

SAN JOAQUIN COUNTY BE WELL BEHAVIORAL HEALTH CAMPUS SPECIFIC PLAN

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1.0

INTRODUCTION

This Section explains the Specific Plan's purpose, objectives, background, planning process and entitlements, guiding principles, organization, authority to prepare, relationship to existing plans and policies, and local and regional context and setting.

This section of the Specific Plan outlines the organization of the Specific Plan, the project summary, local and regional context, existing conditions along with surrounding land uses, identifies project objectives, authority to prepare the Specific Plan, and outlines the organization of the Plan.

1.1 PURPOSE

This Specific Plan is a mechanism to ensure that projects development occurs in an organized and a cohesive manner. Specific plans incorporate a development framework and build-out of the San Joaquin County Behavioral Health Campus, San Joaquin Be Well Specific Plan (“SJ Be Well SP” or “Project”) including detailed land use, circulation, infrastructure including drainage, sewer, and water facilities, and urban design and landscape plans.

Development regulations and design guidelines are included to guide and regulate site planning, landscape, and architectural character within the Specific Plan area ensuring quality design and thoughtful development.

The Project was prepared on behalf of San Joaquin County Health Services and establishes the procedures and requirements to approve new development within the Project site as part of the entitlement process.

1.2 PROJECT SUMMARY

The Project is a planned developed proposed within San Joaquin County (“County”) California. The Specific Plan encompasses approximately 18.0-acres and envisioned as health campus. The Project development area would permit the entirety of the 18.0-acres for development, with an estimated potential of 354,400 gross square feet (sf) and 426 residential beds.

1.3 LOCATION AND REGIONAL CONTEXT

The County is located in the center of California’s vast agricultural heartland, the Central Valley. The County encompasses over 900,000 acres (about 1,425 square miles) and is bordered by Sacramento County to the north, Stanislaus County to the south, Amador and Calaveras Counties to the east, and Contra Costa and Alameda Counties to the west. Major landforms in the County include the foothills of the Diablo Rango in the southwest, the foothills of the Sierra Nevada in the east, and the Delta in the northwest.

The proposed Project is located in unincorporated French Camp, which is an Urban Community of about 4,421 residents located approximately four miles south of downtown Stockton. French Camp Slough forms the northern boundary of the community area and I-5 forms the western boundary. Airport Way and Roth Road border the east and south boundaries, respectively. The French Camp community covers almost three-square miles of land. Figure 1-1, Site Vicinity, depicts the regional location of the Project.

The Project is located at 55 West Hospital Road. The approximately 20.1-acre Project site is a portion of APN 193-050-27 along West Hospital Road (a two-lane street) generally situated between Interstate 5 (I-5) and South El Dorado Street. The San Joaquin General Hospital to the west is also within APN 193-050-27. Figure 1-2, Project Location, highlights the aerial view of the site and surrounding area.



⊕ N.T.S.

Figure 1-1, Site Vicinity



Figure 1-2, Project Location

N.T.S.

1.4 EXISTING SETTING AND BACKGROUND

The Specific Plan area is currently undeveloped land with natural brush and vegetation. Access to the Project site currently exists at the southwest corner of The Project site along West Hospital Road. There is currently a gravel road at this access point which provides for internal circulation within the western portion of the site. Existing utility poles also exist along the eastern site boundary (S El Dorado St.), and along the southern boundary near West Hospital Road.

Historically, the site was previously used for agricultural uses and as a golf driving range facility for a short period of time that ceased operations in approximately 1995. The Project site has since been vacant. The surrounding areas adjacent to the Project site consists of a variety of uses including medical, residential, commercial, and industrial.

1.5 SURROUNDING USES

Surrounding land uses include the following:

North: Immediately north of the Project site is undeveloped vacant land with natural vegetation. Further north, there is an RV Sales establishment and a storage facility across French Camp Road.

South: Across West Hospital Road is a vacant, undeveloped land and residential use inclusive of an apartment complex.

East: Immediately east is a freight transportation facility across South El Dorado Street.

West: The Project site is bounded by Interstate 5 (I-5) along its western boundary. Further east of Interstate 5 (I-5) is San Joaquin General Hospital.

1.6 EXISTING GENERAL PLAN LAND USES

The Specific Plan area falls within the Freeway Service (C/FS) General Plan land use designation which permits a FAR between 0.2 and 0.6. According to the County's General Plan, the C/FS designation seeks to provide retail uses that serve the needs of freeway travelers¹. The C/FS designation provides for allowed uses that include traveler and truck-oriented retail uses, restaurants, fueling stations, hotels, or compatible public, quasi-public, and special uses. Accordingly, a General Plan Amendment would be required to change the Project site's land use designation to Mixed- Use (M/X) to accommodate the Project as discussed in Section 1.11.

1.7 EXISTING ZONING

The Specific Plan area is zoned as AU-20 (Agriculture-Urban Reserve), which requires minimum parcel sizes of 20 acres. San Joaquin County establishes the zoning requirements within Title 9 of the municipal code. According to Section 9-600.1 of Title 9, the AU Zone is intended to "retain in agriculture those areas planned for future urban development in order to facilitate compact, orderly urban development and to assure the proper timing and economical provisions of services and utilities"². Zone AU-20 does not permit the development of The Project. A Specific Plan will be developed to demonstrate the orderly implementation of the Project and any applicable regulation by the comprehensive planning and development of the Project. The Specific Plan will aim to provide flexible regulatory procedures to encourage creative and innovative planning, while also accommodating

¹ San Joaquin County General Plan 2035, Land Use Element, December 2016 (Updated August 2024) <<https://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=gp2035>> (Accessed September 5, 2024).

² San Joaquin County Development Title, November 17, 2022, <https://library.municode.com/ca/san_joaquin_county/codes/development_title?nodeId=SJC> (Accessed September 6, 2024).

phasing and implementation. The Specific Plan will become the zoning document, which will be based upon the County's Mixed-Use (M-X) Zone and in alignment with Project uses.

1.8 PROJECT OBJECTIVES

The Project is designed to implement a series of project-specific objectives crafted to ensure development in an orderly manner and to high-quality standards. The Project's vision is to provide more accessible mental healthcare to French Camp and San Joaquin County.

The Project's objectives are to:

1. Improve access and advance health equity. The South Stockton area has low show rates due to proximity of services. This site would improve access to health care.
2. Prioritize mental health/behavioral health since it is one of the highest need priorities/categories in the County.
3. Provide mental health care in the right setting, improving access and outcomes and, lowering costs in San Joaquin County.
4. Transform wellbeing for all. Create a campus that is welcoming, supportive, and that destigmatizes mental/behavioral health.
5. Promote healthy living by leveraging this campus as a "Blue Zone Project" to improve overall community well-being. focusing on systems approach rather than relying on individual behavior.
6. Develop the campus over multiple years to support a variety of growing healthcare needs within San Joaquin County.

1.9 PURPOSE AND INTENT

Specific Plans are a planning mechanism to ensure that projects develop in an organized and a cohesive manner. Specific Plans incorporate a framework for the development of land use, circulation, safety and infrastructure including drainage, sewer, and water facilities in accordance with a jurisdiction's General Plan. Specific Plans also set the guidelines for implementing projects within the specific plan area relating to architecture, urban design and landscaping.

The Project is designed to implement a series of project-specific objectives crafted to ensure the Project's guidance in an orderly manner and to high-quality standards.

The Project establishes a Behavioral Health Campus that provides for a variety of uses inclusive of Community & Outpatient Center, Urgent Care Services, Residential Treatment, Outpatient Programs, Residential Treatment, and Transitional Housing.

The San Joaquin Be Well Behavioral Health Campus development area is approximately 20.1-acres, with an estimated development potential of 354,400 gross square feet (sf) and 426 residential beds.

The Specific Plan provides a development plan, land use and development standards, design guidelines and infrastructure improvements that focus on the unique needs of the Specific Plan area so as to achieve the following:

1. Ensure consistency with the San Joaquin County General Plan by carrying out its applicable goals, policies, and requirements.
2. Implementing the General Plan requires that the Specific Plan establish the building improvements, infrastructure, recreational features, and other identified facilities, services, and amenities (collectively, the Plan development features) and shall be guided by the standards and guidelines provided by this Specific Plan.
3. Provide for the improvements necessitated by the development within the Specific Plan.
4. Comply with all requirements of State law.

A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, landscape, and architectural character within the Specific Plan area ensuring that excellence in design is achieved during project development. The Specific Plan establishes the procedures and requirements to approve new development consistent with the Specific Plan development plan, land use, development standards and design guidelines.

1.10 AUTHORITY AND SEVERABILITY

A “Specific Plan” is a planning and regulatory tool made available to local governments by the State of California. Specific Plans implement an agency’s General Plan through the development of policies, programs, and regulations that provide an intermediate level of detail between General Plans and individual development projects. State law stipulates that specific plan can only be adopted or amended if they are consistent with an adopted General Plan.

The Specific Plan implements the goals and policies of the General Plan as amended, serves as an extension of the General Plan, and can be used as both a policy and a regulatory document. The purpose of this Specific Plan is to implement the vision laid out in the Project objectives by providing development standards, and design guidelines to direct future development within the Project area.

The authority to prepare and adopt a specific plan and the requirements for its contents are set forth in California Government Code Sections 65450 through 65457. Section 65451 states:

A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

1. The distribution, location, and intent of the uses, including open space, within the area covered by the plan.
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described by the plan.
3. Standards and criteria by which the development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including programs, public works projects, and financing measures.
5. The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

1.11 APPROVAL PROCESS AND COMPANION ACTIONS

MUNICIPAL CODE

The approval of the Project would amend the County of San Joaquin Zoning for the property to allow the development of the proposed 334,360 SF of Mental Health Campus uses.

When adopted by ordinance, the Specific Plan will become the zoning for all uses within the Specific Plan Area. Where conflicts occur between the municipal code and the Specific Plan, the Specific Plan would prevail. Where standards are not included in the Specific Plan, the underlying code provisions would apply.

CONSISTENCY WITH GENERAL PLAN

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits adoption and administration of specific plans as an implementation tool for the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan.

The Project has been prepared in conformance with the goals and policies of the County of San Joaquin General Plan as amended, in defining the diverse use on property, creating new employment opportunities, and providing regulations that support the future development. The policy analysis listed in Appendix A describes the manner in which the Specific Plan complies with the General Plan policies applicable to the Project.

GENERAL PLAN CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study Mitigated Negative Declaration (IS/MND) has been prepared to analyze the potential environmental impacts of the adoption and implementation of the Specific Plan.

1.12 PLAN ORGANIZATION

SECTION 1 – INTRODUCTION

This section explains the purpose of the Specific Plan; local and regional context and setting; background; planning processes and entitlements; guiding principles; authority to prepare; relationship to existing plans and policies; and organization of the Specific Plan.

SECTION 2 – DEVELOPMENT PLAN

This section explains the conceptual land use plan for the Specific Plan Area; identifies land use policies, and defines the land use designations unique to the Specific Plan. The circulation, street improvements, infrastructure and utilities, grading, public services, and sustainability are also described.

SECTION 3 – DEVELOPMENT REGULATION

This section explains the land use development regulations that apply to the land uses established in the Land Use Plan, including the permitted uses, development standards applicable to specific land uses (i.e., concerning setbacks, buffering, access, building heights, etc.), as well as other general provisions concerning parking, walls and fences, signage, and lighting.

This section explains design concepts and establishes design guidelines for development in the Specific Plan Area.

SECTION 4 – DESIGN GUIDELINES

This section explains design concepts, establishes design guidelines for development within Project area, and illustrates the concept of architectural guidelines and design elements.

SECTION 5 – ADMINISTRATION AND IMPLEMENTATION



This section discusses the development review procedures by San Joaquin County and other relevant permitting agencies, applicable to the Specific Plan Area. Implementation of the proposed land uses, including Specific Plan adoption, subsequent approvals and plans, and phasing are outlined in this chapter. Additionally, financing sources and maintenance responsibilities are identified.

