DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

CEQA Referral Initial Study

And Notice of Intent to Adopt a Negative Declaration

Date: **October 9, 2023**

To: **Distribution List (See Attachment A)**

From: **Emily DeAnda, Assistant Planner**
Planning and Community Development

Subject: **USE PERMIT APPLICATION NO. PLN2023-0040 – FAITH HOME ADULT TEAM CHALLENGE**

Comment Period: **October 9, 2023 – November 13, 2023**

Respond By: **November 13, 2023**

Public Hearing Date: **Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.**

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: **David J. Elliott & Associates, Inc.**

Project Location: **6643 Faith Home Road, between East Keyes Road and Warner Road, in the Keyes area.**

APN: **041-054-014**

Williamson Act Contract: **N/A**

General Plan: **Agriculture**

Current Zoning: **General Agriculture (A-2-40)**

Project Description: **Request to amend the use of an existing legal non-conforming men's community care facility to allow for a vocational training program for the manufacturing of prefabricated homes on a 34.94± acre parcel located in the General Agriculture (A-2-40) zoning district. The property originally began to operate as a residential care facility for boys in 1946 prior to zoning regulations, and during the 1960's, the property was used as a boys' home for teens under the name, Faith Home Teen Ranch. Since the 1960's, the property has been used as a community care facility for adult males. The current legal non-conforming use has capacity for up to 30 adults, ages 18-24, to live on-site as part of a men's community care facility. The existing facility provides vocational training activities for uses permitted in the A-2 zoning district such as farming. This request will allow the facility to expand their vocational training program to include the**

manufacturing of prefabricated homes. The applicant proposes to construct the prefabricated homes within an existing 6,000 square-foot shop building, which consists of an open floor area and a half-bathroom. As part of this request, the applicant proposes to convert the half-bathroom into a full restroom with a shower and add a breakroom area within the building. In addition to the use of the shop, the applicant proposes to pave 1,000± square feet around the shop and to construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. A total of eight to ten students enrolled at the community care facility will participate in the construction training program. No increase in the overall student capacity of the facility is proposed. The prefabricated homes will range in size from 400± to 800± square feet and will be manufactured in modules (pieces) of 200± square feet. A total of five to seven prefabricated homes are anticipated to be constructed per month. Completed homes will be stored outdoors adjacent to the existing shop building for approximately one week and then transported off-site.

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

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

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

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USE PERMIT APPLICATION NO. PLN2023-0040 – FAITH HOME ADULT TEAM CHALLENGE

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
	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 STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
X	CA DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	X	STAN CO HAZARDOUS MATERIALS
	CENTRAL VALLEY FLOOD PROTECTION		STAN CO PARKS & RECREATION
	CITY OF:	X	STAN CO PUBLIC WORKS
X	COMMUNITY SERVICES DIST: KEYES		STAN CO RISK MANAGEMENT
X	COOPERATIVE EXTENSION	X	STAN CO SHERIFF
	COUNTY OF:	X	STAN CO SUPERVISOR DIST TWO: CHIESA
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN COUNTY COUNSEL
X	FIRE PROTECTION DIST: KEYES		StanCOG
X	GSA: WEST TURLOCK SUBBASIN	X	STANISLAUS FIRE PREVENTION BUREAU
	HOSPITAL DIST:	X	STANISLAUS LAFCO
X	IRRIGATION DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOSQUITO DIST: TURLOCK	X	SURROUNDING LAND OWNERS
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		INTERESTED PARTIES
X	MUNICIPAL ADVISORY COUNCIL: KEYES	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: KEYES UNION		USDA NRCS
X	SCHOOL DIST 2: TURLOCK UNIFIED		TUOLUMNE RIVER TRUST
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **USE PERMIT APPLICATION NO. PLN2023-0040 – FAITH HOME ADULT TEAM CHALLENGE**

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:**	Use Permit Application No. PLN2023-0040 – Faith Home Adult Team Challenge
2.	**Lead agency name and address:**	Stanislaus County 1010 10th Street, Suite 3400 Modesto, CA 95354
3.	**Contact person and phone number:**	Emily DeAnda, Assistant Planner (209) 525-6330
4.	**Project location:**	6643 Faith Home Road, between East Keyes Road and Warner Road, in the Keyes area. (APN: 041-054-014).
5.	**Project sponsor's name and address:**	David J. Elliott & Associates, Inc.
6.	**General Plan designation:**	Agriculture
7.	**Zoning:**	General Agriculture (A-2-40)

8. Description of project:

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

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

truck round trips for material deliveries per week, and two truck round trips per month transport the prefabricated homes off-site.

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

9.	**Surrounding land uses and setting:**	Orchards and scattered single-family dwellings in all directions; Turlock Irrigation District Lateral No. 3 canal, a poultry farm, and the Community of Keyes to the north; Ceres Main Canal to the west; State Route 99 to the east; and the City of Ceres to the southeast.
10.	**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**	Stanislaus County Department of Public Works Department of Environmental Resources
11.	**Attachments:**	None.

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.**

Prepared by _____ 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 analysis 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 points). 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 project site is currently improved with multiple buildings, a swimming pool, sports field, produce stand, and agricultural storage building. As part of this request the applicant proposes to convert the half-bathroom into a full restroom with a shower and add a breakroom area within the existing ag storage building, pave 1,000± square feet around the shop, and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. The site has an existing 75± square-foot monument sign, and a freestanding 16± square-foot produce sign for the produce stand, 5± foot-tall wood fencing along the corner of Faith Home Road and Warner Road, and 6-foot-tall wood fencing along the side of the 1,103± square-foot dwelling. Landscaping on-site consists of scattered shade trees and bushes around the facility buildings. The surrounding area is comprised of scattered single-family dwellings and orchards in all directions; the Turlock Irrigation District Lateral No. 3 Canal and the Community of Keyes are to the north of the project site; Ceres Main Canal is to the west; State Route 99 to the east; the City of Ceres is to the southeast; and there is a poultry farm to the northwest.

The project proposes to amend the use of an existing legal non-conforming men's community care facility to allow for a vocational training program for the manufacturing of prefabricated homes. The applicant proposes to construct the prefabricated homes within the existing 6,000 square-foot shop building. As part of this request, the applicant proposes to pave 1,000± square feet around the shop and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. The prefabricated homes will range in size from 400± to 800± square feet and will be manufactured in modules (pieces) of 200± square feet. A total of five to seven prefabricated homes are anticipated to be constructed per month. Completed homes will be stored outdoors adjacent to the existing shop for approximately one week and then transported off-site. No additional signage is proposed. Standard conditions of approval will be added to this project to address glare and skyglow from any proposed on-site lighting.

The site itself is not considered to be a scenic resource or unique scenic vista. The only scenic designation in the County is along Interstate five which is near the project site. The site is already developed with a men's community care facility and the proposed use will utilize an existing building on-site. The applicant proposes to screen the use of the building from Warner Road by planting sunflowers and mustard seed between the shop and the road. Aesthetics associated with the project site are not anticipated to change as a result of this project.

The project will not degrade the existing visual character or quality of the site or its surroundings. Standard conditions of approval will be added to this project to address glare from any on-site lighting. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); the Stanislaus County General Plan and Support Documentation[1].

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 proposed improvements will be located within the footprint of an existing men's community care facility located within a 5.6± acre portion of a 34.94± acre project site in the General Agriculture (A-2-40) zoning district. The project is located adjacent to the Turlock Irrigation District Lateral No. 3 Canal which is to the north of the project site, and the Ceres Main canal to the west. The project site and surrounding properties are zoned General Agriculture (A-2-40) and are designated Agriculture in the Stanislaus County General Plan.

The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 86 and 93 as excellent, and an index rating of 47 as fair. The project site is classified as "Prime Farmland" and "Rural Residential Land" by the California Department of Conservation's Farmland Mapping and Monitoring Program. The parcel is not currently enrolled in a Williamson Act Contract. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 80 and above as excellent. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that property is primarily comprised of Dinuba sandy loam (DrA), zero to one percent slopes, with a Storie Index rating of 86 and grade one; and Hanford sandy loam (HdA), zero to three percent slopes, with a Storie Index Rating of 93; these comprise approximately all acres of the project site and are considered to be Prime Farmland.

