



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

RECEIVED

2850 Fairlane Court, Placerville, CA 95667

NOV 15 2022

Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

FILE # P22-0009

ASSESSOR'S PARCEL NUMBER(s) 117-210-048, 049, 050 & 060

PROJECT NAME/REQUEST: (Describe proposed use) CARSON CREEK R&D PROJECT
DIVIDE 4 PARCELS INTO 14 R&D PARCELS AND 2 OPEN SPACE/DRAINAGE PARCELS TO BE USED FOR INDUSTRIAL WHOLESALE DISTRIBUTION BUILDINGS

IF SUBDIVISION/PARCEL MAP: Create 16 lots, ranging in size from 0.73 AC to 13.07 AC acre(s) / square feet

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT PACIFIC REALTY ASSOCIATES, LP.

Mailing Address 15350 SW SEQUOIA PARKWAY, SUITE 300 PORTLAND, OR 97224 <pick from list>

P.O. Box or Street _____ City _____ State _____ ZIP _____
Phone (530) 624-6300 FAX (_____)

PROPERTY OWNER PACIFIC REALTY ASSOCIATES, LP.

Mailing Address 15350 SW SEQUOIA PARKWAY, SUITE 300 PORTLAND, OR 97224 <pick from list>

P.O. Box or Street _____ City _____ State _____ ZIP _____
Phone (530) 624-6300 FAX (_____)

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT MORTON & PITALO, INC.

Mailing Address 600 COOLIDGE DRIVE, SUITE 140 FOLSOM, CA 95630 <pick from list>

P.O. Box or Street _____ City _____ State _____ ZIP _____
Phone (916) 984-7621 FAX (_____)

LOCATION: The property is located on the <pick from list> WEST side of LATROBE ROAD
N / E / W / S Street or Road

N/A feet/miles <pick from list> of the intersection with _____
N / E / W / S Major Street or Road

in the EL DORADO HILLS <or pick from list> area. PROPERTY SIZE 64.22 ACRES
Acreage / Square Feet

PACIFIC REALTY ASSOCIATES, L.P.

BY: [Signature]
Signature of property owner or authorized agent

9/14/2022
Date

FOR OFFICE USE ONLY

Date 11/1/2022 Fee \$ 15,026.⁰⁰ Receipt # _____ Rec'd by _____ Census _____
Zoning _____ GPD _____ Supervisor District _____ Sec _____ Twn _____ Rng _____

ACTION BY: PLANNING COMMISSION
 ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
(Findings and/or conditions attached)

Executive Secretary _____

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Approved _____ Denied _____
(Findings and/or conditions attached)

APPEAL: Approved _____ Denied _____

P22-0009 Revised 11/2017



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2850 Fairlane Court, Placerville, CA 95667
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TENTATIVE PARCEL MAP REQUIRED SUBMITTAL INFORMATION

NOV 15 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check () column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. | Application Form and Agreement for Payment of Processing Fees, completed and signed. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. | Letter of authorization from <u>all</u> property owners authorizing agent to act as applicant, when applicable. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. | A copy of official Assessor's map, showing the property outlined in red. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. | An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. | Environmental Questionnaire form, completed and signed. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. | Provide name, mailing address and phone number of all property owners and their agents. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. <i>*See note below</i> | |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 9. | If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |

**The original FIL dated 3/2/2010 has been included. We are in the process of obtaining a current FIL.*

P22-0009

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

10. Preceding parcel map, final map, or record of survey, if any exists.
- N/A 11. If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.) **See note below*
- N/A 12. Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
13. Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail.) ***See note below*
- N/A 14. In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:
- a) The percolation rate and location of test on 4.5 acres or smaller
 - b) The depth of soil and location of test
 - c) The depth of groundwater and location of test
 - d) The direction and percent of slope of the ground
 - e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
 - f) Identify the area to be used for sewage disposal
 - g) Such additional data and information as may be required by the Director of Environmental Health to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
 - h) In circumstances where there are steep slopes, streams or other constraints as determined by staff, these must be noted on the tentative parcel map