The illustrative examples included in this Specific Plan, including graphic illustrations, renderings, and photos, are illustrative, including with respect to the number of buildings, building locations and orientation, and alignment of streets or drive aisles. Unless otherwise specified, all graphic illustrations, photos and plans are conceptual and shall be interpreted as one possible design and shall not be considered final.

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2.0

DEVELOPMENT PLAN

This Section includes the overall vision, guiding principles, and project objectives for future development within the Specific Plan area. This section also provides the proposed land use plan for the Specific Plan area and defines the land use designations unique to the development. The circulation, street improvements, infrastructure and utilities, emergency access, grading, and public services plans are also described at a conceptual level to guide future development and infrastructure improvements.

2.1 DEVELOPMENT VISION

The San Joaquin Be Well Campus will establish a behavioral health center for the County that will provide mental and behavioral healthcare. The Specific Plan envisions a wellness campus that will offer a diversity of services for behavioral health and substance use treatment. The campus will feature facilities that will provide outpatient care, urgent behavioral and mental health services, residential treatment, and transitional housing. The treatment provisions and the campus layout will work synchronistical to provide a complete continuum of care within the campus. The design of the Project will provide plentiful open space areas that will feature a courtyard that will host outdoor activities for patients of the wellness campus. The site layout of the campus will create a harmonious balance between open space areas and the planned facilities to support the health and wellness of future Be Well patients.

2.2 GUIDING PRINCIPLES

The Specific Plan provides a framework to guide the future development of the site accommodating broad market and social forces with the intent to achieve the following development principles:

Sustainability and Resilience – The Specific Plan is designed with implementation longevity in mind, aiming to cultivate a healthy and thriving community for generations to come. The health campus uses will allow for adaptability to meet market demand and integrate state-of-the-art sustainable approaches to design and materials.

Health and Wellness – The Specific Plan is designed to cultivate a greater sense of safety and wellness in the County by meeting the mental and behavioral health needs of the community. Future development of the Specific Plan area should prioritize the health and wellness of campus residents.

Access and Equity – The development of the Be Well Campus aims to improve access and equity for mental and behavioral health care in the County. The Specific Plan seeks to support the implementation of greater accessibility and equity to these services.

2.3 DEVELOPMENT PLAN

The development plan outlines the land use and infrastructure planning for the Specific Plan area allowing for a variety of uses. Specifically, the development plan contains the following components:

- Land Use Plan
- Circulation Plan
- Conceptual Street Improvements
- Regional and Emergency Access
- Infrastructure and Utility Plan
- Public Services
- Grading Plan

2.4 LAND USE PLAN

The Project consists of the development of 18.0-acres inclusive of two separate phased areas with up to 354,400 SF of developable area as summarized in Table 2-1, Land Use Summary. The primary uses within the land plan are components of the Behavioral Health Campus with Mixed Use (M/X) land use designation per General Plan.

Figure 2-1, Land Use Plan, provides the overall vision for the Project and guides the development areas defining uses throughout the plan area.

Individual grading pad area square footage and layout may vary with implementation so long as the Floor Area Ratio (FAR) for each planning area does not exceed the maximum allowable FAR of 4:1 on a single lot.

Although the land use plan identifies multiple phases, if a single phase or structure configuration changes by phase, buildings may be constructed across planning area boundaries so long as the maximum FAR across the entire area is not exceeded.

In the event that an alternative building layout is proposed that combines phasing at the plot plan level of review and entitlement, final engineering layouts for water, sewer, dry utilities, and on-site drainage would be expected to be modified to accommodate this scenario.

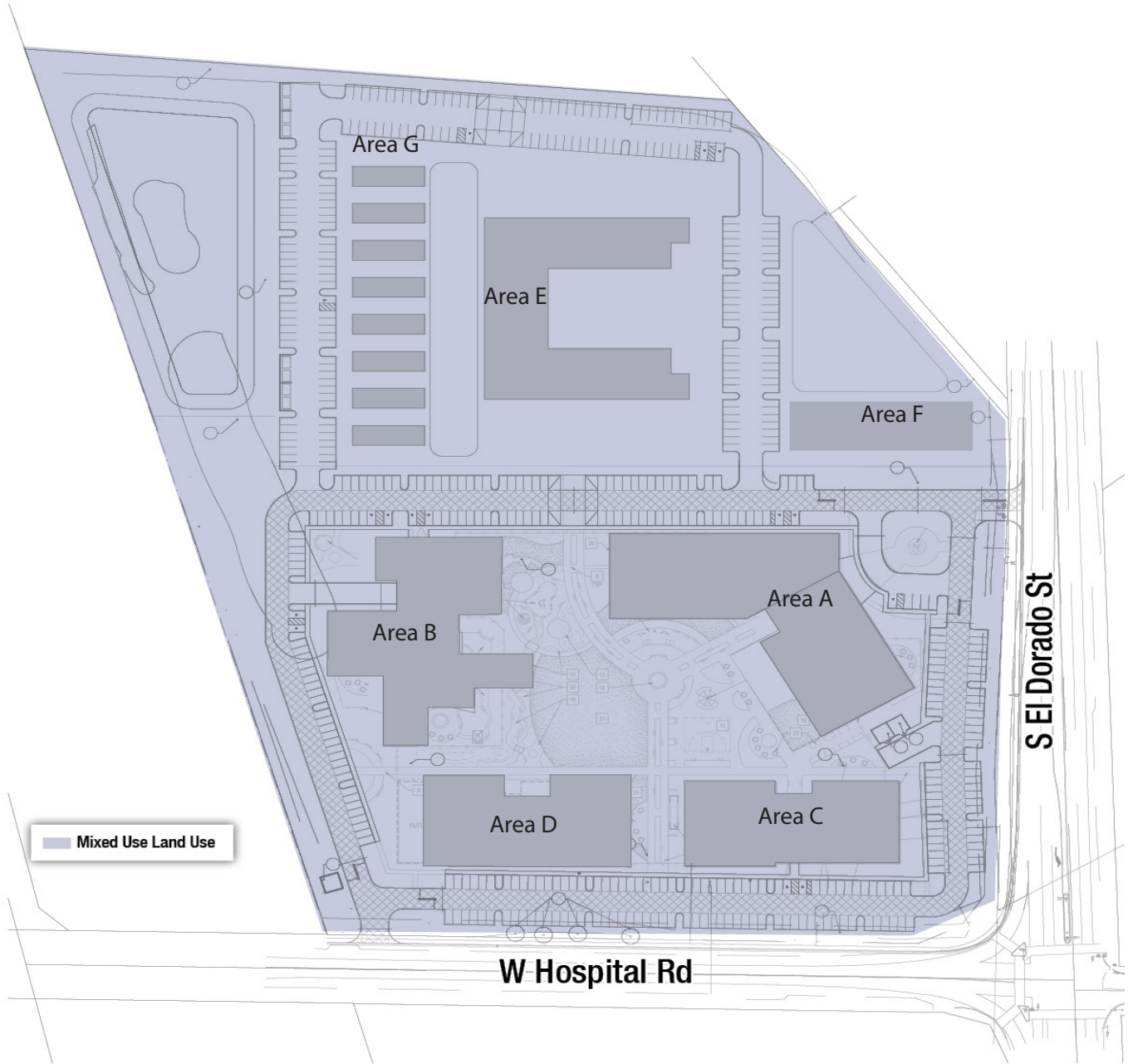
TABLE 2-1 LAND USE SUMMARY

Land Use			
Area	Proposed Use	Gross Floor Area (SF)	Residential Beds
South Campus			
A	Community and Outpatient Services	75,790	--
B	Urgent Care Services	35,250	42
C	Residential Treatment Programs	43,000	68
D	Residential Treatment Programs	50,000	64
North Campus			
E	Supportive Transitional Housing	99,000	178
F	Supportive Transitional Housing	36,000	42
G	Supportive Transitional Housing	15,360	32
Total		354,400	426

The Project would consist of 14 buildings inclusive of expansions over time associated with 540 parking spaces, landscaping, amenities, and walkways set into a campus setting. The buildings would range in size from one to three stories and would include the following:

1. Area A will include an approximately 75,790 SF, three-story Community & Outpatient building that will include community resources, a public lobby, an integrated urgent care clinic (medical & behavioral), administrative offices, a café, kitchen, and will facilitate an Adolescent Intensive Outpatient Program (IOP).
 - The urgent care will support nine (9) exam rooms and one (1) minor procedure room. This building would include outpatient mental health and medical clinic services, and campus and community support amenities.

- Adolescent PHP & IOP: This program would include group therapy rooms, family rooms, a parent-child interaction therapy lab, offices, and workstations to provide support services and resources.
2. Area B will include an approximately 35,250 SF, single story Urgent Care Services building which would include 10 beds for sobering stabilization, 16 beds for crisis stabilization, and 16 beds for psychiatric health, for a total of 42 beds. This building would also include a triage and lobby area.
 - Triage & Lobby (EMS & Public Entry) Sobering Center: 24/7 services for individuals with mental illness and/or substance use disorders who are under the influence of alcohol or drugs. The facility would provide short term monitoring and management of persons under the influence of alcohol and drugs as an alternative to jail and emergency services. The sobering center would offer a safe place for individuals to stay and referrals to a detox facility and support services. The average length of stay would be 12 hours.
 - Psychiatric Health Facility (PHF): Short-stay treatment unit that would provide services for adults in a mental health crisis. Services would include education, rehabilitation, medication counseling, and case management. The unit would support up to 16 clients. The unit would also include private rooms with support space for therapy, treatment, and daily living.
 3. Areas C and D will consist of two separate buildings both inclusive of approximately 43,000 SF for Building C and 50,000 for Building D, two-story Residential Treatment buildings. Area C and Area D buildings would include up to 68 and 64 beds respectively with differing uses including but not limited to a combination for Adult Crisis Residential Treatment (CRF), Adult Medical Detox, Adult Substance Use Disorder Residential Treatment, and Adolescent or Adult Substance Use Disorder Residential Treatment.
 - The CRF facility would provide services to clients who are 18 years of age or older but do not require 24-hour nursing care. This program will operate 24 hours, seven days a week and will support short stay treatment on average 15-30 days. The CRF program is for clients who self-admit and is not a locked unit. The program is licensed under the California Department of Health Care Services (DHCS).
 - The adult residential facility would provide a room, meals, housekeeping, supervision, storage and distribution of medication, and personal care assistance with basic activities like hygiene, dressing, eating, bathing, and transferring. The facility would support up to 16 clients. The unit would include a mix of private and shared rooms with support space for therapy, treatment, and daily living. The average length of stay would be 15 - 45 days.
 - The Adult Medical Detox (Withdrawal) would include up to 10 Beds, and Adult Substance Use Disorder Residential Treatment include up to 30 Beds. The detox program is a self-admit treatment program and would be non-locked where the client would be able to leave at any time. This program would operate 24-hours a day, seven days a week.
 - The Adolescent Substance Abuse Disorder Residential Treatment Program is like the adult services, except dedicated to adolescents between the ages of 12-18 years old. This treatment will be dedicated to serving this critical demographic within the County, and will create a safe space to support them throughout their treatment journey. This program will provide up to 16 beds and will provide care on average for 15-30 days. The treatment program is intended to treat substance use disorders and co-occurring disorders.



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Figure 2-1, Land Use Plan

- The Mental Health Rehabilitation Center would provide programming to assist persons with mental health disorder(s) with an aim to improve practical skills in an inclusive environment. These services would include psychiatric and psychological services, learning assessment and educational services, counseling, development of independent living skills, self-help, and social skills.
4. Area E will include an approximately 99,000 SF, three-story building for transitional housing providing 178 beds. Supportive transitional housing will include independent residential units that will allow individuals who are receiving treatment in County outpatient PHP & IOP programs the ability to live on campus for up to 18 months. This supportive housing will be a critical resource to individuals receiving treatment at the Be Well campus that will provide residents with a safe and stable environment to focus on their wellness journey.
 5. Area F will include an approximately 36,000 SF, three-story building for supportive transitional family housing providing 42 beds. This housing will support persons receiving services at the wellness campus that are in need of housing. Wellness teams will assist residents in transitional housing through case management services, life skills support, and through other resources. Residents will have the opportunity to live on campus for up to 18 months. This supportive housing will provide residents in treatment a safe and nurturing environment to aid them in their wellness journey.
 6. Area G will include eight, one story modular buildings, which would be 1,920 SF (15,360 SF total) and would house four beds (32 beds total). These modulares will provide additional living space for residents receiving treatment at the Be Well campus.

