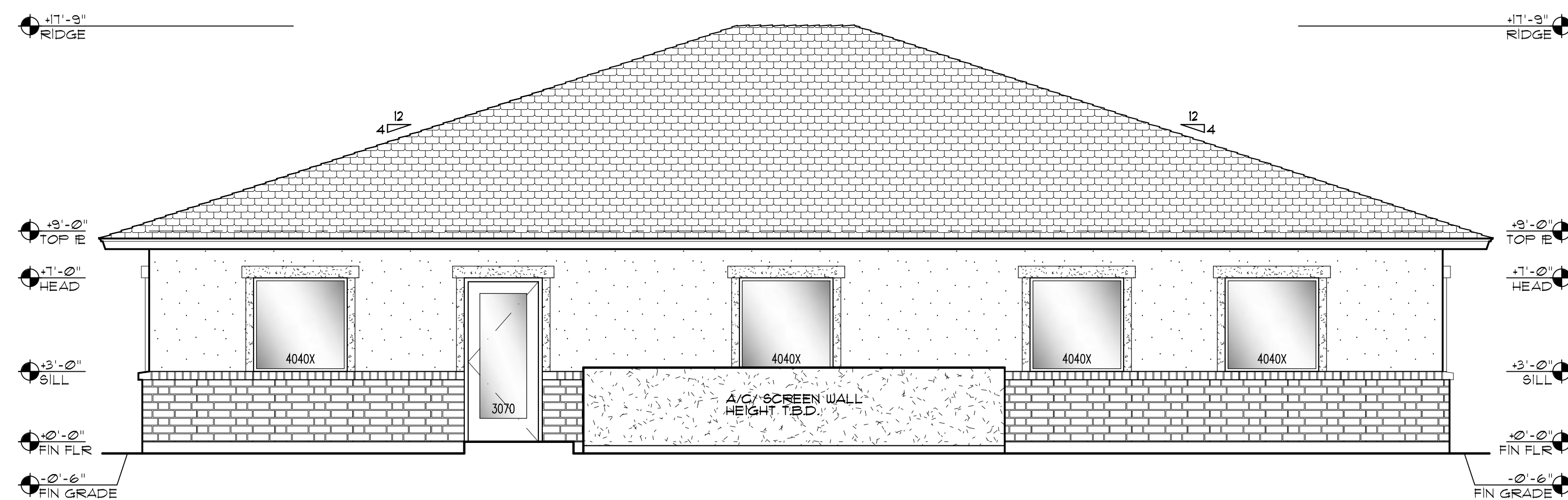
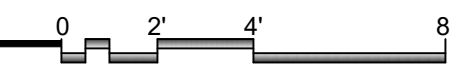
**BUILDING #1 - WELLNESS/OUTPATIENT
NORTH ELEVATION - ENTRY OPTIONS**

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



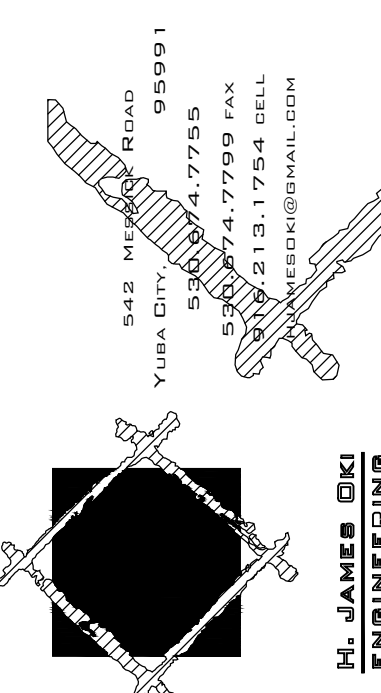
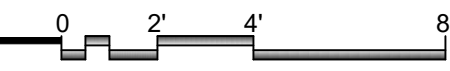
**BUILDING #1 - WELLNESS/OUTPATIENT
EAST ELEVATION**

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



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

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



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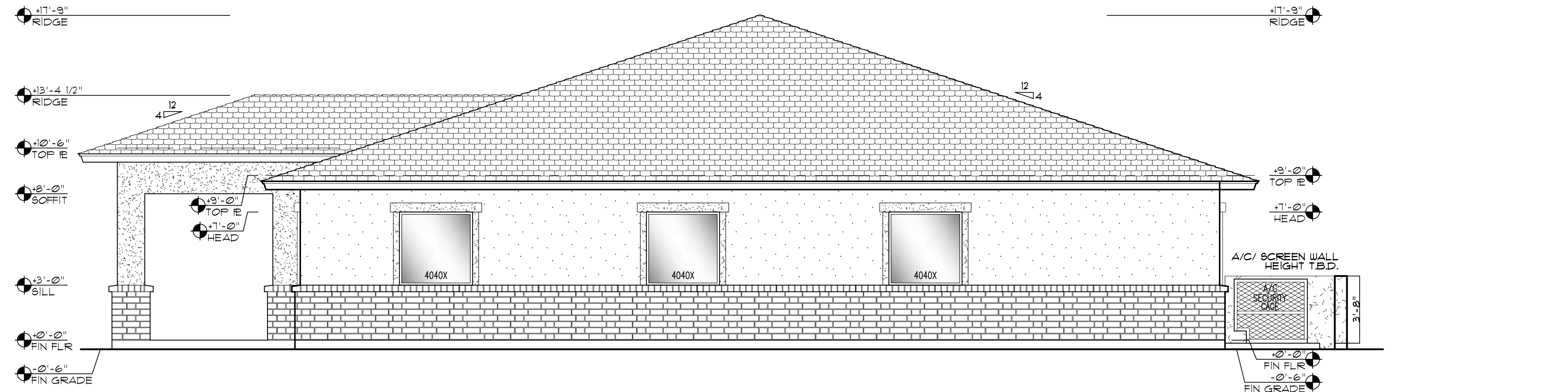
**PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380**

REVISIONS

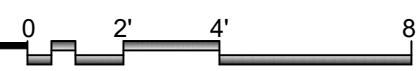
JAY DRAWN BY
HJO/EK CHECKED BY
09/11/2023 DATE
AS NOTED SCALE
2023-001 JOB NO

BUILDING #1
WELLNESS/OUTPATIENT
EXTERIOR ELEVATIONS

A3.10

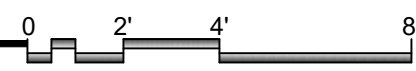


4 BUILDING #1 - WELLNESS/OUTPATIENT
WEST ELEVATION
SCALE: 1/4"=1'-0"



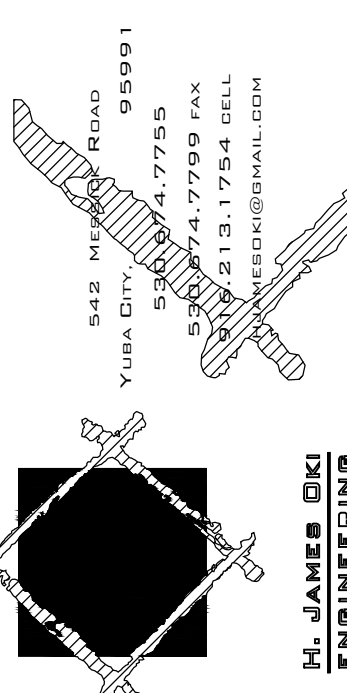
BUILDING SECTION T.B.D.

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
FOR
FOR REVIEW
09/11/2023

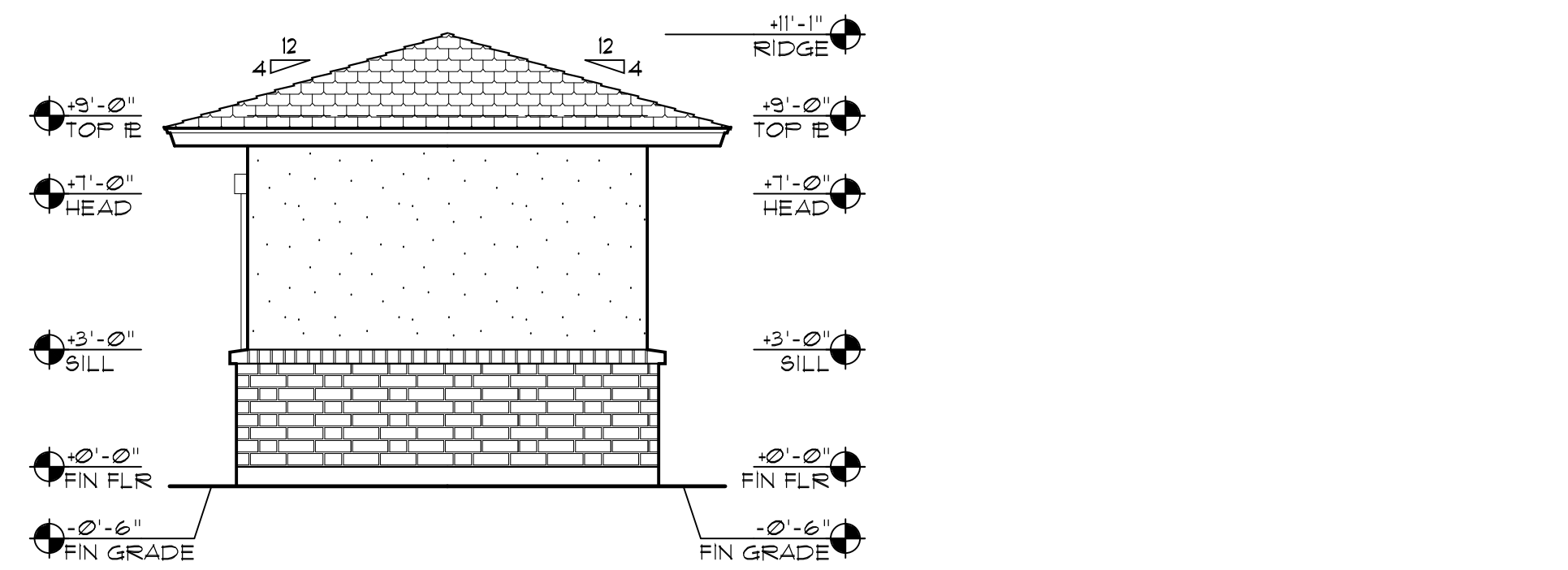
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2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

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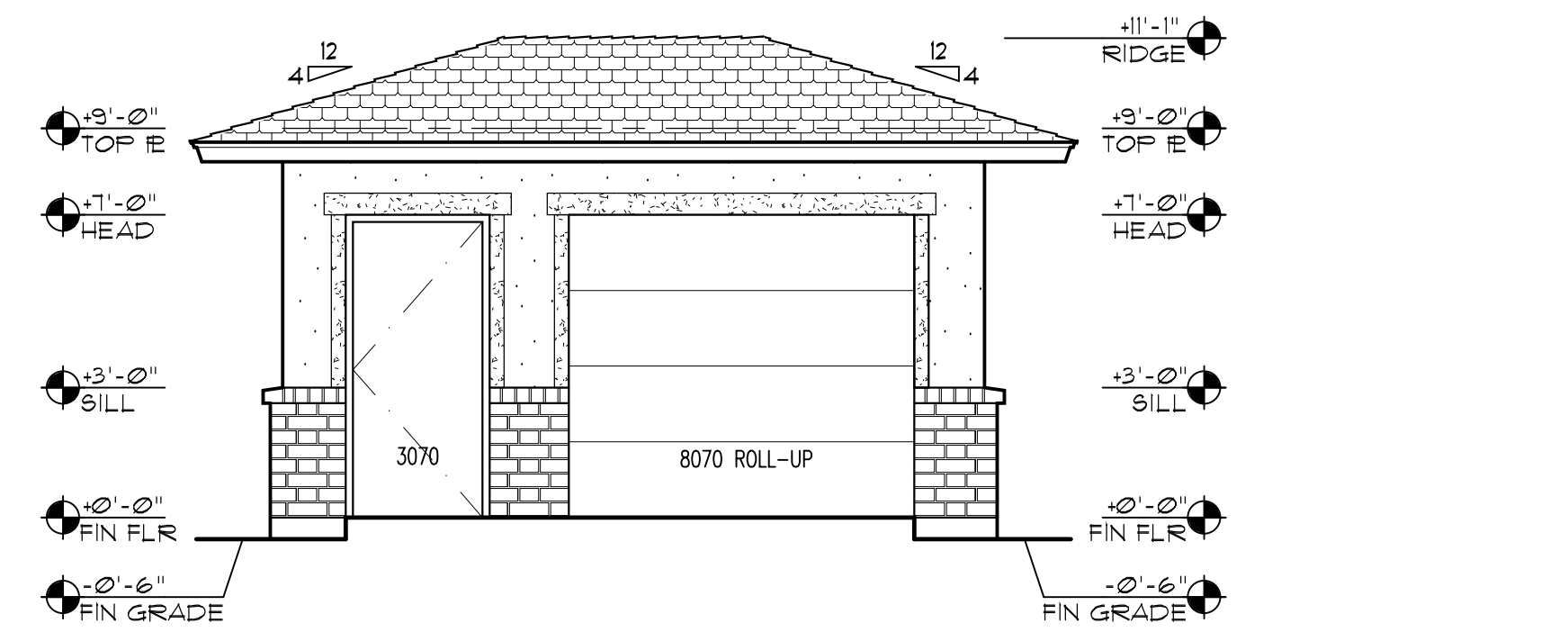
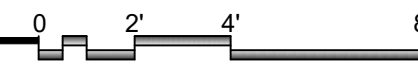
BUILDING #1
WELLNESS/OUTPATIENT
EXTERIOR ELEV / SECT