**Site was previously entitled and has been graded.*

***We do not have a formal drainage analysis. Attached are the As-Built swale exhibits and calcs.*

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- N/A 15. A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services. **See note below*
- N/A 16. A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.) **See note below*
- N/A 17. An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan. **See note below*
- N/A 18. Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats. **See note below*
- N/A 19. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment." **See note below*
20. A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work." **TIS - Initial Determination**
Required maps shall be on 24" x 36" sheets or smaller, drawn to scale, and sufficient size to clearly show all details and required data. All maps MUST be folded to 8 ½" inches x 11" prior to submittal. NO ROLLED DRAWINGS WILL BE ACCEPTED.
- a) Four (4) copies of the tentative map, folded with signature block showing (including one 8½" x 11" reduction).
- b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.
- c) Four (4) copies of preliminary grading and drainage plan.

**Site was previously entitled and has been graded.*

FORMS AND MAPS REQUIRED

Check (√)

Applicant County

OAK TREE/OAK WOODLAND REMOVAL Oak Resources Code Compliance Certificate

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

- | | | | |
|-----|-------------------------------------|--------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21. Oak Resources Code Compliance Certificate. |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 22. Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan. |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 23. Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable. |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 24. Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting). |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 25. Reason and objective for Impact to oak trees and/or oak woodlands. |

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

Applicant County

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. North point and scale |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Project boundaries with dimensions |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Approximate dimensions and area of all lots |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Adjacent ownership with book and page number of recorded deeds or parcel map references |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. Also, note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement. |

*Site was previously entitled and has been graded.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

Applicant County

- | | | | |
|-----|-------------------------------------|--------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Purpose, width, and approximate location of all proposed and existing easements (other than roads) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Approximate radii of centerline on all street curves |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Grades and width of proposed and existing roads or road easements, with typical improvement cross-section |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 9. Names of adjacent subdivisions |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 11. The location of all structures for residential, commercial, industrial or recreational use for which permits have either been applied for or granted, but not yet constructed |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Fire hydrant location, existing and/or proposed |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Existing water and sewer line locations |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Contour lines shown at 5-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), <u>if said contours reasonably identify significant site features</u> ; i.e., benches or abrupt topographical changes, etc. |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands, and show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed. |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems. <i>See attached bike/pedestrian connectivity plan.</i> |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 17. Location, general type (pine, oak, etc.) and size of all existing trees, 8" DBH (Diameter at Breast Height) or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed. |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 18. Identify areas subject to a 100-year flood, perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. |
| | | | 19. The following information is to be listed on the tentative parcel map in the following consecutive order: |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | a) Owner of record (name and address) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b) Name of applicant (name and address) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | c) Map prepared by (name and address) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | d) Scale |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | e) Contour interval (if any) |

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant County

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | f) Source of topography Submittal docs topo dated 2018. Topo is currently being updated. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | g) Section, Township and Range |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | h) Assessor's Parcel Number(s) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | i) Present zoning |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | j) Total area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | k) Total number of parcels |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | l) Minimum parcel area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | m) Water supply |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | n) Sewage disposal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | o) Proposed structural fire protection |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | p) Date of preparation |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | q) In the lower right-hand corner of each map a signature block should be shown, giving space for: |

Zoning Administrator: _____

Approval/Denial Date: _____

Board of Supervisors: _____

Approval/Denial Date: _____

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

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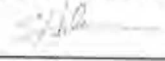
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Letter of Authorization

This letter certifies that Morton & Pitalo, Inc. (Applicant) has been granted authorization by Pacific Realty Associates, LP. (Property Owner) to obtain permits and entitlements on behalf of the property owner.

The Property Owner authorizes the Applicant to file the Tentative Parcel Map application for Gateway El Dorado and to represent us on all matters concerning the associated application.