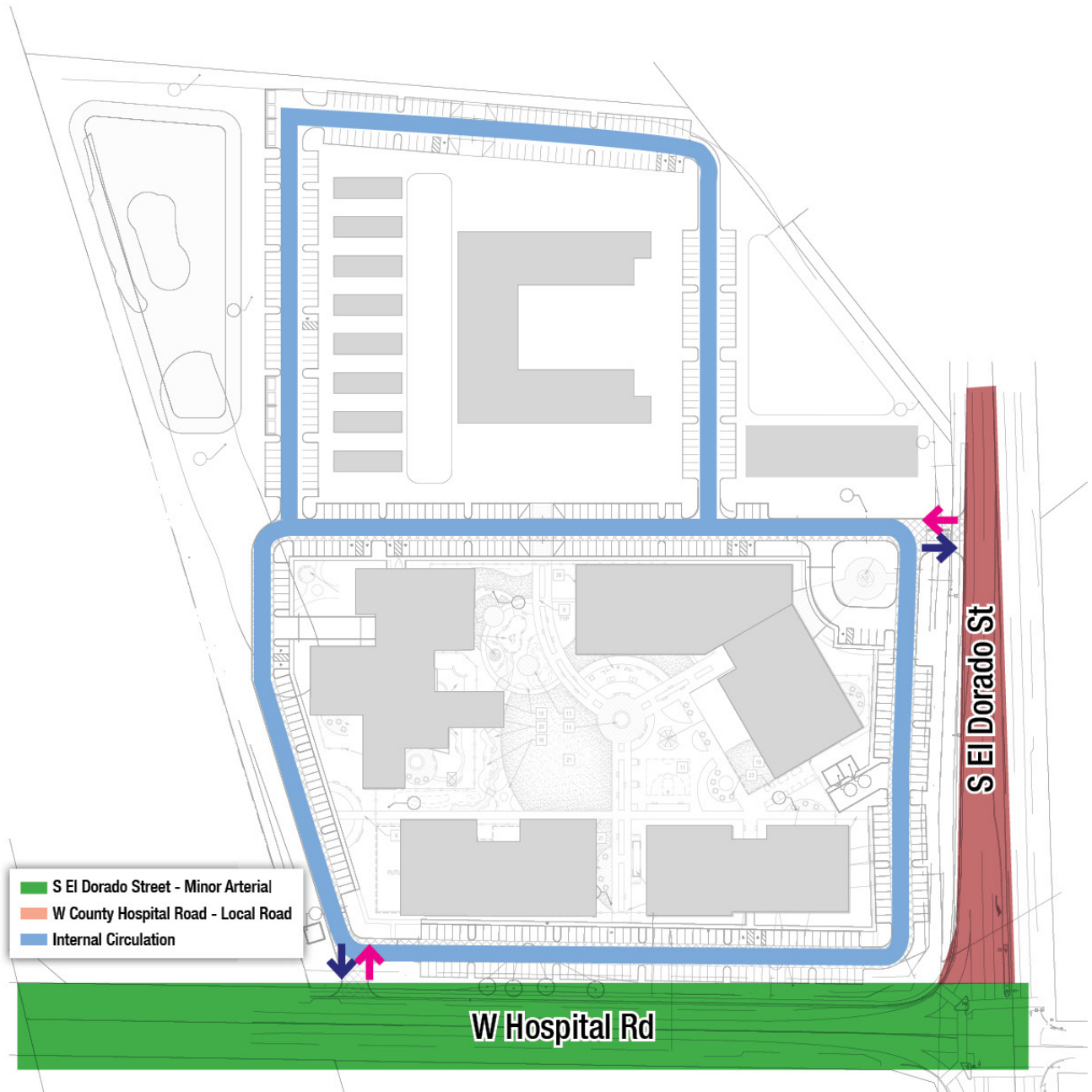
2.5 CIRCULATION PLAN

The San Joaquin County Be Well campus is located immediately west of Interstate 5 (I-5) providing transportation connection to the San Francisco and the Central Valley. State Route 99 (SR-99) is also located approximately 3.04 miles to the east. Access to the I-5 from the Project site can be reached via freeway on-ramps located 0.5 miles north on East Sperry Road, or 0.25 miles south on West Mathews Road. The Specific Plan is bounded by West Hospital Road to the south, and South El Dorado Street to the east, providing connections to the road networks and to the nearby I-5.

Access to the Project site will be provided via one driveway along South El Dorado Street and one driveway along West Hospital Road at the southern boundary of the site. Vehicular gates are proposed at both driveways to restrict access to the Project site. A drive aisle/fire access lane is proposed along the South Campus's perimeter, which provides access to the surface parking surrounding the campus.

Access to the North Campus is provided from the South Campus via two driveways that are accessible from both driveways along South El Dorado Street and West Hospital Road. The fire access lane proposed in the South Campus would meet turning radius requirements determined by the Fire Code Official. The Project would provide pedestrian-oriented accessible walkways to all its components.

A central pedestrian walkway is provided between the uses and down the center of the Project's South Campus. The walkway leads through landscaped courtyards towards the health services and amenities. Sidewalks would be provided on all Project site frontages and boundaries. There are generally no sidewalks or bicycle facilities in the vicinity of the Project site, though there are crosswalks and pedestrian phasing at the traffic signal at South El Dorado Street/Hospital Street on the southeast corner of the site.



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Figure 2-2, Circulation Plan

San Joaquin Regional Transit District (RTD) Route 510 runs one to two buses per hour on weekdays that stop on the Project frontage on West Hospital Road (southbound/westbound) and opposite the Project site on South El Dorado Street (northbound/eastbound) Route 510 connects the County facilities along Mathews Road and San Joaquin General Hospital to southern and central Stockton. Approximately 650 feet west of the Project site is the bus stop for the San Joaquin General Hospital which has eight buses per weekday on RTD Route 90 between Stockton and Tracy. On weekends, this stop is served by RTD Route 710 with hourly service between the Hospital and central Stockton.

Circulation improvements for the Specific Plan area include the following:

1. Improving private internal streets connecting to public streets with curb, gutter, sidewalk, and landscaping.
2. Provide public connection across the property for both trails and vehicular access while maintaining the integrity of the vision with pedestrian and vehicular connections along the periphery of the land uses.
3. The backbone circulation identifies the proposed location, extent, and intensity of major components of public and private transportation proposed to be located within the Specific Plan area. See Section 2.7, Infrastructure Plan for water, sewer, drainage, solid waste disposal, energy, and other essential facilities.

2.6 PUBLIC SERVICES

FIRE SERVICE

The Project site is served by French Camp Mckinley Fire District, which has a fire station located approximately one mile east of the Specific Plan area.

POLICE SERVICE

Police Services are provided by the San Joaquin County Sheriff's Department through a French Camp Substation through the Sheriff's Department. The nearest first response police station is located within the French Camp community, approximately 1.5 miles west of the Specific Plan area.

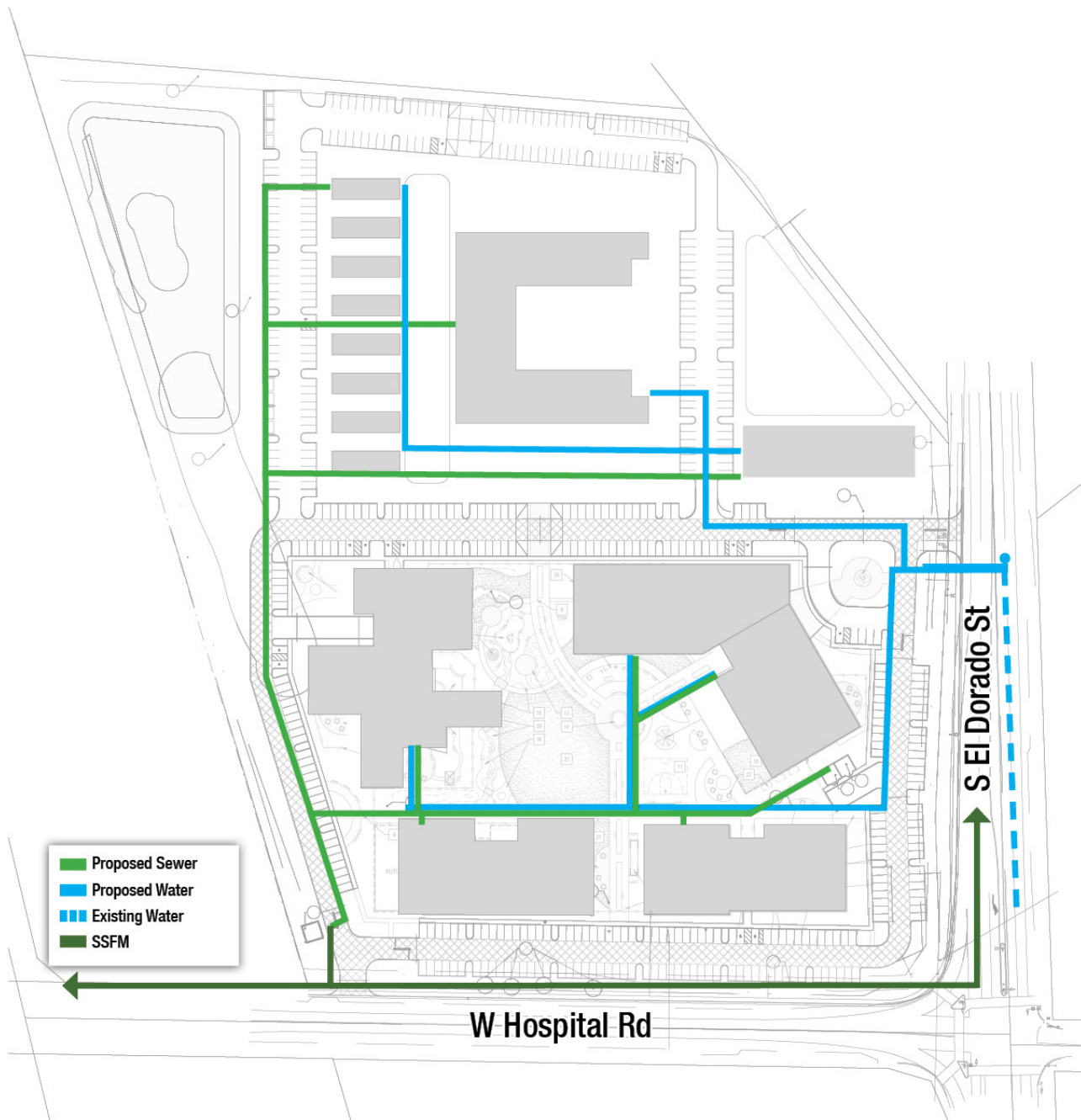
SOLID WASTE

San Joaquin County has an agreement with Waste Management Services to provide mixed waste collection and organic recycling services as well as other programs to its residents and business community.

2.7 INFRASTRUCTURE PLAN

The Specific Plan will require the public facilities and services described in this section to support and serve the needs of the Project. The infrastructure system will seek to incorporate a high level of sustainability for a project of its kind and in its specific geographic location.

The various public facilities on the site will be designed to enhance and complement the vision and design objectives of the Project and all facilities will be developed to meet or exceed the required industry standards of



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Figure 2-3, Conceptual Water and Sewer Plan

the respective service providers and as required by the applicable government standards. Services include water, sewer, and storm drainage.

WATER

The Specific Plan water plan will connect to the existing 12-inch county water mainline in South El Dorado Street at West Hospital Road, providing lateral connections to the Project site. Figure 2-3, Conceptual Water and Sewer Plan, illustrates the existing and proposed water system. The project proposes to construct onsite water lines to flow to existing water infrastructure in within the vicinity. A 6-inch domestic water main will run along the eastern and southern boundary of the Project site. This 6-inch domestic water line will connect to several 3-inch domestic water laterals that will supply water to the various facilities within the Project. The water on site will be served by the City of Stockton. Total planned domestic water usage by employees and customers will be approximately 2,400 gallons per day.