A3.11



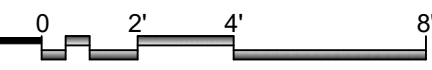
4 BUILDING #2 - GOLF CART SHED
WEST ELEVATION

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



1 BUILDING #2 - GOLF CART SHED
NORTH ELEVATION

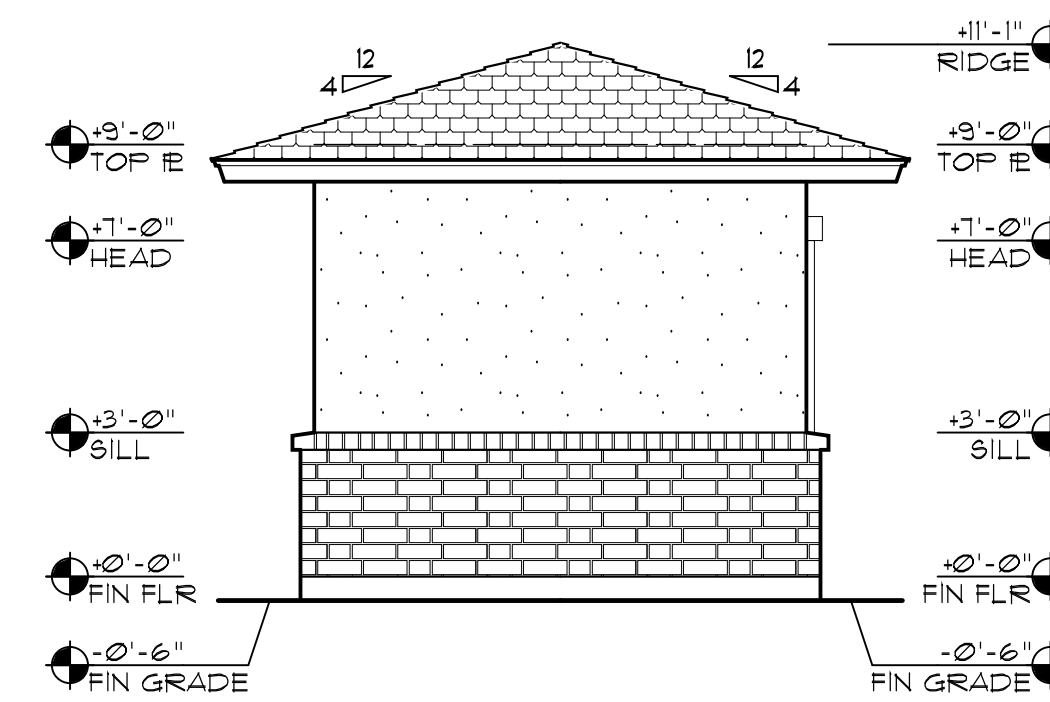
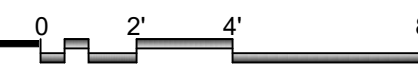
SCALE: 1/4"=1'-0"



BUILDING SECTION T.B.D.

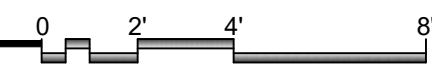
5 BUILDING #2 - GOLF CART SHED
BUILDING SECTION

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



2 BUILDING #2 - GOLF CART SHED
EAST ELEVATION

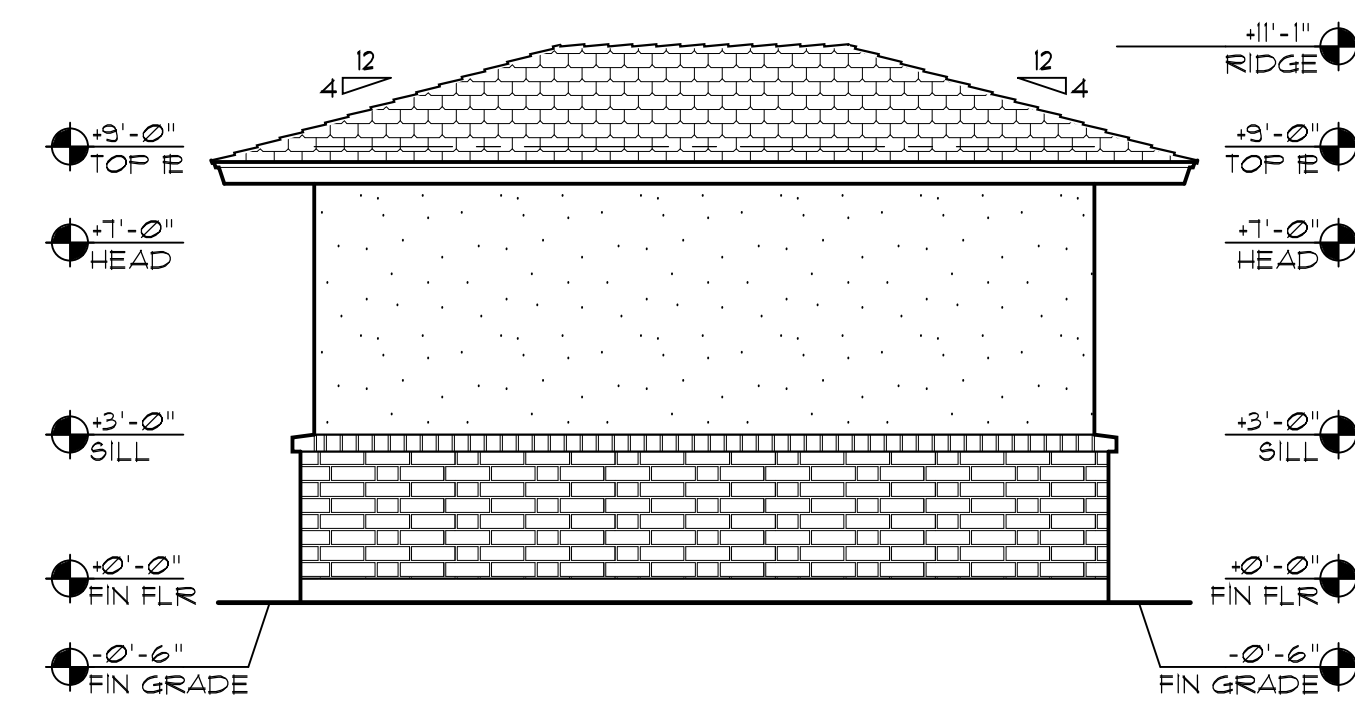
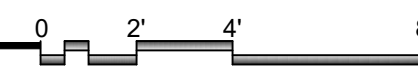
SCALE: 1/4"=1'-0"



BUILDING SECTION T.B.D.

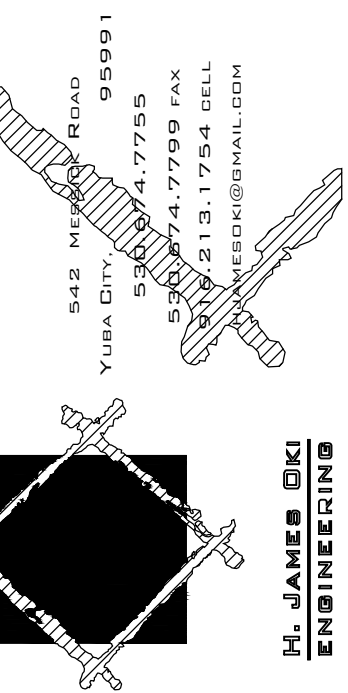
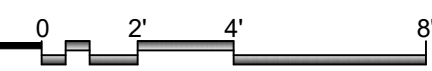
6 BUILDING #2 - GOLF CART SHED
BUILDING SECTION

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



3 BUILDING #2 - GOLF CART SHED
SOUTH ELEVATION

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



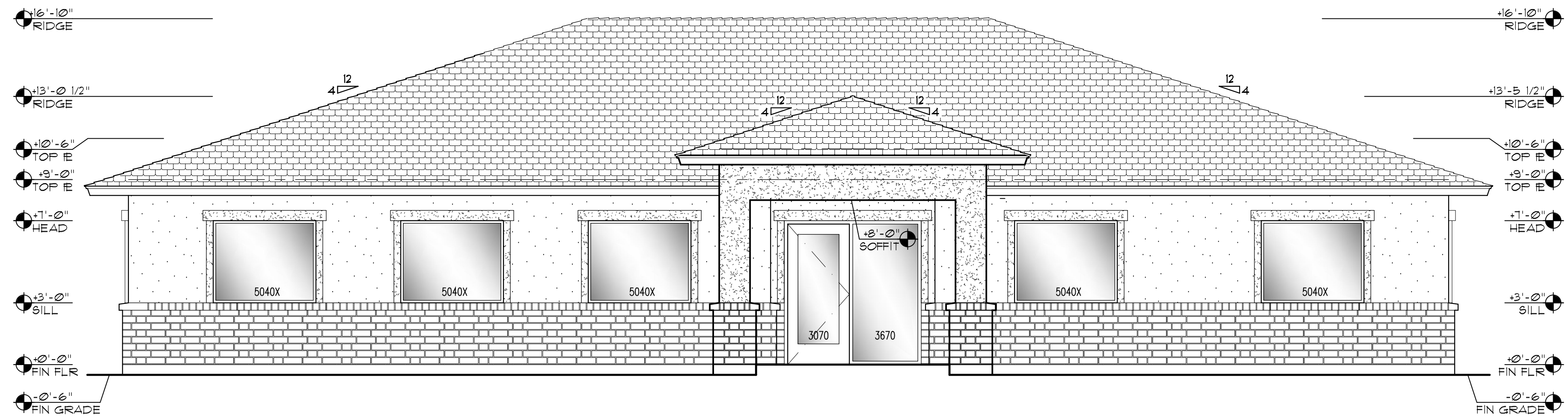
PROGRESS PLANS
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PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

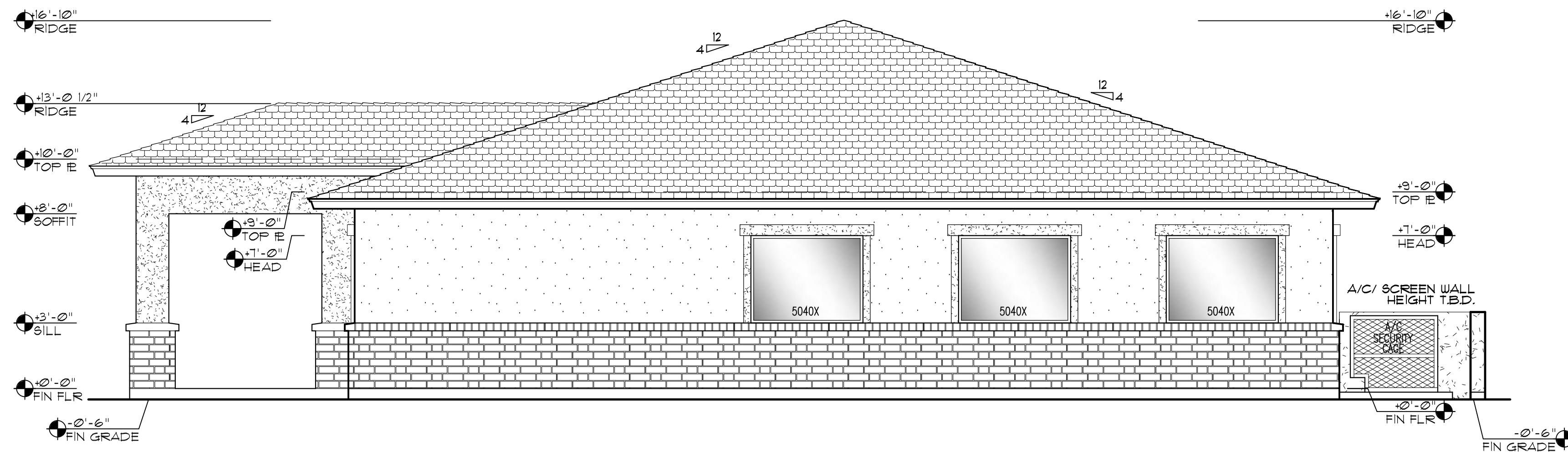
REVISIONS

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HJO/EK CHECKED BY
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2023-001 JOB NO