The project site is located in one of the most productive agricultural areas of the County as the soil types on-site are considered to be Prime Farmland; However, according to Goal Two, Policy 2.5, Implementation Measure 1, 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. Although soil types should be considered, the designation of "most productive agricultural areas" should also be based on existing uses and their contributions to the agricultural sector of our economy. The 34.94± acre project site is currently developed with a legal but non-conforming community care facility and residential uses within a 5.6± acre area of the project site and the remaining balance of the parcel planted in almond trees and used to grow fruits and vegetables (29± acres). The existing shop is currently located within the area of the project site that is classified as "Prime Farmland" by the California Department of Conservation's Farmland Mapping and Monitoring Program; however, all of the other community care facility buildings are on an area that is classified as "Rural Residential Land." The 34.94± acre project site is not enrolled under the Williamson Act. No disturbance to existing agricultural production on-site is anticipated as the proposed improvements will be located within the existing footprint of the facility. The project will utilize the existing shop building to manufacture the modular units. All manufacturing of the units will be conducted within the building. The applicant proposes to pave 1,000± square feet around the shop, which is currently not planted in agricultural production, and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. Based on this information the project site will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) 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 and will not be displacing any current agricultural production.

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 footprint of the shop building is located more than 300 feet away from the north, west and east property lines, and approximately 286± feet from the southern property line adjacent to Warner Road; however, the building is located over 300± feet from the adjacent property to the south across Warner Road. As part of this request, the applicant proposes to screen the use of the building from Warner Road by planting sunflowers and mustard seed between the shop and the road.

This agricultural buffer was referred to the Stanislaus County Agricultural Commissioner's Office, who did not identify any issues with the buffer as proposed. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use as the shop building and use of the community care facility are already developed on-site.

The project will have no impact to forest land or timberland. The project is an agricultural use and does not appear to conflict with any agricultural activities in the area and/or lands enrolled in the Williamson Act. Based on the specific features and design of this project, it does not appear this project will impact the long-term productive agricultural capability of surrounding contracted lands in the A-2 zoning district. The men's community care facility is existing and has been developed on-site since the 1940's. The requested project is to allow for a workforce training in manufactured home construction. There is no indication this project will result in the removal of adjacent contracted land from agricultural use.

Mitigation: None.

References: Application information; 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 Williamson Act Uniform Rules; Stanislaus County General Plan and Support Documentation[1].

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 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 amend the use of an existing legal non-conforming men's community care facility to allow for a vocational training program for the manufacturing of prefabricated homes. The use of the shop for manufacturing modular homes will only be used in conjunction with the community care facility during normal hours of operation Monday through Friday from 9:00 a.m. to 5:00 p.m.

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 within 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. The operation proposes to operate out of an existing building and proposes to construct an awning 900± square feet in size and pave 1,000± square feet around the shop, both of which will be required to occur in compliance with all SJVAPCD regulations.

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 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.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality 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 facility currently has six round trips for each employee coming from off-site; and one to two round trips per week for deliveries to the community care facility. The applicant anticipates up to seven round trip vehicle trips per day for the new employees, and one additional round trip truck trips for deliveries per week, and two round trip truck trips per month for transporting the prefabricated homes off-site. Under this request, total vehicle trips (existing trips plus the additional proposed trips) will be 13 round trip passenger vehicle trips per day for staff and instructors; and two to three round trip truck trips for material deliveries per week, and two round trip truck trips per month transporting the prefabricated homes off-site. If all vehicle and truck trips were to occur on the same day, then the facility would have a maximum of 13 round trips for vehicles and four round trip truck trips for the project site on a single day. As this is below the District's threshold of significance for vehicle and heavy truck trips, no significant impacts to air quality are anticipated. As this is below the District's threshold of significance for vehicle and heavy truck trips, no significant impacts to air quality are anticipated.

The project was referred to SJVAPCD, and no response has been received to date. However, the District's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. The District has pre-qualified emissions

and determined a size below, which is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. Any project falling below the thresholds identified by the District are deemed to have a less than significant impact on air quality due to criteria pollutant emissions. The District's threshold of significance for industrial uses is identified as less than the following number of trips per day based on vehicle type: 70 one-way heavy duty truck trips and 550 one-way trips for all fleet types not considered to be heavy duty trucks. As stated previously, the project will generate at most 13 round trip vehicle trips and up to four round trip truck trips in a single day. As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project's operation after approval. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions. Because the project would be required to comply with all applicable SJVAPCD requirements and regulations, and the operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans. The project will take place within an existing building on-site. It appears the project would not be a significant impact to any sensitive receptors.

For these reasons, the proposed project is considered to be consistent with all applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less-than significant impact.

Mitigation: None.

References: Application information; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; 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 Documentation[1].

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 proposed improvements will be located within the footprint of an existing men's community care facility located within a 5.6± acre portion of a 34.94± acre project site in the General Agriculture (A-2-40) zoning district. The project is located adjacent to the Turlock Irrigation District Lateral No. 3 canal which is to the north of the project site, and the Ceres Main canal to the west. The project is located within the Denair Quad of the California Natural Diversity Database (CNDDB). There are eight animals/fish, one insect, one reptile, and one plant species which are state or federally listed, threatened or identified as species of special concern or a candidate of special concern within the Ceres California Natural Diversity Database Quad. These species include the Swainson's hawk, tricolored blackbird, burrowing owl, riffle sculpin, hardhead, steelhead – Central Valley DPS, chinook salmon – Central Valley fall/late fall-run ESU, Crotch bumble bee, valley elderberry longhorn beetle, Townsends big-eared bat, heartscale, and subtle orache. There are no reported siting's of any of the aforementioned species on the project site; however, according to the California Natural Diversity Database, there are records related to the following species within two miles of the project site: two Swainson's hawks and a presumed nesting site were observed on April 16, 2007, 1.98± miles southeast of the project site; collections of heartscale were made in 1934 and 1936 and estimated to be within an area located approximately .85± miles to the southeast of the project site; and observations of exit holes from valley elderberry longhorn beetles were observed 1.91± miles north of the project site. There is a very low likelihood that these species are present on the project site as the project site is already developed with the existing men's community care facility and is disturbed by annual farming practices and existing daily operations associated with the community care facility. Minimal construction is proposed under this request consisting of a 900± square feet awning adjacent to the shop and 1,000± square feet of pavement around the shop, both of which will be located within the existing footprint of the facility.

It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site.

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: Application information; California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS, accessed September 26, 2023; Stanislaus County General Plan and Support Documentation[1].

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: It does not appear this project will result in significant impacts to any archaeological or cultural resources. The project site is already improved with multiple buildings, a swimming pool, sports field, produce stand, and agricultural storage building. As part of this request the applicant proposes to convert the half-bathroom into a full restroom with a shower and add a breakroom area within the existing ag storage building, pave 1,000± square feet around the shop, and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. A condition

of approval will be placed on the project, requiring that construction activities shall be halted if any resources are found, until appropriate agencies are contacted, and an archaeological survey is completed.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation[1].

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 part of this request the applicant proposes to convert the half-bathroom into a full restroom with a shower and add a breakroom area within the building, pave 1,000± square feet around the shop, and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. A condition of approval will be placed on the project requiring all construction activities be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements.

As mentioned in Section III – *Air Quality*, the District's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. The District's threshold of significance for industrial projects is identified as less than the following number of trips per day based on vehicle type: 70 one-way heavy duty truck trips and 550 one-way trips for all fleet types not considered to be heavy duty trucks. As stated previously, the project will have an addition of up to seven round-trip passenger vehicle trips per day, two to three round-trip truck trips for deliveries per week, and two round-trip truck trips per month for transporting the prefabricated homes off-site as a result of the project. Under this request, total vehicle trips (existing trips plus the additional proposed trips) will be 13 round-trip passenger vehicle trips per day for staff and instructors; two to three round-trip truck trips for material deliveries per week; and up to two round-trip truck trips per month for transporting the prefabricated homes off-site. If all vehicle and truck trips were to occur on the same day, then the facility would have a maximum of 13 round-trip vehicle trips and up to four round-trip truck trips on a single day. As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

The project was referred to the Air District; however, no response has been received for the proposed project.

The Turlock Irrigation District provided a referral response and no issues regarding electrical service were identified.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less than significant.

Mitigation: None.

References: Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Governor's Office of Planning and Research Technical Advisory, December 2018; Response from Turlock Irrigation District, dated June 29, 2023; Stanislaus County General Plan and Support Documentation[1].

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:				
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 project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
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: As mentioned in Section II - *Agriculture and Forest Resources*, the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the property is primarily comprised of Dinuba sandy loam (DrA), zero to one percent slopes, with a Storie Index rating of 86 and grade one; and Hanford sandy loam (HdA), zero to three percent slopes, with a Storie Index Rating of 93. As contained in Chapter five of the General Plan and Support Documentation[1], 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.

The applicant proposes to convert an existing half-bathroom into a full restroom with a shower and add a breakroom area within the existing 6,000± square-foot shop building. In addition to the use of the shop, the applicant proposes to pave 1,000± square feet around the shop and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. The proposed awning or any structures resulting from this project will 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, drainage, and erosion/sediment control plan for the project will be required for any building permit that will create a larger or smaller building footprint, subject to Public Works review and Standards and Specifications. The shop building

is existing and the area to be developed with the awning and paved is topographically flat. 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. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested.

