

COMMUNITY DEVELOPMENT DEPARTMENT MAP AMENDMENT

FILE	NUMBER:	

			PRE-A	PPLICATION:	
Owner Inf	ormation		Applicant Information	on	
Name: Multiple Property Owne	ers. See Attached List.	Name: Pacific Gatev	vay CA, LLC		
Mailing Address:		Mailing Address:			
Send to Developer Purs	uant to Letter of Agency	See Applica	nt/Developer Represen	tative Information	
Phone: Developer		Phone: Developer			
Email: Developer		Email: Developer			
Applicant Represe	ntative Information	De	esign Professional Info	rmation	
Name: Ridgeline Property Gro	up (Developer) Steve Arthur	Name: David Babco	ck; Jeff Berberich / DB+	-A	
Mailing Address:	,	Mailing Address:			
915 Highland Pointe Dr., St	e 250, Roseville, CA 95678	3581 Mt. Dia	ıblo Blvd, Suite 235, La	fayette, CA 94549	
Phone: (916) 284-3245		Phone: (925) 283-50)70		
Email: sa@ridgelinepg.com		Email: dbabcock@dl	babcock.com; jberberic	h;@dbabcock.com	
	(Attach additi	Proposal onal sheets as necessary	A .		
Type of Map Amendment (chec	sk all that apply):	General Plan Des			
EXIS.	TING		PROPOSED		
General Plan Designation(s): G	eneral Agriculture (A/G)	General Plan Design	ation(s): See attached	Land Use Map.	
Zone(s): General Agricultural		Zone(s): See attach	ed Land Use Map.		
Reason for Request::					
	See attache	ed Project Description.			
Is this application tied to another discretionary application?	Yes: No:	Related Planning Ap	plication (PA) number(s)	:	
Assessor Parcel Number	Property Address	erty Information	Property Size	Williamson Act Contrac	
Assessor Farcer Nulliner	Froperty Address		Property Size	vviiliamson Act Contrac	
See attached parcel list.	See attached parcel	map.	See attached parcel list.	Yes: No:	

No:

Yes: No:

Yes:



COMMUNITY DEVELOPMENT DEPARTMENT MAP AMENDMENT

FILE	NUMBER:	
O O Danie Barre	INCHAIDELY.	

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. <u>INDEMNITY</u>:

A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");

B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.

C. Except as to the County's sole negligence or willful misconduct.

2. DEFENSE:

- **A**. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.
- **B.** In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.
- **C**. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.
- I, further, certify under penalty of perjury that I am (check one):
- Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or
- Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name:	See attached Owner Acknowledgment	Signature:	Date:
Print Name:	See attached Owner Acknowledgment		Date:
Print Name:	See attached Owner Acknowledgment		Date:
Print Name:	See attached Owner Acknowledgment		Date:
Print Name:	See attached Owner Acknowledgment		 Date:



FILE NUMBER:	
--------------	--

			PRE-APPLICATION:		
Owner In	formation	Applicant Information			
Name: Multiple Property Owne	rs. See Attached List.	Name: Pacific Gateway CA, LLC			
Mailing Address:		Mailing Address: See Applican	nt/Developer Representative Information		
Send to Developer Purs	uant to Letter of Agency				
Phone: Developer		Phone: Developer			
Email: Developer		Email: Developer			
Applicant Represe	ntative Information	Design Profes	ssional Information		
Name: Ridgeline Property Grou	up (Developer) Steve Arthur	Name: David Babcock; Jeff Berl	berich / DB+A		
Mailing Address:		Mailing Address:			
915 Highland Pointe Dr., St	e 250, Roseville, CA 95678	3581 Mt. Diablo Blvd, Si	uite 235, Lafayette, CA 94549		
Phone: (916) 284-3245		Phone: (925) 283-5070			
Email: sa@ridgelinepg.com		Email: dbabcock@dbabcock.cor	m; jberberich;@dbabcock.com		
		Proposal			
	(Attach full Con	Proposal nprehensive Plan document)			
Type of Comprehensive Plan pr		Specific Plan	Special Purpose Plan		
separate applications required for	or each):	☐ Master Plan	☐ Public Financing Plan		
Summary of Comprehensive Pl	an:				
	See attach	ed Project Description.			
		Related Planning Application (PA	.) number(s):		
Is this application tied to another discretionary	Yes: ■ No: □				
application?	res. 🔳 No. 📋				
		erty Information ional sheets as necessary)			
Assessor Parcel Number	Property Address	Property Size	Williamson Act Contract		
See attached Parcel List	See attached Parcel N	Map See attached Parc	cel List Yes: No:		
			Yes: No:		
			Yes: No:		



