



SAN JOAQUIN
—COUNTY—
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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

August 13, 2025

San Joaquin County
44 N. San Joaquin Street
Stockton, CA 95202

Dear Owners:

Re: General Plan Amendment, Zone Reclassification, and Specific Plan No. PA-2400483, -84 of San Joaquin County (c/o San Joaquin County Community Development Department) (APN[s]/Address: 193-050-27 / 55 W. Hospital Rd., French Camp)

ACTION: On August 12, 2025, the San Joaquin County Board of Supervisors approved General Plan Amendment, Zone Reclassification, and Specific No. PA-2400483, -84 subject to the enclosed Conditions of Approval.

EXPIRATION: This action requires you to comply with all Conditions of Approval within the next 3 years (by September 12, 2028). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

NEXT STEP: Prior to the expiration date, you must comply with all Conditions of Approval, including the securing of building permits and any other permits specified in the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-9653 or via email at ssowers@sjgov.org). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Stowers", written over a circular stamp.

Stephanie Stowers
Principal Planner

SS/ga

Enclosure(s): Conditions, Mitigation Monitoring and Reporting Program, Site Plan, Informational Letters, Findings

c: San Joaquin County Community Development Department
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County GIS
San Joaquin County Public Works

CONDITIONS OF APPROVAL

PA-2400483

SAN JOAQUIN COUNTY/BOULDER ASSOCIATES, INC

Specific Plan Application No. PA-2400484 was approved by the Board of Supervisors on August 12, 2025. The effective date of approval is September 12, 2025.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)

- a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-802.110[a][2])
- b. **APPROVED USE:** This approval is for the SJ BeWell Specific Plan dated June, 2025.
- c. **MITIGATION MONITORING AND REPORTING PROGRAM:** The project shall comply with all required mitigations included in the Mitigation Monitoring and Reporting Program dated June 2025.
- d. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
- e. **AGRICULTURAL MITIGATION:** Agricultural mitigation is required for APN: 193-050-27. The mitigation instrument to provide agricultural mitigation shall be required prior to issuance of any grading or building permit (Development Title Section 9-701)
- f. **BUILDING CODE REQUIREMENTS:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:
 1. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
 2. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
 3. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional

(architect or engineer) for each structure or building, showing compliance with the current adopted California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire Codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents. For each proposed new building, provide the following information on the plans:

- Description of proposed use
- Existing and proposed occupancy Groups
- Risk Category (I, II, III, or IV)
- Type of construction
- Sprinklers (Yes or No)
- Number of stories
- Building height
- Allowable floor area
- Proposed floor area
- Occupant load based on the CBC
- Occupant load based on the CPC

4. If high piled combustible storage is to be used in a building, an automatic fire sprinkler system will be required.
5. Accessible routes shall be provided per Chapter 11B of the currently adopted California Building Code. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to each building's accessible main entry or facility entrance they serve. Where more than one route is provided, all routes must be accessible.
6. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
7. Parking lot spaces shall be marked for Future EV charging, Van Pool and electric vehicle parking per the percentages found in the CA Green Building standards Code and shall be shown on the site parking plans. Residential and Grocery retail designated parking spaces are required to install electric vehicle charging stations.
8. Adequate sanitary facilities shall be provided for each facility, per the requirements of Chapter 29 of the current adopted California Building Code and Chapter 4 of the current adopted California Plumbing Code. Each building or structure shall be provided with toilet facilities for residents, employees and customers. Requirements for customers and employees shall be permitted to be met with a single set of restrooms accessible to both groups. Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.
9. The project is required to comply with the Model Water Efficient Landscape Ordinance (MWELO) requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7. For each building, please complete an MWELO application and provide landscaping plans.

2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)

- a. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences,

walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)

- b. The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-13 prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
- c. A Caltrans encroachment permit shall be required for all work within Caltrans right-of-way. A copy of the permit shall be submitted to Public Works for the file.
- d. All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage and as required by the public utility companies. (Development Title Section 9-609.020)
- e. The frontage improvements for South El Dorado Street shall be constructed in conformance with the standards for one-half of a 110-foot wide right-of-way major arterial street. The improvements shall be in conformance with the current Improvement Standards of the County of San Joaquin. Improvement plans, specifications and engineer's estimate prepared by a registered civil engineer shall be submitted for review and are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to issuance of the occupancy permit. (Development Title Section 9-505, Section 9-600, Section 9-608.010[c] and R-92-814).
- f. The frontage improvements for Hospital Road shall be constructed in conformance with the standards for one-half of a 60-foot wide right-of-way collector street. The improvements shall be in conformance with the current Improvement Standards of the County of San Joaquin and may include measures to increase sight distance. Improvement plans, specifications and engineer's estimate prepared by a registered civil engineer shall be submitted for review and are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to issuance of the occupancy permit. (Development Title Section 9-505, Section 9-600, Section 9-608.010[c] and R-92-814).
 - 1. Install a left turn lane at the driveway location.
- g. Extend the northbound left turn lane at the intersection of South El Dorado Street and French Camp Road from 150 feet to 225 feet.
- h. Construct channelizing islands at the northwest and southwest corners of the South El Dorado and Hospital Street intersection per the Be Well Specific Plan.
- i. The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- j. The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- k. The Water Supply Facilities Impact Mitigation Fee shall be required for this development. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current

schedule at the time of payment. (Development Title Section 9-803.020 and Resolutions R-91-327, R-94-185 and R-97-5).

- l. The Flood Protection Development Impact Fee shall be required for this application. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Resolutions R-22-135)
- m. It is the responsibility of the applicant to ensure that a current will serve letter for sanitary sewer and water service is on file prior to issuance of a building permit.
- n. A drainage system shall be provided in accordance with the County Standards and the Be Well Specific Plan, to discharge into the master planned retention system located west of Interstate-5, managed by the County. Hydrologic and hydraulic analyses shall be provided and demonstrate that all property, both downstream and upstream of the discharge, will not be subject to a higher flood level as a result of the proposed drainage. (Development Title Section 9-606.010).
- o. Basins shall be fenced with six (6) foot high fence when the maximum design depth is 18 inches or more.
- p. Street lighting shall be provided in accordance with San Joaquin County's Improvement Standards and complete any necessary requirements to connect power to the street lights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-608.120).
- q. Applicant shall prepare a financing mechanism for the operations and maintenance of the street light, storm drainage, water, and wastewater systems prior to the release of an encroachment permit.
- r. A copy of the Final Site Plan shall be submitted prior to release of building permit.

3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)

- a. Submit two (2) hardcopy sets, or one (1) electronic version, of food facility plans to the Environmental Health Department for review and approval prior to the issuance of building permits. The fee will be based on the current schedule at the time of payment (California Retail Food Code, Article 1, 114380).
- b. A valid permit from the Environmental Health Department is required prior to operating a food facility (California Retail Food Code, Chapter 13, Article 1, Section 14381).
- c. Before medical waste can be generated or stored on-site, the generator shall notify the Environmental Health Department and comply with regulatory requirements under the Medical Waste Management Act. A permit must be obtained from the EHD if 200 pounds or more of medical waste is generated per month (Health and Safety Code HSC117890). For further information, please contact Natalia Subbotnikova, Program Coordinator Solid Waste Program at (209) 468-0338.
- d. The applicant shall provide written confirmation from the water providers that necessary improvements have been constructed or financial arrangements have been made for any required improvements. The agency must confirm that it has or will have the capacity to serve the proposed development. This confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
- e. Written confirmation is required from the Public Works Department that necessary improvements for public sewer have been constructed or financial arrangements have been made. Additionally,

the Public Works Department must confirm that the agency has or will have the sewer capacity to serve the development (San Joaquin County Development Title, Section 9-600.020).

- f. Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-605.010 & 9-601.020).
 - g. Any geotechnical drilling shall be conducted under permit and inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-601.010[b] and 9-601.020[i]).
 - h. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - 1. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - 2. Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - 3. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
 - 4. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
 - 5. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
 - 6. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. Risk Management Plan requirement for covered processes
4. FRENCH CAMP MCKINLEY FIRE DISTRICT (Contact: [209] 982-0592)
- a. **SITE ADDRESS:**

1. Building address numbers shall be plainly visible from the street fronting the property. These numbers shall contrast with their background and be a minimum of 12" in height.
2. Building numbers for rear buildings shall be visible from the main drive aisle and placed in a uniform position on the building façade.
3. The entrance shall have a directory of the complex.
4. Individual units shall be numbered consecutively according to their floor:
First floor: 100 series
Second floor: 200 series
Third floor: 300 series
5. Each building shall have a durable, all-weather sign listing the building designator and the units contained within.

b. FIRE DEPARTMENT ACCESS:

1. A diagram shall be provided showing a minimum of 44' external radius and an internal radius of 25' on all main entries, drive aisles, and parking lot areas. The main drive aisle shall be designated as an Emergency Vehicle Access Lane and be a minimum of 26' wide.
2. A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marked in accordance with California Fire Code (Appendix D103.6 Signs).
3. Approved "Fire Lane" shall consist of red-painted curbs with white letters no smaller than 3 inches in height.
4. "No Parking Fire Lane" signs may also be required by the Authority Having Jurisdiction (AHJ).
5. Provide an all-weather access driving surface (aggregate base) throughout all active approved construction sites.
6. Fire apparatus access roads shall support the imposed loads of fire apparatus with a relative compaction of not less than 90% and must allow for all-weather driving capabilities. A compaction test will be required.
7. Private roadways in a Planned Unit Development (PUD) or Planned Residential Development (PRD) shall be designed to support fire apparatus, have a minimum compaction of 95%, and have a finished surface of asphaltic concrete pavement or equivalent.
8. For approaches, drive aisles, and fire department access, please contact the fire prevention department for apparatus turning radius and curb-to-curb radius requirements.

c. FIRE HYDRANTS, FDCS, AND PIVS:

1. Plans and specifications for fire hydrants, post indicator valves (PIVs), and fire department connections (FDCs) must be submitted and approved prior to construction.
2. Fire hydrants shall be installed on a minimum 8-inch looped water main.
3. Fire hydrants shall have the 4.5" steamer port facing the drive aisle.
4. Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet per the California Fire Code. Hydrants should be placed at corners when possible.
5. Hydrants subject to vehicular damage shall be protected in an approved manner and remain unobstructed.
6. Maintain 15 feet of clearance on either side of fire hydrants from parked or stopped vehicles.
7. Additional fire hydrants may be required to meet spacing requirements within 8 feet of FDCs and PIVs.
8. Fire protection systems (fire hydrants and water mains) must be installed before building permits are issued.
9. PIVs and FDCs must be within 8 feet of a hydrant in a cluster formation and clearly labeled for their associated building.

10. FDCs must face the drive lane.
 11. Total fire flow calculations (Appendix B of the CFC) shall be submitted with the permit application.
 12. Truck terminal/storage facilities must have a minimum 20,000-gallon above-ground water storage tank labeled "Fire Dept Use Only" with gallon capacity specified.
 13. Storage tanks must have automatic refills meeting system demand and a valve with 2.5" NH male threads protected by a cap.
 14. Water storage tanks must include a vent pipe, an overflow at the high-water line, and a fire pump if supplying suppression sprinklers or hydrants.
 15. Crash posts must protect storage tanks without obstructing fire department access.
 16. Water storage tanks must comply with NFPA 22 standards.
- d. **UNDERGROUND PIPING FOR FIRE SPRINKLER SYSTEMS:** All underground piping for fire sprinkler systems must be approved by the Fire Department before permit issuance.
- e. **PROTECTION OF GAS METERS AND PIPING:** Above-ground gas meters, regulators, and exposed piping shall be protected from vehicular damage in an approved manner.
- f. **FIRE SUPPRESSION SYSTEMS:**
1. All buildings must have an approved monitored automatic sprinkler system in compliance with NFPA 13, CFC, and CBC.
 2. Fire alarm/sprinkler monitoring shall be Point ID.
- g. **FIRE SUPPRESSION APPROVAL:**
1. Plans and specifications for fire suppression systems must be submitted for review and approval before construction.
 2. Any deviations from approved plans require submission of "As-Built" plans before final inspection.
- h. **DEFERRED SUBMITTALS:** Plans listed as deferred submittals must be clearly labeled on the building permit submittal cover sheet.
- i. **FIRE PROTECTION INSPECTIONS:**
1. Fire protection systems (hydrants, water mains, etc.) must be installed, tested, and approved by the AHJ before any building permits are issued.
 2. The Fire Department must witness all system and acceptance tests.
 3. A minimum of 24-hour notice is required before any system or acceptance tests. (Submit requests at www.frenchcampfire.com)
- j. **KNOX BOX INSTALLATION:**
1. A Fire Department-approved "Key Lock Box" (Knox Box) must be installed near the main entrance and at additional locations as required.
 2. A 3200 series Knox Box can be ordered at www.frenchcampfire.com. Contact Fire Prevention for assistance.
- k. **PROTECTION OF GAS INFRASTRUCTURE:** Above-ground gas meters, regulators, and piping exposed to vehicular damage must be protected in an approved manner.

