



Referral Early Consultation

Date: June 9, 2023
To: Distribution List (See Attachment A)
From: Emily Basnight, Assistant Planner
 Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2023-0040 – FAITH HOME ADULT
 TEAM CHALLENGE
Respond By: June 26, 2023

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

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 rehabilitation 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 rehabilitation 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 rehabilitation 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 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 rehabilitation 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 rehabilitation facility currently operates with 15 staff members, consisting of 11 full-time and four part-time staff members. Out of the 15 staff members, 9 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 vehicle trips per day (six staff members traveling to and from the project site); and 8-12 truck trips per month for deliveries to the rehabilitation facility. The applicant anticipates up to 14 additional passenger vehicle trips per day (up to seven new instructors traveling to and from the project site), and 14 additional truck trips for deliveries and transporting the prefabricated homes off-site. Under this request, total vehicle trips (existing trips plus the additional proposed trips) will be 26 passenger trips per day for staff and instructors, and up to 26 truck trips for material deliveries and transporting the prefabricated homes off-site.

The project site is currently improved with a 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; swimming pool; and 1.3± acre sports field. The 6,000± square-foot shop building to be used for manufacturing has been constructed on-site under a building permit (BLD2019-2772) for an agriculture storage building, however, the building permit for the shop has not yet been finalized and the building has not received a certificate of occupancy. The project site has access to County-maintained Faith Home and Warner Roads respectively and is served with public water from the Keyes Community Services District and by private septic systems.

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



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

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	X	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		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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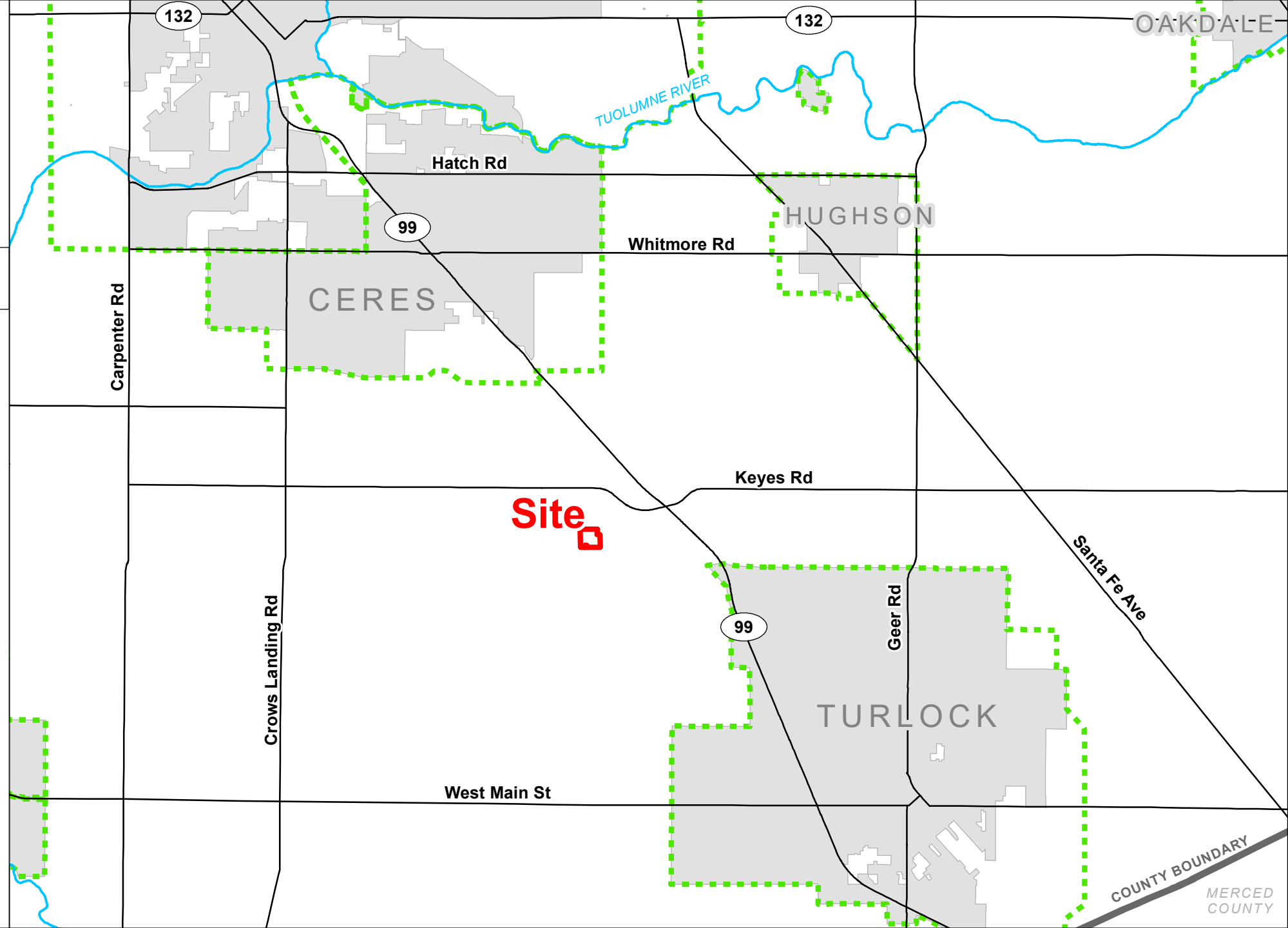
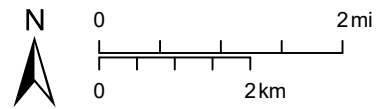
FAITH HOME ADULT TEAM CHALLENGE