Compact Parking Spaces:

COMMUNITY DEVELOPMENT DEPARTMENT COMPREHENSIVE PLAN

				FILE	NUMBER:	
		0	PERATIONS			
		Estimated Unde (Attach add	rlying Operationa itional sheets as ne	I Information cessary)		
Use	Hours of Operation	Days of Operation	Estimated Employees Per Shift	Estimated Customers Per Shift	Estimated Deliveries Per Shift	Seasonal Operation
						Yes: No:
						Yes: No:
						Yes: No:
						Yes: No:
					9	Yes: No:
		Surface Transport	ation Assistance	Act (STAA)		
Are STAA trucks a underlying operati	anticipated with the ions?	Yes: No:	☐ Is the projection route?	ect site on an exist	ing STAA	Yes No 🗌
Contact the Departme	ent of Public Works for inform	nation regarding STAA	routes at 209-468-3	000	,	
			ummary of Uses itional sheets as ne	cessary)		
	ı	Proposed Uses			Total Propo	sed Square Footage
	See atta	iched Land Use Ma	ap.			
		Estima	ated On-Site Park	ing		
Full Sized Park	king Spaces:			DA Parking Spaces	s:	

Total Parking Spaces:



FILE NUMBER:	
--------------	--

SERVICES

		V	Vater	
Public	X	Service Provider: Future CSD	Will Serve Letter Provided ☐	Distance to Existing Public Water:
Private		Existing Well	New Well	Well Replacement
		Wastewa	ter Disposal	
Public	X	Service Provider: Future CSD	Will Serve Letter Provided ☐	Distance to Public Sewer:
Private		Existing Septic System	New Septic System ☐	Septic System Replacement
		Storm	Drainage	
Public	X	Service Provider: Onsite Basins	Will Serve Letter Provided □	Distance to Public Storm Drain:
Private		Existing On-site Retention Pond	New On-site Retention Pond ☐	Natural Drainage □

Other Public Services					
School	Service		Fire Prot	ection Service	
Service Provider Jefferson School District	Distance to School	2.0 Miles	Service Provider	Distance to Fire Station	2.5 Miles

South San Joaquin County Fire Authority



FIL	ΕN	UMBER	₹:	

ENVIRONMENTAL INFORMATION

(Attach additional sheets as necessary)

Topography
Describe the project site's topography:
See Environmental Information attachment.
Describe any existing drainage courses or eroded area on or near the project site:
See Environmental Information attachment.
Biological Resources
Describe any wildlife habitat or species on-site:
See Environmental Information attachment.
Identify any waterways and/or ringrian habitat that may be disturbed by the prepared project. (Co. Chapter 0.4540 of the
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the Development Title for Riparian Habitat Regulations):
See Environmental Information attachment.
Identify any Native Oak trees, Heritage Oak trees, or Historical trees that may be disturbed by the proposed project: (See Chapter 9- 1505 of the Development Title for Tree Regulations):
See Environmental Information attachment.



F	LE	NUM	BER:	

PERFORMANCE STANDARDS

(Attach additional sheets as necessary)
See Chapter 9-1025 of the Development Title for Performance Standard Regulations

Air Quality
Describe air pollutants that may result from the project during construction:
See Performance Standards attachment.
Noise
Describe on-site sources of noise or vibration that may result from the proposed project:
See Performance Standards attachment.
Describe any machinery, equipment, or transportation noise that may result from proposed project:
See Performance Standards attachment.
Light and Glare
Describe any on-site sources of light and/or glare that may result from the proposed project:
See Performance Standards attachment.
Odor
Describe any on-site source of odor that may result from the proposed project:
See Performance Standards attachment.



FILE	NUMBER:	

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION.

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards, and commissions (collectively "County") as follows:

1. INDEMNITY:

- **A.** From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");
- **B.** For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.
 - C. Except as to the County's sole negligence or willful misconduct.

