

**Conditions of Approval**

1. **Project Description**

The Vineyards at El Dorado Hills Tentative Subdivision Map and Planned Development, are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits D, F-I, N-Q and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

Tentative Subdivision Map and Planned Development for the proposed Vineyards at El Dorado Hills residential development consisting of the following:

- A. A phased Tentative Subdivision Map creating a residential subdivision with total of 42 residential lots;
  - B. Planned Development to establish an official Development Plan for The Vineyards at El Dorado Hills Tentative Subdivision Map utilizing a density bonus through the clustering of residential lots.
  - C. Design Waiver modifying to Road Standard 101C that would reduce the right-of-way from 50 feet to 30 feet in width, as shown in the Typical Road Section illustrated on the Tentative Subdivision Map.
2. **Mitigation Monitoring and Reporting Program:** The mitigation measures certified in the Vineyards at El Dorado Hills EIR and adopted by resolution are required as conditions of approval to reduce potential significant environmental effects. The Mitigation Measures shall be completed as identified in the adopted Mitigation monitoring and Reporting Program (MMRP) (Exhibit P) prior to each Small-Lot final map.
3. **Meter Award Letter:** A meter award letter shall be provided by the water purveyor prior to filing the final map, except for large lot phasing maps, consistent with Board of Supervisors Resolution 118-92.
4. **Lighting:** Street lights, if proposed, shall be shown on the final improvement plans. All street lights installed shall be fully-shielded to prevent excess glare and light. A lighting and landscaping district shall be formed to provide for the maintenance of those lights.

5. **Landscaping:** The final landscape plan prepared in compliance with the Model Water Efficient Landscape Ordinance, shall be reviewed and approved by the Planning and Building Department Director or designee, prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit. This shall be incorporated as a note on the final subdivision map.
6. **Park Fees:** The subdivider shall be subject to a \$150.00 appraisal fee payable to the El Dorado County Assessor for the determination of parkland dedication in-lieu fees.

The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the Assessor's Office and calculated in accordance with Section 120.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees to the Planning Department prior to filing the final map.

7. **Minor Modifications Allowed:** Minor changes in the adopted Development Plan may be approved by Planning Services provided that the changes:
  - a. Do not change the boundaries of the subject project property;
  - b. Do not change any use as shown on the official development plan; and
  - c. Do not change the intent of the official development plan.

Major changes shall be approved by the Planning Commission in accordance with the requirements of the County Code. A major change in a development plan shall be approved by the Planning Commission.

8. **Archaeological/Cultural Resources:** If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Director of Development Services.

9. **Conformance Verification:** Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.

10. **Map Expiration:** This Tentative Subdivision Map shall expire in 36 months from its date of approval unless a timely extension has been filed (Subdivision Ordinance Section 120.74.020).
11. **Hold Harmless:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

**Transportation Department - Specific Conditions**

12. **Road Design Standards:** The Project shall construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums).

<b>ROAD NAME</b>	<b>REFERENCE</b>	<b>ROAD<sup>1</sup>/ RW Width</b>	<b>EXCEPTIONS/ NOTES</b>
Road A, from Malcolm Dixon Road to Road B	Standard Plan 101C	24 feet / 30 feet <sup>2</sup>	3" HMA on 8" Class 2 AB Type E Dike as shown on Tentative Map
Via Veritas (private portion)	Standard Plan 101C	24 feet / 30 feet <sup>2</sup>	3" HMA on 8" Class 2 AB Type E Dike as shown on Tentative Map
Road A (from Road B to end), Road B, Road C, Road D	Standard Plan 101C	22 feet / 30 feet <sup>2</sup>	3" HMA on 8" Class 2 AB Type E Dike as shown on Tentative Map

<sup>1</sup> Road widths are measured from flow line to flow line.

<sup>2</sup> Subject to fee waiver request

13. **Offer of Dedication – Internal Streets:** The project shall offer to dedicate, in fee, the rights of way for roadways shown in Table 1 with the final map. Said offer shall include

all appurtenant slopes, drainage, pedestrian, public utility, or other public service easements as determined necessary by County.

The offer(s) will be rejected by County, and a Homeowner's Association (or other mechanism approved by County) shall be formed for the purpose of maintaining the private roads and drainage facilities.

14. **Offer of Dedication – Internal Streets:** The project shall offer to dedicate, in fee, the rights of way for Malcolm Dixon Road and for the public portion of Via Veritas Road (aka Chartraw Road), consistent with the Malcom Dixon Area of Benefit Improvements with the final map. Said offer shall include all appurtenant slopes, drainage, pedestrian, public utility, or other public service easements as determined necessary by County.

This offer will be accepted by County.

15. **Off-Site Improvements – Mitigation of Project Transportation Impacts:**

a. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of the following improvements as identified in the Transportation Impact Study prepared by Kimley-Horn dated Nov. 11, 2016:

- i. Green Valley Road two-way left-turn lane (TWLTL) at Loch Way intersection: Construct this improvement concurrent with or prior to any final map creating the 11<sup>th</sup> lot.