PACIFIC REALTY ASSOCIATES, L.P., a Delaware limited partnership
By: PacTrust Realty, Inc., a Delaware corporation, its General Partner

Signature: By:  Date: October 26, 2022

Its: Vice President

P22-0009

RECORDING REQUESTED BY:

CHICAGO TITLE COMPANY

WHEN RECORDED MAIL TO:

Pacific Realty Associates, L.P.
Attn: Real Estate Counsel
15350 SW Sequoia Pkwy Ste 300
Portland OR 97224

AND MAIL TAX STATEMENTS TO:

Pacific Realty Associates, L.P.
Attn: Accounting
15350 SW Sequoia Pkwy Ste 300
Portland OR 97224



El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2012-0069414-00

Check Number 1415001791
Monday, DEC 31, 2012 15:40:26
Ttl Pd \$601.00 Rcpt # 0001490453
JLB/C1/1-13

Assessor's Parcel Nos. 117-010-06-100;
117-210-28-100; 117-210-30-100;
117-210-33-100; 117-210-34-100;
117-210-41-100; 117-210-43-100

space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES:

DOCUMENTARY TRANSFER TAX is \$ 550.00 . CITY TAX is \$ _____.

Computed on full value of property conveyed, or Computed on full value less value of liens or encumbrances remaining at time of sale,

Unincorporated area City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PAC/SIB L.L.C., a Washington limited liability company, hereby GRANTS to PACIFIC REALTY ASSOCIATES, L.P., a Delaware limited partnership, the real property situated in the County of El Dorado, State of California as more particularly described on Exhibit A attached hereto and incorporated herein, subject to the permitted exceptions described on Exhibit B attached hereto and incorporated herein.

[signature on following page]

Dated: 12/26, 2012 PAC/SIB L.L.C.,
a Washington limited liability company

By: Pacific Realty Associates, L.P.,
a Delaware limited partnership,
its managing member

By: PacTrust Realty, Inc.,
a Delaware corporation,
its general partner

By: John C. Hart
Name: JOHN C. HART
Title: CFO

STATE OF OREGON }
County of Washington } ss.

On December 26, 2012 before me, Tracy A Hawthorne, a Notary Public in and for said County and State, personally appeared John C Hart, Chief Financial Officer of PAC/SIB L.L.C., a Washington limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Tracy A Hawthorne
My Commission Expires: 9-4-16



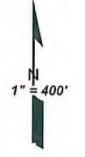
(Notary Seal)

POR. SEC. 14, T.9N., R.8E., M.D.M.

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

117:21



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage. Map drafted 3/21/22.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