2. <u>Defense</u>:

- **A.** The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.
- **B.** In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.
- **C.** If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.
- I, further, certify under penalty of perjury that I am (check one):
- Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or
- Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name: See attached Owner Acknowledgment	Signature:	_Date:
Print Name: See attached Owner Acknowledgment	Signature:	_Date:
Print Name: See attached Owner Acknowledgment	Signature:	_Date:
Print Name: See attached Owner Acknowledgment	Signature:	_Date:



	J			FILE NUM	IBER:		
				PRE-A	PPLICATION:		
Own	ner Informa	tion		Applicant Info	rmation		
Name: Multiple Property Owne	ers. See Attac	hed List	Name: Pacific G	ateway CA, LLC (c/o Rid	geline Property Grou	ıp)	
Mailing Address: Send to Dev	veloper Pursu	ant to Agency Letter	Mailing Address: 915 Highland Pointe Dr. Ste 250				
			Roseville, CA 956	78			
Phone: Developer			Phone: 916-284	-3245			
Email: Developer			Email: sa@ridgelinepg.com				
Applicant's Re	presentativ	e Information		Design Professiona	l Information		
Name: Ridgeline Property Grou	up (Contact: S	teve Arthur)	Name: HPA, Inc.	(Contact: Teresa Goodw	vin)		
Mailing Address: 915 Highlan	nd Pointe Dr.	Ste 250	Mailing Addres	s: 600 Grand Ave. Suite	302		
Roseville, CA 95678			Oakland, CA 9461	0			
Phone: 916-284-3245			Phone: 949-862	-2111			
Email: sa@ridgelinepg.com			Email: teresa@hparchs.com				
Type of application (check of required for each): Project Summary: See atta Will the project include more Length of time (maximum of Note: For questions regarding project in the discretionary application to the discretionary appl	ched Exhib e than one (f 5 years): 5 phasing, cont	parate applications or it No. 3. Project Description 1) phase? (maximum of 2 years	phases) Yes: 09-468-3121. Related Plar	No: nning Application (PA) BD for related applicat	number(s):		
		Property	/ Information				
Assessor Parcel Number		Property Address		Property Size	Williamson Ac	t Contract	
See attached Parcel List	See Attach	ed Pacific Gateway Parcel	Мар	See attached parcel List	Yes: 🔲 N	No: 🔳	
					Yes: N	No: 🔲	
					Yes: N	No:	



LIFOR		ess grows here.				F	ILE NUMB	ER:	
			Airp	ort Land Use (Commissio	n			
	an Airport Influence?	Yes ☐ No ■		ructure over 20 in height?	⁾⁰ Yes [□ No □	ALUC fees	paid?	Yes No No
				OPERATI	ONS				
		E		ustomers/Deli additional shee					
Shift#	Shift Hours	Days of Operation	Number of	rage Employees Shift	Number o	erage f Customers Shift	Deliv	erage /eries/ ts per Shift	Seasonal Or Year-
		Proposed	round?						
#1				+					
#2									
#3									
#4									
			Surface Tran	sportation As	sistance A	ct (STAA)			
Will STAA	A type trucks, c	over California Lega	l length, be u	sed as part of t	he proposed	d operation?	Existing ro	ute: Yes 🔳	No 🗌
Note: Co	ntact the Depa	rtment of Public Wo	rks for inform	ation regarding	STAA rout	es at 209-468	3-3000		

	(TI		dings and Struc on must be shown			
Structure Number (as shown on site plan)	Proposed Use(s)	Number of Floors	Square Footage per Floor	Total Square Footage	Building Height	Occupancy
BLDG 1	Industrial	1	97,370	97,370	45'+/-	B, S-1
E2	Industrial	1	167,950	167,950	45'+/-	B, S-1
E3	Industrial	1	576,450	576,450	45'+/-	B, S-1
E4	Industrial	1	880,600	880,600	55'+/- up to 100'	B, S-1
E11	Industrial	1	1,159,490	1,159,490	55'+/- up to 100'	B, S-1

			On-Si	te Parking			
	e Parking (Number)		ct Parking (Number)	ADA P (Num		The state of the s	Parking (Number)
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
0	1,697	0	0	0	per code	0	1,697



FILE NUMBER:	
--------------	--

SERVICES

		W	ater				
Public	Service Provider: Future CSD		Will Serve Letter Provided		Distance to Public Water:		
Private		Existing Well			Well Re _l	placement	
		Wastewat	er Disposa	1			
Public		Service Provider: Future CSD	Will Se	rve Letter Provided	Distance Public		
Private		Existing Septic System	New Septic System		Septic System Replacemen		n Replacement
If the project v process wastev the following in	vater provide	Description of process wasted	water:	Volume of proce wastewater:		Meth	nod of disposal:
		Storm	Drainage				
Public		Service Provider:	Will Se	rve Letter Provided	Distand Public Drain:		Developer to construct.
Private		Existing On-site Retention Pond	New On-site Retention Pond		Natural Drainage		Drainage
		Other Puk	olic Service	s			
	Scho	ol Service		Fire Prote	ction Se	rvice	
Service F N/A	rovider	Distance to School:	_	ervice Provider e Department	Distar Fire S	nce to station:	4.4 Miles



