



County of San Joaquin
Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration
San Joaquin BeWell Behavioral Health Campus Project

Date: June 5, 2025

To: All Interested Agencies, Organizations, and Persons and the State
Clearinghouse

From: San Joaquin County

Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration
for the San Joaquin BeWell Behavioral Health Campus Project

Project Title: San Joaquin BeWell Behavioral Health Campus Project
Project Numbers: PA-2400483, PA-2400484
Project Address: 55 W. Hospital Rd., French Camp, CA 92531
Project Applicant: San Joaquin County Behavioral Health Services

Lead Agency/Contact: County of San Joaquin Community Development Department
Stephanie Stowers, Senior Planner
1810 East Hazelton Avenue
Stockton, California 95205
sstowers@sjgov.org
(209) 468-9653

Comment Period: June 5, 2025 – June 25, 2025

The County of San Joaquin (County), as the Lead Agency, has prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with the proposed San Joaquin BeWell Behavioral Health Campus Project (Proposed Project). This Notice of Intent has been issued to notify interested parties that the Draft IS/MND is publicly available for a 30-day review and comment period. The County is requesting comments on the Draft IS/MND from responsible and trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines Section 15087). The Draft IS/MND assesses the potential environmental impacts resulting from construction and operation of the Proposed Project.

Documents related to the Proposed Project will be available for review at the County's website at:

<http://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=actlist&typ=apd>

Project Location: The approximately 18-acre project site is located on Assessor's Parcel Number (APN) 193-05-018 within the unincorporated community of French Camp, just south of the City of Stockton in San Joaquin County (see Figure 1, Project Location). Currently, the site is largely undeveloped and consists of bare soil and nonnative grassland vegetation, with the exception of a gravel road that generally runs through the project site's western side.

The project site is located in an area containing a mix of residential and light industrial uses and is bounded by vacant parcels to the north and south, residential uses to the northeast and south, light industrial uses to the southeast, and the Interstate 5 (I-5) roadway to the west.

The County General Plan Land Use Map designates the project site as Freeway Service Commercial (C/FS), and the County Zoning Map identifies the site as Agriculture Urban Reserve, 20 acre minimum (AU-20). The project site is located within the Sphere of Influence of the City of Stockton (City), but is subject to County land use regulations.

Regional access to the project site is provided by I-5, located directly east of the project site, State Route (SR) 99, located approximately 3 miles east of the project site, and SR 4, located approximately 3.5 miles north of the project site.

Project Description: The Proposed Project would develop the project site with the San Joaquin (SJ) BeWell Campus. The SJ BeWell Campus is envisioned for development as two campuses: South Campus and North Campus. The South Campus would be initially developed with four buildings, 409 parking spaces, and extensive outdoor amenities including walking trails, activity areas, a community garden, an area of respite, and other landscaped areas. The South Campus would provide a continuum of behavioral health and wellness care, including outpatient, urgent care, and residential treatment services. The North Campus would be developed after the South Campus and would include ten buildings that would support expanded outpatient treatment programs, residential treatment services, expanded educational and social resources, and additional programs for family and youth. The North Campus building facilities would total approximately 150,360 square feet, and 131 parking spaces would be provided.

Responsible Agencies: For the purposes of CEQA, the term “Responsible Agency” includes all public agencies (other than federal agencies) beyond the Lead Agency that have discretionary approval over some aspect of the Proposed Project that may include such actions as issuance of a permit, authorization, or easement needed to complete some component of the Proposed Project (CEQA Guidelines Section 15381). Responsible Agencies for the Proposed Project may include, but are not limited to, the following:

- N/A

Project Impacts: Through preparation of the Initial Study, it was determined that the Proposed Project would result in no impact or a less-than-significant impact for the following environmental topics: aesthetics, agriculture and forestry resources, air quality, energy, land use and planning, mineral resources, noise, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire.

With the incorporation of mitigation measures identified in the Draft IS/MND, potentially significant impacts would be reduced to less than significant for the following environmental topics: biological resources; cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, and transportation.

The CEQA Guidelines also require this notice to indicate whether or not the project site is included on any of the lists of sites enumerated under Section 65962.5 of the California Government Code (the

Cortese List). As further discussed in the Draft IS/MND, the Project site is not included on a Cortese List.

Public Comment Period: The public comment period for this Draft IS/MND will begin on June 5, 2025, and end on June 25, 2025.