It does not appear that this project will result in significant impacts to any paleontological resources or unique geologic features. Standard conditions of approval applicable to development of the parcels regarding the discovery of such resources during the construction process will be added to the project.

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. Impacts to Geology and Soils are considered to be less than significant.

Mitigation: None.

References: Application Information; Referral response from the Department of Environmental Resources (DER), dated June 13, 2023; Referral response from the Stanislaus County Department of Public Works, dated October 2, 2023; Stanislaus County General Plan and Support Documentation[1].

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 potentials 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, total vehicle trips (existing trips plus the additional proposed trips) will be 13 round trip passenger vehicle trips per day for staff and instructors; and two to three round trip truck trips for material deliveries per week, and two round trip truck trips per month to transport the prefabricated homes off-site. Direct emissions of GHGs from the operation of the proposed project are primarily due to passenger vehicle trips and heavy truck trips. Therefore, the project would result in an increase in direct annual emissions of GHGs during operation as the project is expected to increase the number of truck and vehicle trips due to the proposed project as previously mentioned in Section III – *Air Quality*.

As required by 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. As stated previously, the project may generate a maximum of up to 13 round trip vehicle trips and up to 4 round trip truck trips in a single day if all truck and vehicles trips occur on the same day. The VMT increase associated with the proposed project is less than significant as the number of additional vehicle trips will not exceed 110 per day. As this is below the District's threshold of significance, no significant impacts to GHGs related to VMT are anticipated.

The applicant proposes to convert an existing half-bathroom within the shop building into a full restroom with a shower and add a breakroom area within the building. In addition to the use of the shop, the applicant proposes to pave 1,000± square

feet around the shop and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. A condition of approval will be added to the project requiring building permits for the proposed improvements. This project was referred to the San Joaquin Valley Air Pollution Control District (Air District); however, no response has been received to date. Staff will include a condition of approval requiring the applicant to comply with all appropriate District rules and regulations. Consequently, GHG emissions associated with this project are considered to be less than significant.

Mitigation: None.

References: Application information; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation[1].

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	
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?				X
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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of the Stanislaus County Department of Environmental Resources (DER) is requiring the applicant to contact the Department regarding appropriate permitting requirements for hazardous materials and/or wastes. The applicant is required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations including any Hazardous Materials Business Plan with the Fire Warden, if applicable. The Hazardous Materials Division also requested that the developer conduct a Phase I or Phase II study prior to the issuance of a grading permit to determine if organic pesticides or metals exist on the project site. The Hazardous Materials Division requested that they be contacted should any underground storage tanks, buried chemicals, buried refuse, or contaminated soil be discovered during grading or construction. These comments will be reflected through the application of a condition of approval. The project was also referred to the Environmental Review Committee (ERC), which responded with no comments. 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.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have 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 site is located in a Local Responsibility Area (LRA) for fire protection and is served by Keyes 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.

Mitigation: None.

References: Application information; Hazardous Materials Division dated June13, 2023; Referral response from the Stanislaus County Environmental Review Committee (ERC) dated June 28, 2023; Department of Toxic Substances Control's data management system (EnviroStar), accessed on September 19, 2023; Stanislaus County Airport Land Use Compatibility Plan; Stanislaus County General Plan and Support Documentation[1].

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: The existing men's community care facility is served by private septic systems and receives water services from the Keyes Community Service District (CSD). This is a request to amend the use of an existing legal non-conforming men's community care facility to allow for a vocational training program for the manufacturing of prefabricated homes on a 34.94± acre parcel located in the General Agriculture (A-2-40) zoning district. As part of this request, the applicant proposes

to convert an existing half-bathroom within the 6,000 square-foot shop into a full restroom with a shower and add a breakroom area within the building. In addition to the use of the shop, the applicant proposes to pave 1,000± square feet around the shop and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. The applicant also proposes to utilize three of the existing full-time staff members and hire up to seven new full-time instructors for the manufacturing program. The new employees will live off-site. 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 are addressed by the Building Permits Division during the building permit process.

The project proposes to maintain stormwater runoff on-site through overland drainage. The project is not expected to significantly impact water quality, groundwater supplies, or groundwater recharge. The area surrounding the shop building is considered to be topographically flat. Any grading or leveling for the proposed awning and pavement will be minimal. The current absorption patterns of water upon this property are not expected to be altered; however, current standards require that all of a project's storm water be maintained on-site and, as such, a Grading and Drainage Plan, as requested by the Department of Public Works, shall be submitted with any building permit for the project site that will create a larger or smaller building footprint. This request will be included as a condition of approval for the project.

A referral response from DER stated that the on-site wastewater treatment system (OWTS) must not be covered by an impermeable surface, that the project applicant is responsible to notify DER staff in the event the existing on-site wastewater treatment system (OWTS) will be modified, upgraded, or replaced, that any increase in the facility's drainage fixtures or number of users will trigger new OWTS review and upgrading, that any new building requiring an OWTS shall be designed according to type and occupancy of the proposed structure to the estimated waste/sewage design flow rate, and that all applicable Local Agency Management Program (LAMP) standards and setbacks shall be met. The proposed tenant improvements within the building and the awning will be reviewed under the Building Permit process and must be reviewed and approved by DER and adhere to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setback from wells to prevent negative impacts to groundwater quality. No new wells are proposed as part of this project as the project site receives water services from the Keyes CSD.

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. The facility currently receives public water from the Keyes CSD which is required to comply with SGMA as part of 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.

A referral response was received from the Environmental Review Committee regarding the proposed project and no comments or concerns were identified regarding groundwater resources. The Central Valley Regional Water Quality Control Board (CVRWQCB) 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. Conditions of approval will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

The project was referred to the Turlock Irrigation District (TID) which responded with a comment letter indicating that existing irrigation pipeline passes through the project site north to south between the existing campus buildings. The proposed awning and pavement under this request will not affect TID infrastructure. TID requested to review any plans for future construction to determine whether the pipeline would be affected. A condition of approval will be added to the project addressing TID's comments.

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 information; Referral response from the Stanislaus County Department of Environmental Resources, dated June 13, 2023; Referral response received from Stanislaus County Department of Public Works, dated October 2, 2023; Referral response from Central Valley Regional Water Quality Control Board (CVRWQCB), dated June 16, 2023; Sustainable Groundwater Management Act; Stanislaus County Code Title 9 Chapter 9.37 Groundwater; West Turlock Subbasin Groundwater Sustainability Agency and East Turlock Subbasin Groundwater Sustainability Agency GSAs; Referral response from Stanislaus County Environmental Review Committee, dated June 26, 2023; Referral response from Turlock Irrigation District, dated June 29, 2023; Stanislaus County General Plan and Support Documentation[1].

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: The project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-40). The existing legal nonconforming community care facility has had a history of vocational training on-site for the students. The applicant is requesting to amend the use of the legal non-conforming men's facility to allow for a vocational training program for the manufacturing of prefabricated homes on a 34.94± acre parcel. The project site is already improved with multiple buildings, a swimming pool, sports field, produce stand, and agricultural storage building. As part of this request the applicant proposes to convert the half-bathroom into a full restroom with a shower and add a breakroom area within the existing ag storage building, pave 1,000± square feet around the shop, and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment.

The applicant proposes to construct the prefabricated homes within the existing shop building Under this request, the applicant proposes tenant improvements within the shop, to pave 1,000± square feet around the shop and to construct a 900± square-foot awning on the north side of the building. A total of eight to ten students enrolled at the community care facility will participate in the construction training program. No increase in the overall student capacity of the facility is associated with this request. A total of five to seven prefabricated homes are anticipated to be constructed per month. The manufacturing program will operate during normal facility hours, Monday through Friday from 9:00 a.m. to 5:00 p.m. As part of the manufacturing program, the applicant proposes to utilize three of the existing full-time staff members and hire up to seven new full-time instructors who will live off-site.

The facility currently has six round trips for each employee coming from off-site; and one to two round trip truck trips per week for deliveries to the community care facility. The applicant anticipates up to seven additional round trip vehicle trips per day for the new employees, and one additional round trip truck trip for deliveries per week, and two additional round trips truck trips per month for transporting the prefabricated homes off-site. Under this request, total vehicle trips (existing trips plus the additional proposed trips) will be 13 round trip passenger vehicle trips per day for staff and instructors; and two to three round trip truck trips for material deliveries per week, and two round trip truck trips per month to transport the prefabricated homes off-site.

As required by the Stanislaus County General Plan's Land Use Element Sphere of Influence (SOI) Policy No. 27, projects within the sphere of influence of a sanitary sewer district, domestic water district, or community services district, shall be forwarded to the district board for comment regarding the ability of the district to provide services. As previously mentioned, the project site is located within the Keyes CSD. The project was referred to the CSD and no response has been received.