SEWER

The Specific Plan Sewer Plan would be serviced by an 8-inch sanitary sewer main that would run through the site in an east to west orientation. The 8-inch sanitary sewer main will connect to 6-inch sanitary sewer laterals that will connect the sewer to facilities throughout the Project.

Treatment of the Project flows will be provided by the City of Stockton. The Project seeks to gain sewer service via gravity mains or a new pump station with force mains connecting to the existing hospital pump station at Delivery Drive and Mathews Road, or via gravity north on El Dorado approximately 1.4 miles to the existing 72" westbound main. The Project proposes to convey sanitary sewer discharge from the Project into the existing public system.

Through appropriate planning such as Sewer Master Plans and long-term flow projections, the City of Stockton will be able to effectively serve the Specific Plan area, and update sewer infrastructure as needed. Figure 2-3, Conceptual Water and Sewer Plan, illustrates the existing and proposed sewer system.

2.8 GRADING AND DRAINAGE

The Specific Plan will require the public facilities and services described in this section to support and serve the needs of the Project. The infrastructure system will seek to incorporate a high level of sustainability for a project of its kind and in its specific geographic location.

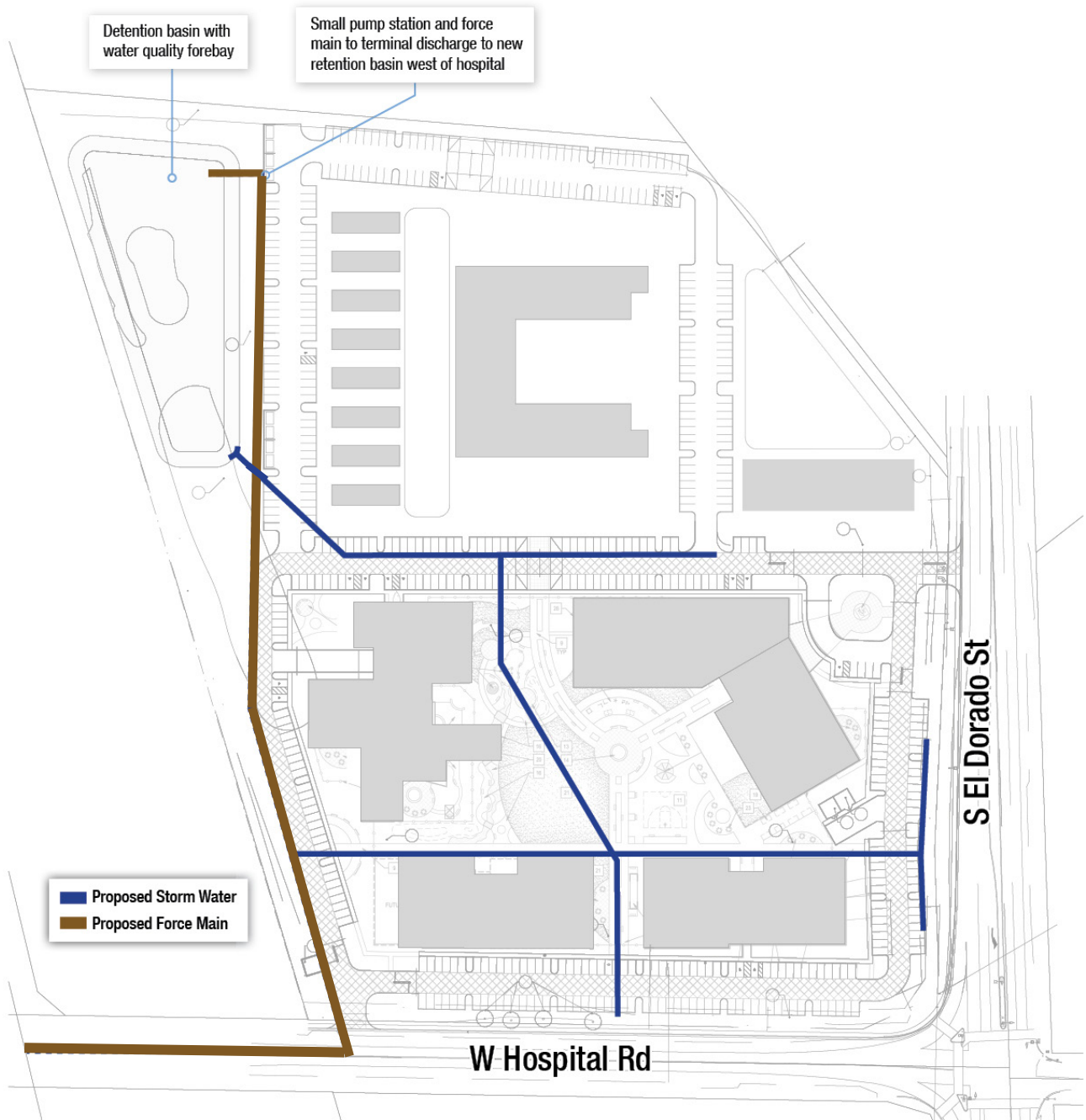
GRADING

The grading for the site will include the demolition of the existing topographic features, and further will make alterations in the slope on the site to create a developable area. Grading will be performed in accordance with the County's grading standards.

PROPOSED DRAINAGE SYSTEM

Based on the most current Flood Insurance Rate Map (FIRM) for the area (Panel 06077C0470F), the Specific Plan area is classified as Flood Zone X which is an area of undetermined flood hazard.

Water quality shall comply with the requirements of the San Joaquin County Flood Control and Water Conservation District. During project construction, water quality shall be managed through the preparation and implementation



⊕ N.T.S.

Figure 2-4, Conceptual Drainage Plan

of a Storm Water Pollution Prevention Plan (SWPPP). Post-construction water quality shall be managed through the implementation of a site-specific Water Quality Management Plan (WQMP).

The Specific Plan area will feature a 12-inch storm drain running throughout the Project site that would be conveyed to a detention basin at the northwest corner of the subject parcel. See Figure 2-4, Conceptual Drainage Plan. Ultimate condition of the onsite stormwater would be collected by way of a 12-inch storm drain pipe that would run beneath the onsite roadways and transect the project site consistent with Attachment A, Storm Drain Study completed by Siegfried, which details rationale for the proposed water quality improvements.

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3.0

DEVELOPMENT STANDARDS

This Section defines the land use standards unique to the Specific Plan. These development standards address buildings and site improvements and are essential to achieve the Specific Plan's vision.

3.1 DEVELOPMENT REGULATIONS

The purpose of this section is to provide land use development regulations that apply to each of the land use designations of the Specific Plan. These include standards regarding permitted uses, building height limits, parking requirements, and setbacks, as well as general provisions applicable to all uses.

These development standards should be used in conjunction with Section 4, Design Guidelines, which describe and illustrate building designs, concepts, and features that will promote the high-quality development that is envisioned for the Specific Plan area.

3.2 PERMITTED, CONDITIONAL, ANCILLARY AND PROHIBITED USES

Table 3-1, Permitted Uses, shows the uses that may be developed on each Planning Area within the Specific Plan area. Section 5 provides detail on the process for determining if uses that are not stated in Table 3-1 may be permitted.

The symbols shown in Table 3-1, Permitted Uses are defined as follows:

“P” means the use is permitted by right, subject to applicable development standards contained in this Specific Plan.

“Z” means the use requires a Zone Compliance Review. In such case a ministerial permit will be required.

The inclusion of any uses not expressly listed in Table 3.1, may be permitted subject to a determination by the Community Development Director made pursuant to the Minor Amendments procedures set forth in Section 5 of this Specific Plan.

As the Specific Plan defines the zoning for this Project, some uses are considered permitted while default M-X zoning code requires zoning compliance review. Uses which may be considered within the Specific Plan area and are not included in the site plan are required to completed a zone compliance review.

TABLE 3-1 PERMITTED USES

Use Type	M-X
Offices	P
Community and Outpatient Services	P
Eating and Drinking Establishment	
Restaurant, Full Service	Z
Restaurant, Limited Service	P
Educational Services	
College	Z
School	Z
Trade School	Z

Use Type	M-X
Medical Services	
Hospital	P
Clinic	P
Medical Urgent Care	P
Residential Care Facility	
Small	P
Large	Z
Senior	P
Residential Treatment Programs	P
Supportive and Transitional Housing	
Supportive Housing	P
Transitional Housing	P
Use Type	M-X
Special Outdoor Events (See Section 3.2.2)	P
Special Indoor Events (See Section 3.2.2)	P
Temporary Building Incidental to Construction Works	P

3.2.2 SPECIAL EVENTS

The special events may be held approximately two to three times per month, including weekday evening events and weekend daytime events. Special events would be held off-peak demand of the Behavioral Health Campus use. Special events shall accommodate onsite uses and circulation. Events could include the following:

1. Food trucks
2. Farmer’s markets
3. Food giveaways
4. Mobile blood drives or vaccination events

3.3 DEVELOPMENT STANDARDS

The following development standards apply to all projects under the Specific Plan. Required lot size, development intensity, building setbacks and height, and parking setbacks are described in Table 3-2, Development Standards.

Encroachments of up to 2 feet into required setbacks are permitted for architectural projections such as columns, cornices, door or window frames or other decorative features and eaves, so long as emergency access is not compromised.

TABLE 3-2 DEVELOPMENT STANDARDS

Structure	Proposed Use
Lot Standards & Development Intensity	
Maximum Lot Size	N/A
Maximum Floor Area Ratio (FAR) ¹	4:1
Minimum Lot Width	None
Landscape Coverage	15%
Building Setbacks & Height	
Setback Public Right-of-Way	20 feet
Maximum Building Height	60 feet

1: Density and FAR may be averages across the entire Specific Plan Area. The floor area ratio of all buildings and structures on a specific single lot shall not exceed 4:1 (9-705.5).

3.4 PARKING STANDARDS

Unless otherwise provided herein, parking design shall be provided in accordance with the San Joaquin County Development Code 9-406.080. Parking and Loading. Parking standards for uses within the Specific Plan area are shown in Table 3-3, Parking Standards.

TABLE 3-3 PARKING STANDARDS

Behavioral Health Campus Function		Additional Notes
Building A	244 stalls	
Building B	43 stalls	
Building C	46 stalls	
Building D	11 stalls	
North Campus	.25 stalls/1000 SF	
Standard Auto-Stalls	9-ft x 19-ft	Assumes 90-degree angle parking. Maximum Compact Parking.
Drive Aisle Width	25-ft	24-ft minimum with Fire Department Approval
Bicycle	2% of Required	Per Cal Green
Carpool	2% of Required	Per Cal Green
EV Charging	---	Per Cal Green

3.5 SCREENING, FENCING AND STORAGE

The following screening and storage requirements shall apply as indicated.

- Walls or Fences will be provided around the perimeter of the property.
- Parking and fencing are allowed within the setbacks. Where feasible, fences will be at a minimum of three (3) feet from the property line to allow for adequate landscaping. Additionally, a 10-foot setback is required for solid fencing to allow or mitigating site distance concerns. The Director of Community Development can approve deviations.
- Security arms shall be implemented adjacent to ingress/egress locations for additional safety measures.
- Internal site fencing shall be included between buildings and structures.
- Where automobile parking areas abut a public right-of-way or adjacent use, a four-foot-high decorative screen wall, wrought-iron fence, tubular aluminium fencing or welded-wire fence shall be located behind the landscaped setback area.
- All trash receptacles shall be screened so that they are not readily visible from any public right-of-way.
- Wood, barbed wire, or electrical fencing is not permitted for use within the Specific Plan. Chain link fencing is allowed only in areas where it is not visible from the public rights-of-way. Walls/Fences may be a maximum of eight (8) feet in height.
- Fence materials may consist of tubular steel fences, masonry blocks, or a combined low block wall/ steel fence. Alternative fence materials that are similar to the imagery provided in Section 4.8, Fencing, can be approved by the Director of Community Development.

3.6 LIGHTING

Exterior lighting on Project uses shall comply with the following requirements.