UP PLN2023-0040

AREA MAP

LEGEND

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





FAITH HOME ADULT TEAM CHALLENGE

UP PLN2023-0040

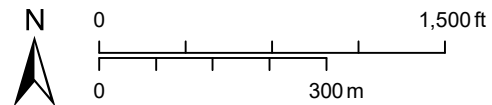
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

General Plan

-  Agriculture
-  Industrial
-  Planned Development




FAITH HOME ADULT TEAM CHALLENGE UP PLN2023-0040

ZONING MAP

LEGEND

 Project Site

 Parcel


 Road  Canal

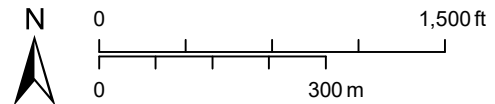
Zoning Designation

 General Agriculture 10 Acre

 General Agriculture 40 Acre

 Planned Development

 Industrial






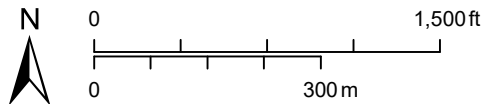
FAITH HOME ADULT TEAM CHALLENGE

UP PLN2023-0040

2022 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal






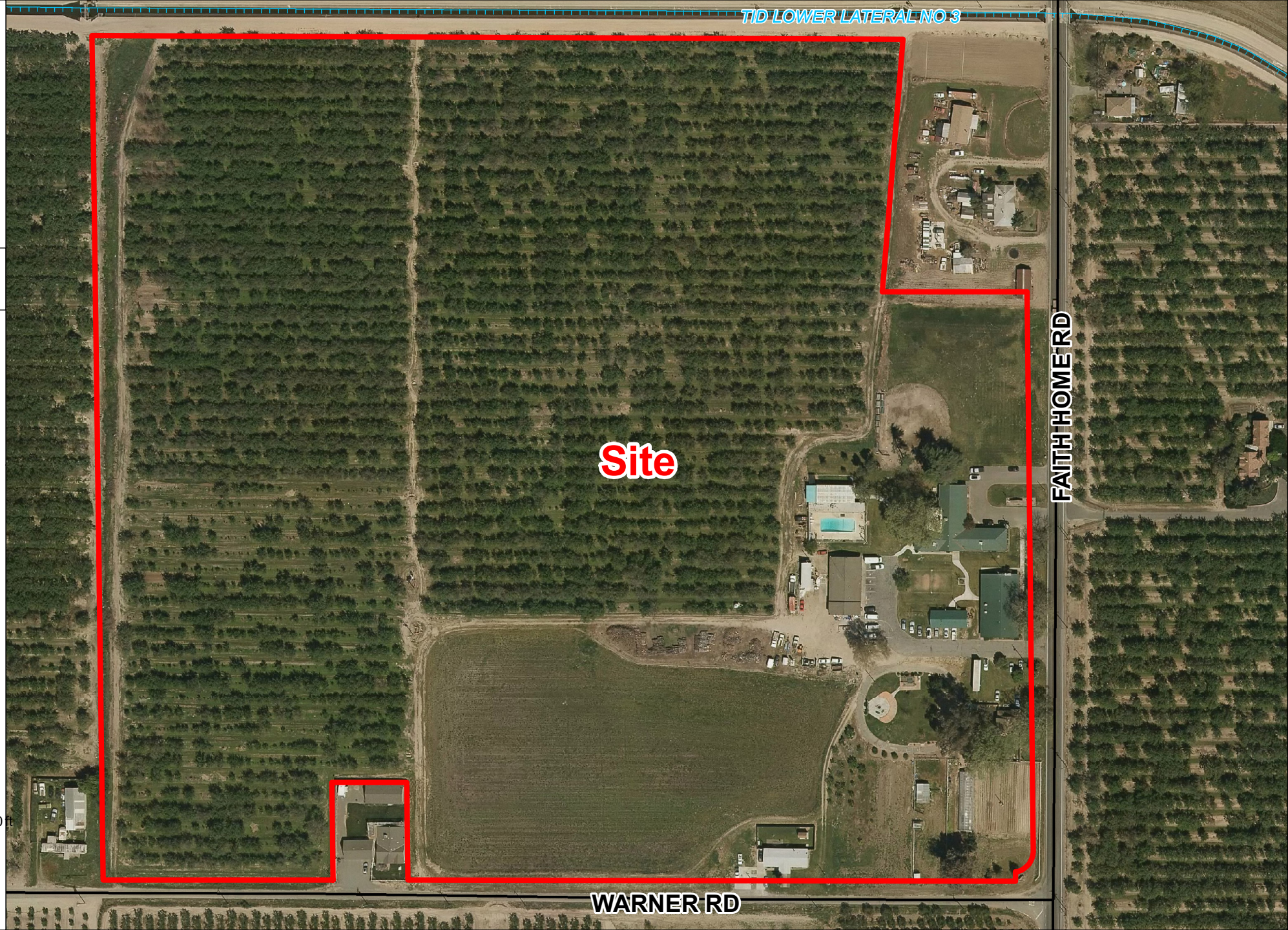
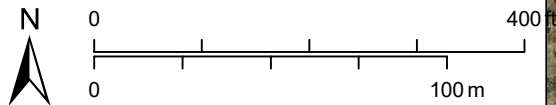
FAITH HOME ADULT TEAM CHALLENGE