The SOI Policy also requires that projects located within a SOI of a city of special district and within the boundaries of a Municipal Advisory Council (MAC) shall be referred to the MAC and the decision-making body give consideration to any comments received from the MAC. The proposed project is located within the Keyes MAC boundaries. Accordingly, the project was referred to the Keyes MAC as an Early Consultation referral; no comments related to the project were received from the MAC. The project will be presented as part of the 30-day referral for this Initial Study in order for the MAC to make a recommendation regarding the project at of their regularly scheduled monthly meetings.

The facility is considered an LNC use due to being established prior to the current General Agriculture (A-2) zoning going into effect in 1971 and not being permitted under the existing zoning. Consequently, an alteration of the LNC use and

enlargement of the operational activities requires a Use Permit, pursuant to County Code Section 21.80.070(A). Specifically, in order to approve a Use Permit to expand an LNC use, the Planning Commission must find that the changes:

1. Will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use; and

2. Will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and

3. Is logically and reasonably related to the existing use and that the size or intensity of the enlargement, expansion, restoration, or changes is not such that it would be more appropriately moved to a zoning district in which it is permitted.

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 footprint of the shop building is located more than 300-feet away from the north, west and east property lines, and approximately 286± feet from the southern property line adjacent to Warner Road; however, the building is located over 300± feet from the adjacent property to the south across Warner Road. As part of this request, the applicant proposes to screen the use of the building from Warner Road by planting sunflowers and mustard seed between the shop and the road.

The project was referred to the Stanislaus County Agricultural Commissioner's Office, who did not identify any issues with the buffer as proposed. Conflicts between surrounding agricultural uses is not anticipated to occur.

The men's community care project site is currently comprised of six underlying parcels totaling 34.94 acres. A condition of approval will be placed on the project requiring either a lot line adjustment or merger to ensure no buildings are crossing property lines and that all applicable setbacks are met prior to issuance of a building permit.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation[1].

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 information; Stanislaus County General Plan and Support Documentation[1].

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 proposed project shall comply with the noise standards included in the General Plan and Noise Control Ordinance. The area surrounding the project site consists of scattered single-family dwellings and orchards in all directions. The Stanislaus County General Plan identifies noise levels up to 55 dB Ldn (or CNEL) as the normally acceptable level of noise for residential uses. The nearest sensitive noise receptors are a residence located 452± feet to the southwest of the shop building, and a residence 576± feet southeast across Warner Road. The site itself is impacted by traffic generated on Faith Home Road. The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. The applicant proposes to convert the half-bathroom into a full restroom with a shower and add a breakroom area within the building. In addition to the use of the shop, the applicant proposes to pave 1,000± square feet around the shop and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment. On-site grading and construction resulting from this project may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The anticipated hours of operation for the modular manufacturing workforce training will be Monday through Friday from 9:00 a.m. to 5:00 p.m. with the majority of construction taking place indoors within the shop building.

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

Mitigation: None.

References: Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan, Chapter IV – Noise Element, Stanislaus County General Plan and Support Documentation[1].

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 information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation[1].

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 County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. The applicant proposes to convert the half-bathroom within the shop building into a full restroom with a shower and add a breakroom area within the building, as well as pave 1,000± square feet around the shop and construct a 900± square-foot awning on the north side of the shop. 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.

This project was circulated to all applicable: school, fire, police, irrigation, public works departments, and districts during the Early Consultation referral period, and no concerns were identified with regard to public services. Referral responses were received from the Stanislaus County Environmental Review Committee (ERC) which responded with no comments on the project, and Turlock Irrigation District (TID) which responded with comments regarding an existing irrigation pipeline on the project site. The current proposal will not affect the pipeline; however, TID requested that any subsequent plans for construction or development be reviewed by the District to determine if the pipeline would be affected by the proposal(s). A condition of approval will be added to the project addressing TID's comments.

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

Mitigation: None.

References: Application information; Referral response received from Stanislaus County Environmental Review Committee, dated June 26, 2023; Referral response received from the Turlock Irrigation District, dated June 29, 2023; Stanislaus County General Plan and Support Documentation[1].

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			X	

deterioration of the facility would occur or be accelerated?				
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.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation[1].

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: This is a request to amend the use of an existing legal non-conforming men's community care facility to allow for a vocational training program for the manufacturing of prefabricated homes**.** The applicant proposes to manufacture the modular homes within an existing 6,000± square-foot shop.

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

As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). The State of California – Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. According to the technical advisory from OPR, as mentioned in Section VIII – Greenhouse Gas Emissions, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact. The total number of truck and vehicle trips (existing and proposed) will be 13 round trip passenger vehicle trips per day for staff and instructors, two to three round trip truck trips for material deliveries per week, and two round trip truck trip per month for transporting the prefabricated homes off-site. The site has access to County-maintained Faith Home Road and Warner Road; no additional access points are requested as a part of this project. The VMT increase associated with the proposed project is less than significant as the number of vehicle trips will not exceed 110 per day.

The project site currently receives access via Faith Home Road, a County-maintained road identified as an 80-foot-wide Major Collector, and has secondary access onto Warner Road, a County-maintained road identified as a 60-foot-wide local road. The project was referred to Public Works, and a referral response was received requesting that truck access be taken from Faith Home Road and restricted from Warner Road for the proposed project. Regarding the transportation of the

modular homes, Public Works specified that either a daily or annual transportation permit is required whenever movement over County bridges and roads occurs when the truck, trailer, vehicle, or load is over the legal size as defined by the State Vehicle Code. In addition to the aforementioned comments, Public Works provided standard conditions of approval requiring that no parking, loading or unloading of vehicles will be permitted within the County road right-of-way; that an encroachment permit be obtained for any work done in the Stanislaus County Road right-of-way; that the developer will be required to install or pay for the installation of any signs and/or markings, if warranted; and that all driveways be installed as per Stanislaus County Public Work Standards and Specifications. All of Public Works' comments will be added to the project as conditions of approval.

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

Mitigation: None.

References: Referral response from Stanislaus County Department of Public Works, dated October 2, 2023; Stanislaus County General Plan and Support Documentation[1].

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: In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment and no tribes have requested consultation or project referral noticing. Tribal notification of the project was not referred to any tribes in conjunction with AB 52 requirements, as Stanislaus County has not received any requests for consultation from the tribes listed with the NAHC. A standard condition of approval will be added to the project which requires if any cultural or tribal 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.

Tribal Impacts are considered to be less than significant.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation[1].

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: Limitations on providing services have not been identified. The project proposes to utilize an existing private septic system and the Keyes Community Service District (CSD) for water services. The applicant proposes to convert a half-bathroom within the shop into a full restroom with a shower and add a breakroom area within the building, pave 1,000± square feet around the shop and construct a 900± square-foot awning on the north side of the building. A referral response from DER stated that the project applicant is responsible to notify DER staff in the event the existing on-site wastewater treatment system (OWTS) will be modified, upgraded, or replaced, that any increase in the facility's drainage fixtures or number of users will trigger new OWTS review and upgrading, that any new building requiring an OWTS shall be designed according to type and occupancy of the proposed structure to the estimated waste/sewage design flow rate, and that all applicable Local Agency Management Program (LAMP) standards and setbacks shall be met. These requirements will be added to the project as conditions of approval. The Department of Public Works will review and approve any required grading and drainage plans prior to construction. Conditions of approval will be added to the project to reflect this requirement.

The project proposes to maintain stormwater runoff on-site through overland drainage. The project is not expected to significantly impact water quality, groundwater supplies, or groundwater recharge. The area surrounding the shop building is considered to be topographically flat. Any grading or leveling for the proposed awning and pavement will be minimal. The current absorption patterns of water upon this property are not expected to be altered; however, current standards require that all of a project's storm water be maintained on-site and, as such, a Grading and Drainage Plan, as requested by the Department of Public Works, shall be submitted with any building permit for the project site that will create a larger or smaller building footprint. This request will be included as a condition of approval for the project.

The Central Valley Regional Water Quality Control Board (CVRWQCB) 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. Conditions of approval will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

The project was referred to the Turlock Irrigation District (TID) which responded with a comment letter indicating that existing irrigation pipeline passes through the project site north to south between the existing campus buildings. The proposed awning and pavement under this request will not affect TID infrastructure. TID requested to review any plans for future construction to determine whether the pipeline would be affected. A condition of approval will be added to the project addressing TID's comments.

No significant impacts related to Utilities and Services Systems have been identified.

Mitigation: None.

References: Application information; Referral response from the Stanislaus County Department of Environmental Resources, dated June 13, 2023; Referral response received from the Stanislaus County Public Works Department, dated October 2, 2023; Referral response received from Central Valley Regional Water Quality Control Board, dated June 16, 2023; Referral response received from Turlock Irrigation District, dated June 29, 2023; Stanislaus County General Plan and Support Documentation[1].