- Exterior lighting shall use energy-efficient (high-pressure sodium, low pressure sodium, compact fluorescent, LED, or other lighting technology of equal or greater energy efficiency) fixtures/lamps.
- Lighting shall be shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site and shall be directed downward and away from adjoining properties and public rights-of-way.
- No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness.
- High-intensity security lighting fixtures shall not be substituted for site, landscaping, or general building exterior illumination. If used it shall be limited to loading and storage locations or other similar service areas and designed so that the illumination is contained to the area requiring security.
- Neon lighting is prohibited in all areas within the Specific Plan.
- Height of lighting fixtures shall be limited to 25 feet.
- A photometric lighting plan shall be submitted with each development plan submittal for approval by the Director of Community Development or their designee.

3.7 SIGNAGE

Design Guidelines related to signage are outlined in Chapter 4 of this document. Exterior signs, including wall, monument, and wayfinding signs shall conform to the requirements of the San Joaquin Development Title Chapter 9-408.

3.8 LANDSCAPING REQUIREMENTS

All areas not used for buildings, parking, or storage shall be landscaped. As development projects are implemented, landscape plans shall be approved consistent with the requirements below. All landscape plans shall conform to the requirements listed in San Joaquin County Development Title Chapter 9-402 (Landscaping).

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4.0

DESIGN GUIDELINES

This Section explains design concepts and establishes design guidelines for development within the Specific Plan area. These guidelines address the built form for the various land use designations and general guidelines related to circulation and parking, landscaping, and signage.

4.1 PURPOSE AND INTENT

The purpose of the Design Guidelines is to provide comprehensive planning and design statements that will direct development of the San Joaquin Be Well Campus Project. These guidelines express parameters which allow for creativity within a flexible framework for fulfilling the Specific Plan’s objectives. These guidelines are intended to assist in achieving a high-quality appearance, direct aesthetic character, form and create a centerpiece for the surrounding community.

The San Joaquin Be Well Campus Specific Plan envisions the development of a wellness campus focused on the treatment of substance use disorders and co-occurring behavioral health disorders to improve the health and safety of the residents and visitors of San Joaquin County. The campus will provide inclusive services improving the access and equity of substance use treatment and behavioral health care. These design guidelines provide an overall vision for the development of the Specific Plan area and will guide the implementation of the plan. These guidelines establish a flexible design framework and criteria, which designers and developers will reference as a guide to new development and which San Joaquin County will use to evaluate proposals for development within the Specific Plan area.

4.2 GUIDING PRINCIPLES

The overall goal of the San Joaquin Be Well Campus Specific Plan is to improve accessibility and equity to mental and behavioral health in the community to facilitate the health and wellness of County residents. Accordingly, successful design within the Specific Plan area will implement these goals through appropriate composition of uses, size and form of buildings, and the relationship of those buildings to open space and to users. To support the goals of the Specific Plan, the design guidelines within this section shall adhere to the following guiding principles.

The following Guiding Principles shall ensure that the design guidelines are supportive of the overall goal and vision of the Specific Plan:

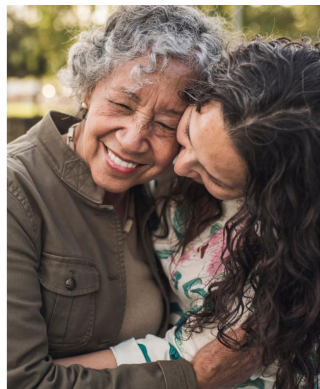
Principle 1: Cultivate a campus that supports health, wellness, and equity.

Principle 2: Establish a campus that allows residents and patients to feel comfortable and safe.

Principle 3: Develop a cohesive campus design that supports the goals of the wellness campus.

Principle 4: Promote a user-oriented design that reinforces connectivity between facilities using open space and landscaping.

Principle 5: Create an environment that supports healthy living.



4.3 DESIGN OBJECTIVES

The design of the Be Well Campus shall be supportive of the objectives of the wellness campus and of the Specific Plan. The development design objectives shall meet the following objectives:

1. Organize and develop a well-designed, high quality and thriving wellness campus that meets the mental and behavioral health needs of County residents.
2. Establish a signature and cohesive contemporary campus design that is reflective of the architectural vernacular of the region.
3. Support the circulation of campus users through the incorporation of open spaces, courtyards, and pedestrian pathways throughout the Project to facilitate connectivity between campus facilities.
4. Integrate landscaping elements in site planning to complement building design and to enhance the user experience at the wellness campus.
5. Incorporate screening of mechanical equipment through careful consideration of building design and site planning.

4.4 ARCHITECTURAL GUIDELINES

Buildings within the Specific Plan area shall adhere to the following architectural guidelines:

1. The architecture of the buildings shall be in a contemporary style that is reflective of the regional vernacular.
2. Structures developed within the Specific Plan area shall be visually cohesive to establish a unified architectural theme in a contemporary regional vernacular.
3. All design elements included in the buildings shall be cohesive of the contemporary architecture within the wellness campus.
4. Building massing and height shall relate in scale to the size, shape, and topography of the site and surrounding uses.
5. Design accents shall be provided in building designs to encourage visual and architectural interest.
6. Roof-mounted mechanical or utility equipment shall be screened with architectural features that seamlessly integrate with the rest of the building design.
7. Building designs shall feature varied rooflines that may be flat or sloped to create visual interest.



Design Concept Provided by Boulder Associates.

4.4.1 BUILDING ORIENTATION, MASS AND FORM

1. Building frontages and primary entrances shall be accented architecturally by using unique design elements and roof variations.
2. The building facade materials shall be delineated with standing seam metal to create design depth and interest.
3. Building facades shall include design articulation along all four sides of the building using accent materials, colors, and architectural features to create visual interest and to soften building massing.
4. Buildings shall be oriented in a manner that will facilitate efficient operations of the wellness campus and that also establish opportunities for common open spaces.
5. Design elements featured on building elevations shall remain consistent throughout all four sides of the building to support a cohesive design.
6. Landscaping shall be integrated in the site design to enhance entryways, create focal points, and enhance the user experience.

4.4.2 MATERIALS AND COLORS

The following materials and colors shall be incorporated in developments within the Specific Plan area to maintain a cohesive design aesthetic. Overall, structures should be composed of materials and accents reflective of the regional vernacular. Accent materials should be earthy, natural, and fresh. The materiality of the buildings in the Specific Plan area should be reflective of the community and region.

Walls: Exterior Insulation and Finish Systems (EIFS) Cladding

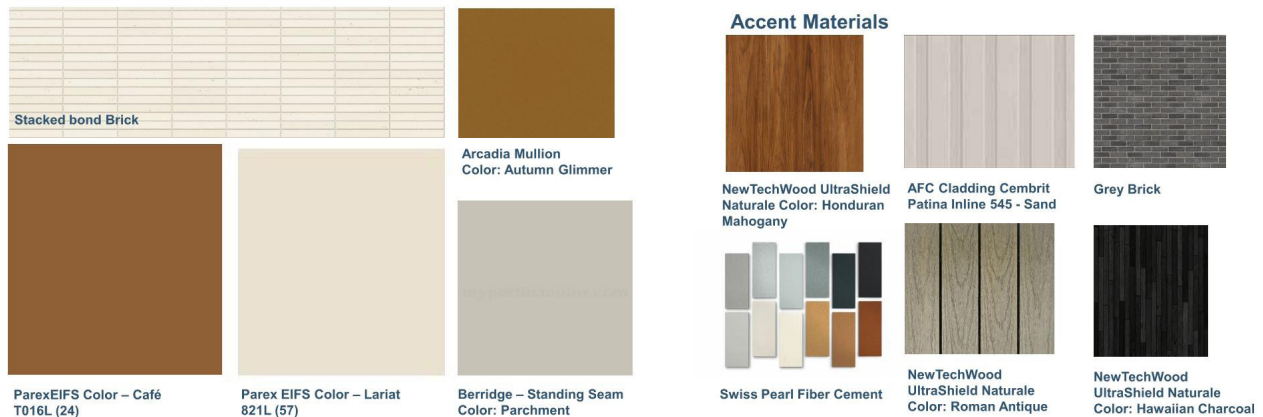
Windows: Recessed in wall.

Roofs: Standing seam metal roofing.

Accent Materials: Wood, brick, glass, wood look fiber cement, cembrit cladding, standing seam metal, fiber cement panels.

Main Building Colors: Light sand, light beige

Accent Colors: Tans, medium browns and beiges



Provided by Boulder Associates.

4.5 LANDSCAPE DESIGN

1. Large shade trees should be used in all open space areas to provide shade for users.
2. Landscaping should be planned in scale with adjacent buildings and be of appropriate size and maturity for the space in which it is located.
3. Areas not utilized by structures, storage, paved walks, driveways, or parking should be landscaped.
4. Landscaping should be spaced so it does not adversely impact on-site lighting, restrict access to emergency facilities, or interfere with installation and maintenance of overhead or underground utilities.
5. Landscaping at the base of buildings should soften the transition between building and adjacent ground plane. Consideration should be given to the scale and bulk of a building and its relationship to the scale of adjacent development.
6. Trees and shrubs should not be planted so close together that they create maintenance and security problems at maturity. They should not completely obstruct views into the development from the right-of-way, especially views to building entries and common open space areas.
7. Water-efficient landscaping and use of native, drought-tolerant plants consistent with the County's Model Landscape Ordinance should be incorporated where possible.

4.5.2 CONCEPTUAL LANDSCAPE PLAN

The Project and campus area is envisioned to potentially include of outdoor amenities, walking trails, activity areas, urban farm, areas of respite, community gathering areas such as an amphitheater and fitness plaza, and regional landscaping. The outdoor connectivity will support recovery and is a vital component of the program to improve health and wellness. Figure 4-1: Conceptual Landscape Plan, focuses on the south portion of the campus and how a conceptual landscape and programming plan throughout the Project would be carried out. This illustrative identifies elements as described above, and is subject to change with the final build out of the planning area.

4.5.1 COMMON SPACES (PUBLICLY ACCESSIBLE SPACES)

1. Landscaped areas in common open spaces should be used to clearly define walkways, gathering spaces, and other outdoor programs within the Specific Plan area.
2. Plant materials within common open space areas can be distinctive to create a sense of place but should match the architectural style of any adjacent buildings in close proximity.
3. Plant material used in common open spaces should be user-friendly and not be considered poisonous to humans or animals or attract large numbers of potentially harmful bugs or insects.
4. Plant material should be confined to landscaped areas and maintained regularly so as to not impede pedestrian walkways.
5. Accent lighting should be included on feature trees or landscape components.
6. Landscaping should not visually block signage or any important entry features.
7. Landscaping should be eye-catching and utilize multiple colors, layers, and heights to add visual interest to the area.
8. Trees and other plant material should complement the architecture of the adjacent entryway in size, shape, color, and design.

Figure 4-2: Common Spaces, shows a conceptual outdoor programs.