Copies of the Draft IS/MND are available to review online at the following website:

<http://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=actlist&typ=apd>

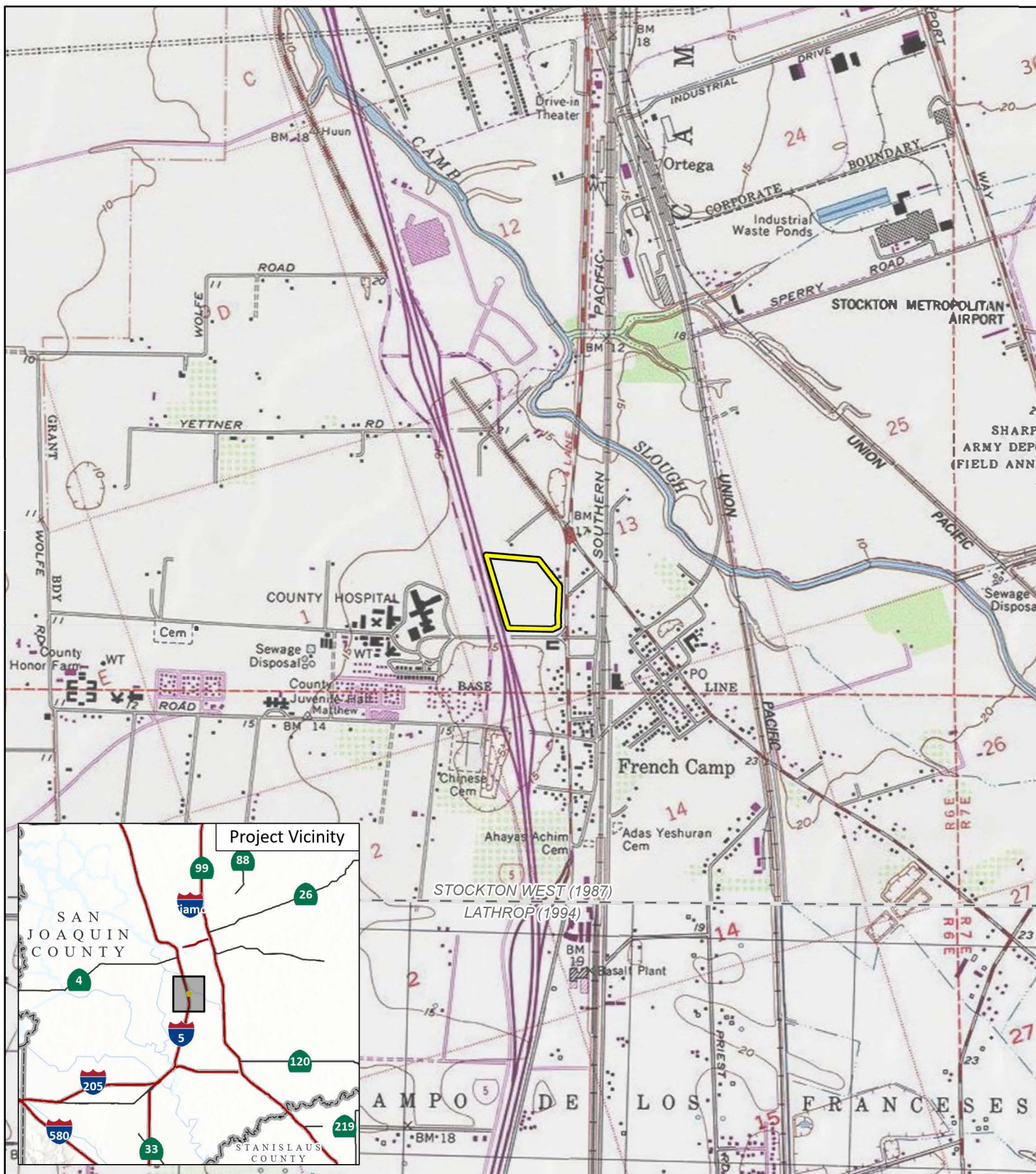
The document is available to review at the San Joaquin County Community Development Department (1810 East Hazelton Avenue, Stockton, California 95205) Monday through Friday from 8 a.m. to 12 p.m. and 1 p.m. to 5 p.m. (except during office closures).

All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Proposed Project name in the subject line. Pursuant to CEQA, Responsible Agencies are requested to indicate their statutory responsibilities in connection with the Proposed Project when responding. Please mail or email comments and direct any questions to the following contact person:

Stephanie Stowers, Principal Planner
County of San Joaquin, Community Development Department
1810 E Hazelton Avenue
Stockton, CA 95205
Phone: (209) 468-9653
Email: sstowers@sjgov.org

Public Hearing: A public hearing at which the County Community Development Department will consider the Proposed Project, the requested entitlements into the Proposed Project, and the Draft IS/MND has yet to be scheduled. Once this hearing has been scheduled, a separate notice will be publicly circulated consistent with all applicable public noticing requirements set forth by the County.