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. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. 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, the parcel is designated as nonurban and is served by Keyes Fire Protection District. The project was referred to the District, but no response was received. California Building Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and embers. The applicant proposes to convert an existing half-bathroom into a full restroom with a shower and add a breakroom area within the shop building, pave 1,000± square feet around the shop and construct a 900± square-foot awning on the north side of the building. Building permits will be required for the improvements and will be required to meet fire code, which will be verified through the building permit review process. A grading and drainage plan may be required for the proposed new structures; all fire protection and emergency vehicle access standards met. These requirements will be applied as conditions of approval for the project.

The project site currently receives access via Faith Home Road, a County-maintained road identified as an 80-foot-wide Major Collector, and has secondary access onto Warner Road, and a County-maintained road identified as a 60-foot-wide local road. The project was referred to Public Works, and a referral response was received with a requirement requesting that no truck access be allowed on Warner Road for the proposed project. Regarding the transportation of the modular homes, Public Works specified that either a daily or annual transportation permit is required whenever movement over County bridges and roads occurs when the truck, trailer, vehicle, or load is over the legal size as defined by the State Vehicle Code.

Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Application information; California Fire Code Title 24, Part 9; California Building Code Title 24, Part 2, Chapter 7; Stanislaus County Local Hazard Mitigation Plan; Referral response received from Stanislaus County Department of Public Works, October 2, 2023; Stanislaus County General Plan and Support Documentation[1].

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: The 34.94± acre project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-40). This request is to amend the use of an existing legal non-conforming men's community care facility to allow for a vocational training program for the manufacturing of prefabricated homes. The project site is already improved with multiple buildings, a swimming pool, sports field, produce stand, and agricultural storage building. As part of this request the applicant proposes to convert the half-bathroom into a full restroom with a shower and add a breakroom area within the existing ag storage building, pave 1,000± square feet around the shop, and construct a 900± square-foot awning on the north side of the building for storage of materials and equipment.
The project will not physically divide an established community. The surrounding area is composed of scattered single-family dwellings and orchards in all directions; the Turlock Irrigation District Lateral No. 3 canal, a poultry farm, and the Community of Keyes are to the north; Ceres Main canal to the west; State Route 99 to the east; and the City of Ceres is located to the southeast of the project site. Currently, two Use Permit Applications, including Application Nos. PLN2023-0027 – Jammu Logistics, Inc. and PLN2023-0026 – Singh Trucking have been submitted to the Stanislaus County Planning Department for truck parking within the surrounding area of the project site. In order to obtain a Use Permit for truck parking, in addition to criteria regarding owner occupancy, number of truck-trailers permitted on-site and owner registration requirements, the Planning Commission must find that the establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; and that the establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity.

In addition to the truck parking requests, one General Plan Amendment and Rezone Application (GPA/REZ) is currently undergoing the entitlement process under GPA/REZ Application No. PLN2021-0052 – Pattar Trucking. For a General Plan Amendments and Rezone, the Board of Supervisors' must determine whether the amendment, if adopted, generally improve the economic, physical and social well-being of the County in general including 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. The Board of Supervisors must find 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. Any additional development of the immediate surrounding area would be subject to the permitted uses of the A-2 Zoning District or would require additional land use entitlements and environmental review.
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.

It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already developed, and the proposed improvements will be within the existing footprint of the facility. The project site has already been disturbed. Standard conditions of approval regarding the discovery of cultural resources during any future construction resulting from this request will be added to the project.

If all vehicle and truck trips were to occur on the same day, then the facility would have a maximum of 13 round trip vehicle trips and four round trip truck trips for the project site on a single day. As this is below the threshold of significance for vehicle and heavy truck trips as discussed in Section XVII - *Transportation*, no significant impacts from vehicle and truck trips to transportation are anticipated.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation[1].

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

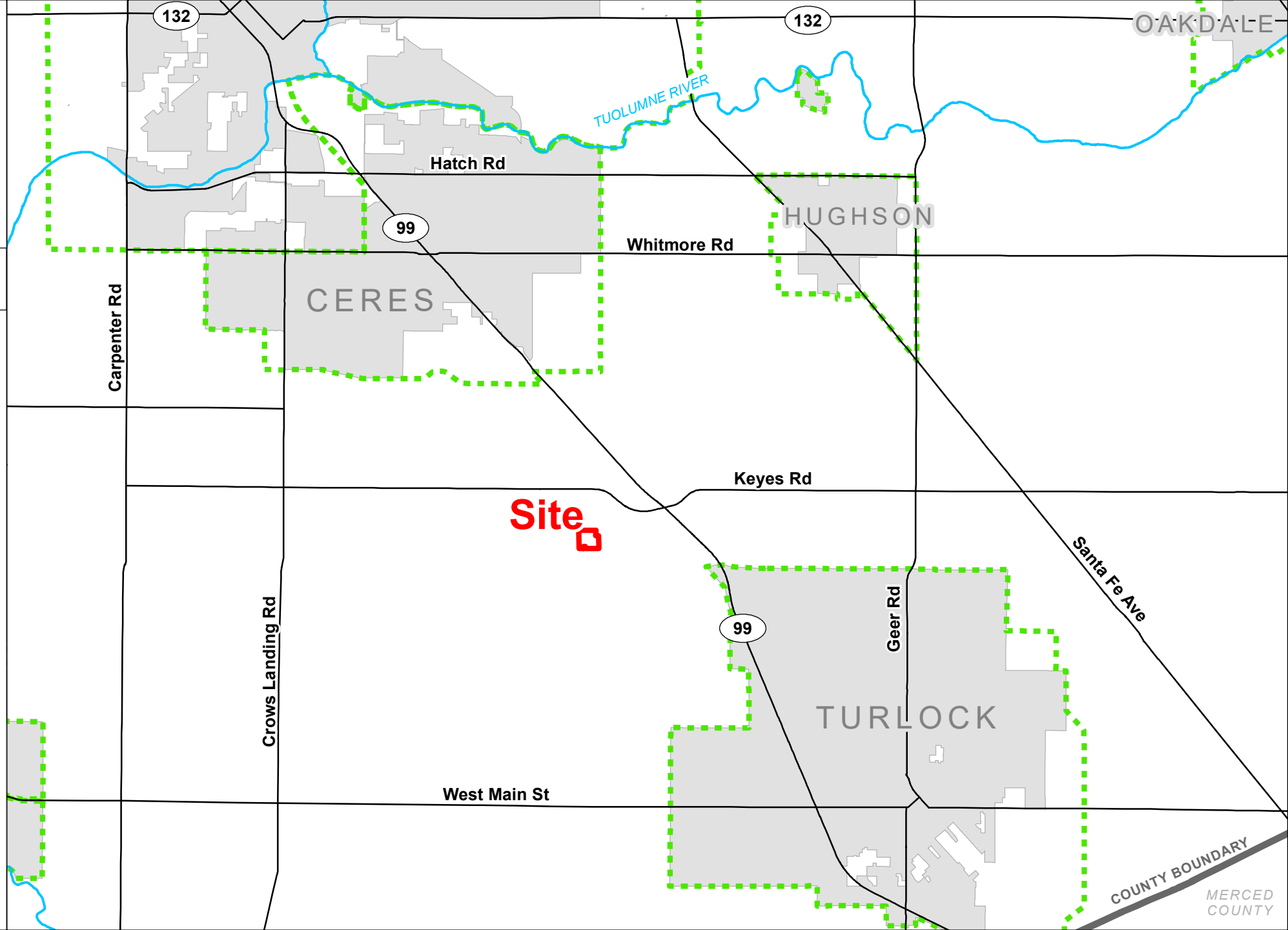
FAITH HOME ADULT TEAM CHALLENGE

UP PLN2023-0040

AREA MAP

LEGEND

- Project Site
- Sphere of Influence
- City
- Road
- River



N

0 2 mi

0 2 km

Source: Planning Department GIS

Date: 5/2/2023

FAITH HOME ADULT TEAM CHALLENGE

UP PLN2023-0040

GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- Road
- Canal

General Plan

- Agriculture
- Industrial
- Planned Development

N

0 1,500 ft

0 300 m

Source: Planning Department GIS

Date: 5/2/2023

FAITH HOME ADULT TEAM CHALLENGE UP PLN2023-0040

ZONING MAP

LEGEND

- Project Site
- Parcel
- Road
- Canal

Zoning Designation

- General Agriculture 10 Acre
- General Agriculture 40 Acre
- Planned Development
- Industrial