KEY NOTES

- 1 **BUILDING AND SITE ENTRY**
 - ENHANCED DECORATIVE PAVING
 - BENCHES SEATING AREA
 - GATEWAY FOR PEDESTRIAN ENTRY
 - BUILDING WAY-FINDING AND ENTRY
 - COLOR SHRUB AND GROUNDCOVER PLANTING
- 2 **6' HIGH PEDESTRIAN ENTRY GATE**
- 3 **6' HIGH ORNAMENTAL IRON SCREEN FENCE**
- 4 **SERVICE AND LOADING AREA**
 - TRASH ENCLOSURE
 - ELECTRICAL YARD
 - PERIMETER SHRUB SCREENING,
- 5 **DECOMPOSED GRANITE FINE PATHS**
 - MEANDERING AND FORMAL PATH 4'-8" WIDE
 - BENCHES SEATING AREA
- 6 **FACILITY ENTRY FEATURE**
 - SIGNAGE MONUMENT AND ART OPPORTUNITY
 - ENHANCED DECORATIVE PAVING
 - WALKWAY CONNECTION
 - COLOR SHRUB AND GROUNDCOVER PLANTING
- 7 **WATER FEATURE**
 - CENTRAL FOCAL POINT
 - CIRCULAR PLAZA
 - ENHANCED DECORATIVE PAVING
 - BENCHES SEATING AREA
 - PERIMETER ACCENT AND SHADE TREE
- 8 **RESIDENTIAL SEATING PLAZA**
 - ENHANCED DECORATIVE PAVING
 - PANIC TABLES AND BENCHES
 - ACCENT SHRUB AND GROUNDCOVER PLANTING
- 9 **ENCLOSED SEATING PLAZA**
 - ENHANCED DECORATIVE PAVING
 - PANIC TABLES AND BENCHES
 - SEATWALL, RAISED PLANTER WITH MULTI-TRUNK TREE
 - 6' HIGH PERIMETER SCREEN FENCE
- 10 **SMOKING AREA**
 - ENHANCED DECORATIVE PAVING
 - SEPARATE ACCESSIBLE WALKWAY
 - ACCENT SHRUB AND GROUNDCOVER PLANTING
- 11 **BOCCIE BALL COURT & SEATING**
 - DECOMPOSED GRANITE FINE SURFACING
 - WOOD TIMBER SIDE BOARD AND BACK BOARD
 - BENCHES SEATING AREA
 - ACCENT SHADE TREE AND SHRUB PLANTING
- 12 **GAZEBO**
 - COVERED SEATING AREA
 - PERIMETER HERB FLOWER GARDEN
- 13 **BASKETBALL / SPORTS COURTS**
 - HALF COURT BASKETBALL
 - MULTI-SPORT OPPORTUNITY
 - BENCHES SEATING AREA
 - PERIMETER TREE PLANTING

- 14 **FITNESS AND RECREATION PLAY AREA**
 - RUBBERIZED SURFACING
 - OUTDOOR PING-PONG TABLE
 - STATIONARY FITNESS AND TRAINING EQUIPMENT
 - BENCHES SEATING AREA
 - PERIMETER TREE PLANTING
- 15 **YOGA / FITNESS PLAZA**
 - ENHANCED CONCRETE PAVING
 - PERIMETER MOUNDING SCREEN TREES FOR PRIVACY
 - CONNECTION TO MEDITATION POND
 - SHADE TREE AND SHRUB PLANTING
- 16 **AMPHITHEATER**
 - ELEVATED LAWN WALKWAY
 - STAGE BACKDROP MEDITATION POND
 - PERIMETER LAWN BERMED SEATING BACKGROUND SHADE TREE PLANTING
 - STAGE BACKDROP MEDITATION POND
- 17 **MEANDERING DRY STREAM BED**
 - CONNECT TO MEDITATION POND
 - CROSSING BRIDGES
 - PERIMETER EDGE PLANTING
- 18 **MEDITATION POND & LABYRINTH**
 - ACCESSIBLE FOCAL POND WATER FEATURE
 - ROCK PERIMETER AND SHRUB PLANTING
- 19 **LAWN AREA**
 - MANICURE TURF GRASS LAWN
 - MULTI-USE ACTIVE LAWN AREA
- 20 **FUTURE BUILDING EXPANSION LANDSCAPE AREA**
 - TEMPORARY MULTI-USE OPEN LAWN
 - DECOMPOSED GRANITE FINE PATH
- 21 **FUTURE BUILDING EXPANSION LANDSCAPE AREA**
 - BARK
- 22 **CAFE / KITCHEN GARDEN**
 - RAISED VEGETABLE PLANNING BEDS
 - ISOLATED LANDSCAPE IRRIGATION
 - ADJACENT SHADING AND SEATING AREA
- 23 **MAIN WALKWAY**
 - TREE LINE COLONNADE
 - BENCHES SEATING AREA
 - CONCRETE WALKWAY
- 24 **LANDSCAPE BUFFER**
 - BETWEEN SITE AND HIGHWAY 5
 - DENSELY SPACED VERTICAL COMBINATION OF EVERGREEN AND DECIDUOUS TREES
 - LANDSCAPE BARK MULCH
- 25 **STREET FRONTAGE LANDSCAPE AREA**
 - LARGE CANOPY SHADE TREES FOR PARKING LOT AND SITE SCREENING
 - CORNER ACCENT PLANTING
- 26 **LANDSCAPE AREA**
 - INFORMAL TREES, SHRUBS AND GROUNDCOVERS PLANTING

TREE LEGEND

-  **LARGE PARKING/SCREEN TREE** 91
LARGE SHADE TREE LOCATED WITHIN PARKING LOT AND AS A SCREEN, SOUND BARRIER ALONG THE WEST EDGE OF PROPERTY.
-  **STREET TREE** 21
LARGE CITY APPROVED STREET TREE ALONG THE ROAD, SPACING 30'-45' O.C.
-  **MULTI-TRUNK ACCENT TREE** 9
LARGE MULTI-TRUNK ACCENT TREES LOCATED WITHIN SITE TO PROVIDE FOCAL POINT AND SHADE FOR PLAZA AND SEATING AREAS.
-  **MEDIUM TREE** 101
MEDIUM SHADE TREES PLACE THROUGHOUT SITE FOR BOTH ACCENT, SHADE, AND ACTIVITY SEPARATION.
-  **CONIFER** 85
UPRIGHT, EVERGREEN CONIFER LOCATED WITHIN SITE AS A BACKDROP, AND SOUND BARRIER ALONG THE WEST EDGE OF PROPERTY.
-  **SMALL ACCENT TREE** 61
COLORFUL ACCENT TREE THROUGHOUT THE SITE TO EMPHASIZE ENTRIES AND SITE AMENITIES AND SPACES.
-  **NARROW / COLONNADE TREE** 64
NARROW, UPRIGHT GROWTH TREES USE WITHIN SITE TO FRAME, AND ACCENT MAIN WALKWAY, AS WELL AS PERIMETER OF BUILDINGS.

Provided by Boulder Associates. Note building layout may change based on final engineering.

Figure 4-1, Conceptual Landscape Plan



4.5.3 STREETSCAPE DESIGN

1. Landscaping along interior streetscape areas should be placed between pedestrian walkways and vehicular roads when feasible.
2. Landscaping should not be placed in a manner that impedes pedestrian travel in heavily trafficked areas.
3. Landscaping should not be planted directly adjacent to building edges.
4. Street trees should not block identification signage or window displays.
5. Landscape material should complement the character of the surrounding environs in size, form, quantity, and color.

4.5.4 FURNISHINGS AND MATERIALS

1. Streetscape furnishings and materials should complement the architectural styles of surrounding buildings and open space areas.
2. Streetscape elements should be consistent throughout the Specific Plan area as a unifying element to create a cohesive look and feel across different areas and architectural building styles.
3. Streetscape elements (e.g., benches, light poles, trash enclosures, bicycle storage, etc.) should be of high-quality materials.
4. Streetscape furniture should be incorporated in a flexible manner.

4.6 SIGNAGE AND WAYFINDING

The two primary purposes of signage within the Specific Plan area are to bring people into the site and easily allow them to navigate within the project once they arrive. The Specific Plan anticipates several different uses throughout the site to create the urban form. As a result, clear and concise signage and wayfinding elements will play an important role with pedestrian circulation from off-site or parking areas to their intended destination. A sign program may be developed separately. This can be accomplished using the following components:

- Directional and identification signage
- Informational kiosks or interactive maps
- Paving material changes
- Landscaping and other softscape techniques

4.6.1 BUILDING IDENTITY SIGNS

1. Commercial building identity signs shall clearly display the use within the building and be oriented towards either South El Dorado Street or West Hospital Road. They should be placed prominently on the top half of the building and be visible from far distances.
2. Building identity signs shall be proportional to the height and scale of the building. It shall follow all applicable standards for signage listed in the San Joaquin County Development Title.
3. The signs shall be designed as a component of the overall building and complement the architecture of the building.
4. Building signs may be backlit or lighted to increase visibility at night.

4.6.2 WALL SIGNS

1. Entrances that have direct access to private sidewalks shall have an associated wall sign.

2. Awnings or canopy signs, in lieu of building-mounted signage, may be considered.
3. Directional wall signs may be placed within parking areas.

4.6.3 MONUMENT SIGNS

1. Monument signs shall have a low profile and be mounted to the ground; meant to be viewed from eye level by pedestrians or from a vehicle.
2. Monument signs may be placed at entrances to the site or in public spaces adjacent to building entryways to indicate nearby services.
3. Monument signs shall be landscaped at the base where possible to soften the appearance of hard lines.
4. Monument signs may be integrated into seat or planter walls.

4.6.4 WAYFINDING

1. Wayfinding signage shall not be placed within the direct pedestrian zone or obstruct pedestrian traffic flow in any way.
2. Wayfinding signage shall be clear and easy to understand for pedestrians and motorists.
3. Wayfinding signage shall be consistent in look and size.
4. All signage and associated components shall complement the color and finish of the surrounding streetscape and architectural elements.
5. Wayfinding elements shall be designed to be utilized by a variety of users, including visually and hearing impaired.

4.6.5 SIGN MAINTENANCE

1. Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times.
2. A repair to a sign shall be of materials and design of equal or better quality as the original sign.
3. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed and the surface it was attached to repaired and painted to match the building.

4.7 GENERAL LIGHTING GUIDELINES

1. Lighting of private roadways shall comply with relevant standards published by the Illuminating Engineering Society (I.E.S.)
2. Vehicle entrances, driveways, parking and service areas, pedestrian entrances, walkways, and outdoor activity areas should have a sufficient level of lighting to provide security and safety.
3. Wall mounted lighting should not extend above the height of the wall or parapet to which they are mounted.
4. Lighting fixtures should use energy-efficient technologies such as LED bulbs to reduce energy consumption where feasible.
5. Accent lighting is encouraged to highlight architectural details on buildings, primary entrances into public and private spaces, and pedestrian and vehicular signage. Seasonal lighting can be considered and accommodated for in large plazas or open space areas.
6. Site lighting should be incorporated into hardscape materials such as steps, railings, and paving.

7. Light fixtures should match the character of surrounding buildings and public realm elements within the immediate vicinity to reinforce the design theme.
8. Lighting should not be continuously flashing or animated in a pattern that is distracting to users of the site.
9. Lighting fixtures with exposed bulbs should not be used except for decorative “Edison bulb” fixtures on dimmer, decorative “string” lighting (Tivoli lighting) when used to illuminate outdoor patios, walkways and plazas, decorative holiday trees, and landscape lighting.
10. Security lighting should be designed as part of a comprehensive lighting plan.
11. Overhead service wires or exposed conduits should be avoided.

4.8 FENCING

Figure 4-3: Fencing Plan, illustrates the fencing locations and type.

1. Site fencing should be intended to maintain and control access to the site itself from outside pedestrians and vehicles.
2. Internal site fencing should be decorative and intended to protect and maintain a secure perimeter around areas of the site within the campus.
3. Security arms should be provided in locations where vehicular access can be controlled.

4.9 UTILITY PLACEMENT AND SCREENING

1. Utility boxes should be grouped where possible and placed in landscape setbacks and /or shrub/groundcover areas.
2. Above grade utility boxes should be screened and planted to the extent possible while allowing required access and clearance, and providing for adequate sight distance if located near intersections.

4.10 SUSTAINABLE DESIGN

Green building decreases the negative impact on the environment through sustainable techniques: creative design, construction, and operational applications. Organizations such as the World Green Building Council provide information and certifications for buildings that meet certain design-build criteria. Buildings that receive these certifications often use renewable energy, reduce pollution and waste, promote the reuse of recycled materials, and make efficient use of energy, water, and other resources.

Architectural

1. Materials and technologies that minimize environmental impacts, reduce energy and resource consumption, and promote long-lasting development are encouraged.
2. Incorporate life-cycle planning and decision-making.
3. Window technologies such as tinting or insulated daylighting panels, should be utilized to decrease the energy costs associated with cooling buildings during most of the year where maximum transparency is not required.



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Figure 4-3, Fencing Plan

Water Conservation

1. Low flow faucets and fixtures.
2. Native landscape.
3. Direct and capture low-use irrigation and rainfall run-off to landscape areas.
4. Energy conservation.
5. Building orientation.
6. Glazing, overhangs, and landscaping to capture and control natural daylight.
7. High-performance glazing.
8. Use of atriums, skylights, and internal courtyards to provide additional daylighting.