UP
PLN2023-0040

2022 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal










WARNER RD

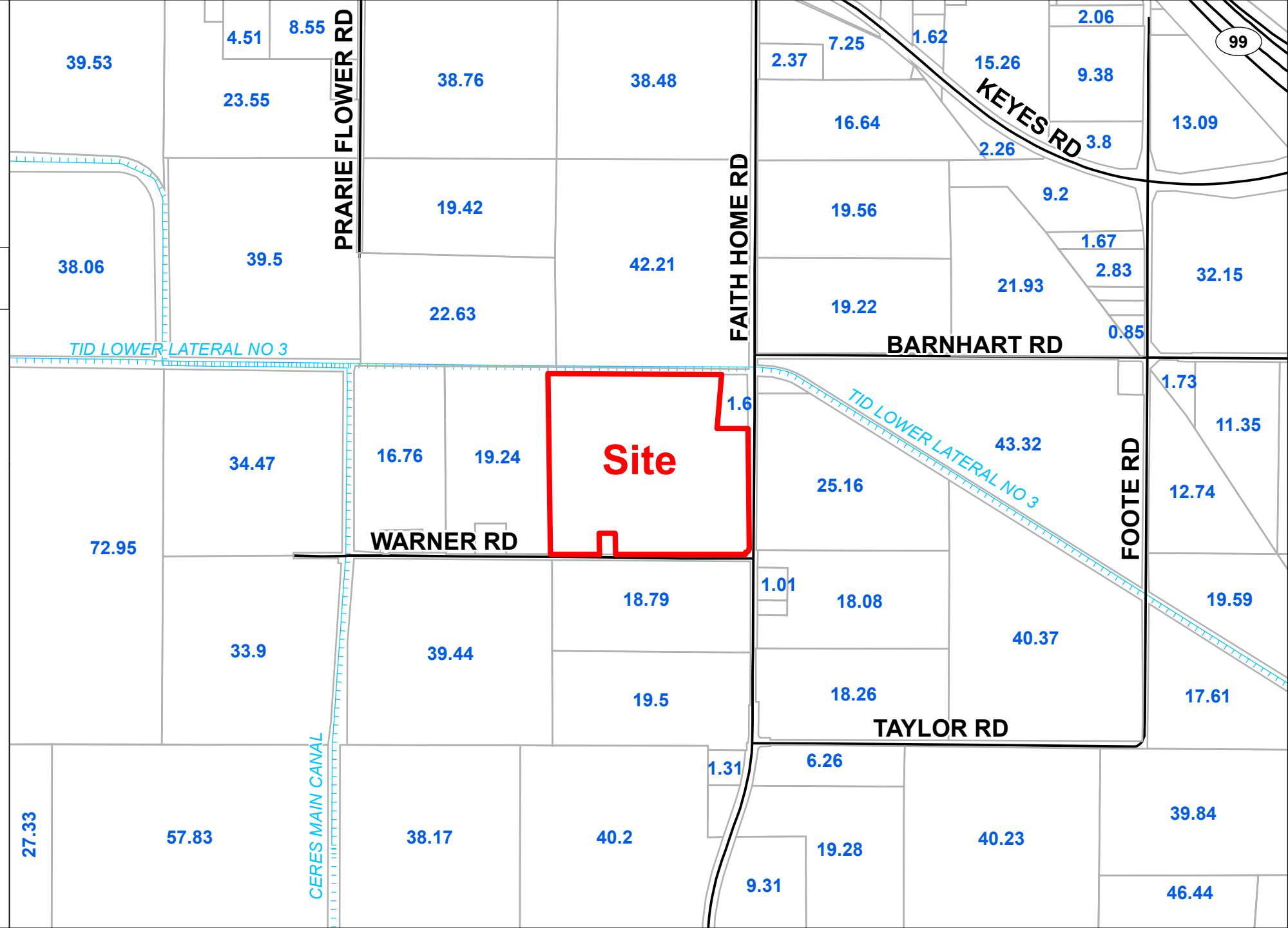
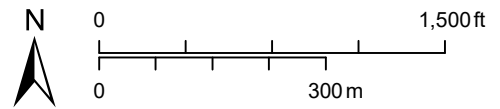
FAITH HOME ADULT TEAM CHALLENGE