N

0 1,500 ft

0 300 m

Source: Planning Department GIS

Date: 5/2/2023

FAITH HOME ADULT TEAM CHALLENGE

UP PLN2023-0040

2022 AERIAL AREA MAP

LEGEND

- Project Site
- Road
- Canal

N

0 1,500 ft

0 300 m

Source: Planning Department GIS

Date: 5/2/2023

FAITH HOME ADULT TEAM CHALLENGE

UP PLN2023-0040

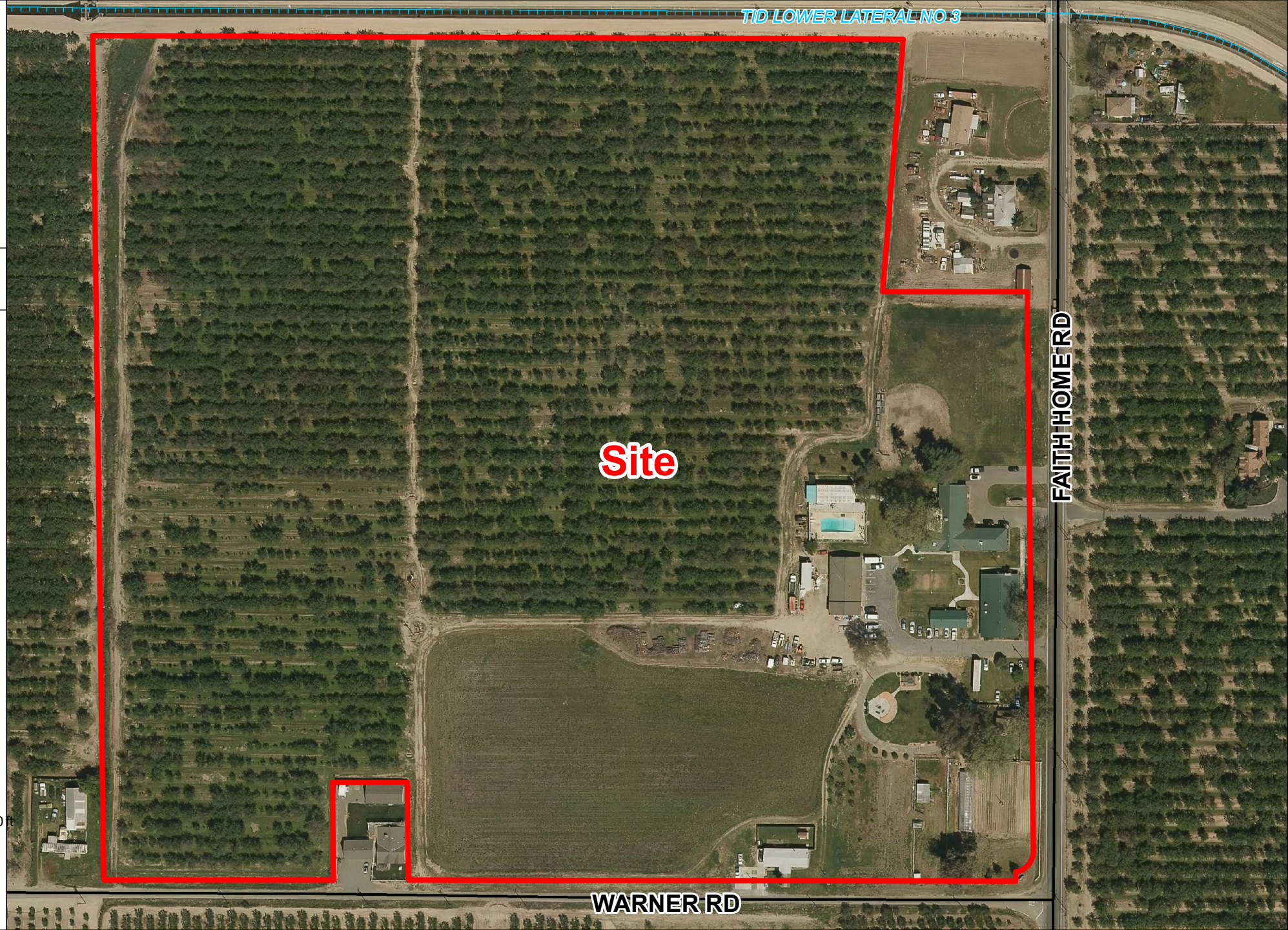
2022 AERIAL SITE MAP

LEGEND

Project Site

Road

Canal



N

0 400 ft

0 100 m

Source: Planning Department GIS

Date: 5/2/2023

FAITH HOME ADULT TEAM CHALLENGE

UP PLN2023-0040

ACREAGE MAP

LEGEND

- Project Site
- Sphere of Influence
- City of
- # Parcel/Acres
- Road
- River
- Canal