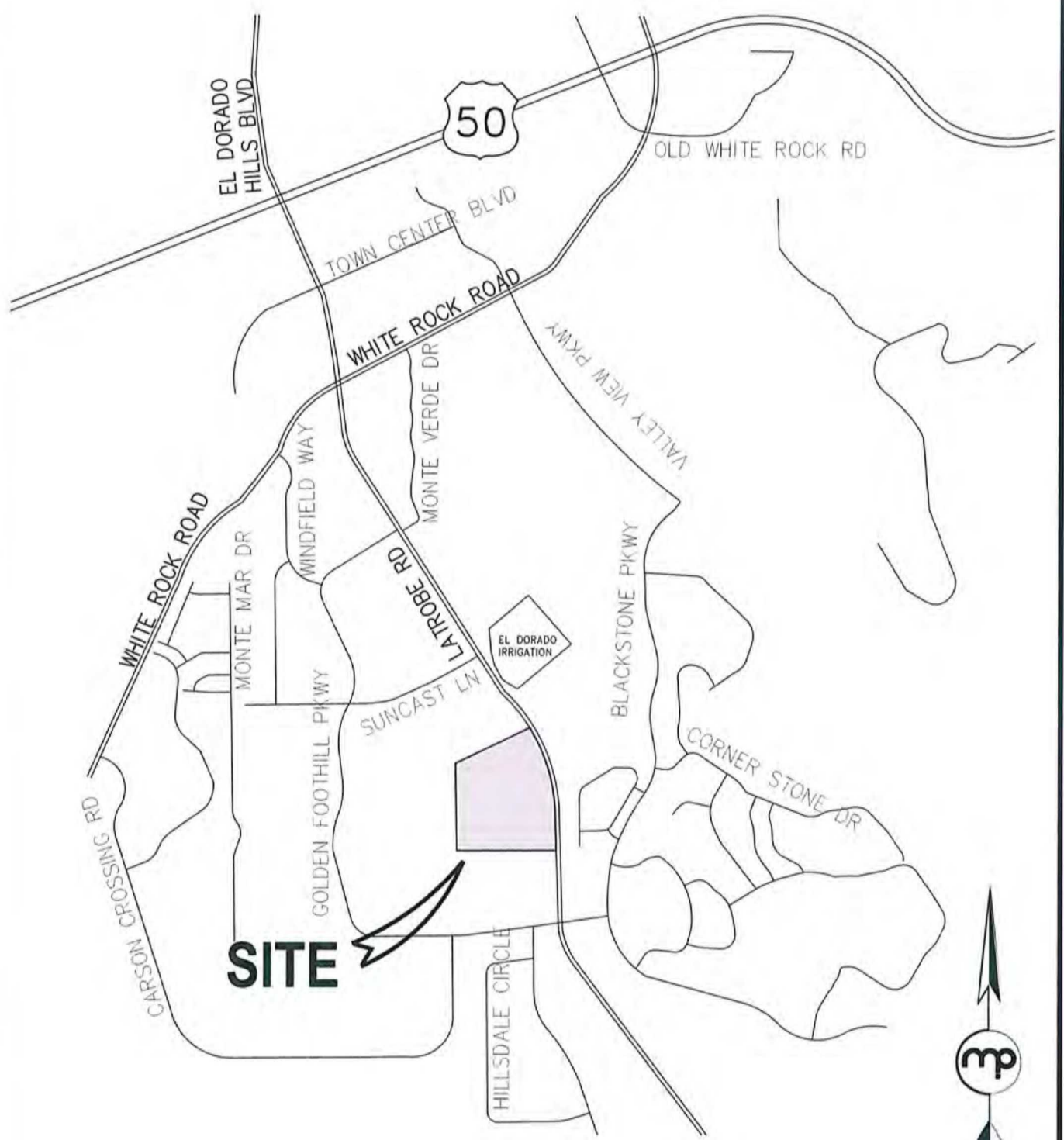
Rev. September 24, 2021

Assessor's Map Book 117 Page 21
County of El Dorado, CA

P22-0009

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



Dwg: X:\2018\18-0058-00\EL DORADO HILLS BUSINESS PARK AMENDMENT\DWG\PLAN\180058-P02-P002.DWG | Saved: 08-23-22 01:35pm SBRYSO

VICINITY MAP

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Tentative Parcel Map

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title CARSON CREEK R&D PROJECT Lead Agency _____

Name of Owner PACIFIC REALTY ASSOCIATES, LP. Telephone 530-624-6300

Address 15350 SW SEQUOIA PARKWAY, SUITE 300 PORTLAND, OR 97224

Name of Applicant PACIFIC REALTY ASSOCIATES, LP. Telephone 530-624-6300

Address 15350 SW SEQUOIA PARKWAY, SUITE 300 PORTLAND, OR 97224

Project Location WEST OF LATROBE ROAD IN EL DORADO HILLS

Assessor's Parcel Number(s) 117-210-048, 049, 050 & 060 Acreage 64.22 ACRES Zoning R & D

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:

DIVIDE 4 PARCELS INTO 14 R&D PARCELS AND 2 OPEN SPACE/DRAINAGE PARCELS TO BE USED FOR INDUSTRIAL WHOLESALE DISTRIBUTION BUILDINGS

2. What is the number of units/parcels proposed? 16 PARCELS

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? NO

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? NO

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DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? NO
If so, which
one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
ADJACENT Name of the water body? CARSON CREEK
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? NO
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? NO
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?