UP PLN2023-0040

ACREAGE MAP

LEGEND

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



General Notes

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

DJE Planning
Architecture
Interiors

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Tel. 831/663-1418
Fax 831/663-6385
david@djelliott.net

**David J. Elliott
& Associates**

**FAITH HOME
AG BUILDING**

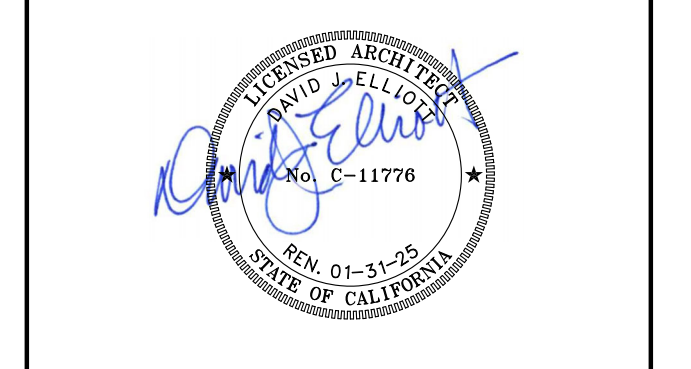
Adult-Teen Challenge
6643 Faith Home Rd.
Ceres, CA 95307

APN: 041-054-014-000

Use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.

Revisions

No.	Description	Date
1		



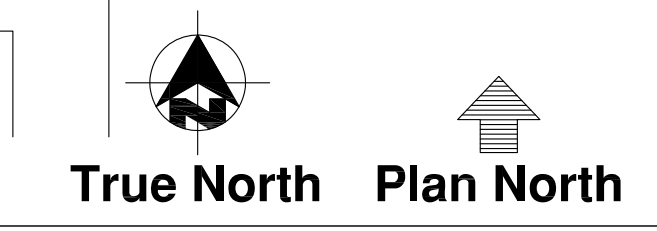
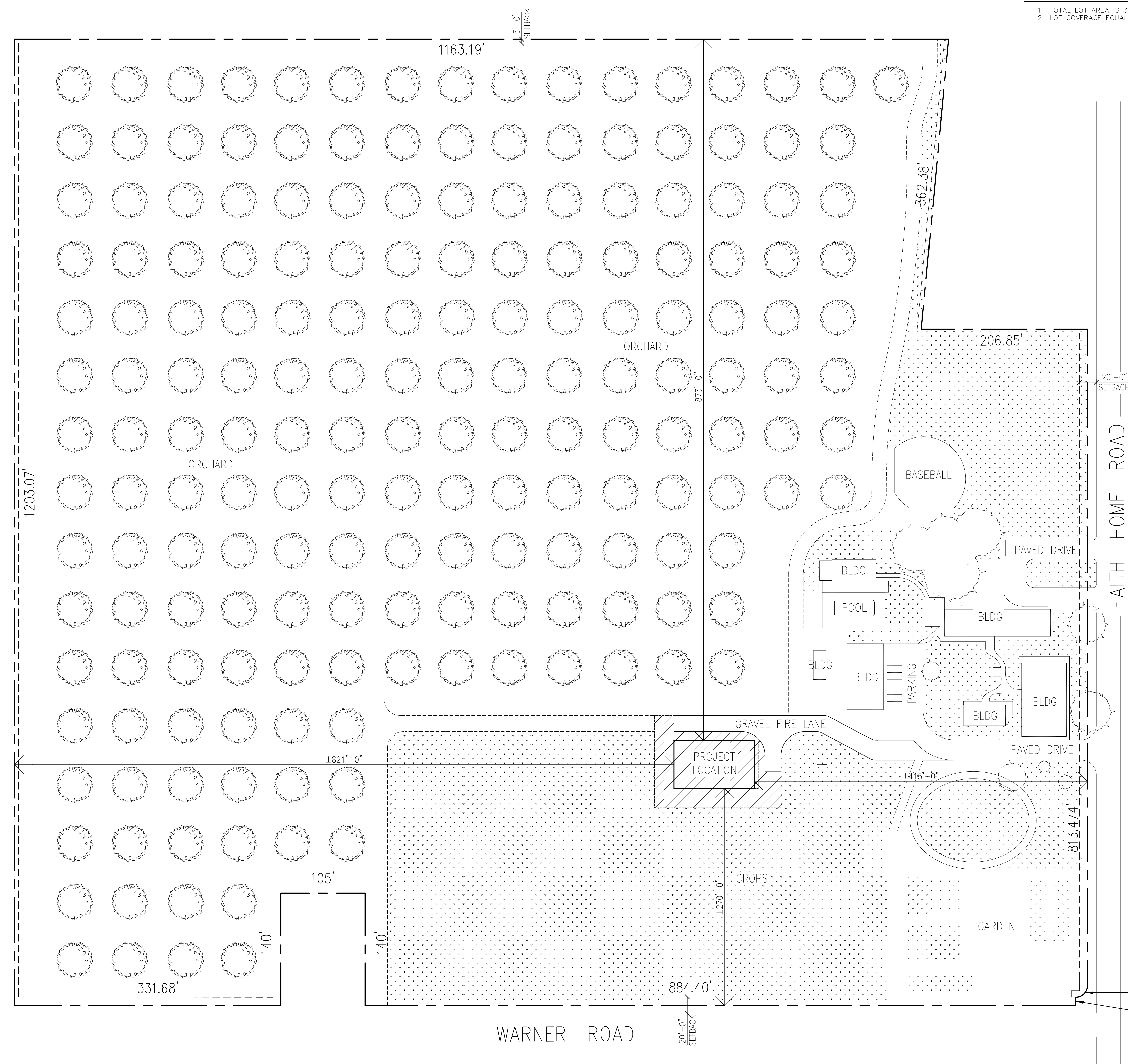
Issue Date **02.17.23**