ENVIRONMENTAL INFORMATION

(Attach additional sheets as necessary)

Topography
Describe the project site's topography:
See Exhibit No. 4, Environmental Information attachment.
Describe any existing drainage courses or eroded areas on or near the project site:
See Exhibit No. 4, Environmental Information attachment.
Biological Resources
Describe any wildlife habitat or species on-site:
See Exhibit No. 4, Environmental Information attachment.
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the Development Title for Riparian Habitat Regulations):
See Exhibit No. 4, Environmental Information attachment.
Identify any Native Oak trees, Heritage Oak trees or Historical trees that may be disturbed by the proposed project: (See Chapter 9 1505 of the Development Title for Tree Regulations):
See Exhibit No. 4, Environmental Information attachment.
Cultural Resources
Describe any items of historical or archaeological interest on-site:
See Exhibit No. 4, Environmental Information attachment.



FILE NUMBER:	
--------------	--

PERFORMANCE STANDARDS

(Attach additional sheets as necessary)
See Chapter 9-1025 of the Development Title for Performance Standard Regulations

Air Quality
Describe air pollutants that may result from the project including during construction:
See Exhibit No. 5, Performance Standards attachment.
Noise
Describe on-site sources of noise or vibration that may result from the proposed project:
See Exhibit No. 5, Performance Standards attachment.
Describe any machinery, equipment, or transportation noise that may result from the proposed project:
See Exhibit No. 5, Performance Standards attachment.
Light and Glare
Describe any on-site sources of light and/or glare that may result from the proposed project:
See Exhibit No. 5, Performance Standards attachment.
Odor
Describe any on-site source of odor that may result from the proposed project:
See Exhibit No. 5, Performance Standards attachment.



F	ILI	E	N	JM	BEI	₹:	

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. INDEMNITY:

- **A**. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");
- **B**. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.
 - C. Except as to the County's sole negligence or willful misconduct.

2. <u>DEFENSE</u>:

- **A**. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.
- **B.** In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.
- **C**. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.
- I, further, certify under penalty of perjury that I am (check one): Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct. Print Name: See Letter of Agency. Signature: Date: _____ Print Name: _____ Signature: Print Name: Signature: Date: _____ Print Name: Signature: Date: _____ Signature: Print Name: _____ Date:



				FILE NUMBER:				
					Γ	PRE-A	PPLICATION:	
O	wner Informat	tion			Applica	ant Info	rmation	
Name: Multiple property	Owners. See	attached list.	N	Name: Pacific Gateway CA, LLC				
Mailing Address:			N	lailing Address:				
Send to Devel	oper pursuant	to Agency Letter.		Dev	eloper/App	licant's	Representative	
Phone: Developer/Appli	cant's Repres	entative	Р	hone: Develope	er/Applican	t's Repr	esentative	
Email: Developer/Applicant's Representative			Е	mail: Developer	r/Applicant's	s Repre	sentative	
Applicant's	Representativ	re Information		D	esign Prof	essiona	al Information	
Name: Ridgeline Prope	rty Group (De	veloper)	N	lame: Page South	erland Page	, Inc.		•
Mailing Address:			N	failing Address:				
915 Highland Poin	te Dr., Ste 250	, Roseville, CA 95678	3	414 Jac	kson St., Ste	404, Sar	n Francisco CA 945	59
Phone: (916) 284-3245			Р	hone: 415 249 0	130			
Email: sa@ridgelinepg	ı.com		Е	mail: bhuie@pag	ethink.com			
Type of application (cherequired for each): Project Summary: For development of approxi Will the project include in Length of time (maximum Note: For questions regardless this application tied)	mately 67 acres on the following of 5 years): Carding phasing, to another	parate applications currently used for agricultul higher of the properties of the pr	or Use	Permit site of the new car institution. es) Yes Noout two years.	mpus for The	Universit	ty of Silicon Andhra	, an accredited
discretionary appli	cation?	Yes No Prop	erty Info	rmation			w w	
Assessor Parcel Number		Property Addres			Property	T v	Villiamson Act Cont	ract (Y or N)
					Size			. ,
					67 ac		N	