- l. **TRASH ENCLOSURES AND DUMPSTERS:** Dumpsters shall not be placed within 5 feet of combustible walls, openings, or roof eaves unless protected by automatic fire sprinklers.
- m. **OPERATIONAL PERMITS:** Operations requiring permits (e.g., high-piled storage, hot work, compressed gas, battery storage) must be identified on the plan submittal in accordance with CFC 105.
- n. **FIRE COMMENTS IN PLAN SUBMITTALS:**
 - 1. All fire-related comments must be included in a designated fire section of the Building Permit Plan Submittal.
 - 2. The Authority Having Jurisdiction (AHJ) must be listed in the submittal.



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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

July 1, 2025

To: San Joaquin County Community Development Department
Attention: Stephanie Stowers

From: Sastina Thammavongsa; (209) 616-3068 *ST*
Registered Environmental Health Specialist

RE: **PA-2400483, -84 (GP, ZR, SP), Revised Referral, SU-2500454, -6**
55 W. Hospital Road, French Camp, APN: 193-050-27

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- 1) Submit two (2) hardcopy sets, or one (1) electronic version, of food facility plans to the Environmental Health Department for review and approval prior to issuance of building permit(s) (California Retail Food Code, Article 1, 114380). The fee will be based on the current schedule at the time of payment.
- 2) A valid permit from EHD is required prior to operating food facility (California Retail Food Code, Chapter 13, Article 1, Section 14381).
- 3) Before medical waste can be generated or stored on site, the generator shall notify the EHD and comply with the regulatory requirements under the Medical Waste Management Act, and obtain permit from the EHD if 200 pounds or more per month of medical waste is generated (Health and Safety Code HSC117890). Please contact Natalia Subbotnikova, Program Coordinator Solid Waste Program at (209) 468-0338 for further information.
- 4) The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).
- 5) Written Confirmation is required from the Public Works Department that improvements have been constructed or financial arrangements have been made for any improvements for public sewer required by the agency. In addition, written confirmation from the Public Works Department that the agency has or will have the sewer capacity to serve the development is also required (San Joaquin County Development Title, Section 9-600.020).
- 6) Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020)

- 7) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
- 8) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – **Hazardous Waste Program** (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - b. Onsite treatment of hazardous waste – **Hazardous Waste Treatment Tiered Permitting Program** (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – **Hazardous Materials Business Plan Program** (HSC Sections 25508 & 25500 et sec.)
 - d. Any amount of hazardous material stored in an Underground Storage Tank – **Underground Storage Tank Program** (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
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 - i. **Spill Prevention, Countermeasures and Control (SPCC) Plan requirement**
 - f. Threshold quantities of regulated substances stored onsite - **California Accidental Release Prevention (CalARP) Program** (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. **Risk Management Plan requirement for covered processes**



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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

July 9, 2025

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Stephanie Stowers

FROM: Shayan Rehman, Engineering Services Manager
Development Services Division

SUBJECT: A General Plan Amendment, Zone Reclassification and Specific Plan application :This project is comprised of 2 applications as follows: PA-2400483 is a Map Amendment application to amend the General Plan designation and zoning of an existing 18-acre parcel from Freeway Service Commercial (C/FS) to Mixed Use (M/X) [General Plan] and from Agriculture-Urban Reserve, 20-acre minimum (AU-20) to Mixed Use (M-X). PA-2400484 is a Specific Plan application to allow for the development of a wellness campus for behavioral health services that includes 2 campuses, South Campus and North Campus, that are planned to include: South Campus: A 76,000 square foot Community and Outpatient Services building, a 35,250 square foot Urgent Care Services building with 42 beds, and 2 50,000 square foot Residential Treatment Program buildings with a combined total of 132 beds. South Campus development includes a total of 184,000 square feet and 174 beds. North Campus: 10 Supportive Transitional Housing buildings, including a 99,000 square foot building with 178 beds, a 36,000 square foot building with 42 beds, and 8 1,920 square foot modular buildings with a combined total of 32 beds. North Campus development includes a total of 150,360 square feet and 252 beds. This project site is not under the Williamson Act Contract. (Supervisorial District 3)

OWNER: San Joaquin County
44 N. San Joaquin Street
Stockton, CA 95202

APPLICANT: Darci Hernandez
300 Spectrum Center Dr. Ste. 730
Irvine, CA 92618

ADDRESS: 55 W. Hospital Road

APN: 193-050-27

INFORMATION:

The site is currently located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone X.

El Dorado St. has a variable right of way and a planned right of way of 84-110'.

County Hospital Rd. has a right of way of 60' and planned right of way of 60'.

The Traffic Impact Mitigation Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Regional Transportation Impact Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Water Supply Facilities Impact Mitigation Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 2) The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-13 prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
- 3) A Caltrans encroachment permit shall be required for all work within Caltrans right-of-way. A copy of the permit shall be submitted to Public Works for the file.
- 4) All utilities shall be underground except power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage and as required by the public utility companies. (Development Title Section 9-609.020)
- 5) The frontage improvements for South El Dorado Street shall be constructed in conformance with the standards for one-half of a 110-foot wide right-of-way major arterial street. The improvements shall be in conformance with the current Improvement Standards of the County of San Joaquin. Improvement plans, specifications and engineer's estimate prepared by a registered civil engineer shall be submitted for review and are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to issuance of the occupancy permit. (Development Title Section 9-505, Section 9-600, Section 9-608.010[c] and R-92-814).
- 6) The frontage improvements for Hospital Road shall be constructed in conformance with the standards for one-half of a 60-foot wide right-of-way collector street. The improvements shall be in conformance with the current Improvement Standards of the County of San Joaquin and may include measures to increase sight distance. Improvement plans, specifications and engineer's estimate prepared by a registered civil engineer shall be submitted for review and are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to issuance of the occupancy permit. (Development Title Section 9-505, Section 9-600, Section 9-608.010[c] and R-92-814).
 - a) Install a left turn lane at the driveway location.
- 7) Extend the northbound left turn lane at the intersection of South El Dorado Street and French Camp Road from 150 feet to 225 feet.

- 8) Construct channelizing islands at the northwest and southwest corners of the South El Dorado and Hospital Street intersection per the Be Well Specific Plan.
- 9) The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- 10) The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 11) The Water Supply Facilities Impact Mitigation Fee shall be required for this development. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Development Title Section 9-803.020 and Resolutions R-91-327, R-94-185 and R-97-5).
- 12) The Flood Protection Development Impact Fee shall be required for this application. The fee is due and payable prior to issuance of the building permit. The fee will be based on the current schedule at the time of payment. (Resolutions R-22-135)
- 13) It is the responsibility of the applicant to ensure that a current will serve letter for sanitary sewer and water service is on file prior to issuance of a building permit.
- 14) A drainage system shall be provided in accordance with the County Standards and the Be Well Specific Plan, to discharge into the master planned retention system located west of Interstate-5, managed by the County. Hydrologic and hydraulic analyses shall be provided and demonstrate that all property, both downstream and upstream of the discharge, will not be subject to a higher flood level as a result of the proposed drainage. (Development Title Section 9-606.010).
- 15) Basins shall be fenced with six (6) foot high fence when the maximum design depth is 18 inches or more.
- 16) Street lighting shall be provided in accordance with San Joaquin County's Improvement Standards and complete any necessary requirements to connect power to the street lights (including application to Pacific Gas and Electric Company and installation of any necessary power facilities) (Development Title Section 9-608.120).
- 17) Applicant shall prepare a financing mechanism for the operations and maintenance of the street light, storm drainage, water, and wastewater systems prior to the release of an encroachment permit.
- 18) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 19) This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations

shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):

- a) Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 - b) Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2023 SWQCCP
 - c) Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County's 2023 SWQCCP.
- 20) Applicant shall prepare a stormwater quality maintenance plan for the post-construction maintenance of stormwater quality facilities. This maintenance plan shall be included in the recorded Notice of Completion.
- 21) Prior to release of the building permit the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP
- 22) Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
- 23) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works prior to release of the building permit. Contact the SWRCB at 1-866-563-3107 for further information.

SR:GM



SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

DATE:

PA-2400484

Property owner: San Joaquin County

Applicant: San Joaquin county

APN / Address: 19305027, 55 W Hospital Rd, French Camp, CA

Planner: Stephanie Sowers

Project Description:

Building Conditions By: Jeff Niemeyer (Building Official) (209) 468-3180

BUILDING CODE REQUIREMENTS: The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:

1. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
 - a. A soils report is required pursuant to CBC § 1803 for foundations and CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
2. A building permit for each separate structure or building is required. Submit plans, Specifications and supporting calculations, prepared by a Registered Design Professional (architect or engineer) for each structure or building, showing compliance with the current adopted California Building, Existing Building, Mechanical, Plumbing, Electrical, Energy and Fire Codes as may be applicable. Plans for the different buildings or structures may be combined into a single set of construction documents. For each proposed new building, provide the following information on the plans:
 - a. Description of proposed use
 - b. Existing and proposed occupancy Groups
 - c. Risk Category (I, II, III, or IV)
 - d. Type of construction
 - e. Sprinklers (Yes or No)
 - f. Number of stories
 - g. Building height
 - h. Allowable floor area
 - i. Proposed floor area
 - j. Occupant load based on the CBC
 - k. Occupant load based on the CPC

3. If high piled combustible storage is to be used in a building, an automatic fire sprinkler system will be required.
4. Accessible routes shall be provided per Chapter 11B of the currently adopted California Building Code. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to each building's accessible main entry or facility entrance they serve. Where more than one route is provided, all routes must be accessible.
5. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
6. Parking lot spaces shall be marked for Future EV charging, Van Pool and electric vehicle parking per the percentages found in the CA Green Building standards Code and shall be shown on the site parking plans. Residential and Grocery retail designated parking spaces are required to install electric vehicle charging stations.
7. Adequate sanitary facilities shall be provided for each facility, per the requirements of Chapter 29 of the current adopted California Building Code and Chapter 4 of the current adopted California Plumbing Code. Each building or structure shall be provided with toilet facilities for residents, employees and customers. Requirements for customers and employees shall be permitted to be met with a single set of restrooms accessible to both groups. Required toilet facilities for employees and customers in other than shopping malls or centers shall have a maximum travel distance not to exceed 500 feet. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.
8. The project is required to comply with the Model Water Efficient Landscape Ordinance (MWELo) requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7. For each building, please complete an MWELo application and provide landscaping plans.

Project Description

The San Joaquin Behavioral Health Campus (SJ BeWell Project or "Proposed Project") is a 361,610-square-foot facility located on an 18-acre parcel in the unincorporated Urban Community of French Camp. -The Proposed Project, consists of a North Campus and South Campus, will provide behavioral health and substance use disorder treatment in the form of urgent care, outpatient services, community care, residential treatment and housing programs.

The Proposed Project consists of the following two applications:

- **PA-2400483** – A Map Amendment to amend the General Plan designation and zoning of the existing 18-acre parcel:
 - General Plan redesignation from Freeway Service Commercial (C/FS) to Mixed Use (M/X)
 - Zone reclassification from Agriculture-Urban Reserve, 20-acre minimum (AU-20) to Mixed Use (M-X)
- **PA-2400484** – A Specific Plan to allow for the development of the behavioral health and substance use disorder crisis care facility that includes two campuses, South Campus and North Campus, that are planned to include:

South Campus: The South Campus development includes a total of 211,250 square feet and 174 beds, and includes:

- 76,000 square foot Community and Outpatient Services building
- 35,250 square foot Urgent Care Services building with 42 beds
- Two 50,000 square foot Residential Treatment Program buildings with a combined total of 132 beds.

North Campus: The North Campus development includes a total of 150,360 square feet and 252 beds, and includes 10 Supportive Transitional Housing buildings, including:

- 99,000 square foot building with 178 beds
- 36,000 square foot building with 42 beds
- Eight 1,920 square foot modular buildings with a combined total of 32 beds.

Development of numerous outdoor facilities for use by the SJ BeWell Project denizens is also proposed, including walking paths, an art walk and place of respite, a social lawn, a physical activity zone including sports court and outdoor fitness equipment, an outdoor amphitheater, community gathering place/social hub, and a community garden. Outdoor, separate secured yards and courtyards will be provided for staff, and various units throughout the facility.

Use Types proposed with the Specific Plan include:

- Supportive Housing
- Residential Care Facility – Large
- Transitional Housing
- Medical Services – Clinic
- Eating & Drink Establishment – Restaurant, Limited Service
- Retail Sales & Services – Market



SJCOG, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Stephanie Stowers, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. **Phone:** (209) 235-0574 **Email:** boyd@sjcog.org
Date: June 16, 2025
Local Jurisdiction Project Title: PA-2400483, -84 (GP, ZR, SP)
Assessor Parcel Number(s): 193-050-27
Local Jurisdiction Project Number: PA-2400483, -84 (GP, ZR, SP)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Agricultural Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Stowers:

SJCOG, Inc. has reviewed the project referral for PA-2400483, -84 (GP, ZR, SP). This project consists of a General Plan Amendment, Zone Reclassification and Specific Plan application. This project is comprised of 2 applications as follows: PA-2400483 is a Map Amendment application to amend the General Plan designation and zoning of an existing 18-acre parcel from Freeway Service Commercial (C/FS) to Mixed Use (M/X) {General Plan} and from Agriculture-Urban Reserve, 20-acre minimum (AU-20) to Mixed Use (M-X). PA-2400484 is a Specific Plan application to allow for the development of a wellness campus for behavioral health services that includes 2 campuses, South Campus and North Campus, that are planned to include: South Campus: A 76,000 square foot Community and Outpatient Services building, a 35,250 square foot Urgent Care Services building with 42 beds, and 2 50,000 square foot Residential Treatment Program buildings with a combined total of 132 beds. South Campus development includes a total of 184,000 square feet with 174 beds. North Campus: 10 Supportive Transitional Housing buildings, including a 99,000 square foot building with 178 beds, a 36,000 square foot building with 42 beds, and 8 1,920 square foot modular buildings with a combined total of 32 beds. North Campus development includes a total of 150,360 square feet and 252 beds. The project site is located at the southwest corner of Hospital Road and South El Dorado Street, Stockton (APN/Address: 193-050-27 / 55 W. Hospital Road, French Camp).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This Project is subject to the SJMSCP. This can be up to a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:

- a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department,
Other:

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) **SJMSCP Incidental Take Minimization Measures and mitigation requirement:**
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2400483, -84 (GP, ZR, SP)

Landowner: San Joaquin Count

Applicant: Darci Hernandez

Assessor Parcel #s: 193-050-27

Local Jurisdiction Contact: Stephanie Stowers

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.

**French Camp McKinley Fire Protection District
Fire Prevention Division
310 E. French Camp Rd
French Camp, CA 95231
(209)982-0592**

Fire Department General Conditions

1. Site Address:

- a. Building address numbers shall be plainly visible from the street fronting the property. These numbers shall contrast with their background and be a minimum of 12" in height.
- b. Building numbers for rear buildings shall be visible from the main drive aisle and placed in a uniform position on the building façade.
- c. The entrance shall have a directory of the complex.
- d. Individual units shall be numbered consecutively according to their floor:
 - a. First floor: 100 series
 - b. Second floor: 200 series
 - c. Third floor: 300 series

Bldg A
Units 301-306
201-206
101-106

Bldg 2
Units 307-313
207-213
107-113

- e. Each building shall have a durable, all-weather sign listing the building designator and the units contained within.

2. Fire Department Access:

- a. A diagram shall be provided showing a minimum of 44' external radius and an internal radius of 25' on all main entries, drive aisles, and parking lot areas. The main drive aisle shall be designated as an Emergency Vehicle Access Lane and be a minimum of 26' wide.
- b. A diagram showing proposed "Fire Lane" shall be submitted for approval to the Office of the Fire Marshal. Fire Lanes shall be marked in accordance with California Fire Code (Appendix D103.6 Signs).
- c. Approved "Fire Lane" shall consist of red-painted curbs with white letters no smaller than 3 inches in height.

- d. "No Parking Fire Lane" signs may also be required by the Authority Having Jurisdiction (AHJ).
- e. Provide an all-weather access driving surface (aggregate base) throughout all active approved construction sites.
- f. Fire apparatus access roads shall support the imposed loads of fire apparatus with a relative compaction of not less than 90% and must allow for all-weather driving capabilities. A compaction test will be required.
- g. Private roadways in a Planned Unit Development (PUD) or Planned Residential Development (PRD) shall be designed to support fire apparatus, have a minimum compaction of 95%, and have a finished surface of asphaltic concrete pavement or equivalent.
- h. For approaches, drive aisles, and fire department access, please contact the fire prevention department for apparatus turning radius and curb-to-curb radius requirements.

3. Fire Hydrants, FDCs, and PIVs:

- a. Plans and specifications for fire hydrants, post indicator valves (PIVs), and fire department connections (FDCs) must be submitted and approved prior to construction.
- b. Fire hydrants shall be installed on a minimum 8-inch looped water main.
- c. Fire hydrants shall have the 4.5" steamer port facing the drive aisle.
- d. Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet per the California Fire Code. Hydrants should be placed at corners when possible.
- e. Hydrants subject to vehicular damage shall be protected in an approved manner and remain unobstructed.
- f. Maintain 15 feet of clearance on either side of fire hydrants from parked or stopped vehicles.
- g. Additional fire hydrants may be required to meet spacing requirements within 8 feet of FDCs and PIVs.
- h. Fire protection systems (fire hydrants and water mains) must be installed before building permits are issued.
- i. PIVs and FDCs must be within 8 feet of a hydrant in a cluster formation and clearly labeled for their associated building.
- j. FDCs must face the drive lane.
- k. Total fire flow calculations (Appendix B of the CFC) shall be submitted with the permit application.
- l. Truck terminal/storage facilities must have a minimum 20,000-gallon above-ground water storage tank labeled "Fire Dept Use Only" with gallon capacity specified.
- m. Storage tanks must have automatic refills meeting system demand and a valve with 2.5" NH male threads protected by a cap.
- n. Water storage tanks must include a vent pipe, an overflow at the high-water line, and a fire pump if supplying suppression sprinklers or hydrants.
- o. Crash posts must protect storage tanks without obstructing fire department access.
- p. Water storage tanks must comply with NFPA 22 standards.

4. Underground Piping for Fire Sprinkler Systems:

- a. All underground piping for fire sprinkler systems must be approved by the Fire Department before permit issuance.

5. Protection of Gas Meters and Piping:

- a. Above-ground gas meters, regulators, and exposed piping shall be protected from vehicular damage in an approved manner.

6. Fire Suppression Systems:

- a. All buildings must have an approved monitored automatic sprinkler system in compliance with NFPA 13, CFC, and CBC.
- b. Fire alarm/sprinkler monitoring shall be Point ID.

7. Fire Suppression Approval:

- a. Plans and specifications for fire suppression systems must be submitted for review and approval before construction.
- b. Any deviations from approved plans require submission of "As-Built" plans before final inspection.

8. Deferred Submittals:

- a. Plans listed as deferred submittals must be clearly labeled on the building permit submittal cover sheet.

9. Fire Protection Inspections:

- a. Fire protection systems (hydrants, water mains, etc.) must be installed, tested, and approved by the AHJ before any building permits are issued.
- b. The Fire Department must witness all system and acceptance tests.
- c. A minimum of 24-hour notice is required before any system or acceptance tests. (Submit requests at www.frenchcampfire.com)

10. Knox Box Installation:

- a. A Fire Department-approved "Key Lock Box" (Knox Box) must be installed near the main entrance and at additional locations as required.
- b. A 3200 series Knox Box can be ordered at www.frenchcampfire.com. Contact Fire Prevention for assistance.

11. Protection of Gas Infrastructure:

- a. Above-ground gas meters, regulators, and piping exposed to vehicular damage must be protected in an approved manner.

12. Trash Enclosures and Dumpsters:

- a. Dumpsters shall not be placed within 5 feet of combustible walls, openings, or roof eaves unless protected by automatic fire sprinklers.

13. Operational Permits:

- a. Operations requiring permits (e.g., high-piled storage, hot work, compressed gas, battery storage) must be identified on the plan submittal in accordance with CFC 105.

14. Fire Comments in Plan Submittals:

- a. All fire-related comments must be included in a designated fire section of the Building Permit Plan Submittal.
- b. The Authority Having Jurisdiction (AHJ) must be listed in the submittal.

Authority having jurisdiction:

French Camp McKinley Fire Protection District
Office of Fire Prevention
310 E. French Camp Rd
French Camp CA 95231
(209)932-8628
prevention@frcfire.com



FRENCH CAMP MCKINLEY FIRE PROTECTION DISTRICT

*"Dedicated to serving the community we swore to protect
through emergency response, preparation, and prevention."*

Fire Chief
Marty Cornilsen

Board of Directors
Philip George, Chair
J. Larry Lee, Vice Chair
Gloria Murphy
S. Daniel Rego
Rosemire Zanini

July 3, 2025

San Joaquin County Community Development Department

1810 E. Hazelton Avenue

Stockton, CA 95205

Re: Comments Regarding Application PA-2400483, -84 (GP, ZR, SP)

The French Camp McKinley Fire District respectfully submits this formal letter of support for the proposed San Joaquin BeWell Project. The District recognizes the significant public benefit the Project will provide by delivering essential behavioral and physical health care services in a secure, therapeutic, and person-centered setting.

The Project site lies within the District's jurisdictional boundaries, and the District will serve as the primary fire protection and emergency response agency for the proposed development. Based on the most recent information provided by the County of San Joaquin, the District understands that the Project will consist of one- to three-story structures comprising approximately 354,400 square feet and accommodating up to 426 residential beds. It is further understood that Phase I will include one to two-story structures, with future phases potentially reaching three stories in height.

The Project will primarily be served by French Camp Fire Station 11-1, located at 310 French Camp Road, approximately one mile east of the site. This station is currently staffed daily by three firefighters and one engine and is equipped with the apparatus and resources necessary for a single engine response.

The District participates in the Countywide Mutual Aid Agreement, under which additional fire service resources may be made available when necessary. The District presently holds an automatic aid agreement with Montezuma Fire Protection District and is actively engaged in negotiations for similar agreements with the Lathrop Manteca Fire District. The District also intends to discuss an automatic agreement with the City of Stockton.

While the District supports the BeWell Project and similar County development efforts, we must formally express our operational concerns related to fire protection service demands stemming from the increased scale, density, and elevation of current and planned County facilities. Projects of this magnitude place additional strain on our already limited staffing and station coverage. Ensuring adequate fire protection for expanding County infrastructure will require proportional increases in funding, personnel, equipment, and long-term planning support.



FRENCH CAMP MCKINLEY FIRE PROTECTION DISTRICT

*"Dedicated to serving the community we swore to protect
through emergency response, preparation, and prevention."*

Fire Chief

Marty Cornilsen

Board of Directors

Philip George, Chair

J. Larry Lee, Vice Chair

Gloria Murphy

S. Daniel Rego

Rosemire Zanini

The District has recently begun collecting Fire Protection Facilities Improvement Fees from new developments to help finance necessary upgrades to fire facilities and equipment. In addition, the District receives annual funding through an existing County Fire Service Agreement for emergency services provided to County owned properties. Nevertheless, as development intensifies, the District respectfully requests continued and expanded collaboration with the County to ensure sufficient resources of fire services.

The District remains committed to the safety and welfare of the community and to supporting County projects that align with public health and safety priorities. To that end, we welcome further dialogue with County leadership to ensure sustained, coordinated fire protection for this and future developments.

Sincerely,

Chief Marty Cornilsen

French Camp McKinley Fire District

MITIGATION AND MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes that have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which its decision is based.
- A public agency shall provide measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a Draft Initial Study/Mitigated Negative Declaration (IS/MND), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either (1) submit to the lead agency complete and detailed performance objectives for mitigation measures that would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or (2) refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance with that requirement by a responsible agency or agency having jurisdiction over natural resources affected by a project shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

MITIGATION MONITORING PROCEDURES

The Mitigation Monitoring and Reporting Program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the County of San Joaquin (County) to ensure that all mitigation measures and regulatory compliance measures adopted as part of the proposed San Joaquin BeWell Behavioral Health Campus Project (project) will be carried out as described in the Draft IS/MND.

Table A lists each of the mitigation measures and regulatory compliance measures specified in the Draft IS/MND and identifies the party or parties responsible for implementation and monitoring of each measure.

Table A: Mitigation and Monitoring Reporting Program

Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
4.1 Aesthetics		
There are no potentially significant impacts related to aesthetics; therefore, no mitigation is required.		
4.2 Agriculture and Forestry Resources		
There are no potentially significant impacts related to agriculture and forestry resources; therefore, no mitigation is required.		
4.3 Air Quality		
RCM AIR-1 Construction Emissions Controls. Consistent with SJVAPCD Regulation VIII (Fugitive PM₁₀ Prohibitions), the following controls are required to be included as specifications for the proposed project and implemented at the construction site: • All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover. • All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. • All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. • When materials are transported off site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least 6 inches of freeboard space from the top of the container shall be maintained. • All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden). • Following the addition of materials to, or the removal of materials from, the surface of out-door storage piles, said piles shall be effectively stabilized of fugitive dust emission utilizing sufficient water or chemical stabilizer/suppressant.	Project Applicant / Construction Contractor	Prior to and During Project Construction

Table A: Mitigation and Monitoring Reporting Program

Mitigation Measure/Regulatory Compliance Measure		Responsible Party	Timing for Measure
4.4 Biological Resources			
MM BIO-1	Burrowing Owls. Direct take of nesting burrowing owls would be in violation of the CFGC Code and MBTA; the burrowing owl is a covered species under the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). However, the SJCOG has adopted CDFW's Staff Report on Burrowing Owls (CDFW 2012) and have prepared additional ITMMs to cover this species. The following ITMMs are consistent with the Staff Report (CDFW 2012) and the provisions of the MBTA: - The presence of ground squirrels and squirrel burrows are attractive to burrowing owls. Burrowing owls may therefore be discouraged from entering or occupying construction areas by discouraging the presence of ground squirrels. To accomplish this, the Applicant should prevent ground squirrels from occupying the project site early in the planning process by employing one of the following practices: - The Applicant may plant new vegetation or retain existing vegetation entirely covering the site at a height of approximately 36 inches above the ground. Vegetation should be retained until construction begins. Vegetation will discourage both ground squirrel and owl use of the site. - Alternatively, if burrowing owls are not known or suspected to occur in the project site and the area is an unlikely occupation site for California tiger salamander, California red-legged frog, or San Joaquin kit fox, the Applicant may disc or plow the entire project site to destroy any ground squirrel burrows. At the same time burrows are destroyed, ground squirrels should be removed through one of the following approved methods to prevent reoccupation of the project site: Anticoagulants. Establish bait stations using the approved rodenticide anticoagulants Chlorophacinone or Diphacinone. Rodenticides shall be used in compliance with USEPA label standards and as directed by the	Project Applicant / Construction Contractor	Prior to and During Project Construction

Table A: Mitigation and Monitoring Reporting Program

Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
San Joaquin County Agricultural Commissioner (SJAC). ii. Zinc Phosphide. Establish bait stations with non-treated grain 5-7 calendar days in advance of rodenticide application, and then apply Zinc Phosphide to bait stations. Rodenticides shall be used in compliance with the U.S. EPA label standards and as directed by the SJAC. iii. Fumigants. Use below-ground gas cartridges or pellets and seal burrows. Approved fumigants include Aluminum Phosphide (Fumitoxin, Phostoxin) and gas cartridges sold by the SJAC office. NOTE: Crumpled newspaper covered with soil is often an effective seal for burrows when fumigants are used. Fumigants shall be used in compliance with the USEPA label standards and as directed by the SJAC. iv. Traps. For areas with minimal rodent populations, traps may be effective for eliminating rodents. If trapping activities are required, the use of traps shall be consistent with all applicable laws and regulations. 2. If the measures described above were not attempted or were attempted but failed, and burrowing owls are known to occupy the project site, then the following measures shall be implemented in accordance with the Staff Report (CDFW, 2012): a. Breeding season (February 1 through August 31): Pre-construction surveys for burrowing owls will be performed no more than 14 days prior to initial ground disturbance activities in accordance with the Staff Report (CDFW, 2012). i. Any occupied burrows shall not be disturbed and shall be provided with a 250-foot		

Table A: Mitigation and Monitoring Reporting Program

Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
protective buffer until and unless the Technical Advisory Committee (TAC), with the concurrence of the Permitting Agencies (representatives on the TAC); or unless a qualified biologist approved by the Permitting Agencies verifies through non-invasive means that either: 1) the owls have not begun egg laying, or 2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. ii. Once the fledglings are capable of independent survival, a Burrowing Owl Exclusion Plan is developed and approved by the applicable CDFW SJMSCP representative/office, and habitat is mitigated in accordance with the Staff Report (CDFW 2012), then the burrows can be destroyed. Pre-construction surveys following destruction of burrows and prior to initial construction activities are recommended to ensure owls do not re-colonize the project site. iii. If project activities are delayed or suspended for more than 15 days during the breeding season, surveys will be repeated. b. Non-breeding season (September 1 through January 31): Pre-construction surveys following the Staff Report (CDFW 2012) will be performed prior to initial ground disturbance activities. Burrowing owls may be evicted after a Burrowing Owl Exclusion Plan is developed and approved by the applicable CDFW SJMSCP representative/office and habitat is mitigated in accordance with the Staff Report (CDFW 2012).		
MM BIO-2	Swainson's Hawk. Direct take of nesting Swainson's hawk would be in violation of the CFGC and MBTA. In addition, this species is covered under	Prior to and During Project Construction

Table A: Mitigation and Monitoring Reporting Program

	Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
	the SJMSCP. The following measures are consistent with the SJMSCP ITMMs for this species and the provisions of the MBTA: 1. Removal of suitable nest trees shall be completed during the non-nesting season (when the nests are unoccupied), between September 1 and February 15. 2. If suitable nest trees will be retained and ground disturbing activities will commence during the nesting season (February 16 through August 31), all suitable nest trees on the site will be surveyed by a qualified biologist prior to initiating construction-related activities. Surveys will be conducted no more than 14 days prior to the start of work. If an active nest is discovered, a 100-foot buffer shall be established around the nest tree and delineated using orange construction fence or equivalent. The buffer shall be maintained in place until the end of the breeding season or until the young have fledged, as determined by a qualified biologist. If no active nests are present, construction may proceed as planned. 3. In some instances, CDFW may approve decreasing the specified buffers with implementation of other avoidance and minimization measures (e.g., having a qualified biologist on-site during construction activities during the nesting season to monitor nesting activity). If no nesting is discovered, construction can begin as planned. Construction beginning during the non-nesting season and continuing into the nesting season shall not be subject to these measures but will still need to comply with MBTA and CESA (which could include monitoring). 4. Prior to issuance of a grading permit, the Applicant shall implement the SJMSCP conservation strategy, (see Section 2.2.1.1 in the BRA, attached as Appendix B), to provide compensation pursuant to the SJMSCP.		
MM BIO-3	White-Tailed Kite. Direct take of white-tailed kites would be in violation of the CEGC and MBTA; the white-tailed kite is a covered species under the SJMSCP. The following mitigation measures are consistent with the SJMSCP ITMMs for this species and the provisions of the MBTA: 1. Preconstruction surveys shall investigate all potential nesting	Project Applicant / Construction Contractor	Prior to and During Project Construction

Table A: Mitigation and Monitoring Reporting Program

Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
trees in the project site (e.g., especially treetops 15-59 feet above the ground in oak, willow, eucalyptus, cottonwood, or other deciduous trees). 2. Whenever white-tailed kites are noted on site or within the vicinity of the project site during the nesting season (February 15 through September 15), a setback of 100 feet from nesting areas shall be established and maintained during the nesting season for the period encompassing nest building and continuing until fledglings leave nests. This setback applies whenever construction or other ground-disturbing activities must begin during the nesting season in the presence of nests which are known to be occupied. Setbacks shall be marked by brightly colored temporary fencing. 3. Prior to issuance of a grading permit, the Applicant shall implement the SJMSCP conservation strategy, (see Section 2.2.1.1 in the BRA, attached as Appendix B), to provide compensation pursuant to the SJMSCP.		
MM BIO-4 Loggerhead Shrike. Direct take of loggerhead shrike would be in violation of the CFGC and MBTA; loggerhead shrike is a covered species under the SJMSCP. The following mitigation measures are consistent with the SJMSCP ITMMs for this species and the provisions of the MBTA: 1. If project construction is to begin during the nesting season (March 1 - September 15), all suitable nesting habitat in the project site and within 100 feet of the limits of work shall be surveyed by a qualified biologist prior to initiating construction-related activities. Surveys shall be conducted no more than 14 days prior to the start of work. 2. If nesting areas are identified, a setback of 100 feet from colonial nesting areas shall be established and maintained during the nesting season for the period encompassing nest building and continuing until fledglings leave nests. This setback applies whenever construction or other ground-disturbing activities must begin during the nesting season in the presence of nests which are known to be occupied. Setbacks shall be marked by brightly colored temporary fencing.	Project Applicant / Construction Contractor	Prior to and During Project Construction

Table A: Mitigation and Monitoring Reporting Program

	Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
	3. Prior to issuance of a grading permit, the Applicant shall implement the SJMSCP conservation strategy, (see Section 2.2.1.1 in the BRA, attached as Appendix B), to provide compensation pursuant to the SJMSCP.		
MM BIO-5	Nesting Season Construction Restrictions. The following seasonal work restrictions shall be implemented during construction to minimize the potential for take of nesting birds: 1. If work must begin during the nesting season (February 1 to August 31), a qualified biologist shall survey all suitable nesting habitat in the BSA for presence of nesting birds. This survey shall occur no more than 10 days prior to the start of construction. If no nesting activity is observed, work may proceed as planned. If an active nest is discovered, a qualified biologist shall evaluate the potential for the proposed project to disturb nesting activities. The evaluation criteria shall include, but are not limited to, the location/orientation of the nest in the nest tree, the distance of the nest from the project site, and line of sight between the nest and the project site. 2. If nesting birds are found within 100 feet of the project site during the survey, an initial setback of 100 feet from nesting areas shall be established and protected with environmentally sensitive area (ESA) fencing. ESA fencing shall be maintained during the nesting season until construction is complete or the young have fledged, as determined by a qualified biologist. 3. A qualified biologist shall evaluate the potential for the proposed work to disturb nesting activities considering the 100-foot setback. The evaluation criteria shall include, but are not limited to, the location/orientation of the nest in the nest tree, the distance of the nest to the work limits, the line of sight between the nest and the work limits, and the description of the proposed work. 4. Prior to issuance of a grading permit, the Applicant shall implement the SJMSCP conservation strategy, (see Section 2.2.1.1 in the BRA, attached as Appendix B), to provide compensation pursuant to the SJMSCP.	Project Applicant / Construction Contractor	Prior to and During Project Construction

Table A: Mitigation and Monitoring Reporting Program

	Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
4.5 Cultural Resources			
MM CUL-1	Worker Environmental Awareness Program (WEAP). Prior to commencing construction activities (and thus prior to any ground disturbance on the proposed project site), a Qualified Archaeologist shall conduct initial Worker Environmental Awareness Program (WEAP) training of all construction personnel, including supervisors, present at the outset of the project construction work phase, for which the lead contractor and all subcontractors shall make their personnel available. The training shall describe the type of resources that may be identified, procedures to be followed during ground disturbance, and protocols that apply in the event that unanticipated resources are discovered. The crew shall be cautioned not to collect artifacts and directed to inform a construction supervisor in the event that cultural remains are discovered during the course of construction. A qualified archaeologist is someone who either meets the Secretary of the Interior's Professional Qualification Standards for archaeology (48 Federal Register 44738) and is a Registered Professional Archaeologist or has a Bachelor of Arts in archaeology or a closely related field and is a Registered Archaeologist.	Qualified Archaeologist / Construction Contractor	Prior to Project Construction and/or Ground Disturbance Activities
MM CUL-2	Inadvertent Discovery of Archaeological Resources. In the event that any cultural resources are encountered during earthmoving activities, all work within 50 feet of the find shall be halted until a qualified archaeologist can evaluate the findings and make recommendations. The archaeologist may evaluate the find in accordance with federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2, to assess the significance of the find and identify avoidance or other measures as appropriate. If suspected prehistoric or historical archaeological deposits are discovered during construction, all work within the immediate area of the discovery shall be redirected and the find must be evaluated for significance by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983).	Qualified Archaeologist / Construction Contractor	In the Event That Cultural Resources are Encountered During Earthmoving Activities
RCM CUL-1	Human Remains. In the event human remains are encountered, State Health and Safety Code Section 7050.5. states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to State Public Resources Code Section 5097.98.	County Coroner / Project Applicant / Construction Contractor	In the Event Human Remains are Encountered During Earthmoving Activities

Table A: Mitigation and Monitoring Reporting Program

Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The MLD recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials, preservation of Native American human remains and associated items in place, relinquishment of Native American human remains and associated items to the descendants for treatment, or any other culturally appropriate treatment.		
4.6 Energy		
There are no potentially significant impacts related to energy; therefore, no mitigation is required.		
4.7 Geology and Soils		
MM GEO-1 Compliance with Recommendations in the Final Geotechnical Report. Prior to issuance of demolition or grading permits, the Project Applicant shall submit a Final Geotechnical Report prepared for the project site to the San Joaquin County (County) Community Development Director, or designee, for review and approval. All grading operations and construction shall be conducted in conformance with the recommendations included in the Final Geotechnical Report. Grading plan review shall be conducted by the County Community Development Director, or designee, prior to the start of grading to verify that requirements specified in the Final Geotechnical Report have been appropriately incorporated into final project design. Design, grading, and construction shall be performed in accordance with the requirements of the 2022 California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in the Final Geotechnical Report for the project.	Project Applicant / County of San Joaquin Community Development Director	Prior to Issuance of Demolition or Grading Permits
MIM GEO-2 Paleontological Resource Monitoring. Prior to issuance of any grading permit, the Project Applicant shall provide written evidence that a qualified paleontologist has been retained to observe excavation activities that may reach native soils and salvage and catalogue paleontological resources, as	Project Applicant / Qualified Paleontologist	Prior to Issuance of Grading Permits

Table A: Mitigation and Monitoring Reporting Program

	Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
	necessary. The paleontologist shall be present at the pre-grading conference, shall establish procedures for resource surveillance, and shall establish, in cooperation with the Project Applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the State Office of Historic Preservation (SHPO) and the County of San Joaquin, for exploration and/or salvage.		
4.8 Greenhouse Gas Emissions			
There are no potentially significant impacts related to greenhouse gas emissions; therefore, no mitigation is required.			
4.9 Hazards and Hazardous Materials			
MM HAZ-1	Compliance With Recommendations in the Phase I Environmental Site Assessment. Prior to the issuance of demolition or grading permits, the project Applicant shall arrange for testing of the existing stockpiles of gravel, concrete and soil within the project site in accordance with ASTM standards and shall submit the results of this testing to the San Joaquin County (County) Community Development Director, or designee, for review and approval. After receiving approval from the County Community Development Director, or designee, the project Applicant shall dispose of the stockpiled materials in a manner consistent with applicable regulations.	Project Applicant / County of San Joaquin Community Development Director	Prior to Issuance of Demolition or Grading Permits
4.10 Hydrology and Water Quality			
MM HYD-1	Water Quality Management Plan. Prior to issuance of building permits, the project Applicant shall submit a Final Water Quality Management Plan (WQMP) to County of San Joaquin (County) Public Works Department, or designee, for review and approval. The Final WQMP shall specify the Best Management Practices (BMPs) to be incorporated into the project design to target pollutants of concern in runoff from the project site. The County Public Works Department, or designee, shall ensure that the BMPs specified in the Final WQMP are incorporated into the final project design.	Project Applicant / County of San Joaquin Public Works Department	Prior to Issuance of Building Permits
RCM HYD-1	Construction General Permit. Prior to issuance of a grading permit, the project Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with	Project Applicant / Director of County of San Joaquin Public Works Department	Prior to Issuance of Grading Permits

Table A: Mitigation and Monitoring Reporting Program

	Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
	<i>Construction and Land Disturbance Activities, Order No. 2022-0057-DWQ, NPDES No. CAS000002</i> (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTs). The project Applicant shall provide the Waste Discharge Identification Number (WDID) to the Director of the County of San Joaquin (County) Public Works Department, or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the Director of the County Public Works Department, or designee. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction best management practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTs.		
RCM HYD-2	Groundwater Discharge Permit. If groundwater dewatering is required during construction of the proposed project, the project Applicant shall submit a Notice of Intent (NOI) for coverage under the permit to the Central Valley RWQCB at least 60 days prior to the start of excavation activities and anticipated discharge of dewatered groundwater to surface waters in order to obtain coverage under the <i>Central Valley RWQCB NPDES CAG995002 Order R5-2022-0006-02 for Waste Discharge Requirements Limited Threat Discharges to Surface Water</i> (Groundwater Discharge Permit). Groundwater dewatering activities shall comply with all applicable provisions in the Groundwater Discharge Permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, a Notice of Termination shall be submitted to the Central Valley RWQCB.	Project Applicant	Prior to Issuance of Grading Permits
RCM HYD-3	MS4 Permit. Prior to the issuance of grading or building permits, the Director of the County of San Joaquin (County) Public Works Department,	Project Applicant / Director of County of San Joaquin Public Works	Prior to Issuance of Grading or Building Permits

Table A: Mitigation and Monitoring Reporting Program

	Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
	or designee, shall ensure compliance with the requirements of the <i>NPDES General Permit for Waste Discharge Requirements (WDRs) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s)</i> , Order No. 2013-0001-DWQ, NPDES No. CAS000004 (Phase II Small MS4 Permit). BMPs required under the Phase II Small MS4 Permit shall be incorporated into the project design to target pollutants of concern in runoff from the project site. The County Public Works Department Director, or designee, shall ensure that the BMPs are incorporated into the final project design, and shall implement, maintain and operate all such BMPs in a timely and reasonably diligent manner.	Department	
RCM HYD-4	Final Drainage Report. Prior to issuance of a grading permit, the Applicant shall prepare a Final Drainage Report to demonstrate that the post-construction runoff from the project site does not exceed existing conditions. The project Applicant shall provide the Final Drainage Report to the County of San Joaquin (County) Public Works Director, or designee, for review and approval.	Project Applicant / Director of County of San Joaquin Public Works Department	Prior to Issuance of Grading Permits
RCM HYD-5	Flood Protection Development Impact Fee. At the time of grading permit application, the Project Applicant shall pay the appropriate Flood Protection Development Impact Fee, based on the current schedule at the time of payment. The Project Applicant shall receive confirmation from both San Joaquin County Public Works Department and San Joaquin Council of Governments (SUCOG), respectively, that the appropriate fee has been paid prior to the issuance of grading permits.	Project Applicant / County of San Joaquin Public Works Department / San Joaquin Council of Governments	At the Time of Grading Permit Application
4.11 Land Use and Planning	There are no potentially significant impacts related to land use and planning; therefore, no mitigation is required.		
4.12 Mineral Resources	There are no potentially significant impacts related to mineral resources; therefore, no mitigation is required.		
4.13 Noise	There are no potentially significant impacts related to noise; therefore, no mitigation is required.		
4.14 Population and Housing	There are no potentially significant impacts related to population and housing; therefore, no mitigation is required.		
4.15 Public Services			
RCM PS-1	Fire Protection Facilities Improvement Fee. At the time of building permit application, the Project Applicant shall pay a Fire Protection Facilities Impact Fee to the San Joaquin County Community Development	Project Applicant / County of San Joaquin Community Development Department / French Camp McKinley	At the Time of Building Permit Application

Table A: Mitigation and Monitoring Reporting Program

Mitigation Measure/Regulatory Compliance Measure		Responsible Party	Timing for Measure
Department, on behalf of the French Camp McKinley Fire District, based on the current schedule at the time of payment. The Project Applicant shall receive confirmation from the French Camp McKinley Fire District that the appropriate fees have been paid prior to the issuance of grading permits.		Fire District	
4.16 Recreation			
There are no potentially significant impacts related to recreation; therefore, no mitigation is required.			
4.17 Transportation			
MM TRA-1	Crosswalk Safety Improvements. Prior to the issuance of a certificate of occupancy, the Director of the County of San Joaquin Department of Public Works and/or the Chief of the French Camp McKinley Fire Department shall ensure that the BeWell islands in the crosswalks on the northwest and southwest corners of South El Dorado Street/Hospital Road would be improved to enable users in mobility devices to access the crosswalk push buttons allowing navigation through the crosswalks without need to enter traffic	Director of County of San Joaquin Department of Public Works / Chief of the French Camp McKinley Fire Department	Prior to Issuance of a Certificate of Occupancy
RCM TRA-1	Traffic Impact Mitigation Fee and Regional Transportation Impact Fee. At the time of grading permit application, the Project Applicant shall pay appropriate Traffic Impact Mitigation Fees (TIMF) and Regional Transportation Impact Fees (RTIF), based on the current schedule at the time of payment. The Project Applicant shall receive confirmation from both San Joaquin County Public Works Department and San Joaquin Council of Governments (SJCOC), respectively, that the appropriate fees have been paid prior to the issuance of grading permits.	Project Applicant / County of San Joaquin Department of Public Works / San Joaquin Council of Governments	At the Time of Grading Permit Application
MIM TRA-2	Semi-Truck Parking Prohibition. The County's Director of Public Works or designee will undertake the necessary steps, including facilitating amendments to the San Joaquin County Municipal, to increase sight lines at the West Hospital Road driveway by either prohibiting parking on West Hospital Road, introducing a weight limit to restrict semitruck access, or by constructing curb extensions at the driveway.	Director of County of San Joaquin Department of Public Works	Prior to Issuance of a Certificate of Occupancy
MM TRA-3	Left Turning Lane. The County's Director of Public Works or designee will ensure that the South El Dorado Street driveway shall be designed to include a left-turn lane inbound from South El Dorado Street. This facility should be constructed to enable turning traffic to decelerate and stop if needed for left turns out of the way of through traffic. This measure shall be completed prior to issuance of a certificate of occupancy for the SJ	Director of County of San Joaquin Department of Public Works	Prior to Issuance of a Certificate of Occupancy

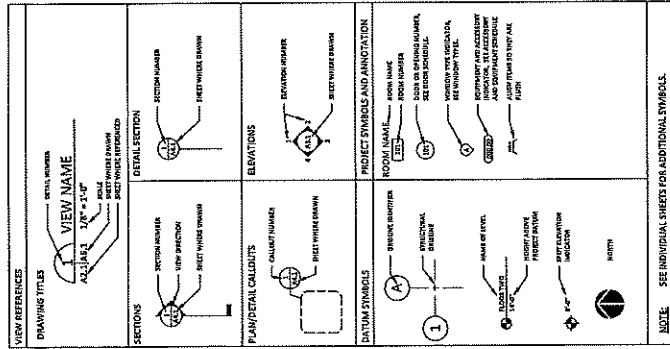
Table A: Mitigation and Monitoring Reporting Program

	Mitigation Measure/Regulatory Compliance Measure	Responsible Party	Timing for Measure
	BeWell site.		
MIM TRA-4	Turning Lane Extensions. Extend the northbound left-turn lanes at French Camp Road/South El Dorado Street by 75 feet to a total length of 225 feet. This measure shall be completed within six months of occupancy for the SJ BeWell Site.	Director of County of San Joaquin Department of Public Works	Within Six Months of Occupancy
4.18 Tribal Cultural Resources			
There are no potentially significant impacts related to tribal cultural resources; therefore, no mitigation is required.			
4.19 Utilities and Service Systems			
RCM UTL-1	Water Supply Facilities Impact Mitigation Fee. Prior to the issuance of building permits, San Joaquin County Community Development Department shall ensure that the Project Applicant has paid the appropriate Water Supply Facilities Impact Mitigation Fee based on the current schedule at the time of payment.	Project Applicant / County of San Joaquin Community Development Department	Prior to Issuance of Building Permits
4.20 Wildfire			
There are no potentially significant impacts related to wildfire; therefore, no mitigation is required.			
4.21 Mandatory Findings of Significance			
Potentially significant impacts identified with respect to mandatory findings of significance have been addressed by mitigation measures identified above.			

SAN JOAQUIN COUNTY - BEHAVIORAL HEALTH CAMPUS

SITE DEVELOPMENT SET

PROJECT SYMBOLS



PROJECT DATA

ADDRESS ADDRESS: 55 W. HOSPITAL RD., FRENCH CAMP, CA 95321

PHONE NUMBER: 339-45-427-020

PROJECT DESCRIPTION: PHASE 1 INCLUDES 6 ACRES OF OUTDOOR AMENITIES, WALKING TRAILS, ACTIVITY AREAS, URBAN PARKS, AND RESIDENTIAL TRAILER PARKS. PHASE 2 INCLUDES 10 ACRES OF OUTDOOR AMENITIES, WALKING TRAILS, ACTIVITY AREAS, URBAN PARKS, AND RESIDENTIAL TRAILER PARKS. PHASE 3 IS LOCATED NORTH OF PHASE 1 AND INCLUDES 10 ACRES OF OUTDOOR AMENITIES, WALKING TRAILS, ACTIVITY AREAS, URBAN PARKS, AND RESIDENTIAL TRAILER PARKS. THE SUPPORTING SERVICES INCLUDE A CAFE, MARKET, EDUCATIONAL PROGRAMS, AND SOCIAL SERVICES TO SUPPORT ADULTS, FAMILIES, AND YOUTH.

PROJECT DIRECTORY

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ARCHITECT
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SACRAMENTO, CA 95834
PHONE: 916-979-4895

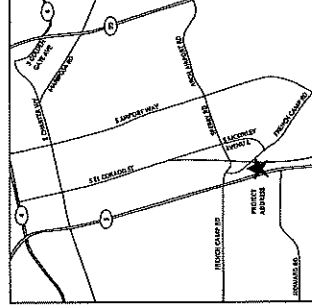
PLUMBING ENGINEER
MAZETTI ENGINEERING
3050 AMERICAN RIVER DRIVE, SUITE 209
SACRAMENTO, CA 95834
PHONE: 916-979-4895

SHEET INDEX

COVER SHEET
G0.01

1 - ARCHITECTURAL
AL.00 ARCHITECTURAL SITE PLAN
AL.01 ARCHITECTURAL DESIGN, SCULPTURE, AND FENCING PHASE 1
AL.02 ARCHITECTURAL DESIGN, SCULPTURE, AND FENCING PHASE 2
AL.03 ARCHITECTURAL DESIGN, SCULPTURE, AND FENCING PHASE 3
CL.01 TOPOGRAPHIC & RENOVATION PLAN
CL.02 SITE PLAN
CL.03 LANDSCAPE PLAN
CL.04 LANDSCAPE NOTES AND LEGEND
CL.05 PLANTING PLAN
CL.06 UTILITY PLAN

COVER - VICINITY MAP



PROJECT
339726.00

SAN JOAQUIN COUNTY - BEHAVIORAL HEALTH CAMPUS

SITE DEVELOPMENT SET

DATE 10/14/2024

REVISIONS

DESCRIPTION

DATE

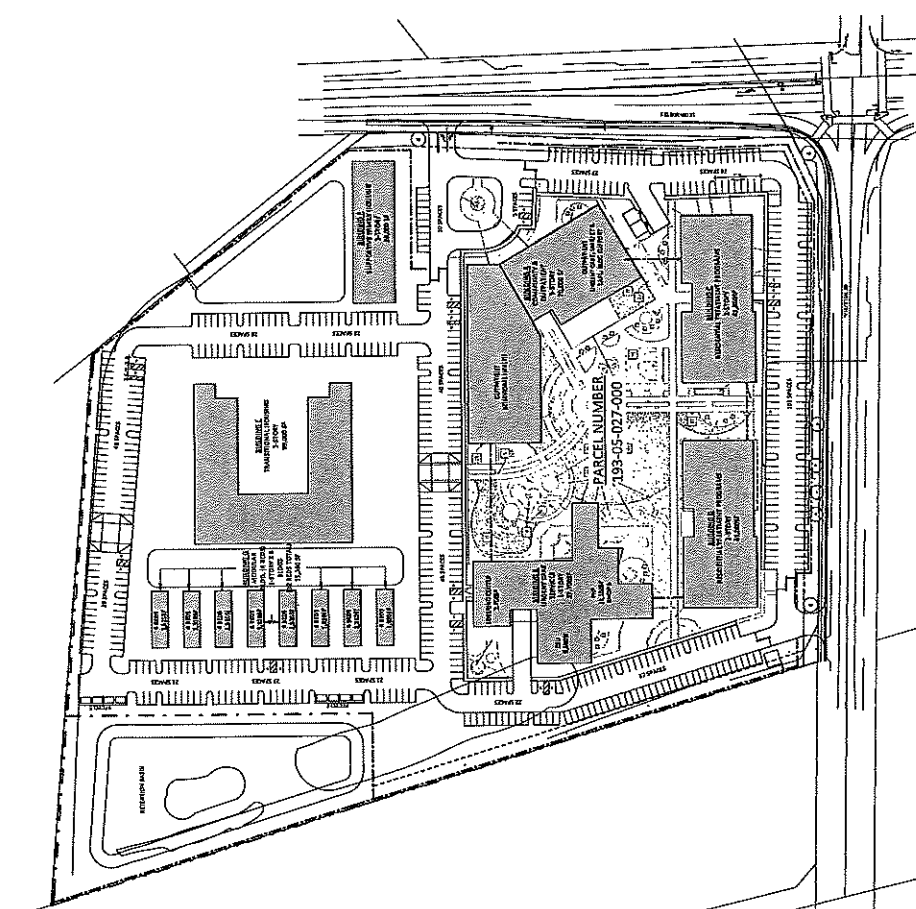
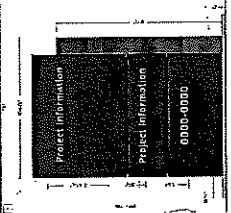
SHEET TITLE
COVER SHEET

SHEET NUMBER
G0.01

NOTES: RENDERINGS ARE CONCEPTUAL IN NATURE INDICATING OVERALL AESTHETIC AND MATERIALITY. SCALE OF ALL BUILDINGS IS NOT FULLY REFLECTIVE OF FINAL CONDITION.

ARCHITECTURAL SIGNAGE LEGEND

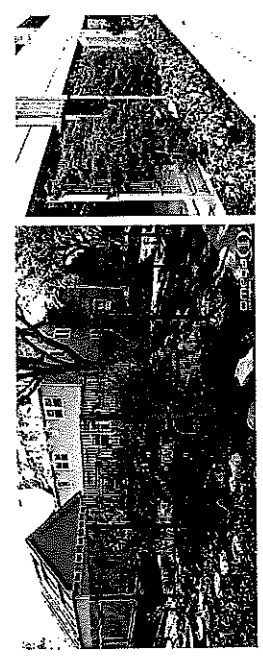
1. BUILDING SIGNAGE - APPROXIMATELY 3" HIGH (LARGE)
FACILITY NAME - APPROXIMATELY 3" HIGH (LARGE)
FACILITY TYPE - APPROXIMATELY 3" HIGH (LARGE)
FACILITY ADDRESS - APPROXIMATELY 3" HIGH (LARGE)
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FACILITY NAME - APPROXIMATELY 2" HIGH (MEDIUM)
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SITE PLAN - SIGNAGE LOCATIONS
SCALE: 1" = 80' 0"

ARCHITECTURAL FENCING

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- SEE F-2 FOR FENCING REQUIREMENTS OF THE PROJECT.
- SEE F-3 FOR FENCING REQUIREMENTS OF THE PROJECT.
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- SEE F-100 FOR FENCING REQUIREMENTS OF THE PROJECT.





SHEET TITLE

**TOPOGRAPHIC &
DEMOLITION PLAN**

SHEET NUMBER

C2.0



LEGEND

	EXISTING CONCRETE TO REMAIN
	REMOVE AND DISPOSE EXISTING ASPHALT Pavedment AND SURFACING
	REMOVE AND DISPOSE EXISTING CONCRETE
	CLEAR AND GRUB
	DEMOLISH EXISTING TREE

DEMOLITION NOTES

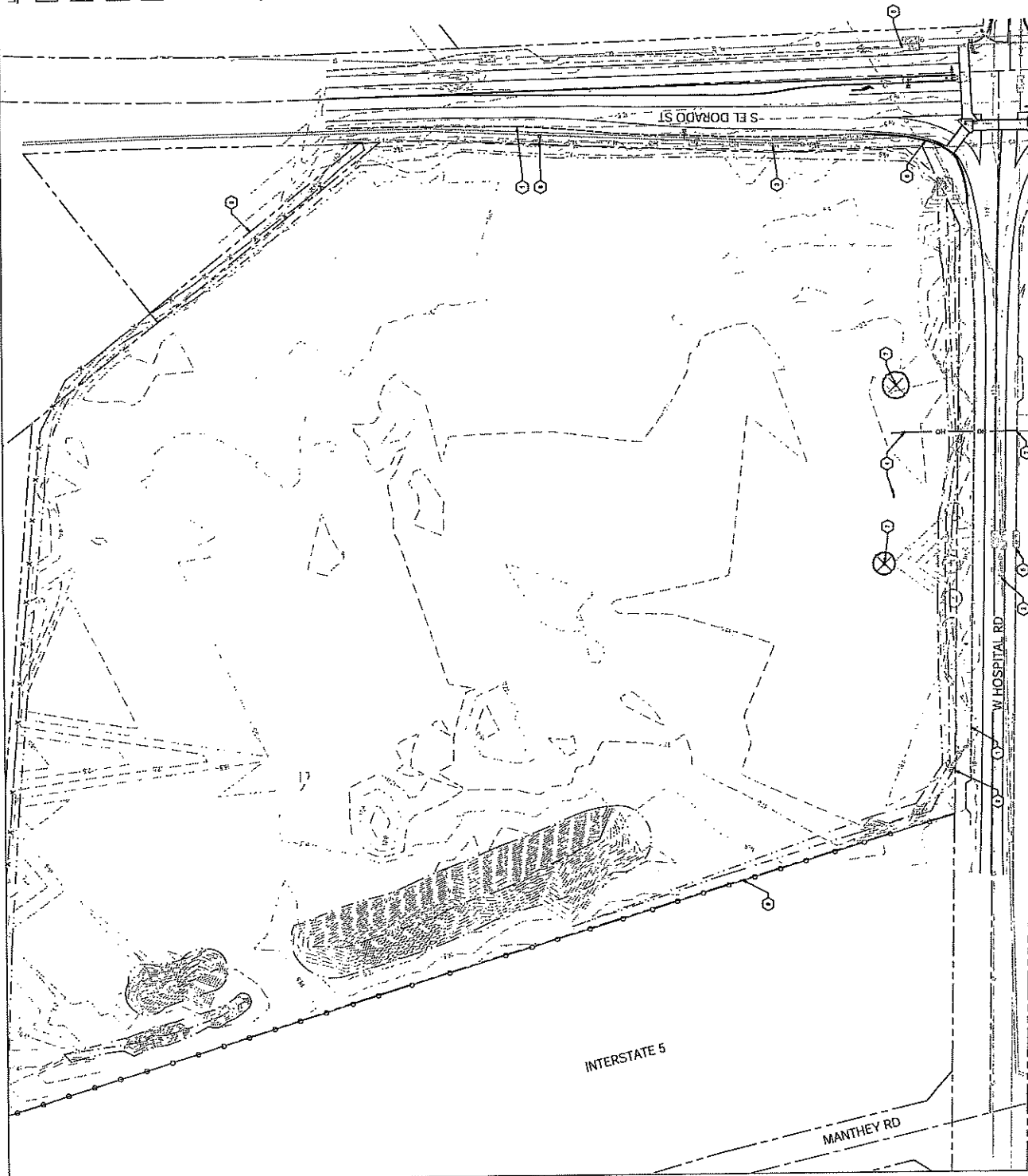
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PROPERLY DISPOSAL OF ALL MATERIALS EXCAVATED FROM THE SITE INCLUDING: ASPHALT, CONCRETE, SOILS, AND ALL OTHER MATERIALS, EXCEPT FOR RECYCLED MATERIALS AND ELECTRICAL MATERIALS.
2. IF ANY QUESTIONS ARISE AS TO WHETHER DEMOLITION SHOULD BE INITIATED, THE CONTRACTOR SHALL CONTACT REGISTERED ENGINEERING, INC. IMMEDIATELY BY TELEPHONE.
3. ANYTHING NOT CALLED OUT TO BE DEMOLISHED SHALL BE REMOVED IN ACCORDANCE WITH THE LOCAL ORDINANCES AND SHALL BE RECYCLED AT THE CONTRACTOR'S EXPENSE.
4. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND TYPE OF ALL UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, UNDERGROUND AND OVERHEAD.

KEY NOTES

1. SHEDD & REMOVE 12" WIDE ASPHALT BAND
2. PROTECT IN PLACE EXISTING POWER FORCE MAIN
3. PROTECT IN PLACE OVERHEAD ELECTRICAL
4. REMOVE UNDERGROUND EXISTING OVERHEAD POWER
5. PROTECT IN PLACE WATER MAIN
6. REMOVE EXISTING CURB
7. REMOVE EXISTING TREE
8. RELOCATE EXISTING LIGHT & POLE
9. EXISTING PROPERTY LINE

PARCEL INFORMATION

EXISTING GENERAL PLAN DESIGNATION: CFE, R/L
PROPOSED GENERAL PLAN DESIGNATION: R/L
EXISTING ZONING DESIGNATION: R/L
PROPOSED ZONING DESIGNATION: R/L

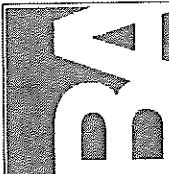


INTERSTATE 5

MANTNEY RD

W HOSPITAL RD

S-EL DORADO ST



BOULDER ASSOCIATES
300 WEST 10TH AVENUE, SUITE 700
DENVER, COLORADO 80202
303.733.5000

PROJECT
**SAN JOAQUIN
COUNTY -
BEHAVIORAL
HEALTH CAMPUS**

333 W. HOSPITAL RD.
FRENCH CAMP, CA 95331

SITE DEVELOPMENT

SET

DATE 10/14/2024

REVISIONS

DESCRIPTION

DATE



SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

C3.1

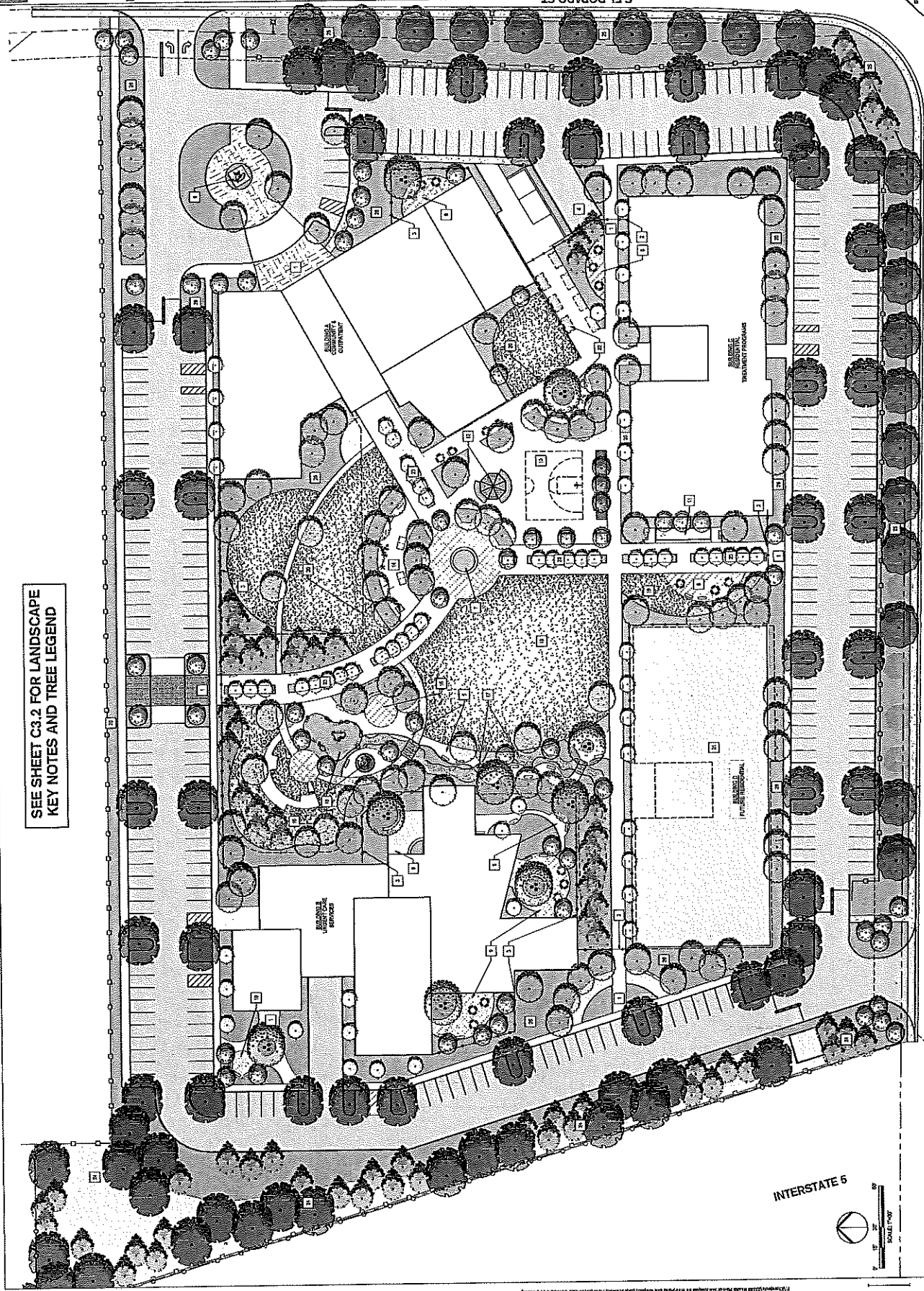
S EL DORADO ST

W HOSPITAL RD

INTERSTATE 5



SEE SHEET C3.2 FOR LANDSCAPE
KEY NOTES AND TREE LEGEND





BOULDER ASSOCIATES
300 SPECTRUM CENTER DR, SUITE 730
IRVINE, CALIFORNIA 92618
949.727.9000

PROJECT 009629EZ

**SAN JOAQUIN
COUNTY -
BEHAVIORAL
HEALTH CAMPUS**

SS W. HOSPITAL RD.
FRENCH CAMP, CA 92531

SITE DEVELOPMENT

Set

DATE 10/14/2024

REVIEWS

	DESCRIPTION	DATE



SHEET TITLE

LANDSCAPE NOTES AND
LEGEND

SHEET NUMBER

C3.2

KEY NOTES

- [illegible]

KEY NOTES

- [illegible]



BOULDER ASSOCIATES
305 SPECTRUM CENTER DR, SUITE 750
DENVER, COLORADO 80202
303.732.2000

PROJECT
240776.00
**SAN JOAQUIN
COUNTY -
BEHAVIORAL
HEALTH CAMPUS**

CLIENT
SEW. HOSPITAL RD.
FRENCH CAMP, CA 93531

SITE DEVELOPMENT
SET
DATE 10/14/2024
REVISIONS
A DESCRIPTION DATE



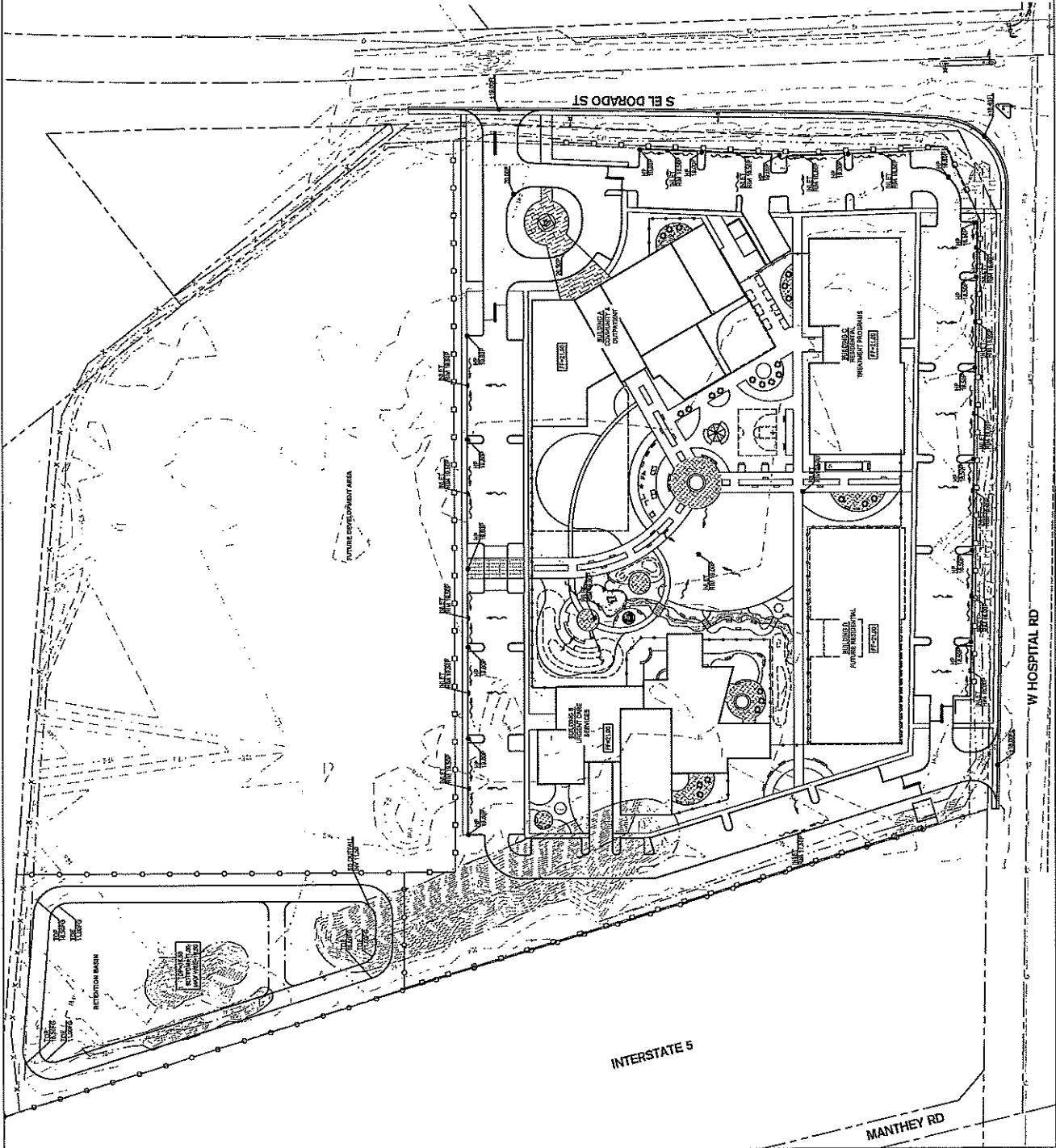
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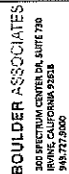
GRADING PLAN

SHEET NUMBER

C4.0

- KEY NOTES**
- 1. 2% MAX CROSS SLOPE ON MAX SLOPE IN DIRECTION OF TRAVEL - TYPICAL
 - 2. 2% MAX SLOPE IN ALL DIRECTIONS
 - 3. 2% MAX SLOPE IN ALL DIRECTIONS
 - 4. 2% MAX SLOPE IN ALL DIRECTIONS
 - 5. ADJUST TO GRADE EXISTING UNDER VARIOUS WATER METERS
 - 6. ADJUST TO GRADE EXISTING ELECTRICAL RISE





BOULDER ASSOCIATES
300 SPECTRUM CENTER DR, SUITE 730
IRVINE, CALIFORNIA 92618
949.727.9000

PROJECT 236276.00
SAN JOAQUIN
COUNTY -
BEHAVIORAL
HEALTH CAMPUS

55 W. HOSPITAL RD.
FRENCH CAMP, CA 92531

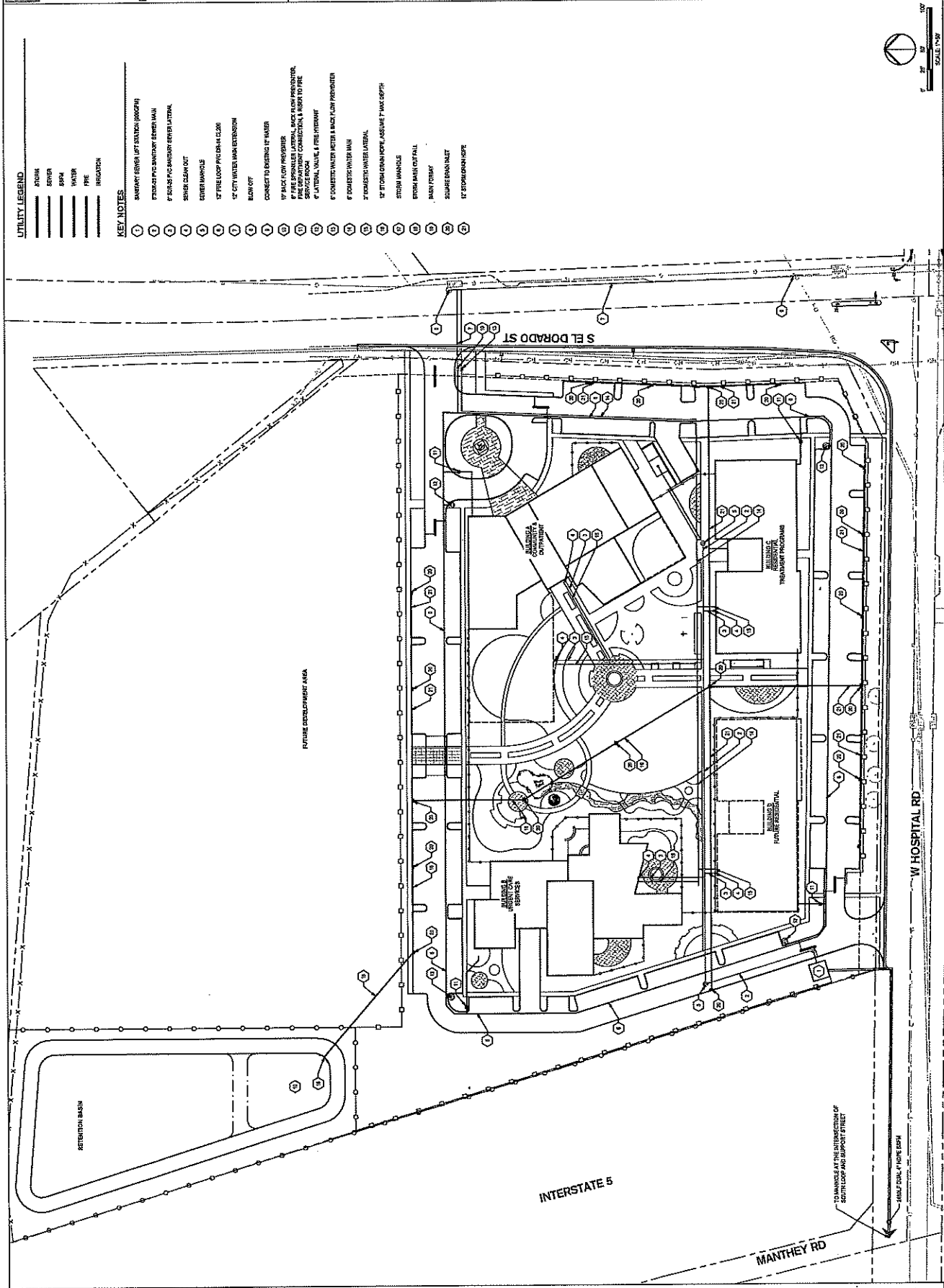
SITE DEVELOPMENT
SET
DATE 10/14/2024
REVISIONS
DESCRIPTION DATE



SHEET TITLE

UTILITY PLAN

C5.0





June 17, 2025

Sean Cardenas
Office Assistant Specialist
San Joaquin County
(209) 468-3229

Ref: Gas and Electric Transmission and Distribution

Dear Sean Cardenas,

Thank you for submitting the **PA-2400483, -84 (GP, ZR, SP) – Neighborhood Referral** project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team



*Pacific Gas and
Electric Company*

Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Application no. PA-2400483, - 84

From Katherine Perez <canutes@verizon.net>

Date Mon 6/16/2025 5:00 PM

To Stowers, Stephanie [CDD] <sstowers@sjgov.org>

Hello Stephanie,

We the Northern Valley Yokut tribe received notice stamped dated June 12th, 2025. The notice is regarding the proposed project and application number: PA -2400483, - 84 (GP, ZR, SP).

The Tribe has concerns regarding cultural resources discovery and The tribe wishes to consult on the proposed project.

The tribe is recommending that the proposed project be archaeologically tested and a secret Lance file search from the Native American heritage commission be requested.

Northern Valley Yokut
Nototomne Cultural Preservation
Katherine Perez
P. O Box 717
Linden, CA 95236
Cell: 209.649.8972
Email: canutes@verizon.net

Sent from my iPhone

UAIC Response for PA-2400483, -84 (GP, ZR, SP)

From DoNotReply@auburnrancheria.com <DoNotReply@auburnrancheria.com>

Date Mon 6/30/2025 3:40 PM

To Stowers, Stephanie [CDD] <sstowers@sjgov.org>

 1 attachment (416 KB)

Thank you for consulting with the UAIC.pdf;

On behalf of the Tribal Historic Preservation Department of the United Auburn Indian Community (UAIC), thank you for your recent letter notifying us of the PA-2400483, -84 (GP, ZR, SP) on 6/27/2025. After reviewing, we have determined that the project falls outside of UAIC's area of traditional and cultural affiliation, and therefore will not be commenting on it.

Sincerely,

Josef Fore, UAIC Tribal Historic Preservation Officer

****This is an automated email. Replies to this address will not be received.**

FINDINGS FOR MAP AMENDMENT

PA-2400483

SAN JOAQUIN COUNTY/BOULDER ASSOCIATES, INC

General Plan Amendment

1. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.
 - This finding can be made because the proposed General Plan Map Amendment to change an 18-acre parcel from C/FS (Freeway Service) to M/X (Mixed Use) will permit development of the SJ BeWell Project, a behavioral health campus to serve San Joaquin County. This is a benefit to the public because it will provide necessary community and outpatient services, urgent care services, residential treatment, and housing programs that are not provided currently. Access to treatments for substance use disorders, crisis stabilization services, and support services for youth, will help to reduce reliance on out-of-county placements and to promote destigmatization in the community.
2. The proposed amendment is consistent with the General Plan goals unless the goals themselves are being amended.
 - This finding can be made because the proposed General Plan Map Amendment from Freeway Service to Mixed Use will allow for the development of the SJ BeWell Project which is consistent with various General Plan goals, including, promoting healthful living, quality of life, and employment opportunities (General Plan Policy LU-1.6). In addition, the Proposed Project property is compatible with adjacent uses (General Plan Policy LU-2.1) and does not convert any viable agricultural land (General Plan Policy LU-1.7) and will be adequately served by infrastructure, including water and sewer (General Plan Policy LU-1.9).
3. The proposed amendment retains the internal consistency of the General Plan and is consistent with adopted plans, unless a concurrent amendment to those plans is also proposed and will result in consistency.
 - This finding can be made because this amendment does not conflict with any other policy or diagram in the General Plan and, as the General Plan Map Amendment and Zone Reclassification are being processed concurrently, the internal consistency of the General Plan is retained.
4. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - This finding can be made because the proposed General Plan Map Amendment, Zone Reclassification and Specific Plan were reviewed in compliance with the requirements of CEQA. The initial study determined that the impacts of the project, including the General Plan Map Amendment, can be reduced to less than significant level with mitigation measures that have been included in the recommendation for approval. Accordingly, staff prepared a Mitigated Negative Declaration that requires mitigation to reduce potentially significant impacts to a level of less than significant. Mitigation measures include participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJM CSP) to mitigate for any loss of habitat. All mitigation measures are included in the attached Mitigation and Monitoring Program which will be adopted with the Mitigated Negative Declaration if the project is approved.

Zone Reclassification

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.
 - This finding can be made because the proposed amendment is consistent with the General Plan policies, including Policies LU-5.21 and 5.22 and diagrams, as the Zone Reclassification is being processed concurrently with a General Plan Amendment for which the zone is an implementing zone. General Plan Policy LU-5.21 states that the County shall encourage mixed-use development in urban communities, provided it does not create land use conflicts and provides for a close physical and functional relationship of project components. The project site is located in the Urban Community of French Camp and is located in close proximity to the San Joaquin General Hospital to ensure that the necessary services are easily accessible. Further, General Plan Policy LU-5.22 encourages new mixed-use developments to be developed under a single plan that details the full buildout of the development and any associated phasing for construction and includes specific design guidelines and standards that address the overall site design, scale of development, relationship to adjacent uses, circulation and parking, architecture, infrastructure, and landscaping. The Zone Reclassification is proposed to be approved concurrently with a Specific Plan that outlines the development of the entire mixed-use site. The amendment does not conflict with any other applicable Master Plan.
2. The proposed amendment is necessary for public health, safety, and general welfare or will be of benefit to the public.
 - This finding can be made because the proposed Zone Reclassification to change an 18-acre parcel from AU-20 (Agricultural Urban Reserve, 20-acre minimum) to M-X (Mixed Use) will permit development of the SJ BeWell Project, a behavioral health campus to serve San Joaquin County. This is a benefit to the public because it will provide necessary community and outpatient services, urgent care services, residential treatment, and housing programs that are not provided currently. Access to treatments for substance use disorders, crisis stabilization services, and support services for youth, will help to reduce reliance on out-of-county placements and to promote destigmatization in the community.
3. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - This finding can be made because the proposed General Plan Map Amendment, Zone Reclassification and Specific Plan were reviewed in compliance with the requirements of CEQA. The initial study determined that the impacts of the project, including the General Plan Map Amendment, can be reduced to less than significant level with mitigation measures that have been included in the recommendation for approval. Accordingly, staff prepared a Mitigated Negative Declaration that requires mitigation to reduce potentially significant impacts to a level of less than significant. Mitigation measures include participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMCSPP) to mitigate for any loss of habitat. All mitigation measures are included in the attached Mitigation and Monitoring Program which will be adopted with the Mitigated Negative Declaration if the project is approved.
4. For a change to the Zoning Maps, that the subject property is suitable for the uses permitted in the proposed zone in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations, and that the proposed change of zone is not detrimental to the use of adjacent properties.
 - This finding can be made because the Zone Reclassification will allow for the development of uses that are consistent with the proposed M-X (Mixed Use) zone. The proposed SJ BeWell Project will be accessed directly from South El Dorado Street and Hospital Road, and the 18-acre parcel is large enough to accommodate all improvements, including Development Title requirements, as depicted on the site plan. The surrounding properties are used for utilized for

agricultural, residential, commercial, and industrial uses, are compatible with the project as proposed, and are not expected to be significantly affected by the project.

FINDINGS FOR SPECIFIC PLAN

PA-2400484

SAN JOAQUIN COUNTY/BOULDER ASSOCIATES, INC

1. **Public Benefit.** The proposed Specific Plan will contribute to the public health, safety, and general welfare or will be of benefit to the public.
 - The proposed Specific Plan provides the development framework to develop the SJ BeWell Project, a behavioral health campus to serve San Joaquin County. This is a benefit to the public because it will provide necessary community and outpatient services, urgent care services, residential treatment, and housing programs that are not provided currently. Access to treatments for substance use disorders, crisis stabilization services, and support services for youth, will help to reduce reliance on out-of-county placements and to promote destigmatization in the community.
2. **Plan Consistency.** The proposed Specific Plan is consistent with other adopted plans, unless concurrent amendments to those plans are also proposed and will result in consistency.
 - This finding can be made because the proposed Specific Plan, General Plan Map Amendment and Zone Reclassification are being processed concurrently with the Specific Plan. The proposed General Plan Designation of M/X and proposed zone of M-X allow the uses proposed within the Specific Plan. As a result, the Specific Plan is consistent with both the General Plan and Zone if this project is approved. The amendment does not conflict with any other applicable Master Plan.
3. **Site Suitability.** The site is physically suitable for the type and intensity of the land use being proposed;
 - This finding can be made because the Specific Plan will allow for the development of the proposed SJ BeWell Project and the 18-acre parcel is large enough to accommodate all improvements, including Development Title requirements, as depicted on the site plan.
4. **Infrastructure Improvements.** Adequate transportation facilities, water supply, wastewater disposal services, and stormwater management facilities exist or will be provided in accordance with the conditions of approval to serve the proposed development; and the approval of the Specific Plan will not result in a reduction of transportation service for all modes of travel or public services so as to be a detriment to public health, safety, or welfare;
 - This finding can be made because the proposed Specific Plan will be adequately served by infrastructure. The project proposes to connect to the City of Stockton for water and sewer services. A City of Stockton will serve letter dated October 16, 2024, has been provided. Stormwater drainage facilities will be provided through the San Joaquin County General Services Department. A will-serve letter from the General Services Department was provided dated July 1, 2025. The proposed facility was reviewed using the County's VMT Thresholds Study and screening map that established geographic areas where VMT is 15 percent below regional average thresholds, therefore allowing projects within these areas to screen out from detailed VMT analysis. The project site is located within a screened area for both residential and employee travel. As such, impacts of the proposed project related to VMT are considered less than significant. Further, the project site is directly served by RTD Route 510. Existing Route 510 bus stops are located on the project site's southern boundary on West Hospital Road, near the intersection of El Dorado Street. The proposed facility is not expected to impact this existing stop. Fire services for the proposed project will be provided by the French Camp McKinley Fire District. The fire district will receive fire facility fees for development, as approved by the Board of Supervisors, and will also benefits from the mutual aid of neighboring fire districts. As a result, on July 3, 2025, the French Camp McKinley Fire District provided a letter in support of the project. Accordingly, the site will have adequate infrastructure and facilities and will not be a detriment to public health, safety, or welfare.

5. **Land Use Compatibility.** The proposed Specific Plan will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area as shown in the General Plan; and
- This finding can be made because the proposed Specific Plan is compatible with the surrounding land uses and character. The project site is located within the Urban Community of French Camp, and surrounding properties are utilized for agricultural, residential, commercial, and industrial uses. The San Joaquin County Hospital is located immediately west of the project site, on the west side of Interstate 5. As a result, the existing vicinity is developed with a variety of uses consistent with the proposed Mixed-Use designation and zone, and consistent with the proposed development of the SJ BeWell Project that will provide a variety of behavioral health and treatment services
6. **Issuance Not Detrimental.** The proposed Specific Plan has been reviewed in compliance with the requirements of the California Environmental Quality Act.
- This finding can be made because the proposed General Plan Map Amendment, Zone Reclassification, and Specific Plan were reviewed in compliance with the requirements of CEQA. The initial study determined that the impacts of the project, including the General Plan Map Amendment, can be reduced to less than significant level with mitigation measures that have been included in the recommendation for approval. Accordingly, staff prepared a Mitigated Negative Declaration that requires mitigation to reduce potentially significant impacts to a level of less than significant. Mitigation measures include participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMCSPP) to mitigate for any loss of habitat. All mitigation measures are included in the attached Mitigation and Monitoring Program which will be adopted with the Mitigated Negative Declaration if the project is approved.