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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.

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

GEOLOGY AND SOILS

- Identify the percentage of land in the following slope categories:
 0 to 10%
 11 to 15%
 16 to 20%
 21 to 29%
 over 30%
- Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? NO
- Could the project affect any existing agriculture uses or result in the loss of agricultural land? NO

P22-0009

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