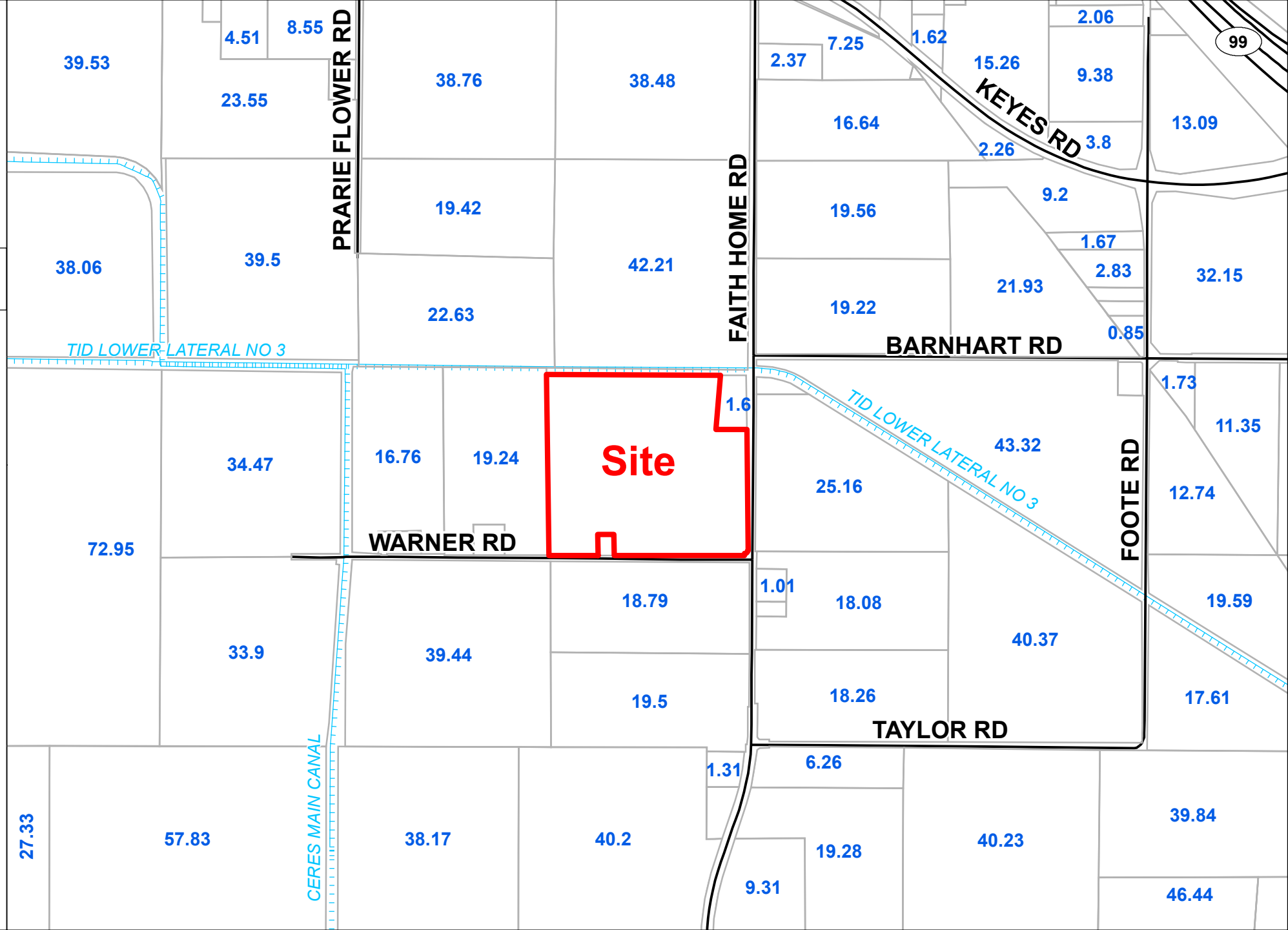
N

0 1,500 ft

0 300 m

Source: Planning Department GIS

Date: 5/2/2023

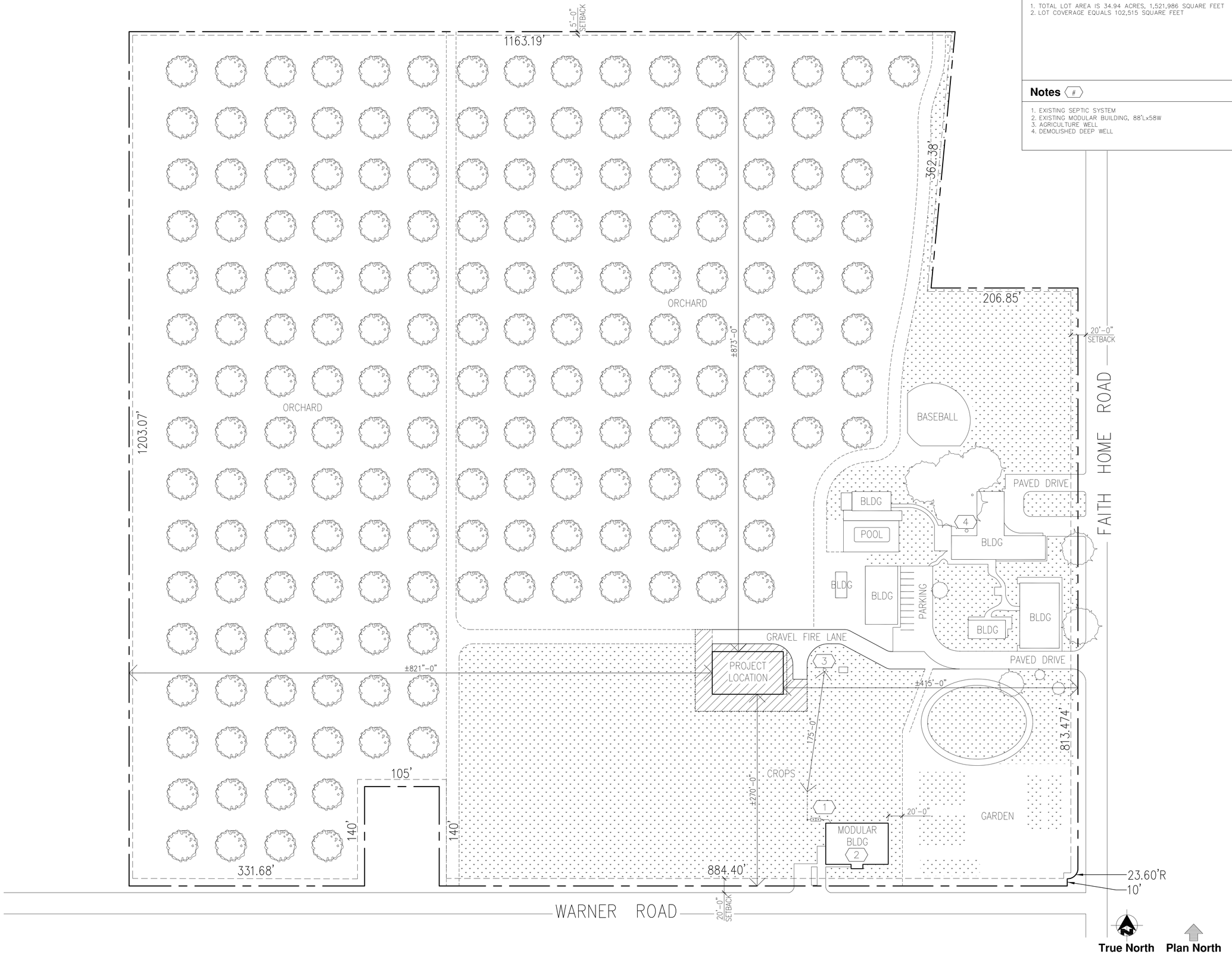


General Notes

1. TOTAL LOT AREA IS 34.94 ACRES, 1,521,986 SQUARE FEET
2. LOT COVERAGE EQUALS 102,515 SQUARE FEET

Notes (#)

1. EXISTING SEPTIC SYSTEM
2. EXISTING MODULAR BUILDING, 88'Lx58W
3. AGRICULTURE WELL
4. DEMOLISHED DEEP WELL



Site Plan 1"=60'-0" | 1

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FAITH HOME AG BUILDING

Adult-Teen Challenge
6643 Faith Home Rd.
Ceres, CA 95307

APN: 041-054-014-000

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Revisions

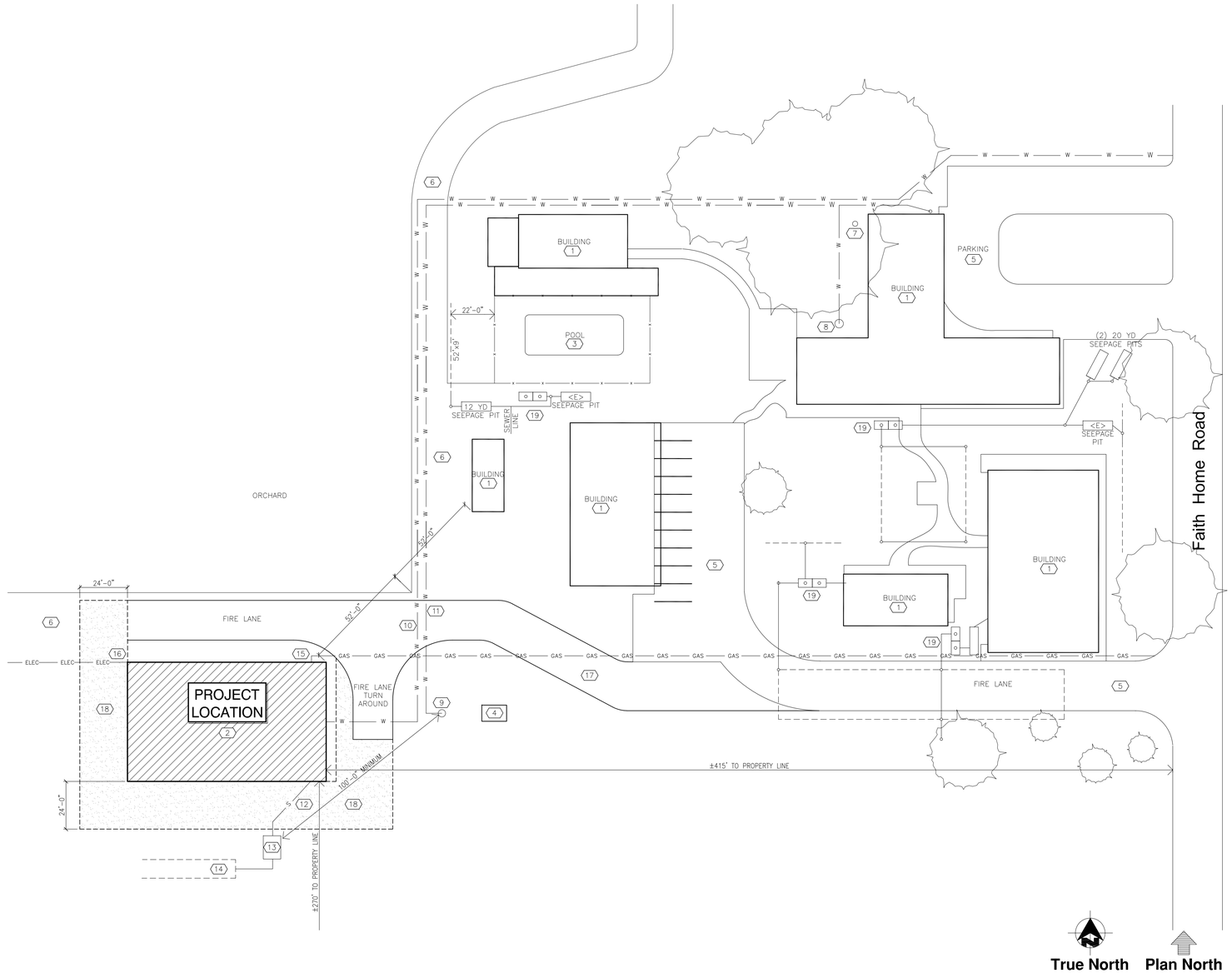
No.	Description	Date
△	-	-

LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-25 STATE OF CALIFORNIA

Issue Date	09.15.23
Drawn By	DJE/RA
Project Number	2209
Sheet Title	Site Plan
Sheet Number	A1.0

Notes (#)