						F	ILE NUME	BER:		
			Airpor	t Land Use	Commissio	n				
	1.0	∕es ☐ Ind	cludes structure in heig		et Yes [No ■	ALUC fees	s paid?	Yes [□ No □
			(OPERAT	IONS					
		Е	mployees/Cus	stomers/Del						
Shift#	Shift Hours	Days of Operation	Avera Number of E Per S	age Employees	Ave Number o	erage of Customers or Shift	Del	erage iveries/ nts per Sh	nift	Seasonal Or Year- round?
			Existing	Proposed	Existing	Proposed	Existing	Propos	ed	
#1	8	6	N/A	25	N/A	150	N/A	1		Year-round
#2	4	5	N/A	15	N/A	25	N/A	0		Year-round
#3										
#4										
				portation As						
Yes 🗌	No 🔳	er California Legal ment of Public Wo	l length, be use	ed as part of the tion regardings and St	the proposed	d operation?	Existing ro	oute: Yes	□ No	0 🗆
Yes 🗌	No III Intact the Departi re (as on Proj	er California Legal ment of Public Wo	length, be use	ed as part of the tion regardings and St	tructures hown on the	d operation?				o 🗆
Yes Note: Con Structur Number (shown o	No Intact the Departre	er California Legal ment of Public Wo	l length, be use orks for information (This information Number	d as part of the standard stan	tructures hown on the separate	d operation? tes at 209-46 Site Plan)	8-3000			
Yes Note: Con Structur Number (shown o site plar	No Intact the Departre	er California Legal ment of Public Wo	Build (This information Number of Floors	d as part of the standard stan	tructures hown on the separate	d operation? tes at 209-46 Site Plan) al Square potage	8-3000 Building He			supancy
Yes Note: Con Structur Number (shown o site plar	No Intact the Departre	er California Legal ment of Public Wo	Build (This information Number of Floors	d as part of the standard stan	tructures hown on the se per Tota for 1.	d operation? tes at 209-46 Site Plan) al Square potage	8-3000 Building He			supancy
Yes Note: Constructur Number (shown osite plan	No Intact the Departre	er California Legal ment of Public Wo posed Use(s) gher education Con	Build (This information Number of Floors	d as part of the street of the	the proposed of STAA round tructures hown on the state of the per state of	d operation? tes at 209-46 Site Plan) al Square potage	8-3000 Building He	eight	Occ	supancy B



FILE	NUMBER:	

SERVICES

		Wa	ater				
Public 🔲		Service Provider:	Will Serve Letter Provided ☐		Distance Public W		
Private		Existing Well		New Well		Well Rep	lacement
		Wastewate	er Disposa	1			
Public		Service Provider:	Will Serve Letter Provided □		Distance Public S		
Private		Existing Septic System	Existing Septic System New Septic System		Septic System Replacement		Replacement
If the project will result in process wastewater provide the following information:		Description of process wastewa	ater:	Volume of process was	stewater:	Meth	od of disposal:
		Storm I	Drainage				
Public 🔲		Service Provider:	Will Serve Letter Provided □		Distance Public S Drain:		
Private		Existing On-site Retention Pond	New On-site Retention Pond		Natural Drainage		Orainage

Other Public Services						
School Se	rvice	Fire Protection Service				
Service Provider	Distance to School	Service Provider	Distance to Fire Station			
N/A	N/A	Tracy FD	4.4 miles			



FILE	NUMBER:	

ENVIRONMENTAL INFORMATION

(Attach additional sheets as necessary)

Topography
Describe the project site's topography:
The site has very low slope and is characterizable as "flat," though it generally drains from south to north, toward an existing
drainage channel, along the north edge of the site.
Describe any existing drainage courses or eroded areas on or near the project site:
The existing drainage channel on the north side of the site has intermittent flow based on rain events and irrigation. There are no
eroded areas on the site.
Biological Resources
Describe any wildlife habitat or species on-site:
Wildlife is generally not observed on the site.
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the Development Title for Riparian Habitat Regulations): No waterways or riparian habitat will be disturbed by the project.
Identify any Native Oak trees, Heritage Oak trees or Historical trees that may be disturbed by the proposed project: (See Chapter 9-1505 of the Development Title for Tree Regulations):
There are no native oaks, heritage oaks, or otherwise historical trees on the site.
Cultural Resources
Describe any items of historical or archaeological interest on-site:
There are no known items of historical or archaeological interest on the site.