Drawn By **DJE/RA**

Project Number **2209**

Sheet Title **Site Plan**

Sheet Number **A1.0**



Site Plan 1"=60'-0" 1

Notes #

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

**David J. Elliott
& Associates**

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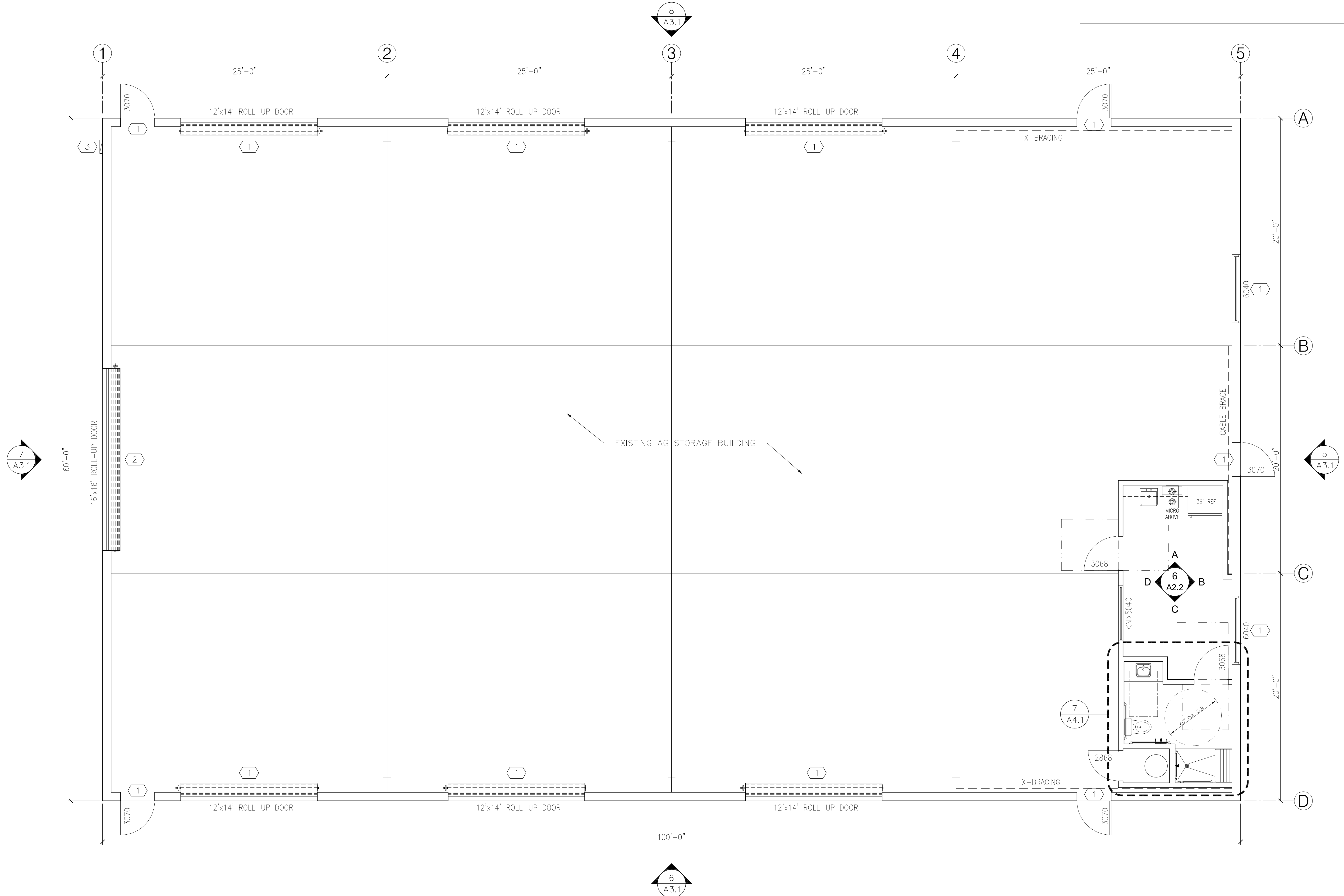
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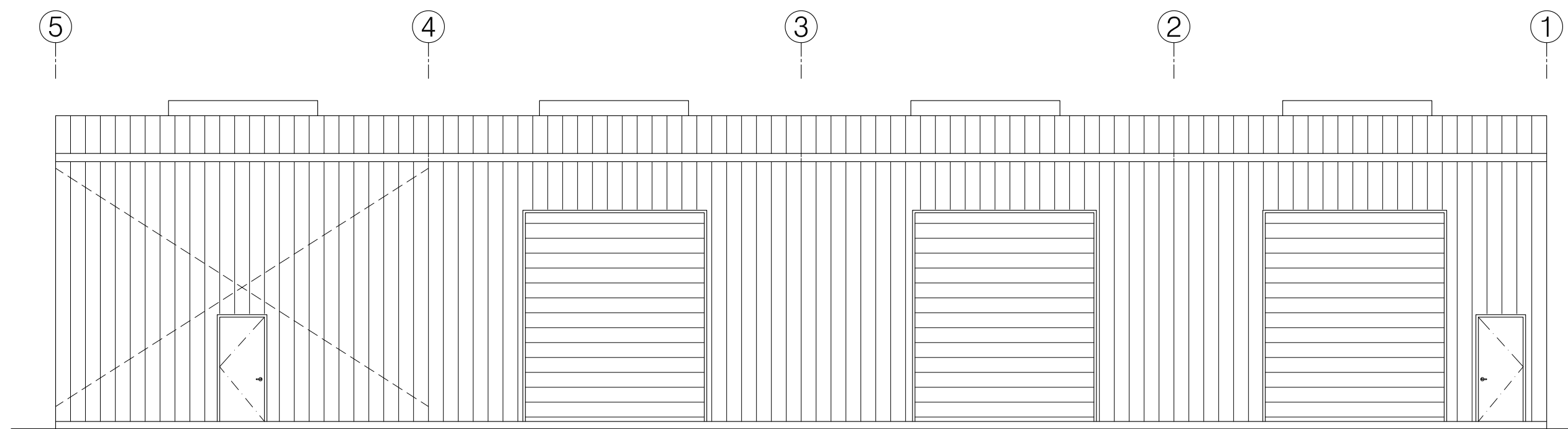
Drawn By **DJE/RA**