Enter into a Road Improvement Agreement (RIA) with the County to construct said improvements. Approval of the improvement plans and RIA shall be required prior to or concurrent with that final map and associated Subdivision Improvement Agreement (SIA). The SIA shall include a reference to the RIA containing the required mitigation measures.

- b. The construction of the required mitigation measures shall be complete prior to issuance of a Building Permit (for each phase requiring such mitigation measures), or the project shall demonstrate to the County that a contract for the construction has been entered into between the project and a properly licensed contractor, specific to work covered in the RIA, and to include securities for performance and payment under such contract.
- c. The project may be eligible for reimbursement of a portion of the cost of the mitigation measure if the mitigation measure is included in the County's Traffic Impact Mitigation Fee Program.

**16. Malcolm Dixon Area of Benefit (AOB) Improvements:**

- a. The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of the Malcolm Dixon Road Area of Benefit improvements as follows.
  - i. Malcolm Dixon Road from Station 10+00 Station 40+51 – 24 feet wide HMA Type A, plus 3 foot shoulders on both sides.
  - ii. Via Veritas from Malcolm Dixon Road to the project entrance approximately 120 feet north of Malcolm Dixon Road – 24 feet wide HMA Type A, plus 2 foot shoulders on both sides.
  - iii. The New Connection roadway from the entrance to Wilson Estates (TM14-1515) – 36 feet wide, Type 2 Curb and Gutter, 6 foot shoulders on both sides.
  - iv. Structural section of these roadways shall be determined in accordance with Chapters 600-670, “Pavement Engineering” of the Caltrans Highway Design Manual, or equivalent AASHTO methods if approved by County Engineer.
  - v. HMA Dike may be used within the shoulder area on any of the above roads, to be determined at the time the improvement plans are prepared.
  - vi. The Malcolm Dixon Road Area of Benefit Improvements shall be contained within a Road Improvement Agreement (RIA), with securities to guarantee performance of the work and payment to suppliers and contractors.
  - vii. Improvement Plans and RIA for the Malcolm Dixon Road Area of Benefit Improvements shall be completed and executed simultaneously with the first final map.
  
- b. The Project shall be under contract for construction of the Malcolm Dixon Road Area of Benefit Improvements with proper sureties in place prior to issuance of any building permit.

Upon the applicant’s request, the County will form and implement, at the applicant’s expense, a public improvement financing district for funding or reimbursement of the costs of off-site public improvements to be constructed as identified in the entitled Malcolm Dixon Area Traffic Circulation Plan. The applicant shall prepare and submit for County’s approval and adoption a proposed Area of Benefit and supporting Engineers Estimate and Report for the purpose of financing and reimbursement of required off-site land acquisitions, widening and (re-)construction of public improvements as may be appropriate. The proposed Area of Benefit shall include but not be limited to parcels APN: 110-020-12, 126-100-18, 19, 23, & 24. The Area of Benefit Engineer’s Report shall be prepared and submitted and the proposed public financing district formed prior to the filing of the Final Map. For development projects within the proposed public financing district Area of Benefit, County shall require consent by the land owner to the

public financing district and participation in the funding or reimbursement and/or construction of the off-site public improvements for Malcolm Dixon Area Traffic Circulation Plan on a pro rata share of residential lots or equivalent share basis as a condition of approval. For development projects which may derive benefit from the public improvements to be constructed as part of the Malcolm Dixon Area Traffic Circulation Plan, County shall require participation in the funding and reimbursement and/or construction of the off-site public improvements for Malcolm Dixon Area Traffic Circulation Plan on a pro rata share of residential lots or equivalent share basis as a condition of project approval.

A private funding agreement may be used in lieu of a public improvement financing district (AOB), provided that a Road Improvement Agreement guaranteeing construction of all required improvements is executed with the first final map.

17. **Encroachment Permit(s):** The applicant shall obtain an encroachment permit from EDCTD and construct the roadway encroachment from A Drive onto Malcolm Dixon Road to the provisions of County *Standard Plan 103C*.
18. **Off-site Improvements (Acquisition):** As specified elsewhere in these Conditions of Approval, the applicant is required to perform off-site improvements. If the applicant does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, the applicant shall enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the applicant: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, the applicant shall provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provides a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provides an appraisal for each title or interest to be acquired, prepared by a certified appraiser; Approved improvement plans, specifications and contract documents of the off-site improvements, prepared by a Civil Engineer.

**Transportation Department - Standard Conditions**

19. **Stormwater Management:** The project shall construct post construction storm water mitigation measures to capture and treat the 85<sup>th</sup> percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. The Project shall also show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures
  
20. **Public Transit:** Bus turnouts and shelters shall be constructed at locations required by El Dorado Transit and the appropriate school district.
  