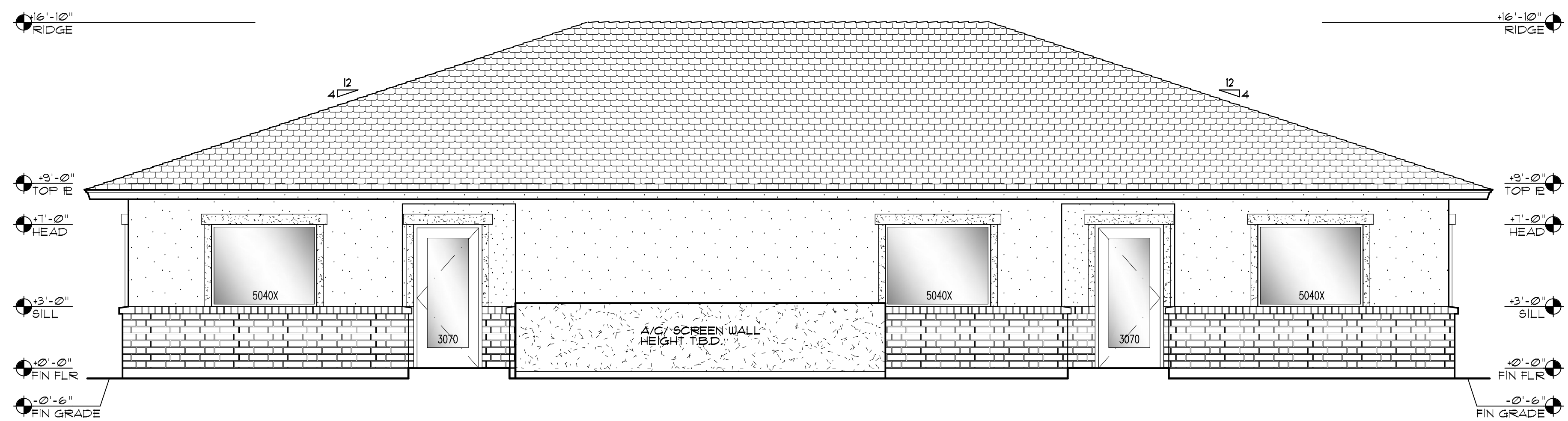
BUILDING #2
GOLF CART SHED
EXTERIOR ELEVATIONS



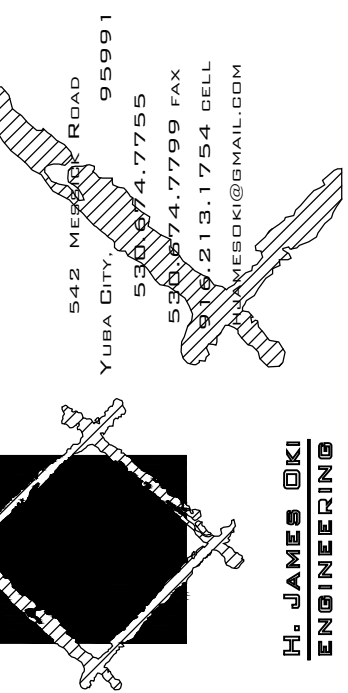
1 BUILDING #3 - ADMIN BLDG
WEST ELEVATION
SCALE: 1/4"=1'-0"



2 BUILDING #3 - ADMIN BLDG
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3 BUILDING #3 - ADMIN BLDG
EAST ELEVATION
SCALE: 1/4"=1'-0"



PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

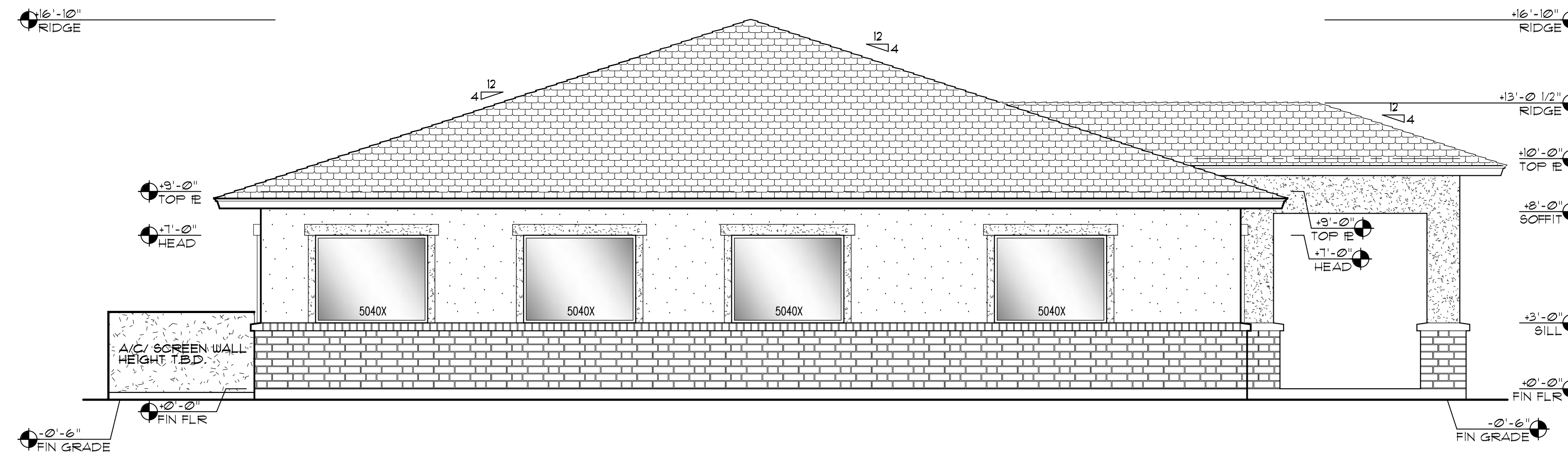
PRELIMINARY PLANS
FOR
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2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

REVISIONS

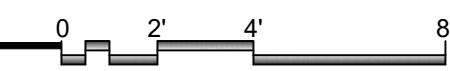
JAY DRAWN BY
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09/11/2023 DATE
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2023-001 JOB NO

BUILDING #3
ADMIN BUILDING
EXTERIOR ELEVATIONS

A3.30

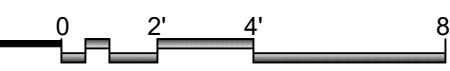


4 BUILDING #3 - ADMIN BLDG
NORTH ELEVATION
SCALE: 1/4"=1'-0"



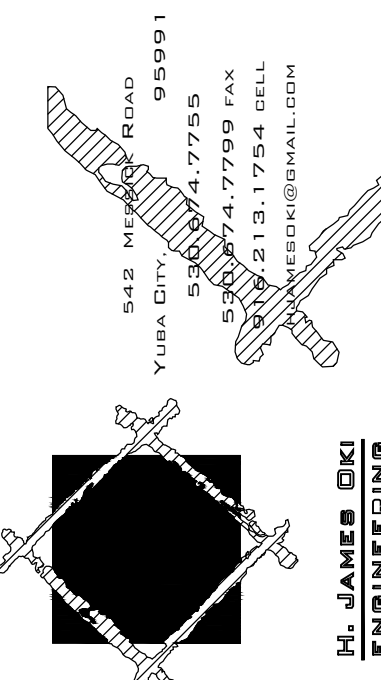
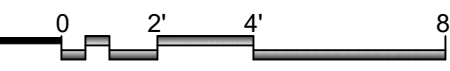
BUILDING SECTION T.B.D.

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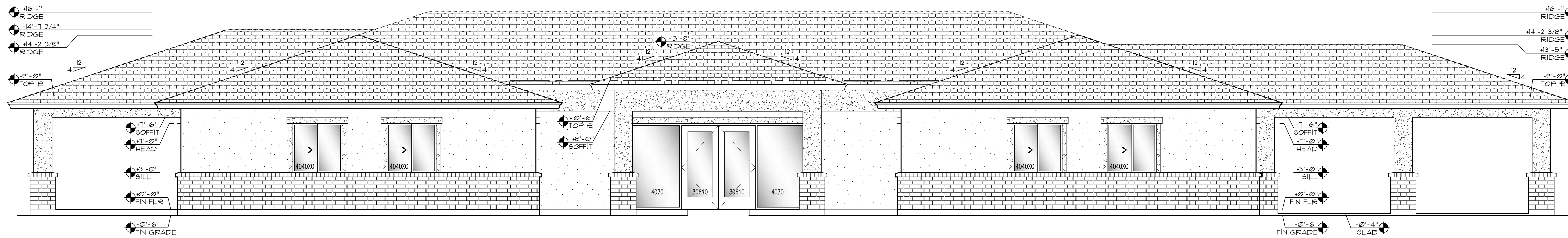
PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

REVISIONS

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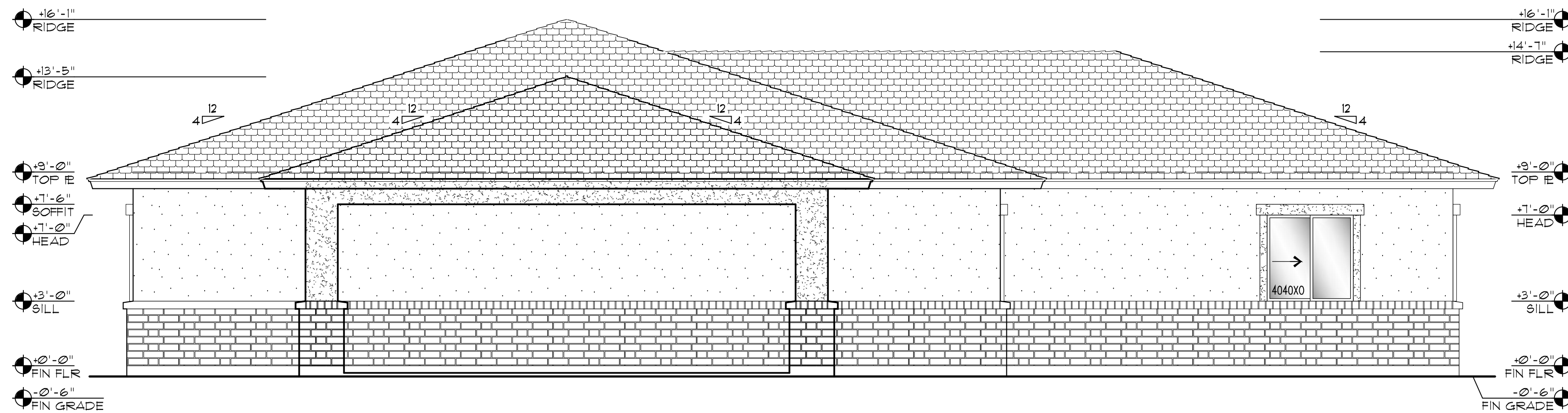
BUILDING #3
ADMIN BUILDING
EXTERIOR ELEV / SECT

A3.31



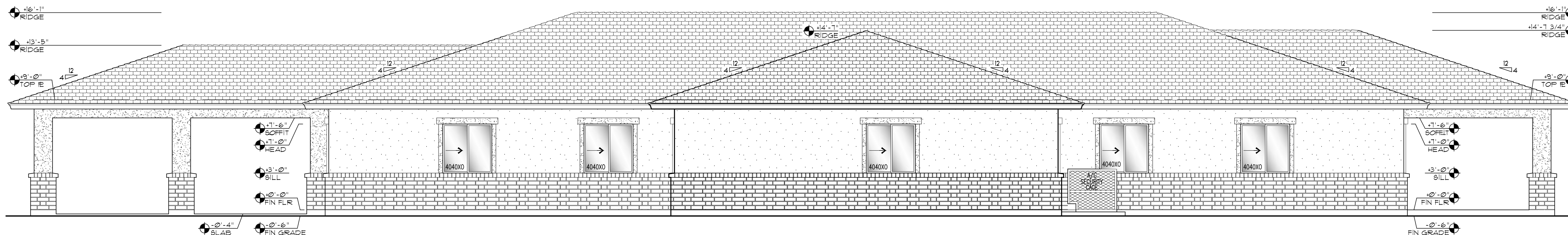
1 BUILDING #4 - FLEX COTTAGE
SOUTH ELEVATION

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



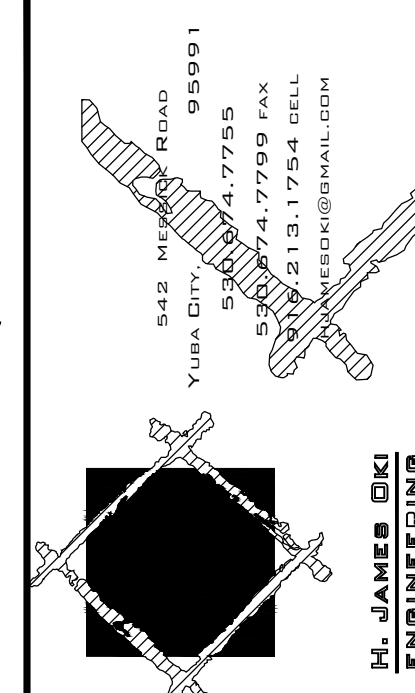
2 BUILDING #4 - FLEX COTTAGE
EAST ELEVATION

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



3 BUILDING #4 - FLEX COTTAGE
NORTH ELEVATION

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



PROGRESS PLANS
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09/11/2023

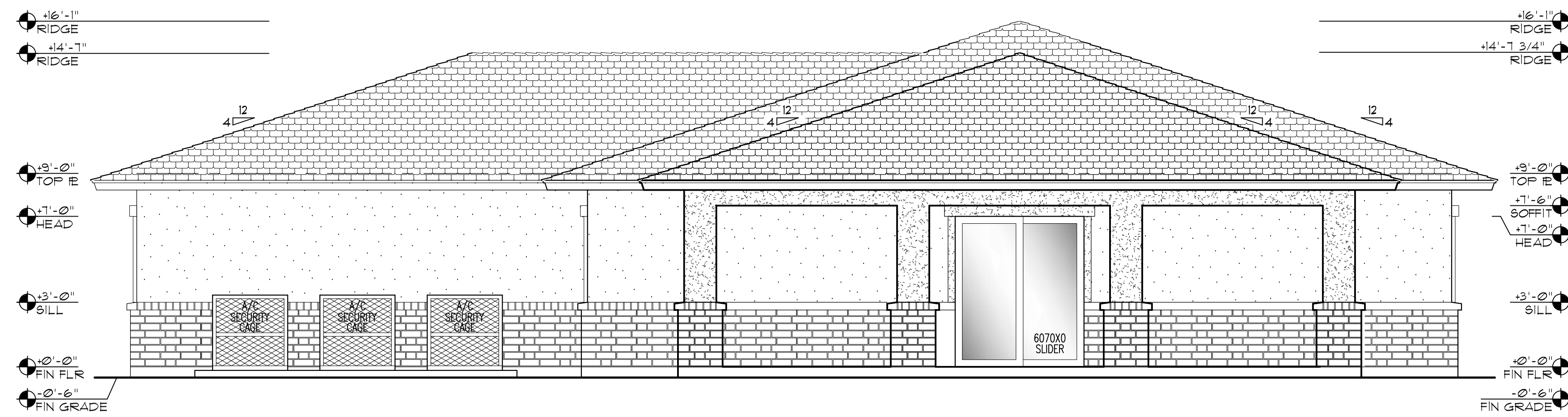
PRELIMINARY PLANS
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TURLOCK, CALIFORNIA 95380