Project Number **2209**

Sheet Title
Floor Plan

Sheet Number **A2.1**



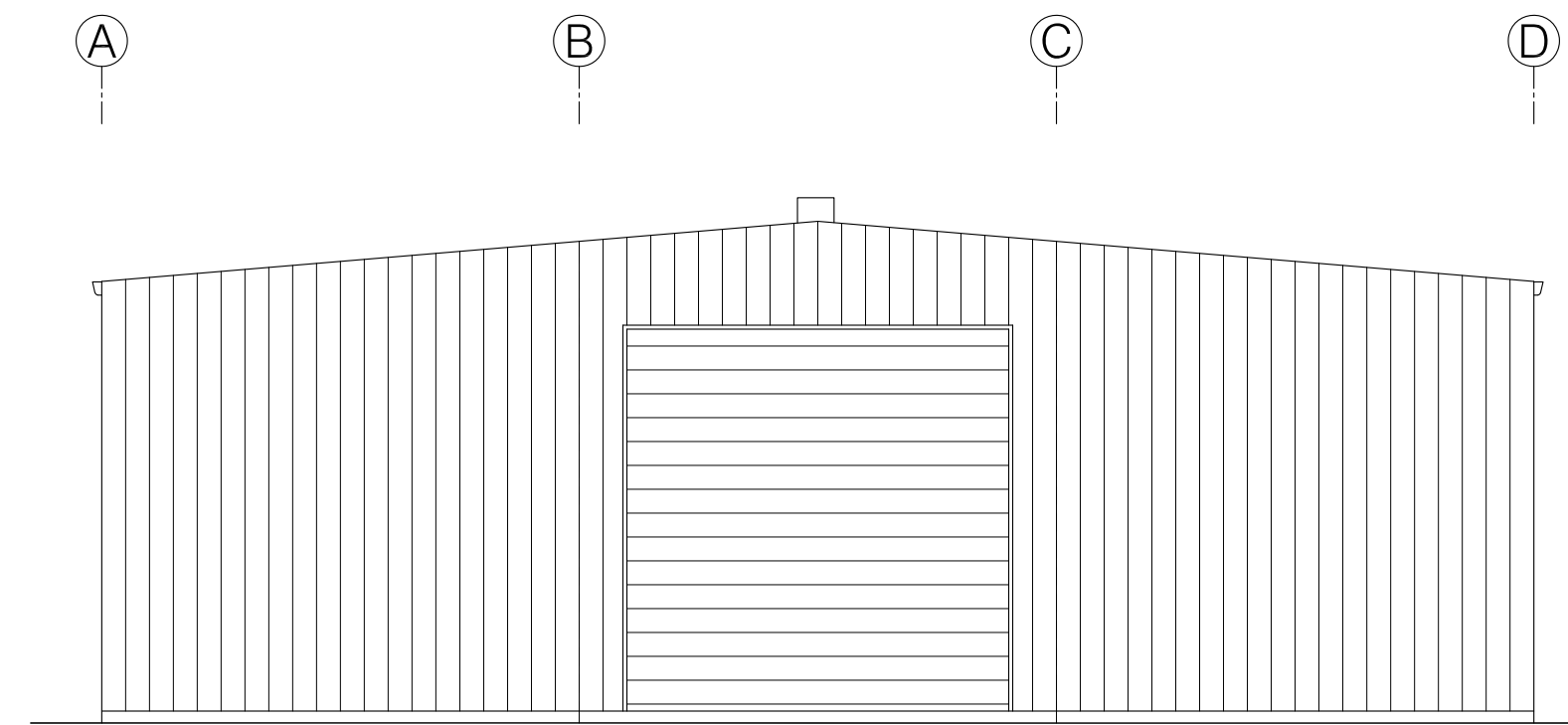


Right Elevation 1/4"=1'-0"