CARSON CREEK

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
GRASS - 100%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
0

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? EL DORADO HILLS
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? HYDRANT
15. What is the distance to the nearest fire station? 1,500 FEET
16. Will the project create any dead-end roads greater than 500 feet in length? NO
17. Will the project involve the burning of any material including brush, trees and construction materials? NO

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? YES
If so, how far? EL DORADO IRRIGATION WATER TREATMENT PLANT - 500 FEET
19. What types of noise would be created by the establishment of this land use, both during and after construction? TRUCKS AND OTHER AUTOS

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? NO

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? INDUSTRIAL

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) NO

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: EL DORADO IRRIGATION DISTRICT

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? NO

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
NO

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
NO

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
YES

31. Will the project require the extension of existing public utility lines? NO
If so, identify and give distances: N/A

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? YES, OS AGMT DOC#2007-0024425 & DOC#2010-0016486
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
NO
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? NO
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? NO
36. Will the project displace any community residents? NO

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: MORTON & PITALO, INC. Date: 8/2/2022

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NOV 15 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Owner: **Pacific Realty Associates**
Name: **Scott Hodson**
Address: **15350 SW Sequoia Parkway, Ste. 300**
Portland, OR 97224
Phone: **(503) 807-7793**
Email: **scooth@pactrust.com**

P22-0009

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

George A. Wheeler - Director
Division 4

Jim Abercrombie
General Manager

Thomas D. Campston
General Manager



El Dorado Irrigation District

John P. Fraser - President

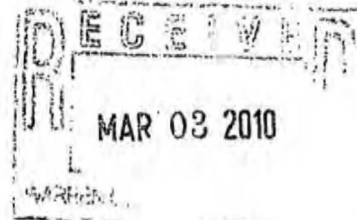
George W. Osborne - Director

Bill George - Director
Division 3

In Reply Refer To: FIL0310-003

March 2, 2010

Scott Hodson
PAC/SIB, LLC
15350 S.W. Sequoia Parkway, Suite 300
Portland, OR 97224



Subject: Facility Improvement Letter (FIL), Carson Creek Corporate Center, Phase 2
Assessor's Parcel No(s). 117-010-06, 117-210-28,30,33,34,41,43 (El Dorado Hills)

Dear Mr. Hodson:

This letter is in response to your request dated January 20, 2010. This letter is valid for a period of two years. If a Facility Plan Report (FPR) for your project has not been submitted to the District within two years of the date of this letter, a new FIL will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer, and Recycled Water Design and Construction Standards*.

This project is a 22-building commercial development on 86.7 acres. Water and sewer service, private fire services, and fire hydrants are requested. The property is within the District boundary. This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Assessment District No. 3

Assessment District No. 3 (AD3) was established to provide water and sewer facilities to serve the El Dorado Hills area. The property is in AD3 and currently has an allotment of 172 equivalent dwelling units (EDUs) of water and sewer service, which is sufficient to serve the proposed development.

Water Supply

The District has secured additional water rights and is in the process of obtaining approvals for diverting these additional supplies at Folsom Lake. The District is also underway with a phased expansion of the El Dorado Hills Water Treatment Plant that will increase water

Letter No. FIL0310-003
To: Scott Hodson



March 2, 2010
Page 2 of 4

supply availability for the District. At this time, however, the District cannot estimate when this new water supply will be available to projects that don't already have a contractual commitment with the District for water service. Your project, as proposed on this date, would require 110 equivalent dwelling units (EDUs) of water supply.

Water Facilities

A 12-inch water line is located in Golden Foothill Parkway and an 18-inch water line is located in Latrobe Road. The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 4000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to receive service, you must construct a looped water line extension connecting to both the 12-inch water line and the 18-inch water line mentioned above. A static hydraulic grade line of 820 feet should be used to determine the pipe class and an operating hydraulic grade line of 790 feet should be used in the Facility Plan Report analysis.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is an 18-inch gravity sewer main located in Golden Foothill Parkway. A sewer lift station (Business Park Lift Station No. 1), 14-inch sewer force main, 18-inch sewer force main, and a 12-inch gravity sewer main are all located along the western property line of the project. These sewer facilities have adequate capacity at this time. The FPR should analyze, in detail, the various options available to serve the project. In order to receive service from these lines, an extension of facilities of adequate size must be constructed.