1. EXISTING BUILDING
2. EXISTING AG BUILDING
3. EXISTING POOL
4. EXISTING TRASH ENCLOSURE
5. EXISTING PAVED DRIVE
6. EXISTING DIRT DRIVE
7. EXISTING CITY WATER TO WATER TANK
8. DEMOLISHED DEEP WELL
9. EXISTING AG WELL IS 100' MINIMUM FROM SEPTIC SYSTEM.
10. EXISTING DOMESTIC WATER PIPE FROM WATER TANK TO SHOP
11. EXISTING IRRIGATION WATER PIPE FROM AG WELL TO IRRIGATION SYSTEM
12. NEW 4" SANITARY SEWER PIPE @ 2% SLOPE
13. NEW 2100 GALLON SEPTIC TANK 10' CLEAR OF BUILDING
14. NEW LEACH FIELD PER COUNTY HEALTH DEPARTMENT
15. EXISTING NATURAL GAS PIPE (w/ SHUT-OFF) TO BUILDING
16. EXISTING ELECTRIC POWER TO BUILDING
17. EXISTING GRAVEL FIRE LANE
18. NEW GRAVEL
19. EXISTING SEPTIC SYSTEMS



Enlarged Site Plan 1"=30'-0" | 1

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Revisions

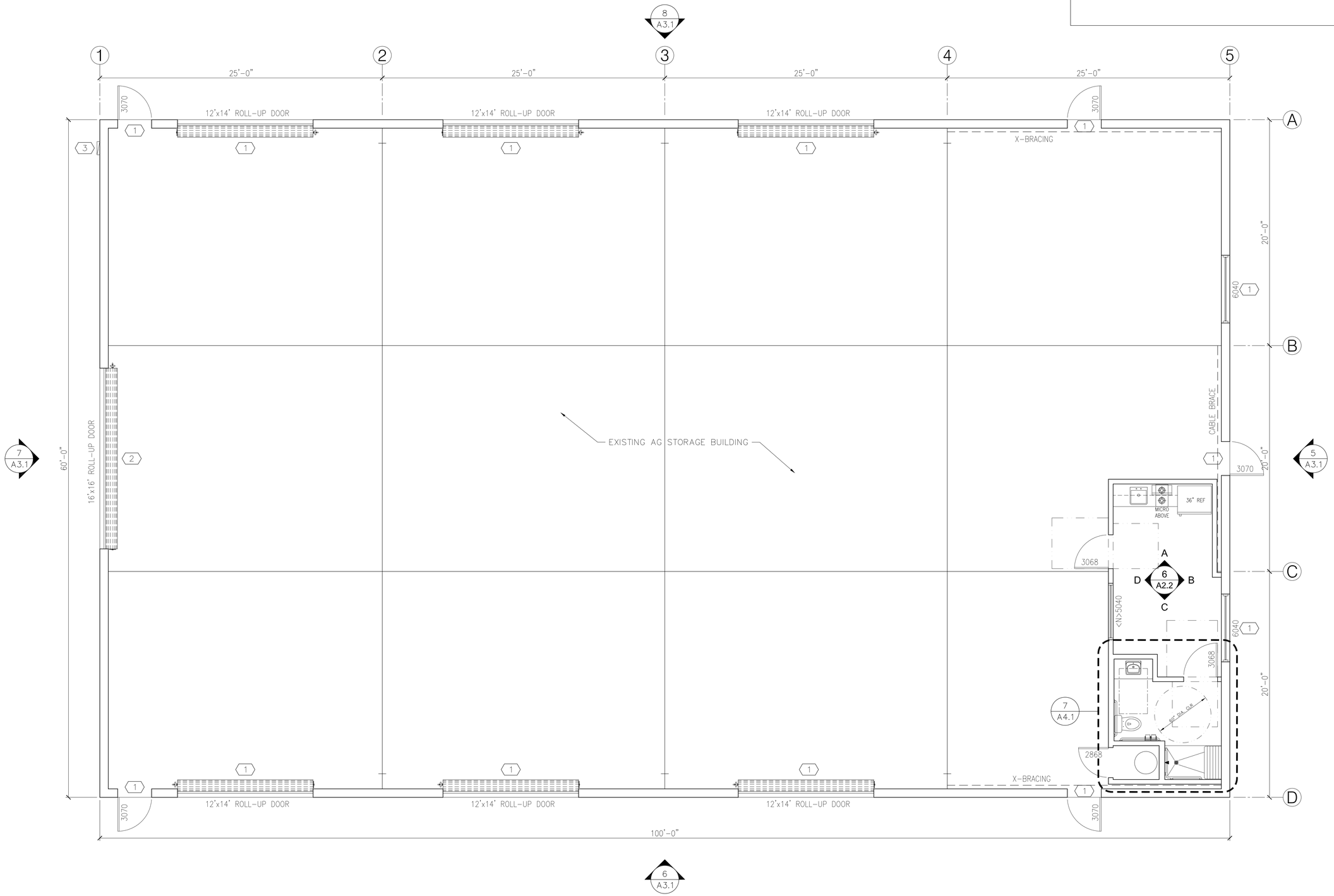
No.	Description	Date
–	–	–

LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-25 STATE OF CALIFORNIA

Issue Date	09.15.23
Drawn By	DJE/RA
Project Number	2209
Sheet Title	Enlarged Site Plan
Sheet Number	A1.1

Notes

1. EXISTING
2. NEW
3. EXISTING 200A ELECTRICAL PANEL



Floor Plan 1/4"=1'-0" | 1

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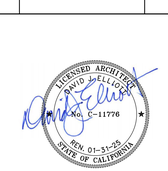
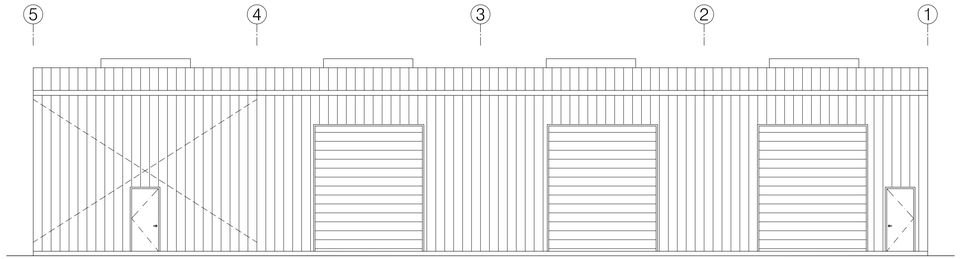
Revisions

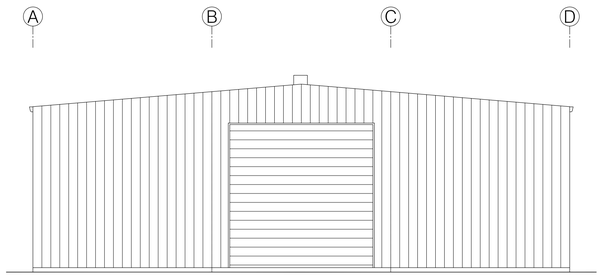
No.	Description	Date
△	–	–



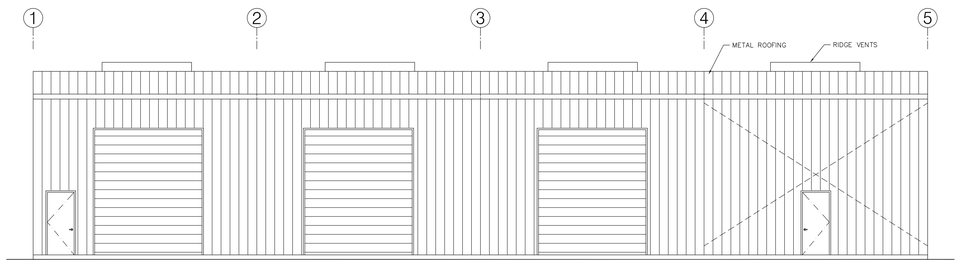
Issue Date	**02.17.23**
Drawn By	**DJE/RA**
Project Number	**2209**
Sheet Title	**Floor Plan** -
Sheet Number	**A2.1**



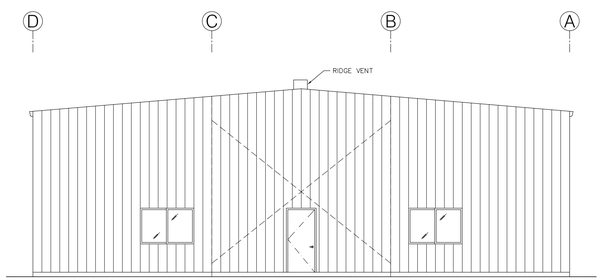
Right Elevation 1/4"=1'-0" | 8



Back Elevation 1/4"=1'-0" | 7



Left Elevation 1/4"=1'-0" | 6



Front Elevation 1/4"=1'-0" | 5

General Notes

1. –

Notes

1. –

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Revisions

No.	Description	Date
△	–	–

Issue Date	**02.17.23**
Drawn By	**DJE/RA**
Project Number	**2209**
Sheet Title	**Elevations**
Sheet Number	**A3.1**