FILE NUMBER:

PERFORMANCE STANDARDS

(Attach additional sheets as necessary)
See Chapter 9-1025 of the Development Title for Performance Standard Regulations

Air Quality	
Describe air pollutants that may result from the project including during construction:	
Construction processes may generate dust and construction equipment may generate fuel exhaust.	
Noise	
Describe on-site sources of noise or vibration that may result from the proposed project:	100
The University buildings and infrastructure will not produce noise or vibration.	
Describe any machinery, equipment, or transportation noise that may result from the proposed project:	
The University buildings and infrastructure will not include machinery, equipment, or vehicles that will produce noise beyond that	
created by passenger vehicles and FHWA Class 4 buses.	
Light and Glare	
Describe any on-site sources of light and/or glare that may result from the proposed project:	
Parking area light poles may be on-site sources of light visible from neighboring parcels and Chrisman Road.	
Nighttime campus operations may produce visible light in University buildings.	
Odor	
Describe any on-site source of odor that may result from the proposed project:	
No on-site sources of odor will result from the University project.	



FILE NUMBE	₹:

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. INDEMNITY:

- **A.** From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");
- **B**. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.
 - C. Except as to the County's sole negligence or willful misconduct.

2. DEFENSE:

- A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.
- **B.** In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.
- **C.** If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.

I, further, certify under penalty of perjury that I am (check one):					
Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or					
Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.					
Print Name:	Signature:		Date:		
Print Name:	Signature:		Date:		
Print Name:	Signature:		Date:		
Print Name:	Signature:		Date:		
Print Name:	Signature:		Date:		



COMMUNITY DEVELOPMENT DEPARTMENT SUBDIVISION

FILE NUMBER: _____

			PRE-	APPLICATION:	
Owner	Information	Applicant Information			
Name: Multiple property Ov	wners. See attached list.	Name: Pacific Gateway CA, LLC (A	Applicant), k	Kier & Wright (Civil Er	ngineer)
Mailing Address: Send to De	veloper pursuant to Agency Letter.	Mailing Address: Applicant: Care of	Developer.	Civil: Care of Chuck M	lcCallum
		Civil Engineer: 2850 Collier Can	yon Road,	Livermore, CA 94	551
Phone: Developer		Phone: Applicant: See Develope	er. Civil: (9	25) 245-8788	
Email: Developer		Email: Applicant: See Develope	r. Civil: cm	nccallum@kierwrig	ht.com
Applicant's Repr	esentative Information	Design Profess	sional Info	ormation	
Name: Ridgeline Property 0	Group (Developer)	Name: Kier & Wright (Civil Engineer)	Chuck McCa	allum	
Mailing Address: 915 High	land Pointe Dr., Ste 250	Mailing Address: 2850 Collier Canyo	on Road, Liv	vermore, CA 94551	
Roseville, CA 95678					
Phone: (916) 284-3245		Phone: Civil: (925) 245-8788			
Email: sa@ridgelinepg.cor	n	Email: cmccallum@kierwright.com			
		oject Details			
	(Attach addition	onal sheets as necessary)			
Type of Subdivision (check only	Minor Subdivision		Minor Subdivisions, is a Parcel Map		
one, separate applications re		Waiver Proposed? Yes: ☐ No: ☐			
for each):	Major Subdivision	If yes, please submit the Parcel Map Waiver application with this application.			
Project Description: See atta	ached Exhibit No. 3. Project Desc	cription.			
Does the proposed subdivisi	on include a Homesite Parcel or				
a Homesite Parcel for Finance		☐ Homesite Parcel			
Section 9-610.3 of the Devel Regulations)	opment Title for Homesite	☐ Homesite Parcel for Financing Purposes Only			
,					
Is this application tied to		Related Planning Application (PA	.) number(s	5):	
another discretionary	Yes: ☐ No: ■				
application?					
	Prope	rty Information			
Assessor Parcel Number	Property Add		rty Size	Williamson Act Co	ontract
See attached Parcel List	See Attached Pacific Gateway Sub-		ed Parcel List	Yes: No:	
				Yes: No:	_

Yes: No:



Service Provider

Jefferson School District

Distance to

School:

2.0 Miles

COMMUNITY DEVELOPMENT DEPARTMENT SUBDIVISION

		Airport Land Us	se Commission	
Nithin an Air Influe	port Area of nce?	Yes: ■ No: □	ALUC fees paid?	Yes: ☐ No: ■
		SERV	/ICES	
		Wa	ter	
Public		Service Provider: Future CSD	Will Serve Letter Provided	Distance to Existing Public Water:
Private		Existing Well	New Well	Well Replacement
		Wastewate	r Disposal	
Public		Service Provider: Future CSD	Will Serve Letter Provided	Distance to Public Sewer:
Private		Existing Septic System New Septic System Septic System		
		Storm D	rainage	
Public Service Provider: Onsite Basins		Will Serve Letter Provided	Distance to Public Storm Drain:	
Private		Existing On-site Retention Pond	New On-site Retention Pond	Natural Drainage

Service Provider

Tracy Fire Department

Distance to

Fire Station:

4.4 Miles



COMMUNITY DEVELOPMENT DEPARTMENT SUBDIVISION

FILE	NUMBER:	

EN	VIRC	NMEN	TAL	INF	ORMA	TION

(Attach additional sheets as necessary)				
Topography				
Describe the project site's topography: See Environmental Information attachment.				
Describe any existing drainage courses or eroded areas on or near the project site; See Environmental Information attachment.				
, ,				
Biological Resources				
Describe any wildlife habitat or species on-site: See Environmental Information attachment.				
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the				
Development Title for Riparian Habitat Regulations):				
See Environmental Information attachment.				
Identify any Native Oak trees, Heritage Oak trees, or Historical trees that may be disturbed by the proposed project: (See Chapter 9-				
1505 of the Development Title for Tree Regulations):				
See Environmental Information attachment.				



COMMUNITY DEVELOPMENT DEPARTMENT SUBDIVISION

FILE	NUMBER:	

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. INDEMNITY:

- **A**. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");
- **B**. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.
 - C. Except as to the County's sole negligence or willful misconduct.

I, further, certify under penalty of perjury that I am (check one):

2. <u>DEFENSE</u>:

- **A**. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.
- **B.** In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.
- **C.** If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.
- Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or

 Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

 Print Name:

 See Letter of Agency.

 Signature:

 Date:

 Print Name:

 Signature:

 Date:

 Print Name:
 Signature:
 Date:

 Print Name:
 Signature:
 Date:

 Print Name:
 Signature:
 Date:

 Print Name:
 Signature:
 Date:



				FILE NUM	BER:
				PRE-AF	PPLICATION:
Own	er Informa	tion		Applicant Infor	mation
Name: Multiple Property Owne	rs. See Attac	hed List	Name: Pacific Ga	teway CA, LLC (c/o Ridg	geline Property Group)
Mailing Address: Send to Dev	eloper Pursu	ant to Agency Letter	Mailing Address	: 915 Highland Pointe Dr	r. Ste 250
			Roseville, CA 9567	'8	
Phone: Developer			Phone: 916-284-3	3245	
Email: Developer			Email: sa@ridgeli	inepg.com	
Applicant's Re	presentati	e Information		Design Professional	Information
Name: Ridgeline Property Group (Contact: Steve Arthur)			Name: HPA, Inc.	(Contact: Teresa Goodw	in)
Mailing Address: 915 Highlan	d Pointe Dr.	Ste 250	Mailing Address	: 600 Grand Ave. Suite 3	302
Roseville, CA 95678			Oakland, CA 94610)	
Phone: 916-284-3245			Phone: 949-862-2	2111	
Email: sa@ridgelinepg.com			Email: teresa@hp	parchs.com	
	ched Exhib	parate applications or	e Approval e Permit	V)	
		act the Planning Division at 209-4	168-3121.		
Is this application tied to another discretionary application? Yes: ■ No: □			Related Planning Application (PA) number(s): PA-2100188, -189, -190 and -191		
		Property In	formation		
Assessor Parcel Number		Property Address		Property Size	Williamson Act Contract
See attached Parcel List	See Attach	ed Pacific Gateway Parcel Ma	p	See attached parcel List	Yes: No: Ves: Ves: No: Ves: Ves: No: Ves: Ves: Ves: Ves: Ves: Ves: Ves: Ves

Yes: No:



CALIFORT	Greatn	ess grows here.					FILE NUME	BER:		
			Airpor	t Land Use	Commissio	on	The Alexander			
	an Airport Influence?	Yes ☐ No ■		Includes structure over 200 feet in height?				paid?	Yes [☐ No ☐
				OPERAT	IONS					
		E	mployees/Cus (Attach ac	stomers/Del						
Shift#	Shift Hours	Shift Hours Days of Number of			Av Number o	erage of Customers r Shift	s Deliv	erage veries/ ts per Shi	ift	Seasonal Or Year-
			Existing	Proposed	Existing	Proposed	Existing	Propos	ed	round?
#1										
#2										
#3										
#4										
			Surface Trans	portation As	ssistance A	ct (STAA)				
Will STAA Yes ☐ I	type trucks, o No ■	ver California Legal					? Existing ro	ute: Yes	No	
Note: Cor	tact the Depar	rtment of Public Wo	rks for informat	ion regardin	g STAA rout	es at 209-4	68-3000			
			Buil (This information)	dings and s	Structures	Site Plan)				
Structur Number (shown o site plar	as n Pr	roposed Use(s)	Number Square Footage per Floors		e Tota	Total Square		ght	Occupancy	
1	Communit	y Center	1	11,569	11569		25' +/-	B/A	.3/S-1	

	On-Site Parking						
	e Parking (Number)		ct Parking (Number)	ADA P (Num	•	7979	Parking (Number)
Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
0	154	0	0	0	per code	0	154



N/A

School:

COMMUNITY DEVELOPMENT DEPARTMENT SITE APPROVAL/USE PERMIT

FILE	NUMBER:	

SERVICES

		W	ater				
Public		Service Provider: Future CSD		rve Letter Provided	Distance to Public Water:		
Private		Existing Well		New Well	Well Replacement		placement
		Wastewate	er Disposa				
Public		Service Provider: Future CSD	Will Serve Letter Provided		Distance to Public Sewer:		
Private	,	Existing Septic System	Nev	Septic System	Septic System Replac		n Replacement
If the project will result in process wastewater provide the following information:		Description of process wastewater: Volume of process wastewater: wastewater:					
		Storm [Drainage				10.3
Public		Service Provider:	Will Serve Letter Provided		Distance Public S Drain:		Developer to construct.
Private		Existing On-site Retention Pond	New On-site Retention Pond		Natural Drainage		
		Other Pub	lic Service	s			
School Service			Fire Protection Service				
Service Provider		Distance to	S	ervice Provider	Distan	ice to	

Tracy Fire Department

4.4 Miles

Fire Station:



FILE NU	MBER:	
----------------	-------	--

ENVIRONMENTAL INFORMATION

(Attach additional sheets as necessary)

Тородгарhy
Describe the project site's topography:
See Exhibit No. 4, Environmental Information attachment.
Describe any existing drainage courses or eroded areas on or near the project site:
See Exhibit No. 4, Environmental Information attachment.
Biological Resources
Describe any wildlife habitat or species on-site:
See Exhibit No. 4, Environmental Information attachment.
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the Development Title for Riparian Habitat Regulations):
See Exhibit No. 4, Environmental Information attachment.
Identify any Native Oak trees, Heritage Oak trees or Historical trees that may be disturbed by the proposed project: (See Chapter 9-1505 of the Development Title for Tree Regulations):
See Exhibit No. 4, Environmental Information attachment.
Cultural Resources
Describe any items of historical or archaeological interest on-site:
See Exhibit No. 4, Environmental Information attachment.



FILE NUMBER:	
--------------	--

PERFORMANCE STANDARDS

(Attach additional sheets as necessary)
See Chapter 9-1025 of the Development Title for Performance Standard Regulations

Air Quality	
Describe air pollutants that may result from the project including during construction:	
See Exhibit No. 5, Performance Standards attachment.	
Noise	
Describe on-site sources of noise or vibration that may result from the proposed project:	
See Exhibit No. 5, Performance Standards attachment.	
Describe any machinery, equipment, or transportation noise that may result from the proposed project:	
See Exhibit No. 5, Performance Standards attachment.	
Light and Glare	
Describe any on-site sources of light and/or glare that may result from the proposed project:	
See Exhibit No. 5, Performance Standards attachment.	
Odor	
Describe any on-site source of odor that may result from the proposed project:	
See Exhibit No. 5, Performance Standards attachment.	



FILE NUMBER:	

AUTHORIZATION SIGNATURES

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:

1. **INDEMNITY**:

- **A**. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");
- **B**. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.
 - C. Except as to the County's sole negligence or willful misconduct.

I, further, certify under penalty of perjury that I am (check one):

2. DEFENSE:

- **A**. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.
- **B.** In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.
- **C**. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.
- Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or

 Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

 Print Name:

 See Letter of Agency.

 Signature:

 Date:

 Date:

Print Name: Oco Letter of Agentay:	Signature:	Date:
Print Name:	Signature:	Date:
Print Name:	Signature:	Date:
Print Name:	Signature:	Date:
Print Name:	Signature:	Date: