

FINAL

**INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION**

SAN JOAQUIN BEWELL BEHAVIORAL HEALTH CAMPUS PROJECT

SAN JOAQUIN COUNTY, CALIFORNIA

SCH# 2025060452

LSA

July 2025

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SAN JOAQUIN BEWELL BEHAVIORAL HEALTH CAMPUS PROJECT

SAN JOAQUIN COUNTY, CALIFORNIA

SCH# 2025060452

Submitted to:

San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

Prepared by:

LSA
3210 El Camino Real, Suite 100
Irvine, California 92602
(949) 553-0666

Project No. 20242005.01



July 2025

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TABLE OF CONTENTS

TABLE OF CONTENTS i

LIST OF ABBREVIATIONS AND ACRONYMS iii

1.0 INTRODUCTION 1-1

 1.1 Format of Response to Comments 1-2

2.0 RESPONSE TO COMMENTS 2-1

 2.1 Regional Agencies 2-3

 2.1.1 San Joaquin Council of Governments (SJCOG)2-9

 2.2 Tribal Governments.....2-11

 2.2.1 United Auburn Indian Community (UAIC)2-15

 2.2.2 Northern Valley Yokut2-19

 2.3 Interested Parties 2-21

 2.3.1 Pacific Gas & Electric (PG&E)2-31

TABLE

Table 1.A: Comment Letter Index 1-1

APPENDIX

A: DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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LIST OF ABBREVIATIONS AND ACRONYMS

AB	Assembly Bill
CEQA	California Environmental Quality Act
County	County of San Joaquin
CPUC	California Public Utilities Commission
CRA	Cultural Resources Assessment
IS/MND	Initial Study/Mitigated Negative Declaration
ITMMs	Incidental Take Minimization Measures
NOI	Notice of Intent
PG&E	Pacific Gas & Electric
proposed Project	San Joaquin BeWell Behavioral Health Campus Project
SB	Senate Bill
SJCOG	San Joaquin Council of Governments
SJMSCP	San Joaquin County Multi-Species Habitat Conservation and Open Space Plan
UAIC	United Auburn Indian Community

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1.0 INTRODUCTION

This section comprises the comments and the responses to comments received on the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed San Joaquin BeWell Behavioral Health Campus Project (proposed project) in the unincorporated community of French Camp, San Joaquin County (County), California. The purpose of this document is to respond to all comments received by the County regarding the environmental information and analyses contained in the IS/MND. The Draft IS/MND and technical appendices are provided in Appendix A.

Consistent with *State CEQA Guidelines* Section 15073 and in accordance with the County's local California Environmental Quality Act (CEQA) procedures, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration was sent to responsible agencies and trustee agencies in addition to various public agencies, citizen groups, and individuals concerned with the project. In addition, the NOI was filed with the San Joaquin County Clerk and the State Clearinghouse on June 5, 2025.

The Draft IS/MND was circulated for public review for a 20-day review period, from June 5, 2025, to June 25, 2025. Copies of the Draft IS/MND were made available for public review online on the County's website at <https://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=active&typ=apd>. A total of four comment letters were received during the public review period.

The County is the Lead Agency under CEQA and is required to consider agency and public comments on the IS/MND. Although preparation of responses to comments on an IS/MND is not required, responses have been prepared.

Table 1.A provides a list of the agencies and interested parties that commented on the IS/MND prior to the close of the public comment period. The comments received have been organized in a manner that facilitates a particular comment or set of comments. Each comment letter received is indexed with an alphanumeric code below.

Table 1.A: Comment Letter Index

Comment Code	Signatory	Date
Regional Agencies		
L-1	San Joaquin Council of Governments (SJCOG)	6/16/2025
Tribal Governments		
T-1	United Auburn Indian Community (UAIC)	6/11/2025
T-2	Northern Valley Yokut	6/17/2025
Interested Party		
IP-1	Pacific Gas & Electric (PG&E)	6/17/2025

Source: Compiled by LSA (2025).

Responses focus on comments that pertain to the analysis in the Draft IS/MND or to other aspects pertinent to the potential effects of the proposed project on the environment pursuant to CEQA. Comments that address topics beyond the purview of the Draft IS/MND or CEQA are noted as such.

Comments received on the Draft IS/MND have not triggered changes to the Draft IS/MND. Therefore, no Errata section has been prepared as part of this Final IS/MND.

1.1 Format of Response to Comments

Responses to each of the comment letters are provided on the following pages. The comment letter index numbers are provided in the upper right-hand corner of each comment letter, and individual comments within each letter are numbered along the right-hand margin of each letter. The County's responses to each comment letter immediately follow the letter and are referenced by index numbers in the margins.

2.0 RESPONSE TO COMMENTS

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2.1 REGIONAL AGENCIES

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S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: [REDACTED]

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: [REDACTED]

Email: [REDACTED]

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.sjco.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: [REDACTED]

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.

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2.1.1 San Joaquin Council of Governments (SJCOG)

Letter Code: L-1

Date: June 16, 2025

Response to Comment L-1-1

The comment summarizes the components of the proposed project and notes that the County is a signatory to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), but does not address any substantive issues or raise questions about the environmental analysis or conclusions contained in the Draft IS/MND. No further response is required.

Response to Comment L-1-2

As stated in Section 4.4, Biological Resources, of the Draft IS/MND, the proposed project is subject to and would seek coverage under the SJMSCP. Accordingly, the proposed project would adhere to SJMSCP conditions, consisting of implementation of applicable avoidance and minimization measures and payment of land conversion fees. Incidental Take Minimization Measures (ITMMs) are included as conditions of project approval for projects covered under the SJMSCP. In addition to the ITMMs, the proposed project includes species-specific mitigation (MM BIO-1 through BIO-5) that is consistent with the SJMSCP ITMMs. Accordingly, the proposed project is consistent with all applicable SJMSCP requirements.