Facility Plan Report

An FPR will be required for this project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report is strongly recommended. Please contact this office to arrange the meeting. A preliminary utility plan prepared by your engineer must be brought to the meeting.

Two copies of the FPR will be required along with a \$2,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Customer and Development Services Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.



Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary

Service to this proposed development is contingent upon the following:

- ◆ The availability of uncommitted water supplies at the time service is requested
- ◆ Approval of the County's environmental document by the District (if requested)
- ◆ Approval of an extension of facilities application by the District
- ◆ Approval of a Facility Plan Report by the District
- ◆ Approval of facility improvement plans by the District
- ◆ Construction by the developer of all onsite and offsite proposed water and sewer facilities
- ◆ Acceptance of these facilities by the District
- ◆ Payment of all District connection costs

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of

Letter No. FIL0310-003
To: Scott Hodson



March 2, 2010
Page 4 of 4

and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

A handwritten signature in cursive script that reads 'Elizabeth D. Wells'.

Elizabeth D. Wells, P.E.
Engineering Manager
Waste/Recycled Water Engineering Division

EW/MM:pc

Enclosures: System Map
FPR Guidelines and transmittal

cc: Brad Ballenger, Fire Marshal
El Dorado Hills Fire Department
1050 Wilson Blvd
El Dorado Hills, CA 95762

Tom Fassbender
Warren Consulting Engineers, Inc.
160 Blue Ravine Road, Suite C.
Folsom, CA 95630

Roger Trout, Director
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667



DEPARTMENT OF TRANSPORTATION RECEIVED
TRANSPORTATION PLANNING

NOV 15 2022

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Zach Oates
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 698-8019
Phone: (530) 621-7580
Email: zach.oates@edcgov.us

Date Received by Transportation Planning: _____

Applicant Information:

Name: Morton & Pitalo, Inc. (Jeff Thompson)
Address: 600 Coolidge Dr. #140, Folsom, CA 95630

Phone #: (916) 496-8771
Email: jthompson@mpengr.com

Project Information:

Name of Project: Gateway El Dorado
Project Location: El Dorado Hills Business Park
APN(s): 117-210-048, 049, 050 & 060

Planning Number: P22-0009
Bldg Size: Varies 28,750-72,000
Project Planner: Matthew Aselage
Number of units: 8

Description of Project: (Use, Number of Units, Building Size, etc.)

Project consist of 14 development lots (64.22 acres) and 2 open space parcels (2.65 acres) of Research and Development uses ranging from 840,000 SF to 1,100,000 SF of buildings.

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities



DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- | | |
|--|--|
| <input type="checkbox"/> 4 or less single family homes | <input type="checkbox"/> 12,000 square feet or less for industrial |
| <input type="checkbox"/> 4 or less multi-family units | <input type="checkbox"/> 12,000 square feet or less for church |
| <input type="checkbox"/> 2,000 square feet or less for shopping center | <input type="checkbox"/> 50,000 square feet or less for warehouse |
| <input type="checkbox"/> 6,000 square feet or less for general office | <input type="checkbox"/> 60,000 square feet or less for mini-storage |
- None apply – TIS is required with applicable fee.

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

DOT Transportation Planning Signature

Date

ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee

Date



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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2850 Fairlane Court, Placerville, CA 95667

NOV 15 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

OAK RESOURCES CODE COMPLIANCE CERTIFICATE

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessment Number(s) (ANs): 117-210-048, 049, 050 & 060

[Attach additional pages if needed]

Address: Golden Foothill Parkway and Carson Crossing Road

Permit Number or Description (e.g. building/grading permit, discretionary project, other):

P22-0009

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
- Yes, Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
 - Oak Resources Technical Report is attached.
 - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions) as documented in writing by a Qualified Professional. [Explain on separate attachment]
 - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
 - No previous oak mitigation was required. [Explain on separate attachment]

Date: 11/07/22

By:
Signature of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

Matthew Oyen - Pacific Realty Associates, L.P.
Printed Name of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation): Yes No

Accepted By Staff (Name):

Date:

P22-0009

Revised 08/17/2020

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS: 117-219-044, 124-051 & 050, POR. SEC. 14, T. 9N., R. 8E., M.D.M.
 USE: VACANT
 DISTRICT ZONING: R2 RESEARCH & DEVELOPMENT
 PROPOSED ZONING: RESEARCH & DEVELOPMENT
 EXISTING: 4 ACRES
 NUMBER OF PARCELS: 4 ACRES
 PROPOSED: 4 ACRES
 NUMBER OF PARCELS: 14 R 22 AC R 4 D
 NUMBER OF PARCELS: 3 215.4 AC OPEN SPACE (DRAINAGE)
 IRRIASD PARCEL AREA: 1 975.4 AC OPEN SPACE (DRAINAGE)
OWNER
 PACIFIC REALTY ASSOCIATES
 1330 SW SIEMER DRIVE, SUITE 200
 PORTLAND, OR 97224

APPLICANT

PAC TRUST
 1330 SW SIEMER DRIVE
 PORTLAND, OR 97224
 CONTACT: MATTHEW J. OYEN, P.E.
 PHONE: 503.424.6300
 EMAIL: MATTO@PACTRUST.COM

UTILITY PROVIDERS

WATER: EL DORADO IRRIGATION DISTRICT
 SEWER: EL DORADO IRRIGATION DISTRICT
 ELECTRIC: P 3 & E
 GAS: P 3 & E

PLANNER / ENGINEER

MORTON & PITALO, INC.
 431 EDWARDS DRIVE, SUITE #140
 FOLSOM, CA 95630
 CONTACT: OPE S. GARDNER / JEFF THOMPSON
 PHONE: 916.327.2400
 EMAIL: GARDNER@MORTON.COM
 EMAIL: JTHOMPSON@MORTON.COM

SERVICE PROVIDERS

FIRE PROTECTION: EL DORADO HILLS FIRE DISTRICT
 POLICE PROTECTION: EL DORADO COUNTY SHERIFF
 STORM DRAINAGE: EL DORADO COUNTY
 SOLID WASTE: EL DORADO DISPOSAL



PROJECT INFORMATION

- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- MINOR MODIFICATION MAY BE MADE TO LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPOG, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING SOURCE OF TOPOGRAPHY WILL BE.
- PERMITTEE TO GOVERNMENT CODE SECTION 55001 THE GOVERNOR MAY FILE MULTIPLE FINAL MAPS (FROM THIS TENTATIVE MAP) THE FILING OF A FINAL MAP ON A PORTION OF THE TENTATIVE MAP SHALL NOT BE A WAIVER OF THE RIGHT TO FILE A FINAL MAP. HOLDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- PERMITTEE TO SECTION 66445 (1) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
 - 1.1 70' EASEMENT AND P.U.E. PER S11 P18-02
 - 1.2 20' SEWER EASEMENT PER DDC042013-57447
 - 1.3 20' WATER EASEMENT PER DDC042013-57448
 - 1.4 18' SEWER EASEMENT PER 2703-02-113