REVISIONS

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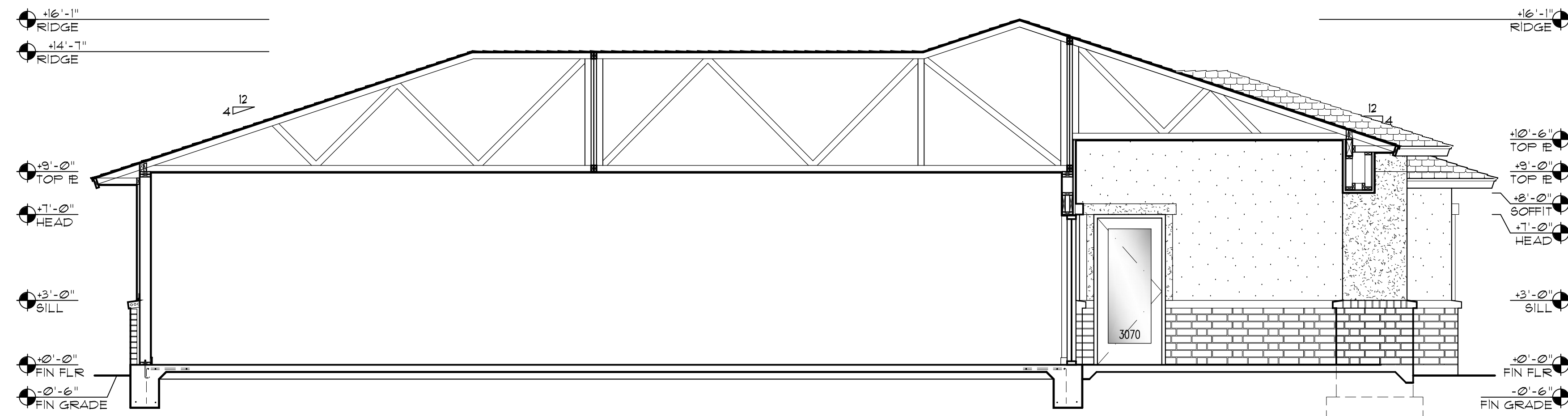
BUILDING #4
FLEX COTTAGE
EXTERIOR ELEVATIONS

A3.40



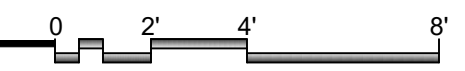
4 BUILDING #4 - FLEX COTTAGE
WEST ELEVATION

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



5 BUILDING #4 - FLEX COTTAGE
BUILDING SECTION

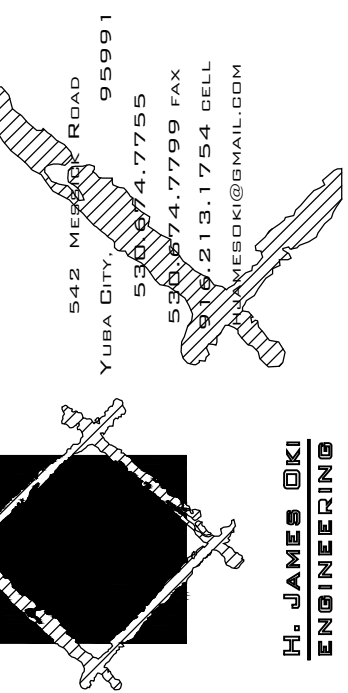
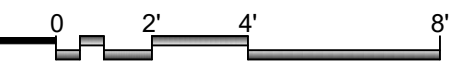
SCALE: 1/4"=1'-0"



BUILDING SECTION T.B.D.

6 BUILDING #4 - FLEX COTTAGE
BUILDING SECTION

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



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

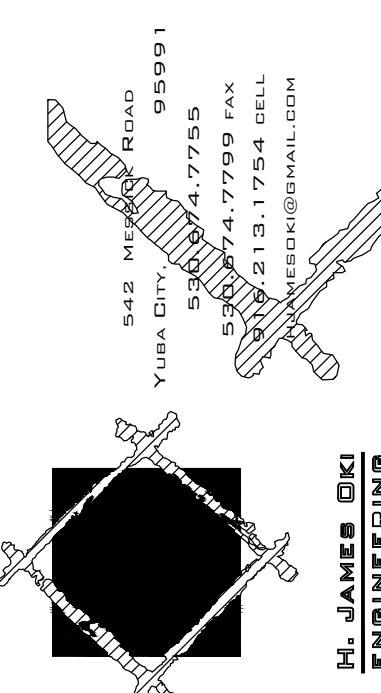
REVISIONS

JAY DRAWN BY
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09/11/2023 DATE
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2023-001 JOB NO

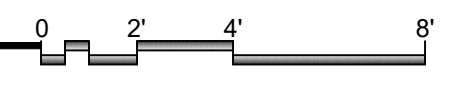
BUILDING #4
FLEX COTTAGE
EXTERIOR ELEV / SECT

A3.41

EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFGR



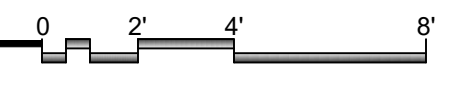
1 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFGR

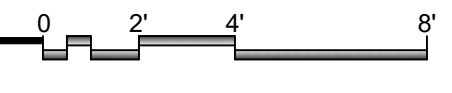
2 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
EAST ELEVATION
SCALE: 1/4"=1'-0"



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

EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFGR

3 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
NORTH ELEVATION
SCALE: 1/4"=1'-0"

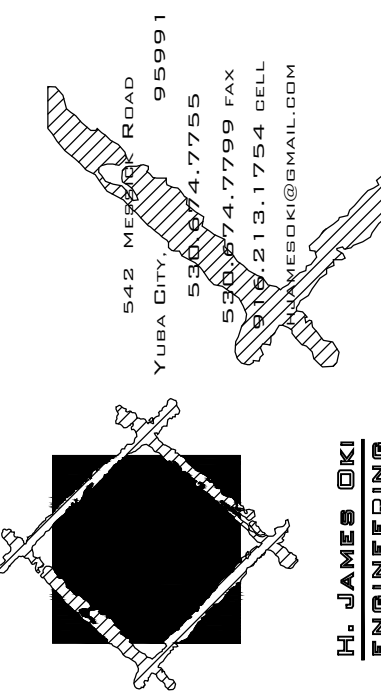


REVISIONS	

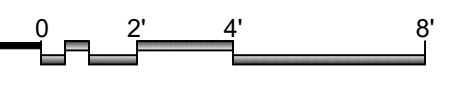
JAY	DRAWN BY
HJO/EK	CHECKED BY
09/11/2023	DATE
AS NOTED	SCALE
2023-001	JOB NO

BUILDING #5
MAINT/STOR BLDG
EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFGR



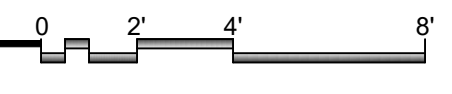
4 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
WEST ELEVATION
SCALE: 1/4"=1'-0"



PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFGR

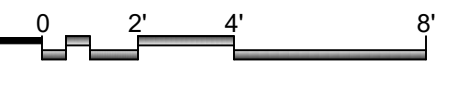
5 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
BUILDING SECTION
SCALE: 1/4"=1'-0"



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

EXTERIOR ELEVATIONS AND SECTIONS BY
PRE-ENGINEERED BLDG MFGR

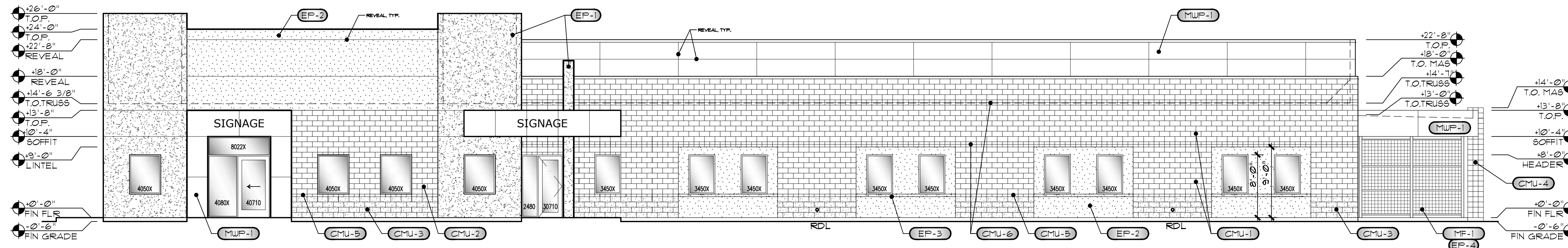
6 BUILDING #5 - MAINTENACE AND STORAGE BUILDING
BUILDING SECTION
SCALE: 1/4"=1'-0"



REVISIONS

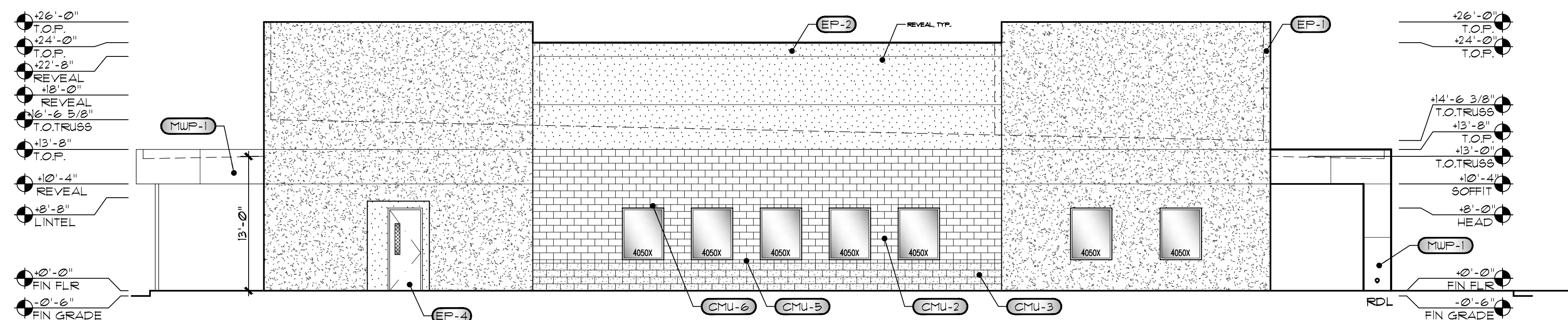
JAY DRAWN BY
HJO/EK CHECKED BY
09/11/2023 DATE
AS NOTED SCALE
2023-001 JOB NO

BUILDING #5
MAINT/STOR BLDG
EXTERIOR ELEV / SECT



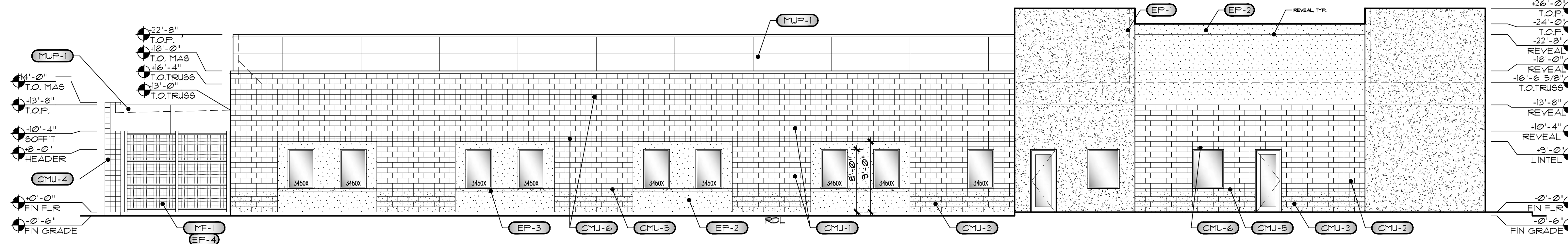
**BUILDING #6 - CRISIS CARE FACILITY
EAST ELEVATION**

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



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

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



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

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



EXTERIOR FINISHES

NOTE:
PROVIDE ALTERNATE PRICING FOR PAINTING CMU 1 THRU 4
IN LIEU OF USING INTEGRAL COLOR BLOCK.

CMU-1 FIELD CMU 8x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: ECHELON
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.

CMU-2 FIELD CMU 8x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: ECHELON
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.