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2.2 TRIBAL GOVERNMENTS

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From: [REDACTED]
Sent: Wednesday, June 11, 2025 9:17 AM
To: Stowers, Stephanie [CDD] <[REDACTED]>
Subject: UAIC Response for PA-2400483, -84 (GP, ZR, SP)

T-1



T-1-1

On behalf of the Tribal Historic Preservation Department of the United Auburn Indian Community (UAIC), thank you for providing the PA-2400483, -84 (GP, ZR, SP) notification received on 6/10/2025. After a thorough assessment, including a detailed review within our Tribal Historic Information System, we have determined that this project is not likely to affect resources of cultural significance to UAIC and government-to-government consultation is not required. In the event of an unanticipated discovery of a cultural resource, please contact us immediately. Kindly include this response in your administrative record.

Sincerely,
Josef Fore, UAIC Tribal Historic Preservation Officer

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

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2.2.1 United Auburn Indian Community (UAIC)

Letter Code: T-1

Date: June 11, 2025

Response to Comment T-1-1

As stated in Section 4.5, Cultural Resources, and Section 4.18, Tribal Cultural Resources, of the Draft IS/MND, limited potential exists for the proposed project to impact tribal cultural resources due to significant prior disturbance from past grading and development activities on the project site and in the surrounding area. Mitigation Measure CUL-2 and Regulatory Compliance Measure CUL-1, identified in Section 4.5, Cultural Resources, set forth procedures for handling inadvertent discoveries of archaeological resources and human remains, including those determined to be Native American.

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From: Katherine Perez [REDACTED]
Sent: Monday, June 16, 2025 5:00 PM
To: Stowers, Stephanie [CDD] [REDACTED]
Subject: Application no. PA-2400483, - 84

T-2

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: [REDACTED]
Email: [REDACTED]

Sent from my iPhone

T-2-1

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2.2.2 Northern Valley Yokut Tribe

Letter Code: T-2

Date: June 16, 2025

Response to Comment T-2-1

Please note the County responded directly to the Northern Valley Yokut Tribe on June 27, 2025 in response to their email of June 16, 2025. The comment appears to have been received in response to the notice of intent to adopt an IS/MND issued by the County on June 12, 2025 and is thus treated as a comment on the Draft IS/MND. Notification of the project per Assembly Bill (AB) 52 and Senate Bill (SB) 18 was sent to the Northern Valley Yokut Tribe on January 21, 2025. AB 52 requires consultation if the tribe “responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.” (See Pub. Resources Code § 21080.3.1) Similarly, SB 18 states “(f)rom the date on which a California Native American tribe is contacted by a city or county...the tribe has 90 days in which to request a consultation, unless a shorter timeframe has been agreed to by that tribe.” (See Gov. Code § 65352.3(a)(2)). The windows for requesting consultation under AB 52 closed on February 20, 2025, and under SB 18 on April 21, 2025. No request for consultation, written or otherwise, was received from the Northern Valley Yokut Tribe during these time periods. A copy of the letter inviting the Northern Valley Yokut Tribe to consult under AB 52 and SB 18 is provided in Appendix I to the Draft IS/MND (see Appendix A of this Final IS/MND).

Regarding the Northern Valley Yokut Tribe’s recommendation, a Cultural Resources Assessment (CRA) was prepared for the proposed project and is appended to the Draft IS/MND (please see Appendix C to the Draft IS/MND (Appendix A of this Final IS/MND)). Preparation of the CRA included obtaining the Sacred Lands File from the Native American Heritage Commission for the project site, as well as completion of a reconnaissance survey by a qualified archaeologist. The results of the Sacred Lands File search were negative for cultural resources and the field survey identified no resources on the project site. However, because the project site may retain some sensitivity for undocumented subsurface resources, the Draft IS/MND includes mitigation measures to address potential impacts, including Workers Environmental Awareness Program training for cultural resources in advance of any ground-disturbing activity and employing an archaeologist to evaluate finds in the event of an inadvertent discovery of resources during construction (see Mitigation Measures CUL-1 and CUL-2 in the IS/MND). In addition, the IS/MND includes a regulatory compliance measure, RCM CUL-1, requiring full compliance with State law in the event of inadvertent discovery of human remains.

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2.3 INTERESTED PARTIES

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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



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

IP-1-2



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.

IP-1-2



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.

IP-1-2



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.

IP-1-3



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.

IP-1-3

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2.3.1 Pacific Gas & Electric (PG&E)

Letter Code: IP-1

Date: June 17, 2025

Response to Comment IP-1-1

The County will comply with all applicable PG&E requirements, which may include service applications, engineering deposits, and California Public Utility Commission (CPUC) Section 851 filing.

Response to Comment IP-1-2

As discussed in Section 4.19, Utilities and Service Systems, of the Draft IS/MND, existing natural gas infrastructure is present within the project site vicinity. Should construction of the proposed project occur in proximity to natural gas transmission pipelines, the construction contractor would adhere to all applicable stipulations and requirements as set forth by PG&E and CPUC.

Response to Comment IP-1-3

As discussed in Section 4.19, Utilities and Service Systems, of the Draft IS/MND, existing aboveground electrical lines are present along South El Dorado Street and West Hospital Road. New electrical connections would be extended to reach the project site to serve the anticipated electricity demand generated by operations of the proposed project. In a letter to the County dated June 11, 2024, PG&E confirmed that the proposed project does not appear to directly interfere with existing PG&E facilities or impact PG&E easement rights. In the event that construction of the proposed project would occur within a PG&E electric transmission fee strip or easement, the construction contractor would adhere to all applicable stipulations and requirements as set forth by PG&E and CPUC.

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APPENDIX A

DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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