SEPTEMBER 19, 2022
GATEWAY EL DORADO

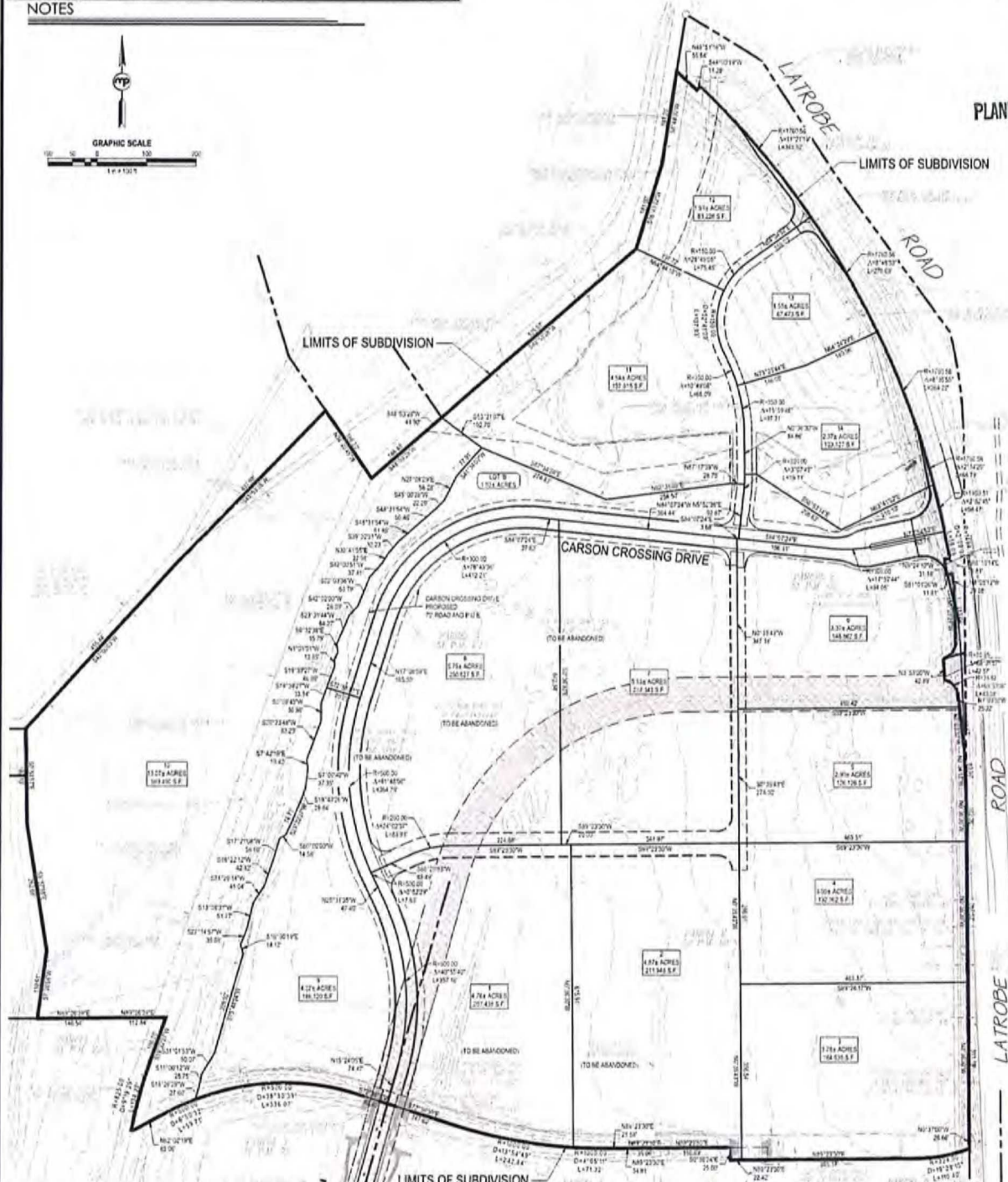
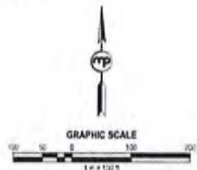
TENTATIVE PARCEL MAP
 COUNTY OF EL DORADO
 BEING A PORTION OF THE SE 1/4
 SECTION 14 T. 9 N., R. 8 E., M.D.M.
 SHEET 1 of 3

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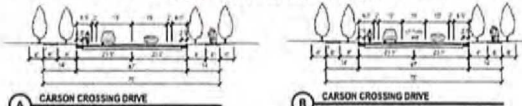
EL DORADO COUNTY
 PLANNING AND BUILDING DEPARTMENT

NOTES



ABBREVIATIONS

ESMT	EASEMENT
R/W	RIGHT OF WAY



MORTON & PITALO, INC.
 CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
 431 EDWARDS DRIVE, SUITE #140
 FOLSOM, CA 95630
 PHONE: 916.327.2400
 WWW.MORTONANDPITALO.COM

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