Natural Resource Conservation

1. Use of renewable materials where feasible.
2. The use of building materials with recycled content where feasible.

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5.0

ADMINISTRATION & IMPLEMENTATION

This Section discusses the development review procedures of the County and other relevant permitting agencies applicable to the Specific Plan area. Implementation of the proposed land uses, including Specific Plan adoption, subsequent approvals and plans, and phasing, are outlined in this chapter. Additionally, financing sources and maintenance responsibilities are identified.

This section of the Specific Plan describes the development review procedures of San Joaquin County and other relevant permitting agencies applicable to the Specific Plan area. Implementation of the proposed land uses, including Specific Plan adoption, subsequent approvals and plans, and phasing are outlined in this chapter. Additionally, financing sources and maintenance responsibilities are identified.

5.1 ADMINISTRATION

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 et seq.) grants authority to cities to adopt Specific Plans to implement the goals and policies of a general plan. As with general plans, the Planning Commission must hold a public hearing to consider and provide a recommendation on the Specific Plan to the Board of Supervisors, the ultimate approval body.

5.1.1 RESPONSIBILITY

The County of San Joaquin Planning and Development Services Division, its Director, or their designee shall be responsible for administering the Specific Plan in accordance with the provisions of this Specific Plan document, all governing and applicable State and federal laws, the San Joaquin County General Plan, and the San Joaquin County Development Title.

The Specific Plan serves as the implementation tool for the zoning for the Specific Plan area. The Specific Plan addresses permitted uses, development standards, and community design guidelines. The County shall enforce the provisions of the Specific Plan in the same manner that the County enforces the provisions of the General Plan and Development Title.

5.1.2 APPLICABILITY

All development within the Specific Plan area shall comply with the requirements and standards set forth in this Specific Plan document. If conflicts exist between the standards contained in this Specific Plan and the Development Title, the regulations and standards in the Specific Plan shall take precedence.

Any area of site development, administration, review procedures, landscaping requirements, and regulations not expressly addressed by this Specific Plan document shall be subject to the provisions of the San Joaquin County Development Title, using the context and objectives of the Specific Plan as a guide.

The name "San Joaquin Be Well Specific Plan" or "SJ Be Well SP" or "Specific Plan" or "Project" refers to this Specific Plan document and its supporting information. The final marketing name of the overall Project may differ and will be determined by the Project's Applicant.

5.1.3 ENFORCEMENT

The San Joaquin Be Well Specific Plan serves as the implementation tool for the zoning for the Specific Plan area. The Specific Plan addresses permitted uses, development standards, and project design guidelines. The County shall enforce the provisions of the Specific Plan in the same manner that it enforces the provisions of the General Plan and Development Title.

5.1.4 SEVERABILITY

If any section, subsection sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.

5.1.5 INTERPRETATION

Whenever any act is prohibited or is made or declared to be unlawful in this Specific Plan or the doing of any acts required, or the failure to do any act is determined to be unlawful, San Joaquin County retains its authority under the Development Title to enforce such a violation or offense.

Whenever the provisions contained in the Specific Plan conflict with the Development Title, the provisions of the Specific Plan shall take precedence. To the extent the Specific Plan is silent, the then-existing standards and requirements of the Development Title shall apply, except as the Development Title may be vested pursuant to a Development Agreement.

Any ambiguity concerning the content or application of the Specific Plan shall be resolved by the County's Community Development Director or their designees. Such interpretations shall take into account the stated goals and intent of the Specific Plan.

5.1.6 INITIAL ENTITLEMENTS

Initial entitlements requested for development of the Specific Plan area include the following actions to be taken by the County:

1. Environmental Clearance – The San Joaquin Be Well Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). As part of the approval process for the Specific Plan, an environmental document must be considered and adopted/certified by the County prior to approval of any of the project-related entitlements.
2. General Plan Amendment – The proposed General Plan Amendment would change the Project site's land use designation from Freeway Service Commercial (C/FS) to Mixed-Use (M/X). to accommodate the Project.
3. Zone Reclassification – The proposed zone reclassification would change the zoning on the Project site from Agriculture Urban Reserve Zone (AU-20) to Mixed-Use Zone (M-X).
4. Specific Plan – The Project site is currently zoned for agricultural uses. The San Joaquin Be Well Specific Plan is a required land use and zoning document that will replace the existing agricultural zoning to allow for a new behavioral health facility consistent with the Mixed-Use Zone (M-X).
5. Zoning Compliance Review – Components of the project submitted after the first Phase will be required to undergo a Zoning Compliance Review for consistency with the Specific Plan.

5.1.8 ADMINISTRATIVE SUBSTANTIAL CONFIRMATION AND MINOR MODIFICATIONS

The County's Community Development Director or their designee shall have the authority to approve minor adjustments or modifications, as defined herein, which substantially conform to the approved Specific Plan through an administrative "Substantial Conformance" review process, so long as those minor modifications and adjustments are consistent with the intent of the Specific Plan.

Adjustments or modifications that may be warranted to accommodate changes resulting from final design and engineering that cause adjustments in internal driveway alignments, location of utilities or other infrastructure, development of innovative product design, distribution of permitted uses within the Specific Plan, or other similar modifications deemed to be minor. Adjustments or modifications may include, but are not limited to the following:

1. Modifications, deletions, and additions to the list of permitted and conditional uses listed in Section 3.12, that are similar to intent and character subject to interpretation by the Community Development Director.
2. Modifications necessary to comply with the final Conditions of Approval when adopted under subsequent actions;
3. Modifications to performance standards in the Specific Plan provided any such modifications provide substantially equivalent protection as the original standard;
4. Addition of information to the Specific Plan (including maps or text) for purposes of clarification that does not change the intent of any plan or regulation, as well as correction of any clerical or grammatical errors;
5. Adjustments to the alignment, location, and sizing of utilities and facilities or a change in utility and/or public service provider may be approved by the County's Engineer or Public Works Department, so long as the adjustments or changes are found to be in compliance with applicable plans and standards of the agency responsible for such utilities and facilities and do not result in significant environmental impacts;
6. Change in roadway alignment, width, or improvements through the final engineering improvement plan process so long as minimum rights-of-way meet the standards outlined in the Specific Plan;
7. Modification of design criteria such as paving treatments, architectural details, landscape treatments, fencing, lighting, streetscape, and entry treatments;
8. Minor adjustments to any of the development standards or regulations such as modifications of wall heights for noise attenuation purposes, modification of allowable encroachments into setbacks, etc. that are specifically allowed under the Development Regulations of the Specific Plan;
9. Modification of any design element in this Specific plan that improves circulation, reduces grading, improves drainage, improves infrastructure, or provides similar utility and reduces operations and maintenance costs or improves the level of sustainability; and
10. Grades shown on the conceptual grading plan may be modified due to technical refinements provided in the final grading plan. All grading shall comply with applicable regulations contained in Division 14 (Grading and Excavation Provisions) of the Development Title.

The documentation of substantial conformance may include text and/or maps that describe the nature of all proposed adjustments or modifications to the Specific Plan. This application of substantial conformance with the adopted Specific Plan shall undergo any necessary technical review by agencies as the Community Development Director or designee deems necessary.

A. ACTION

No public hearing shall be required for a finding of Substantial Conformance. The Community Development Director or their designee shall be the review and approval authority for a finding of Substantial Conformance. The Director's findings shall be provided by written notice to the Applicant approving, conditionally approving, or denying the determination of Substantial Conformance. The Director's decision shall be final, subject to the appeal procedures established by the Development Code.

B. FINDINGS

The following findings shall be required for a Substantial Conformance Determination:

1. The modifications are consistent with the goals and intent of the Specific Plan;
2. The physical characteristics of the site have been adequately addressed, and proposed building sites are of adequate size and shape to accommodate proposed uses and all other features of development;
3. There is sufficient supporting infrastructure, existing or available, consistent with the requirements of the Specific Plan, to accommodate the development without significantly lowering service levels; and
4. The development resulting from the Substantial Conformance Determination will not have a substantial adverse effect on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land uses, as well as the character of the surrounding area.

5.1.9 AMENDMENTS TO THE SPECIFIC PLAN

Substantial modifications to the Specific Plan would require an Amendment. A minor modification or adjustment to the Specific Plan listed in the section above would not require a Specific Plan Amendment. An amendment to the Specific Plan is required if the following occurs:

1. Changes to the overall Specific Plan boundaries to include properties not included in the Specific Plan at the time of approval (changes to boundaries within the Specific Plan boundaries are deemed minor as noted above and would not require an amendment); and
2. Any addition of new land uses not contemplated by the Specific Plan's Development Regulations and deemed to require an amendment after the Director's determination.

Changes to the phasing plan shall not require an amendment to the Specific Plan.

5.1.10 APPEALS

An appeal of determination, decision, or requirement of county staff or Planning Commission shall be made in conformance to the appeal procedures established by the San Joaquin County Development Title, as shown in Table 5-1: Review and Approval Authority.

TABLE 5-1 REVIEW AND APPROVAL AUTHORITY

Approval Authority	Permit Type
Community Development Director	Zoning Compliance Review
	Administrative Use Permit
	Waiver
Planning Commission	Variances
	Planned Development Zone
	Appeals of Director Decisions
Board of Supervisors	Specific Plan Approval and Major Amendments
	General Plan Amendments
	Zone Reclassifications

5.2 IMPLEMENTATION

This Implementation Program is established to meet the Project’s goals. This program contains a number of legal, procedural, and administrative elements. The purpose of this section is to familiarize subsequent landowners, developers, public agencies, and decision-makers, as well as interested citizens, with the goals and intentions of the San Joaquin Be Well Specific Plan. The Implementation Program summarizes the requirements listed in this section for all Implementing Projects within the Specific Plan. The purpose of this section is to provide an outline of the steps necessary to implement the Specific Plan and applicable conditions, mitigation measures, and regulations in coordination with San Joaquin County and other governing public agencies. The approval of this Specific Plan, certification of the Specific Plan CEQA documentation, and adoption of the Mitigation Monitoring and Reporting Program will ensure that timely mitigation and Project impacts take place at the appropriate milestones and in accordance with Project implementation.

5.2.1 SPECIFIC PLAN ADOPTION

The San Joaquin Be Well Specific Plan has been prepared, submitted, and approved in a manner consistent with California Government Code Section 65451(a), as well as Chapter 9-302 (Specific Plans) of the County’s Development Title. The Specific Plan shall be adopted by ordinance and shall serve as the zoning for the Specific Plan area. The adopted Specific Plan project site will be designated on the County’s Zoning Map as the San Joaquin Be Well Specific Plan. The development standards identified in this Specific Plan document supersede all zoning regulations to the extent that they would be in conflict with the sections of this Specific Plan.

5.2.2 SUBSEQUENT APPROVALS

This Specific Plan outlines the land use and design intent for the build-out of the San Joaquin County Behavioral Health Campus. Upon its approval, the San Joaquin Be Well Specific Plan will comprise the zoning for all property within its boundaries and will govern the build-out of the project. Individual implementing projects will require approval by the County as outlined below.

Pre-Application Conference. At the discretion of the Director, a pre-application conference may be required. The purpose of such a conference shall be to ensure that the applicant is aware of issues and requirements related to the project. Other departments and public agencies may be invited to attend a pre-application conference.

When a pre-application conference is required by the Director, no application may be accepted until the conference is considered complete by the Director.

Administrative Plan Review. Development applications for implementing projects that comply with the Specific Plan and its Development Standards are eligible for administrative review. Projects would process a Site Approval application pursuant to Development Title Chapter 9-802 (Common Procedures). The Community Development Director shall have approval authority, appealable to the Planning Commission. In addition, the Director has the discretion to refer the application to the Planning Commission.

Some implementing approvals require discretionary actions by the Planning Commission and/or Board of Supervisors. These include but are not limited to, Use Permits or Variances in accordance with Chapters 9-804 and 9-805, respectively, of the San Joaquin Development Title. Projects that constitute tenant improvements within existing buildings will follow the normal building permit process subject to review of the Specific Plan for confirmation that a use is permitted.