CMU-3 FIELD CMU 8x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: ECHELON
TEXTURE: SPLIT FACED
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.

CMU-4 FIELD CMU 8x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: ECHELON
TEXTURE: 8x8 SCORED
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.

CMU-5 FIELD CMU 4x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: TRENDSTONE
TEXTURE: GROUND FACE
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.

CMU-6 FIELD CMU 4x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: MESASTONE
TEXTURE: TEXTURED FACE
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.

MWP-1 METAL WALL PANELS W/ REVEALS
MFGR: -
FINISH: FACTORY FINISH
COLOR: T.B.D.

MF-1 METAL FENCING
MFGR: CUSTOM FABRICATED
POSTS: 4x4 POSTS W/ 2" HORIZ SUPPORTS
FENCING: MANTICOLS, ECO-MESH 2x2

PAINTED STUCCO

EP-1	-	LRV
EP-2	-	LRV -
EP-3	-	LRV -
EP-4	-	LRV -
EP-5	-	LRV -

**PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023**

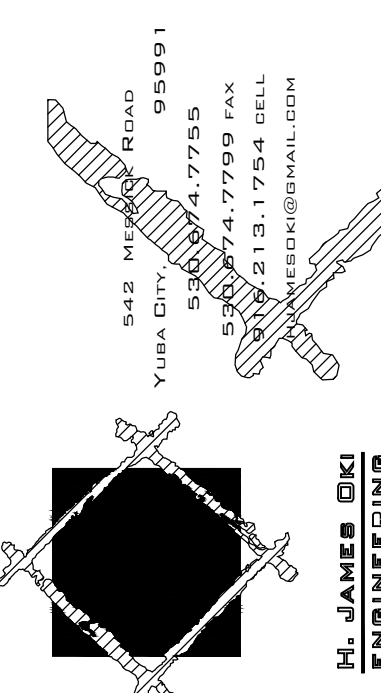
PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

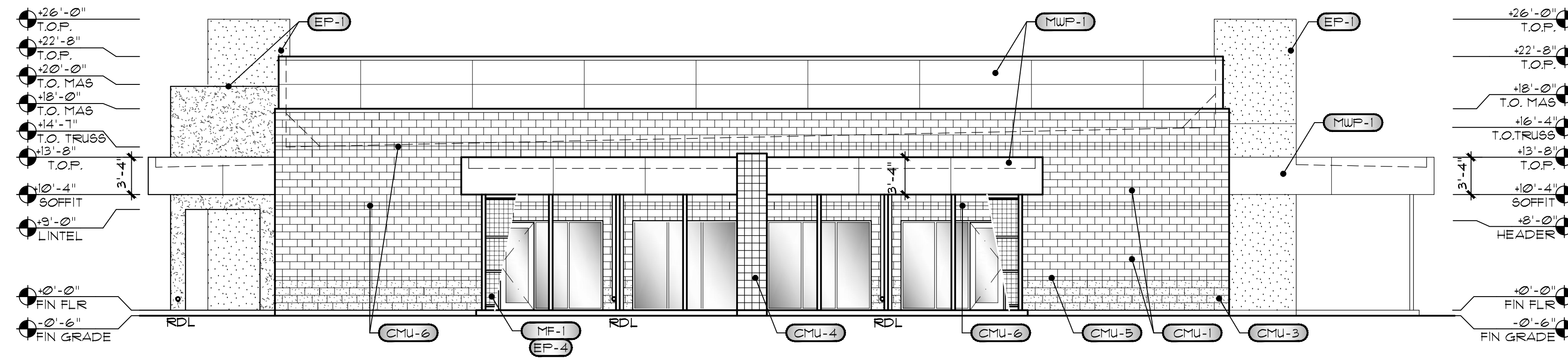
REVISIONS

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

BUILDING #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.

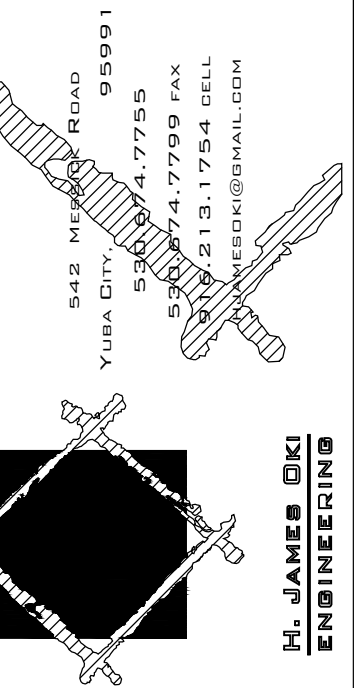
**BUILDING #6 - CRISIS CARE FACILITY
BUILDING SECTION**

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

BUILDING SECTION T.B.D.

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

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



PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023

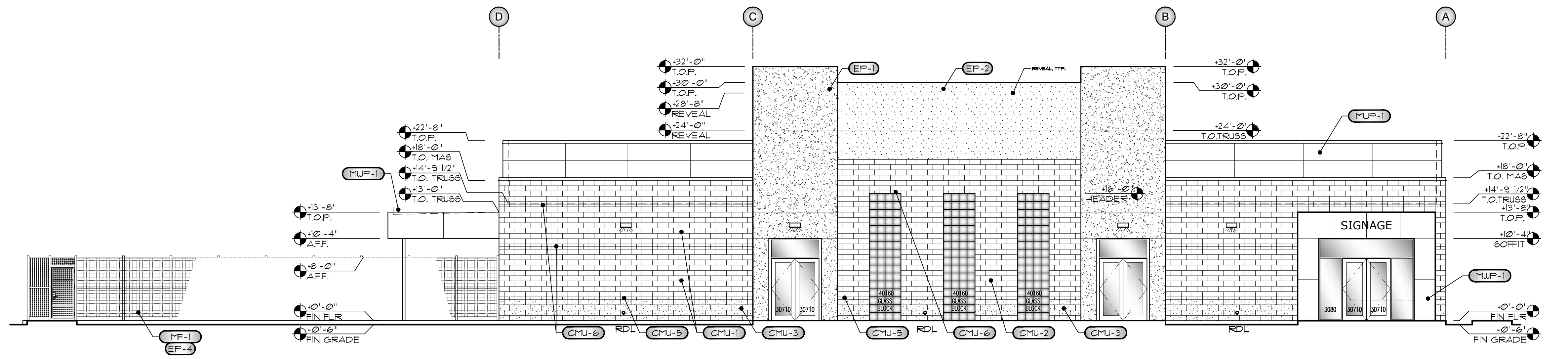
PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

REVISIONS

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

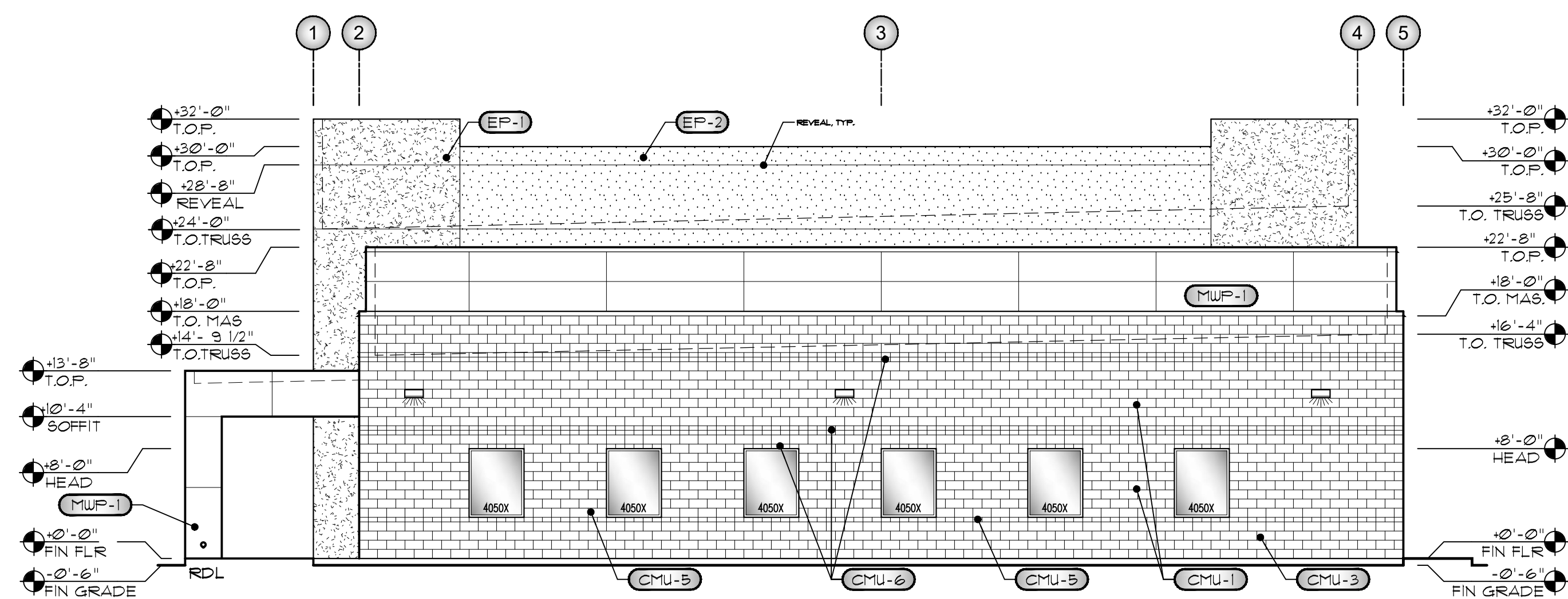
BUILDING #6
CRISIS CARE FACILITY
EXTERIOR ELEV-SECT

A3.61



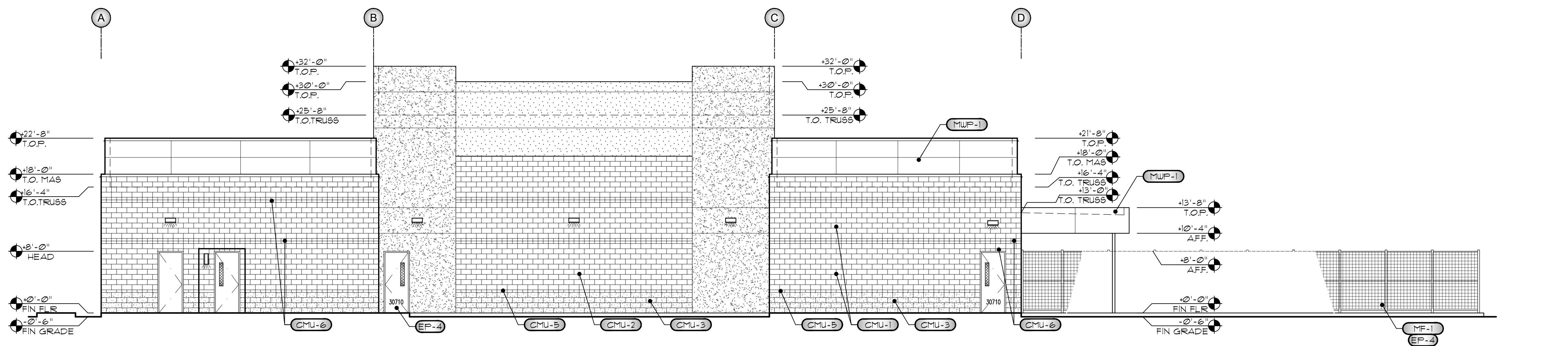
**BUILDING #7 - MULTI-PURPOSE BUILDING
NORTH ELEVATION**

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



**BUILDING #7 - MULTI-PURPOSE BUILDING
WEST ELEVATION**

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



**BUILDING #7 - MULTI-PURPOSE BUILDING
SOUTH ELEVATION**

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

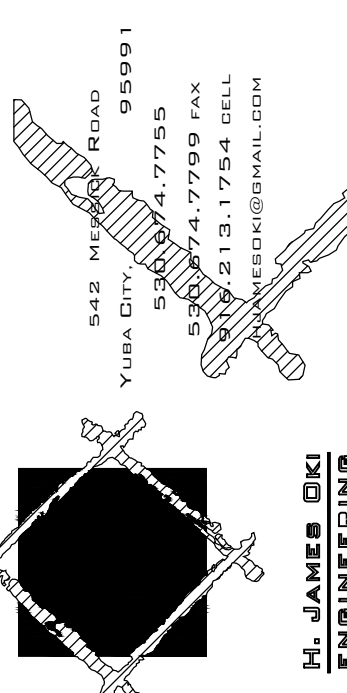
EXTERIOR FINISHES

NOTE: PROVIDE ALTERNATE PRICING FOR PAINTING CMU 1 THRU 4 IN LIEU OF USING INTEGRAL COLOR BLOCK.

- CMU-1** FIELD CMU 8x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: ECHELON
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
- CMU-2** FIELD CMU 8x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: ECHELON
TEXTURE: SMOOTH
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
- CMU-3** FIELD CMU 8x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: ECHELON
TEXTURE: SPLIT FACED
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
- CMU-4** FIELD CMU 8x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: ECHELON
TEXTURE: 8x8 SCORED
JOINT: RAKED
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
- CMU-5** FIELD CMU 4x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: TRENDSTONE
TEXTURE: GROUND FACE
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
- CMU-6** FIELD CMU 4x8x16 RUNNING BOND
MFGR: SUPERLITE
STYLE: MESASTONE STONE
TEXTURE: TEXTURED FACE
JOINT: CONCAVE
TYPE: INTEGRAL COLOR
COLOR: T.B.D.
GROUT: T.B.D.
- MUP-1** METAL WALL PANELS W/ REVEALS
MFGR: -
FINISH: FACTORY FINISH
COLOR: T.B.D.
- MF-1** METAL FENCING
MFGR: CUSTOM FABRICATED
POSTS: 4x4 POSTS W/ 2" HORIZ SUPPORTS
FENCING: MANTICOLS, ECO-MESH 2x2

PAINTED STUCCO

- EP-1** - LRV -
- EP-2** - LRV -
- EP-3** - LRV -
- EP-4** - LRV -
- EP-5** - LRV -



H. JAMES DICK
ENGINEERING

**PROGRESS PLANS
FOR
FOR REVIEW
09/11/2023**

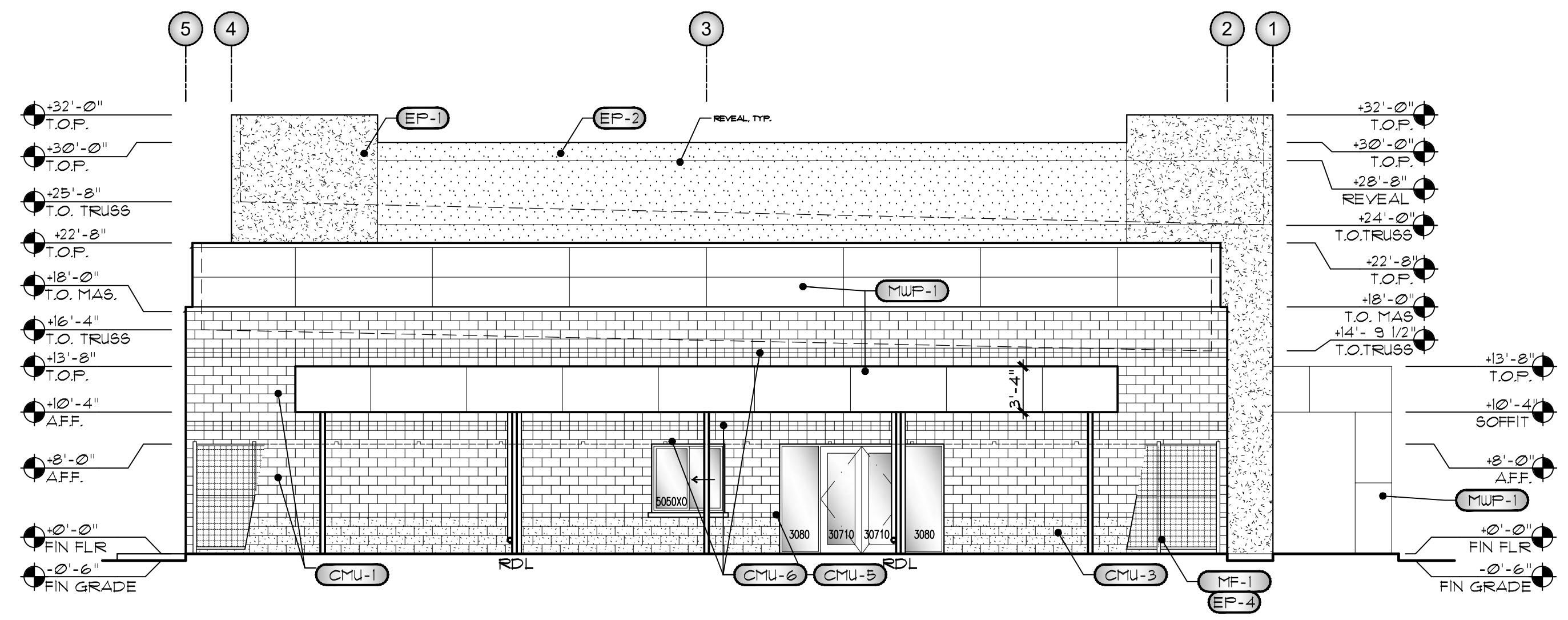
PRELIMINARY PLANS
FOR
THE HOPE FORWARD CAMPUS
2513 YOUNGSTOWN ROAD
TURLOCK, CALIFORNIA 95380

REVISIONS

NO.	DESCRIPTION

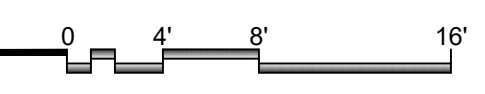
JAY DRAWN BY
HJO/EK CHECKED BY
09/11/2023 DATE
AS NOTED SCALE
2023-001 JOB NO

BUILDING #7
MULTI-PURPOSE BLDG
EXTERIOR ELEVATIONS



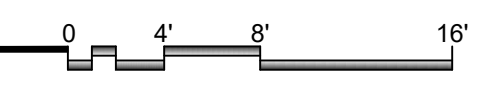
4 BUILDING #7 - MULTI-PURPOSE BUILDING
EAST ELEVATION

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



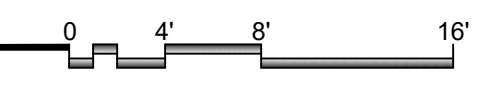
5 BUILDING #7 - MULTI-PURPOSE BUILDING
BUILDING SECTION

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



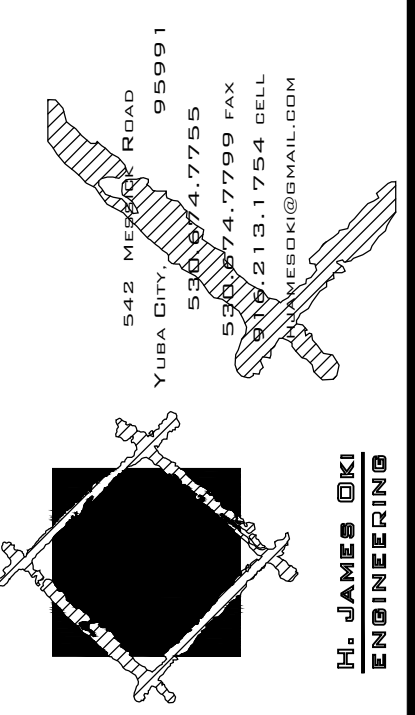
6 BUILDING #7 - MULTI-PURPOSE BUILDING
BUILDING SECTION

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



BUILDING SECTION T.B.D.

BUILDING SECTION T.B.D.



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 ELEV-SECT

A3.71



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

tmcaster@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 ¼ 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

Table of Contents

- 1. Basic Project Information
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 - 1.2. Land Use Types
 - 1.3. User-Selected Emission Reduction Measures by Emissions Sector
- 2. Emissions Summary
 - 2.1. Construction Emissions Compared Against Thresholds
 - 2.4. Operations Emissions Compared Against Thresholds
- 6. Climate Risk Detailed Report
 - 6.2. Initial Climate Risk Scores
 - 6.3. Adjusted Climate Risk Scores
- 7. Health and Equity Details
 - 7.3. Overall Health & Equity Scores
 - 7.5. Evaluation Scorecard

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

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

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%	—	—	—	—	—	—	—

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,

A handwritten signature in black ink, appearing to read 'JEFF DIRKSE', written in a cursive style.

JEFF DIRKSE
Sheriff-Coroner
Stanislaus County

CC: CEO Jody Hayes, Stanislaus County
Chairman Chanche 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

November 2, 2020

COPY

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

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115 E St
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(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

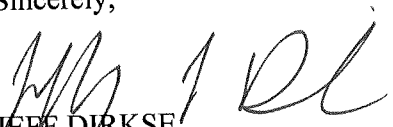
Excell Center recognized and agreed with the Sheriff's Office data and concerns. The Excell Center estimated 20 percent of the facility youth, at any given time, are responsible for the impacts being described. The Sheriff's Office has a deep concern for the safety of facility staff, campus youth, the 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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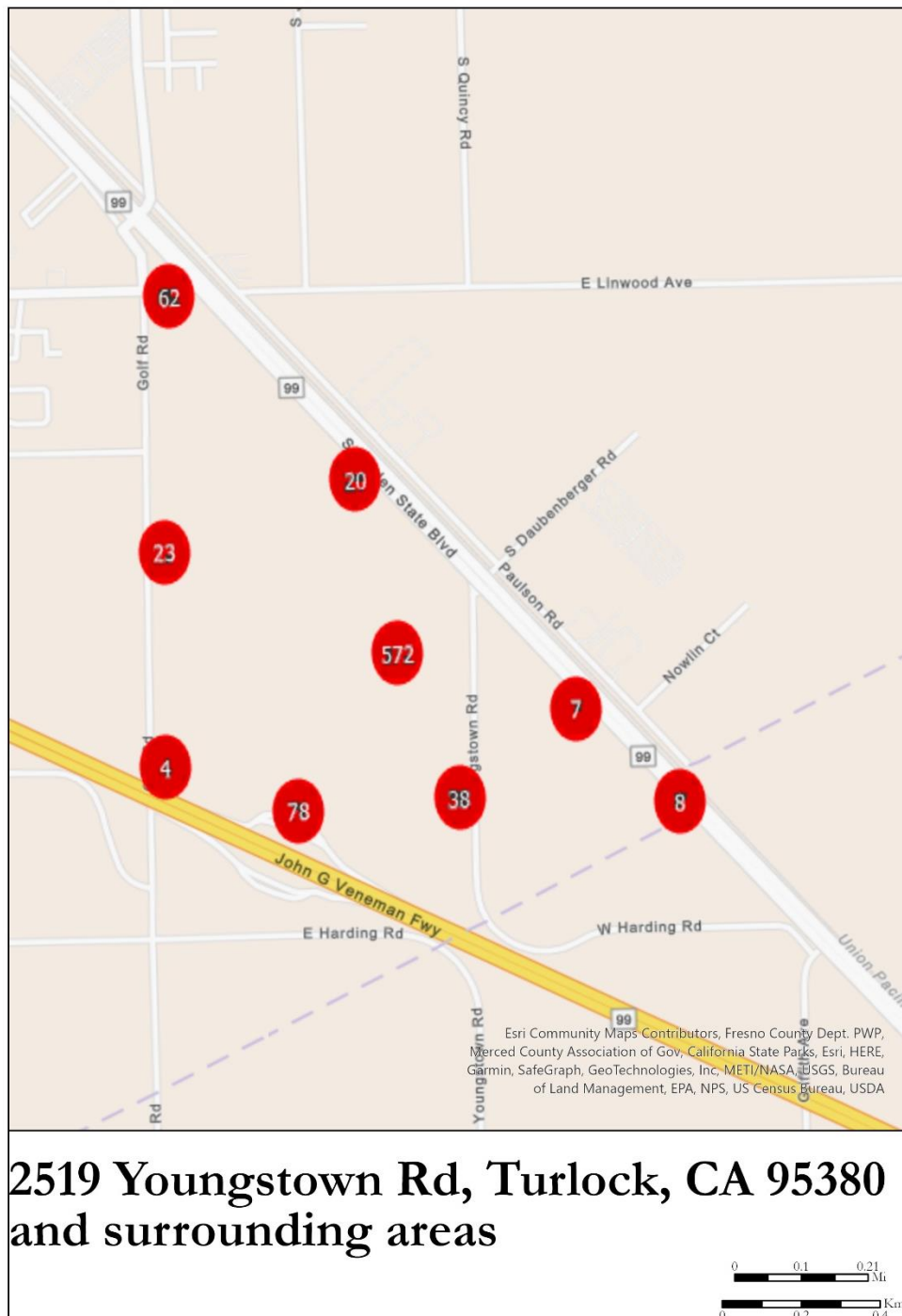
STANISLAUS COUNTY SHERIFF'S OFFICE THREAT ASSESSMENT UNIT

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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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
602I 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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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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STANISLAUS COUNTY SHERIFF'S OFFICE THREAT ASSESSMENT UNIT