Attachments: Figure 1, Project Location
Figure 2, Conceptual Site Plan



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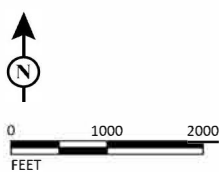
 Project Location

FIGURE 1



SOURCE: Stockton West CA, 7.5' Quad (USGS 1987)

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San Joaquin BeWell Behavioral Health Campus Project
Project Location

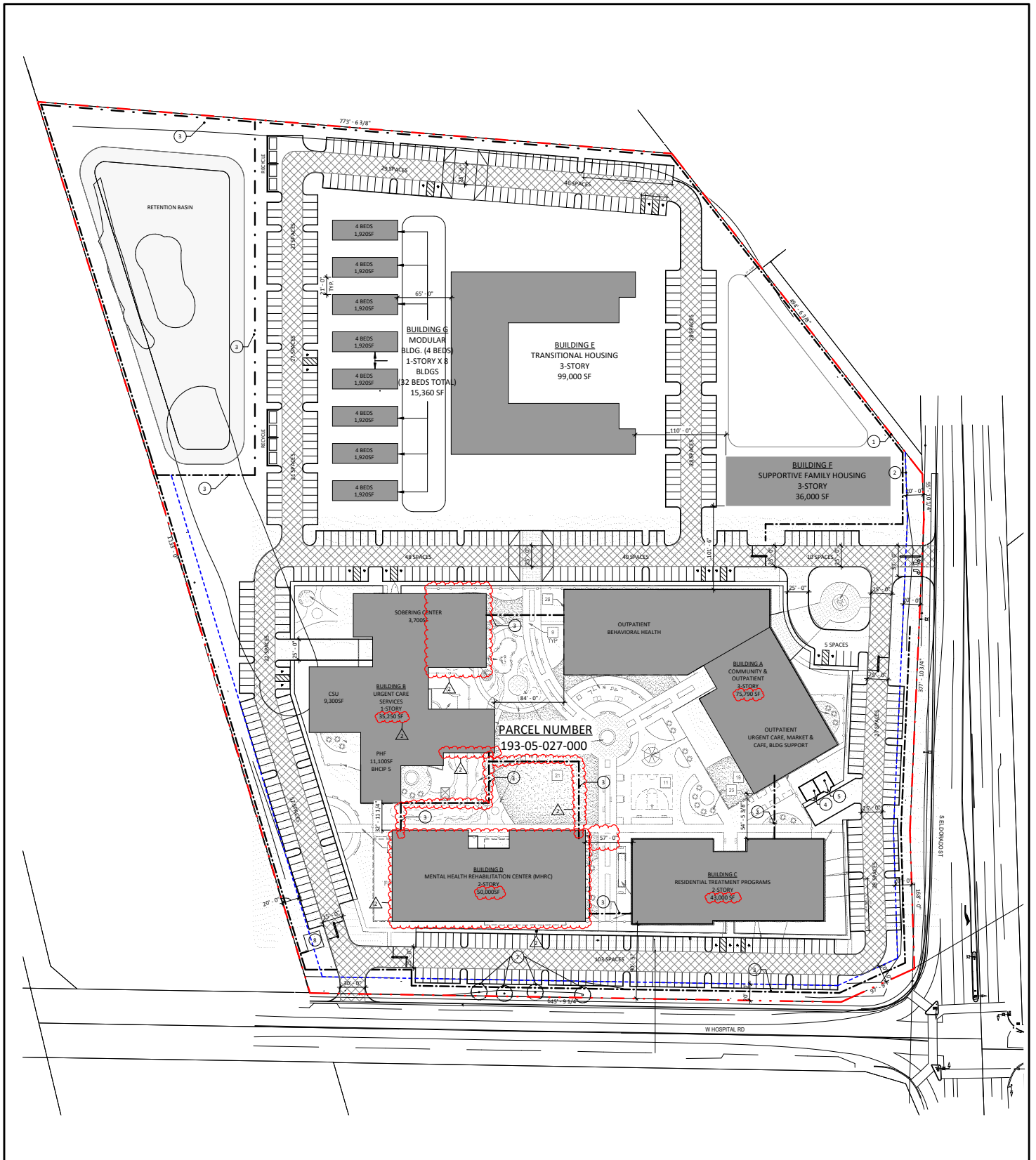
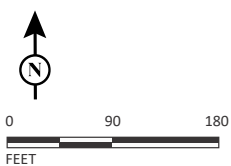


FIGURE 2-4

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SOURCE: Boulder Associates, 2024

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San Joaquin BeWell Behavioral Health
Campus Project
Conceptual Site Plan