8

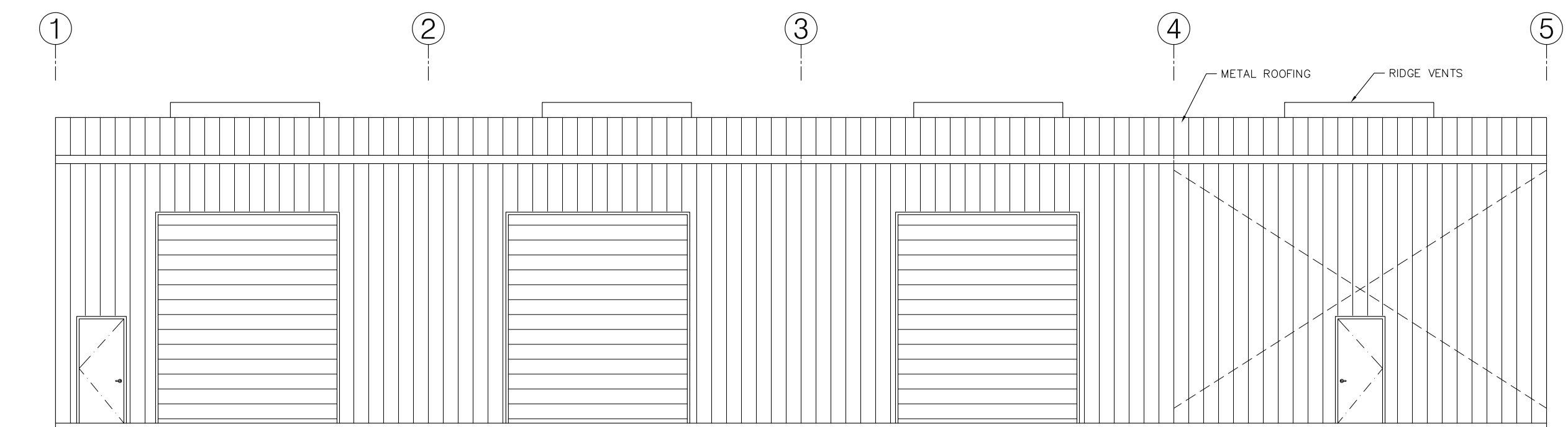
Notes #

1. -



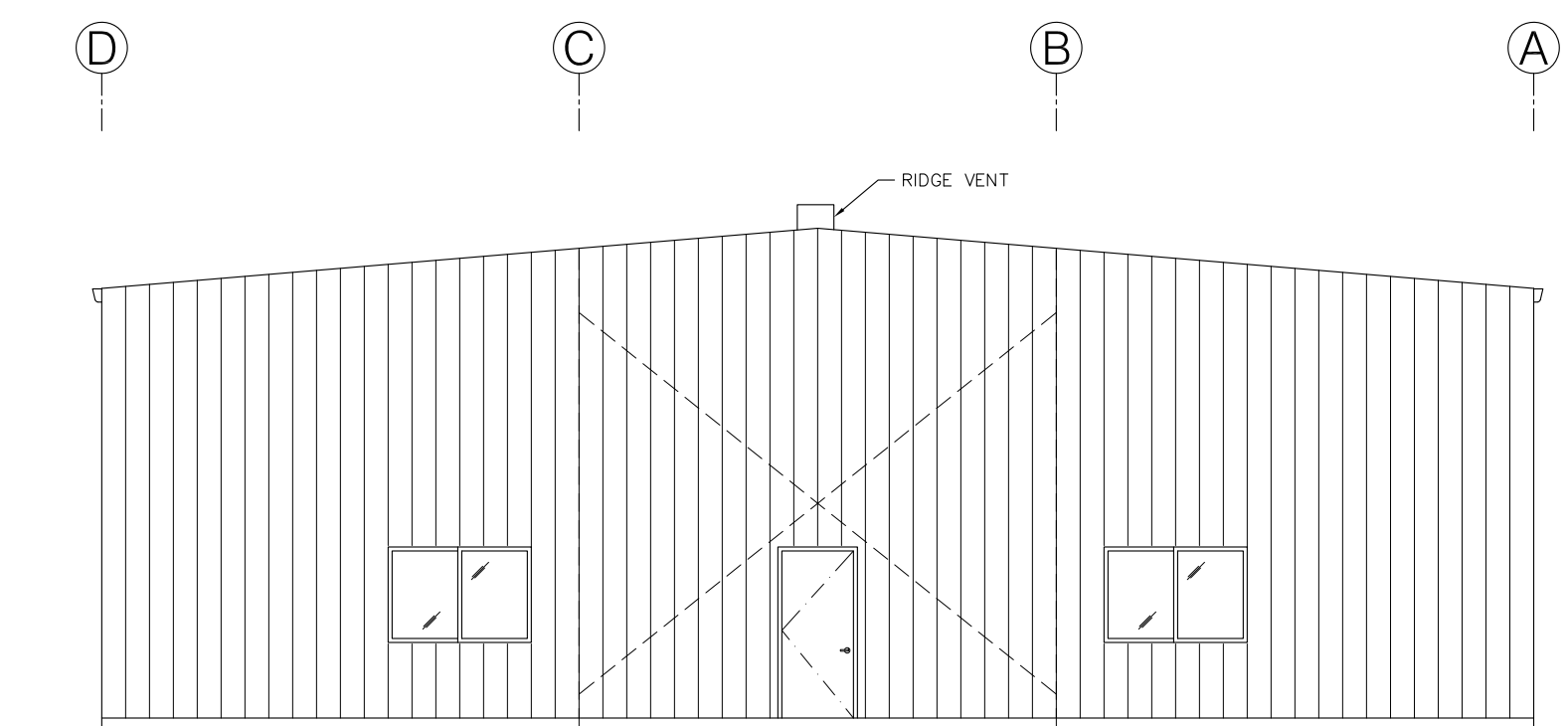
Back Elevation 1/4"=1'-0"

7



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

6



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

5

General Notes

1. -

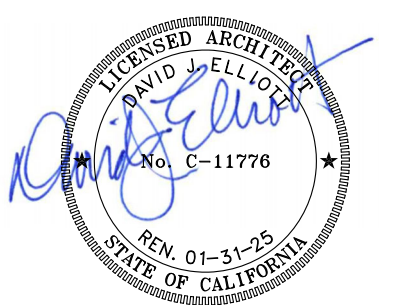
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Revisions

No.	Description	Date
△	-	-



Issue Date **02.17.23**

Drawn By **DJE/RA**

Project Number **2209**

Sheet Title
Elevations

Sheet Number **A3.1**