5.2.3 PHASING

Construction of the proposed project may be progressively implemented in stages, provided that vehicular access, public facilities, and infrastructure are constructed to adequately service the Implementing Project, or as needed for public health and safety, as determined and required by the County.

The Project will be phased to:

1. Provide for the orderly build-out of the Specific Plan area based on market demand;
2. Provide adequate infrastructure to serve the Project.

Phases may occur concurrently or in a different order so long as the associated infrastructure is provided. The Project is anticipated to be built out in two phases as shown on Figure 5-1, Conceptual Phasing Plan, and Table 5-2, Conceptual Phasing.

Changes to the Phasing Plan that are determined by the Community Development Director, at their sole and absolute discretion, to be in substantial conformance with the Specific Plan shall not constitute an amendment to the Specific Plan; however, an updated phasing exhibit shall be submitted by the developer to the County for record-keeping purposes.

The initial portion of the Project is anticipated to be implemented over a period of approximately 17-months with demolition and construction activities anticipated to commence in January 2026 and construction completed in June 2027. The San Joaquin Be Well Specific Plan Campus would rely upon development funds issued by way of

a California Department of Health Care Services (DHCS) Behavioral Health Continuum Infrastructure Program (BHCIP) grant.

TABLE 5-2 CONCEPTUAL PHASING

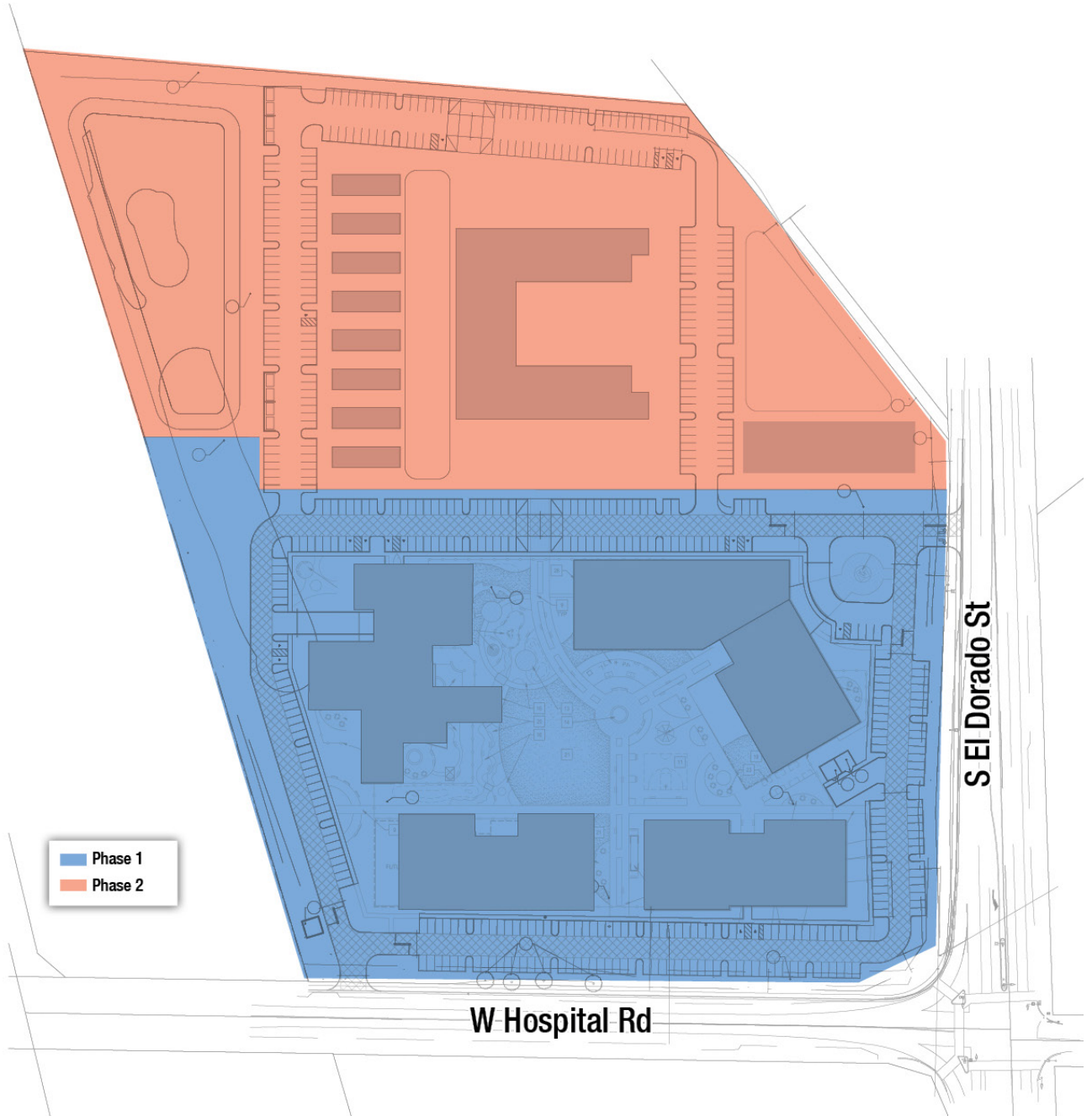
Structure	Proposed Use	Gross Floor Area (SF)
Phase 1 – South Campus		
A	Community and Outpatient Services	75,790
B	Urgent Care Services	35,250
C	Residential Treatment Programs	43,000
D	Residential Treatment Programs	50,000
Phase 2 – North Campus		
E	Supportive Transitional Housing	99,000
F	Supportive Transitional Housing	36,000
G	Supportive Transitional Housing	15,360
Total		354,400

5.3 MAINTENANCE AND OWNERSHIP

Maintenance of private parking area aisles, parking area circulation, and common landscape areas will be the responsibility of a commercial or business association (or other private mechanism) to be formed within the Specific Plan area. The private maintenance association(s) shall be responsible for private driveways, parking, open space areas, common area signage, landscaping, irrigation, common areas, on-site domestic water, sanitary sewers, storm drains, water quality features (BMPs), and other responsibilities, as necessary. Generally, facilities dedicated to public agencies will be maintained by that agency, while private facilities will be maintained by property owners or a maintenance district. Table 5-3, Financing, Ownership, and Maintenance outlines the anticipated program.

TABLE 5-3 FINANCING, OWNERSHIP, AND MAINTENANCE

Improvement	Financing	Ownership	Maintenance
Water System	County	Public/Private	County
Sewer System	County	Public/Private	County
Drainage System			
• Backbone	County	Private	Private/County
• BMPs	County	Private	Private
Private Streets & Driveways	County	Private	Private
Landscaping			
• Public Right-of-Way	County	County	County
• Common	County	Private	Private
• Private Parkways	County	Private	Private
Private Open Space or Recreation Areas	County	Private	Private



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Figure 5-1, Conceptual Phasing

5.4 GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450-65457) permits the adoption and administration of specific plans as an implementation tool for the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan. The San Joaquin Be Well Specific Plan has been prepared in conformance with the goals and policies of the San Joaquin County General Plan as updated in 2016. A detailed discussion of the Specific Plan's consistency with the General Plan is provided in Appendix A. Subsequently, all future development plans on the property must be consistent with the Specific Plan. Projects that are found to be consistent with the Specific Plan will be deemed consistent with the San Joaquin County General Plan.

5.5 RELATIONSHIP TO CEQA

The California Environmental Quality Act (CEQA) classifies a specific plan or its amendment as a "project" that is subject to environmental review. An environmental document is required prior to the adoption of this Specific Plan to analyze potentially significant environmental impacts of the Project and recommend feasible mitigation measures in compliance with the provisions of CEQA. The environmental document for the approval of this Specific Plan Amendment is anticipated to be an Initial Study leading to a Mitigated Negative Declaration (IS/MND). The IS/MND will analyze the Specific Plan and address potential impacts associated with the new development of the Specific Plan area. The IS/MND will include recommended mitigation measures and analyze implementing actions for the development. The IS/MND will fulfill the requirements for environmental documentation for most subsequent discretionary and ministerial applications for development within the Specific Plan area.

The Mitigation Monitoring and Reporting Program (MMRP) will ensure that the Specific Plan complies with all applicable environmental mitigation and permit requirements. The final MMRP shall be adopted with the applicable CEQA documentation.

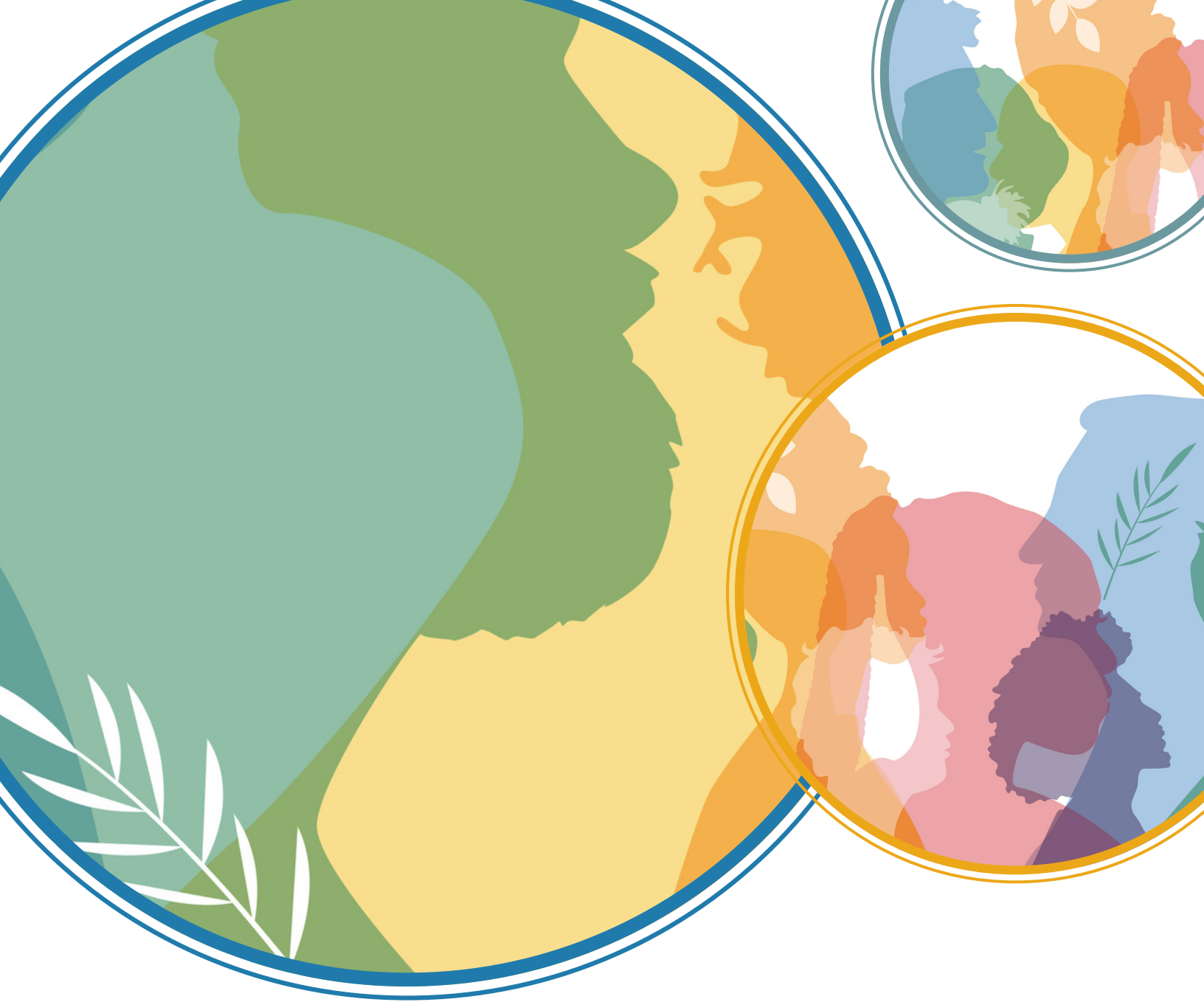
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ATTACHMENT A

DRAINAGE STUDY



Contact

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