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

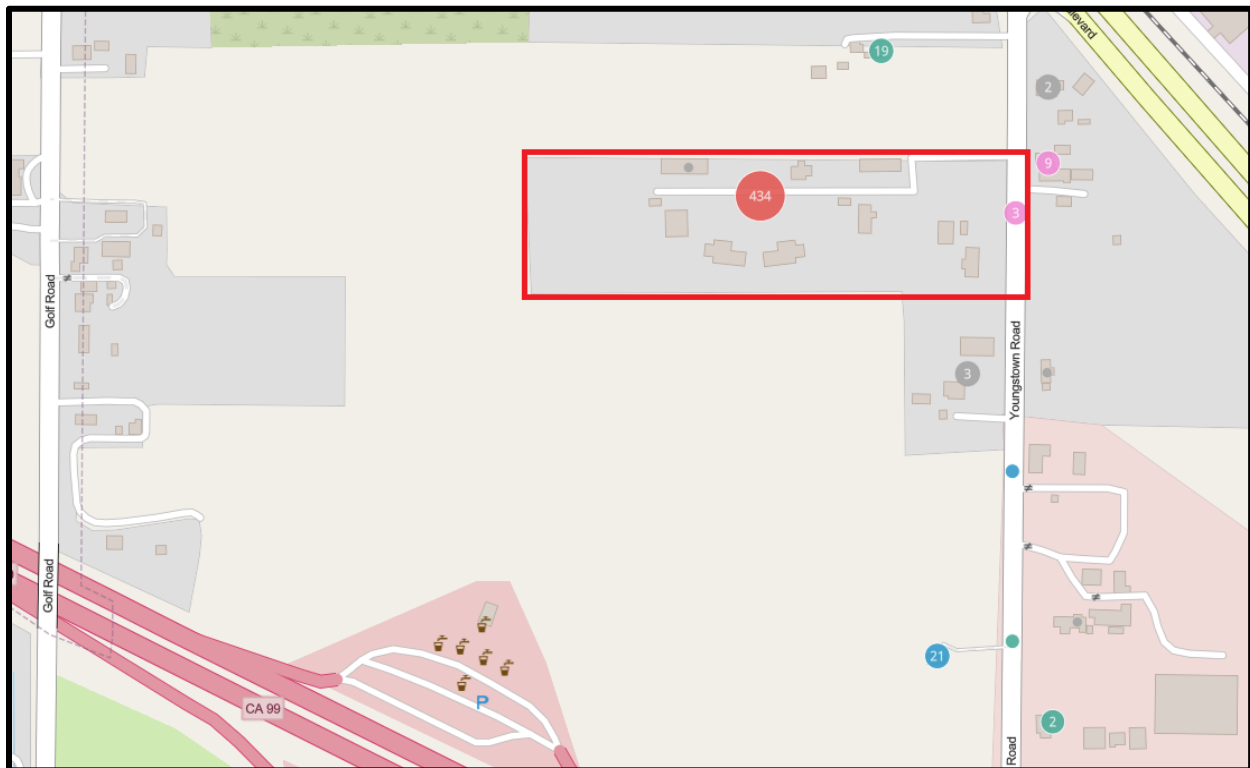


Jeff Dirkse
Sheriff Coroner

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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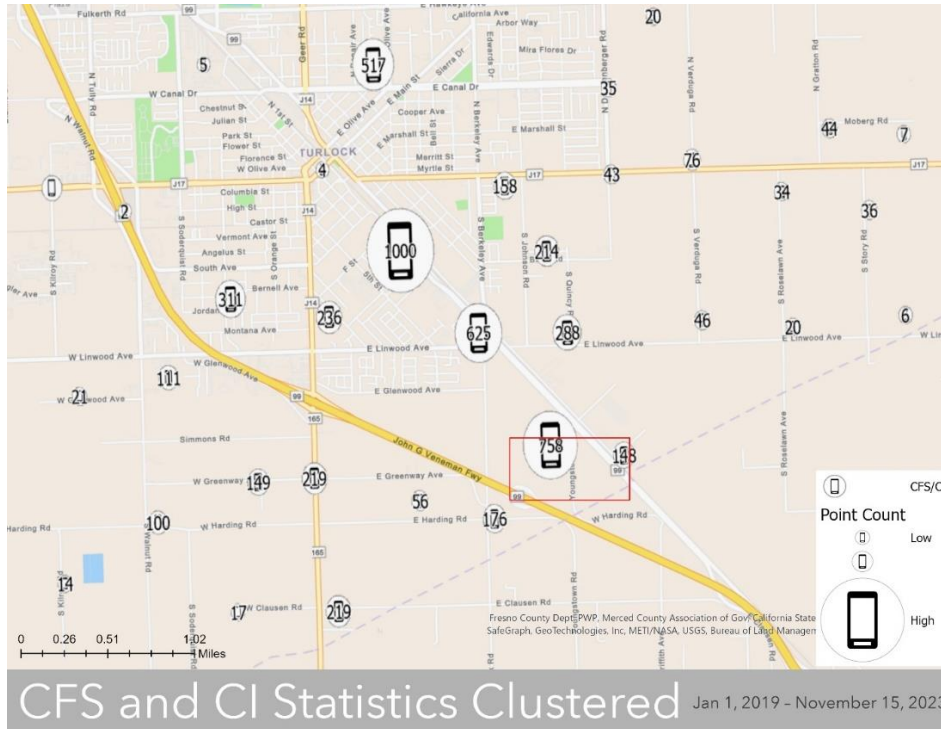
STANISLAUS COUNTY SHERIFF'S OFFICE

THREAT ASSESSMENT UNIT

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



Jeff Dirkse
Sheriff Coroner

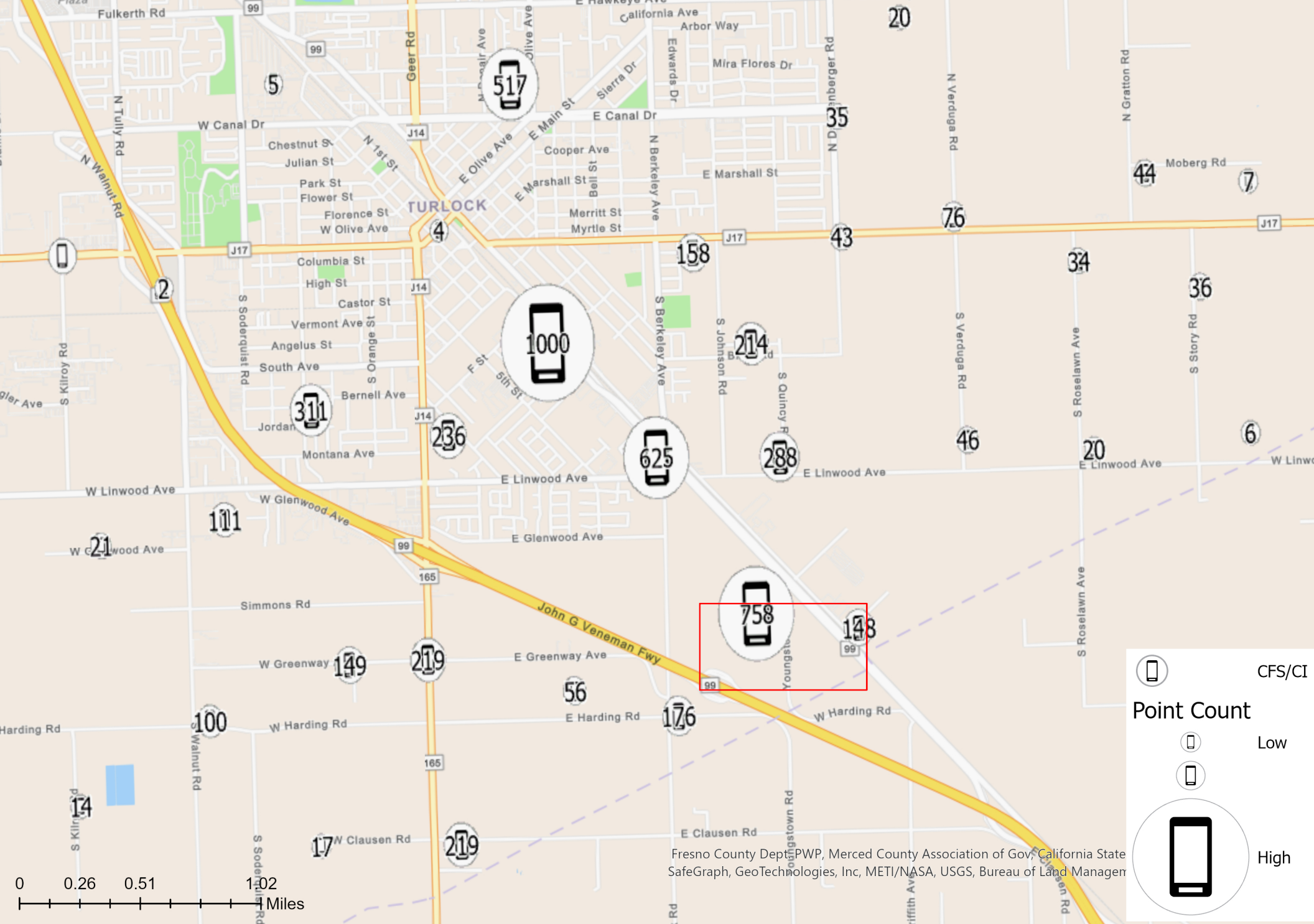


Conclusion

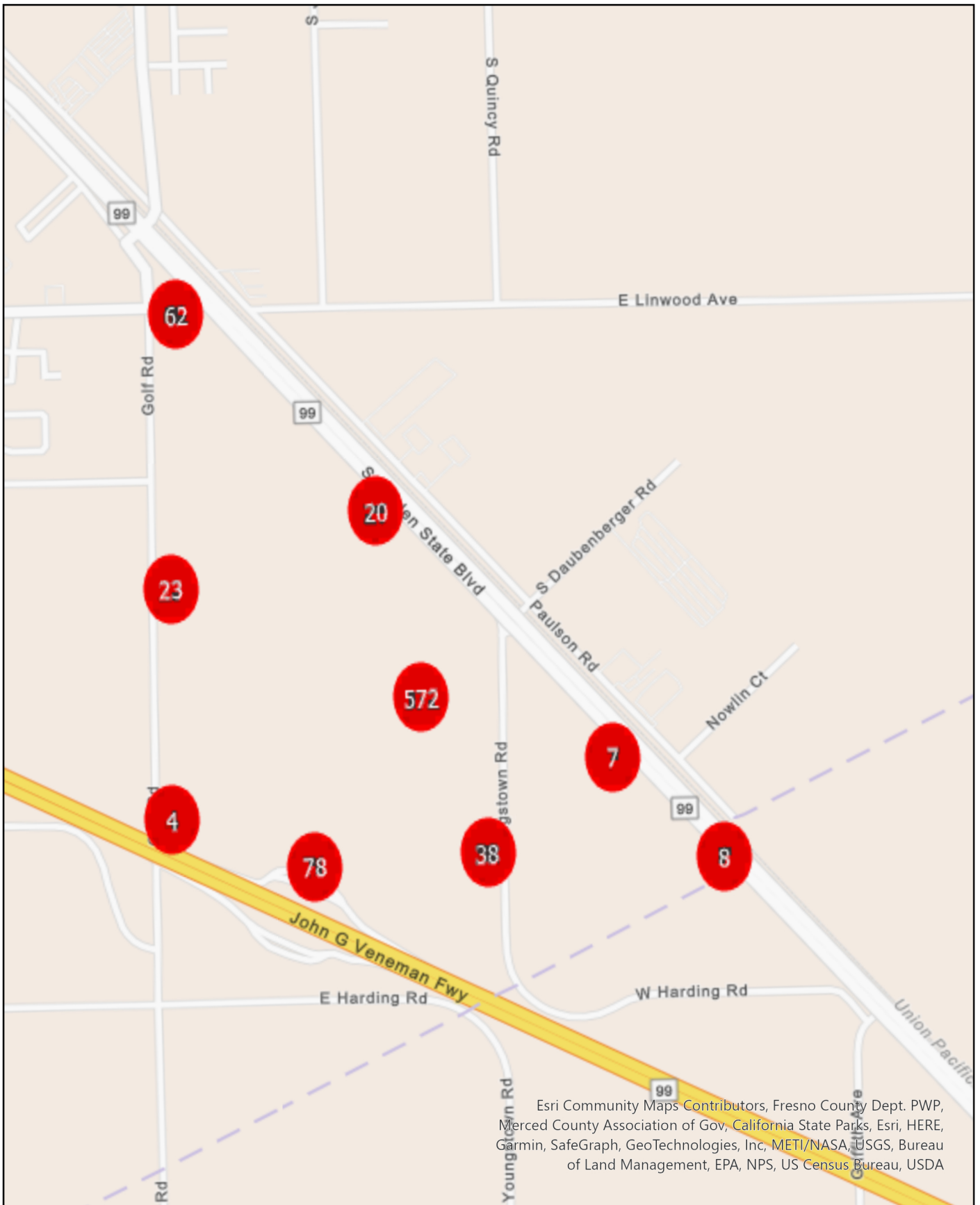
While the expansion of the Excell Center aims to enhance capacity and services, it is crucial to assess its potential impacts. The expansion could increase CFS and CI in the area and impact patrol units at the Sheriff's Office. Effective planning and proactive measures are necessary to mitigate any potential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

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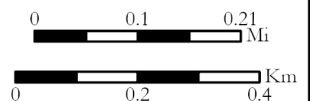


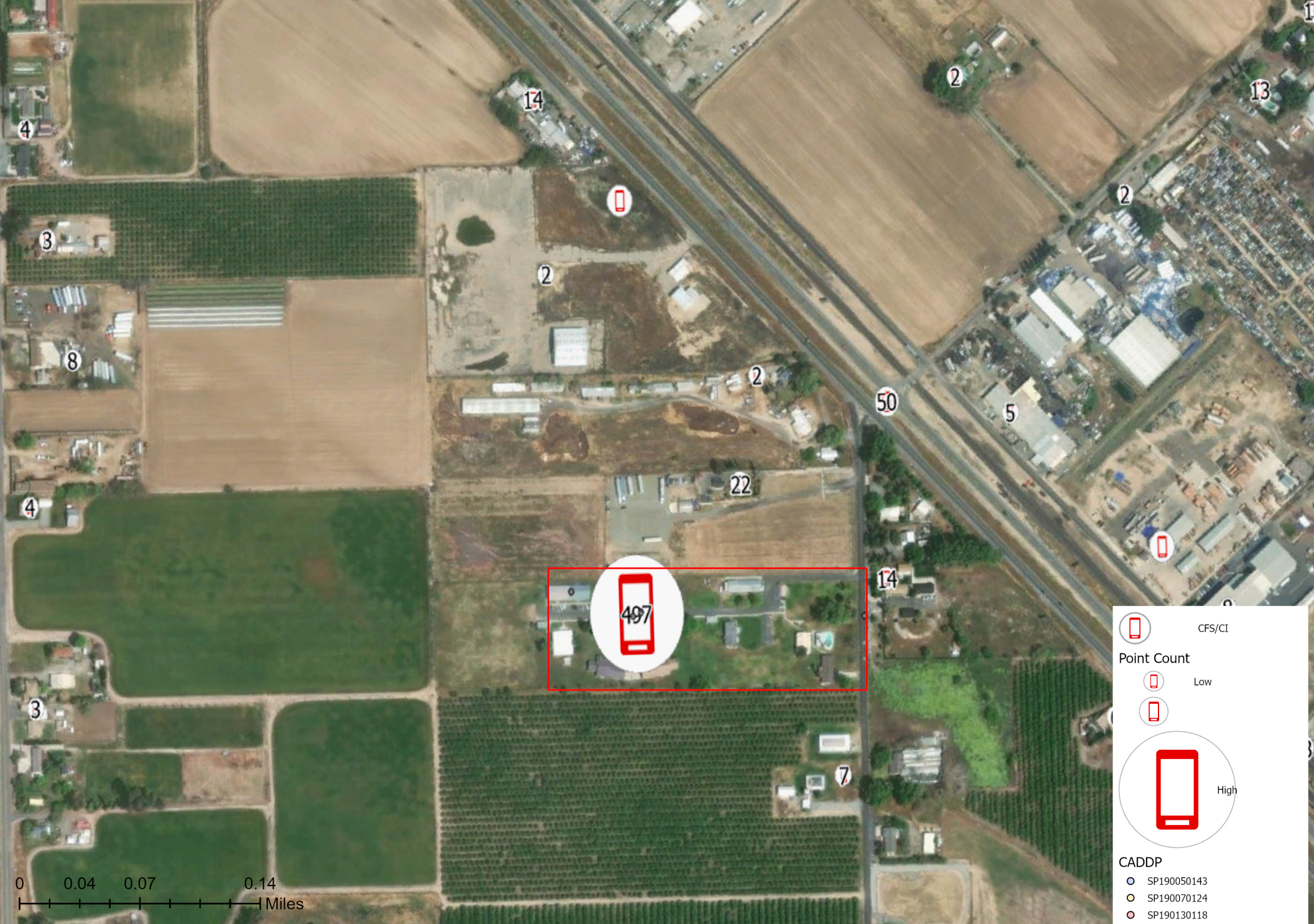
CFS and CI Statistics Clustered Jan 1, 2019 - November 15, 2023



Esri Community Maps Contributors, Fresno County Dept. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

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
awerner@turlock.ca.us

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

ATTACHMENT IV

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

ATTACHMENT V

AS POLICE PROFESSIONALS, WE COMMIT OURSELVES TO PUBLIC SAFETY, SERVICE AND EXCELLENCE.



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.

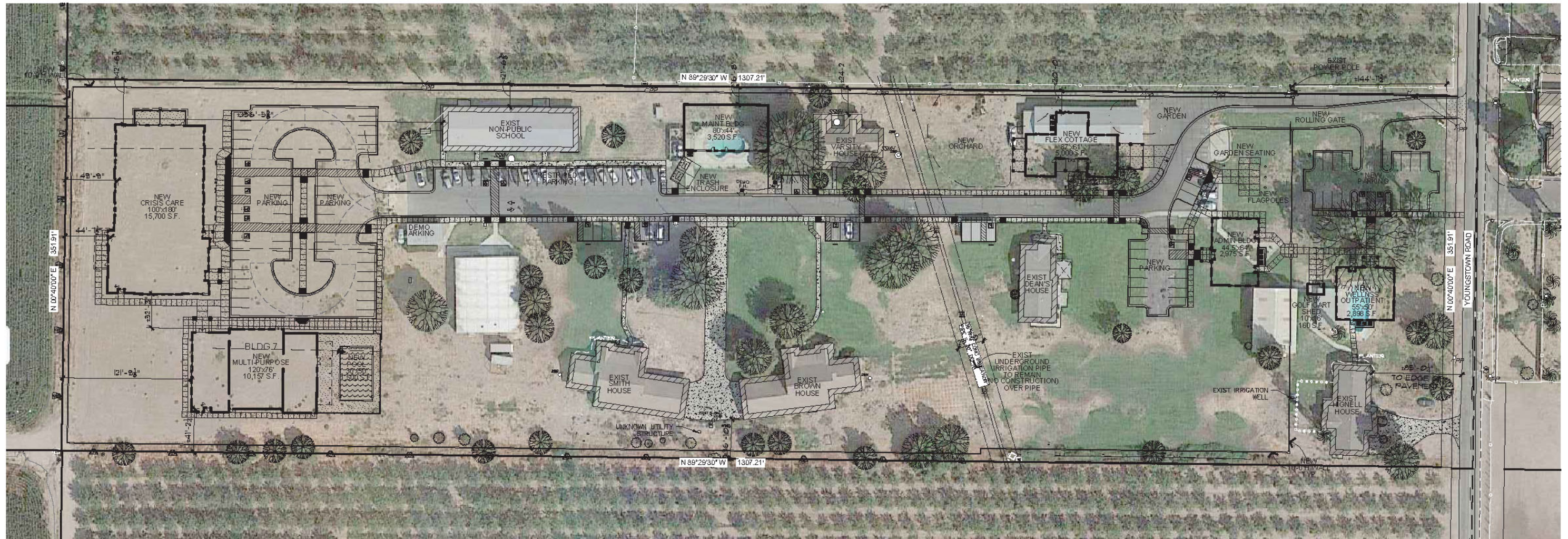
- e. In the past individuals have been able to provide contraband through access to the “open” campus, have encouraged the youth to run away, and/or threatened to come to the site to cause harm to the youth and/or staff. Point of access to the campus is limited due to the fence and controlled entry to 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

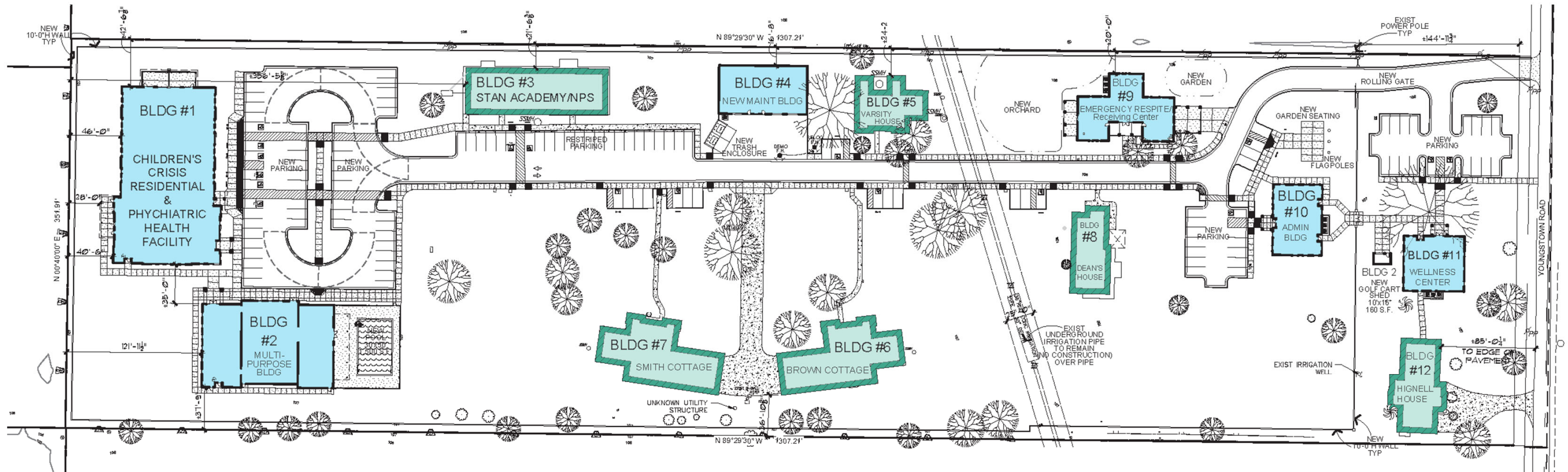
1. Crisis Intervention and safety is a prime focus of the Hope Forward Campus plan.
 - a. A Psychiatric Health Care Facility is proposed to be built on the campus. It is a significant new building proposed in the application.
 - I. The Psychiatric Health Facility (PHF) will be licensed by the Department 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



HOPE FORWARD CAMPUS SITE RENOVATION



EXISTING BUILDINGS

PROPOSED ADDITIONS

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

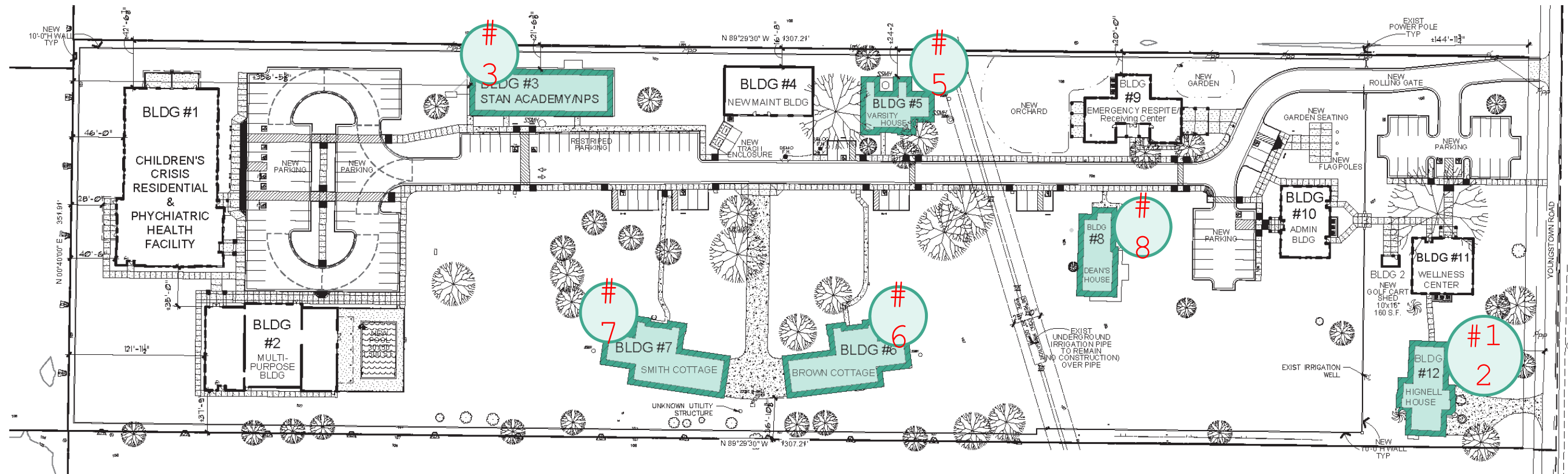
- **BUILDING #6 BROWN COTTAGE**
- **BUILDING #7 SMITH COTTAGE**

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.

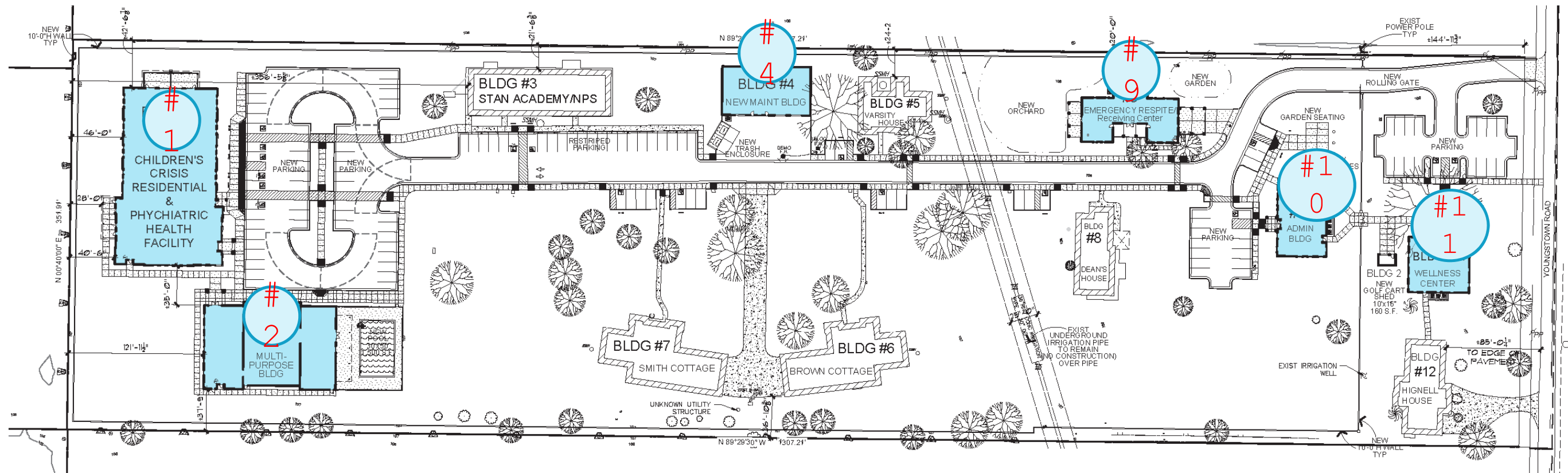
EXISTING BUILDINGS AND SERVICES



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)**