21. **Maintenance Entity:** The proposed project must form an entity for the maintenance of private roads and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads of the current project. Transportation Department shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.  

Malcolm Dixon Road Area of Benefit Improvements will be accepted by the County without a Maintenance Entity.
  
22. **Common Fence/Wall Maintenance:** The responsibility and access rights for maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).
  
23. **Consistency with County Codes and Standards:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Department and pay all applicable fees prior to filing of the final map.  

Additionally, the project improvement plans and grading plans shall conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).*
  
24. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive

approval from the Transportation Division. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

25. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
26. **Regulatory Permits and Documents:** All regulatory permits or agreements between the Project and any State or Federal Agency shall be provided to the Transportation Division with the Project Improvement Plans. These project conditions of approval and all regulatory permits shall be incorporated into the Project Improvement Plans.  
  
Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect them.  
  
Project Conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.
27. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Transportation Division with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

### **El Dorado Hills Fire Department**

28. **Hydrants:** Hydrants shall be spaced at intervals not exceeding 500 feet. The current map does not meet this requirement. Additional hydrants shall be placed at both intersections of Malcolm Dixon Road and Malcolm Dixon Cutoff.
29. **Hydrant Visibility:** To enhance nighttime visibility, each hydrant shall be painted with safety white enamel and mark the roadway with blue reflective marker as specified by the Fire Department and State Fire Safe Regs.
30. **Annexation:** As of 5/7/2014, the project has paid the initial annexation fees and signed the annexation agreement. The project applicant shall make it known that the remainder of the annexation fees of \$500 per legal parcel shall be paid prior to the Fire Department's approval of the Final Map.
31. **Fire Flow:** The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a structure up to 6,200 square feet in size, Type V-B construction. All structures



shall install fire sprinklers in accordance with NFPA 13D and Fire Department requirements. This fire flow rate shall be more than the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

32. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25.
33. **Fire Department Access:** This project will provide a minimum 26-foot wide roadway throughout the project, face of curb to face of curb, and shall provide a minimum 26-foot wide turnout at all fire hydrants. The turnouts shall comply with EDH Fire's standard dimension requirements and shall be approved by the Fire Code official. All roads shall be marked or signed "No Parking – Fire Lane" throughout the project, as required by the Fire Code Official. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.
34. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if requested by the local AHJ (Authority Having Jurisdiction).
35. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed 20%. Pavement/Concrete shall be required on all private roadway grades 12% or greater. For grades of 16% - 20%, a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse vroom finish to improve vehicular traction.
36. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.
37. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside on through streets, and a minimum 50-foot radius for Culs-De-Sac and Hammerhead turnarounds.

38. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code Official.
39. **Fire Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. A secondary means of egress shall be provided prior to any construction or the project may be phased.
40. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle.
41. **Wildland Fire Safe Plan:** This development has completed the WFSP component. An updated WFSP shall be provided to and approved by the El Dorado Hills Fire Protection Department. Additionally, a slight modification to the text that shall be noted:
  - i. Driveways that are 150 feet in length or greater shall have a turnout neat the midpoint.
42. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
43. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane". All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.
44. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan.
45. **Trail Systems and Land-Locked Access:** If this project decides on designing a trail-type system, the street curbs adjacent to the trail access point shall be painted red. Trails and multi-use paths need to be constructed so as to ensure a minimum of a 10' drivable width and 14' minimum vegetation clearance, where required by the Fire Code Official (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency. If the project contains, or abuts to, open space that is, or will be,

land-locked by homes, or other structures, the project shall be conditioned to provide emergency vehicle access (EVA) points, as required by the Fire Code Official. Gates may be installed and locked with a low priority KNOX lock.

### **County Surveyor's Office**

46. **Survey Monuments:** All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or the amount of bond or deposit shall be coordinated with the County Surveyor's Office prior to the filing of the Final Map.
47. **Road Names:** The roads serving the development shall be named by submitting a completed Road Name Petition, with the County Surveyor's Office, prior to filing the Final Map with the Board of Supervisors. Proof of any signage required by the Surveyor's Office must also be provided prior to filing the Final Map. All associated fees are the responsibility of the owner.

### **Air Quality Management District (AQMD)**

48. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM<sub>10</sub>) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Dept. (Rules 223 and 223.1)
49. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
50. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
51. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
52. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>.

An applicability flow chart can be found at:  
[http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf).

Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

53. **New Point Source:** Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
54. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

#### **El Dorado County Local Area Formation Commission**

55. **Annexation:** The applicant shall process a request for annexation into the El Dorado Irrigation District for public water, and into the El Dorado Hills Fire Department for fire protection services, prior to filing the Final Map.

#### **Board of Supervisors**

56. **Percolation Tests:** Should subsequent on-site wastewater feasibility studies, as required by Mitigation Measure 3.5-3a (Exhibit P), determines that on-site wastewater is unfeasible for a specific parcel, no building permits shall be issued on that parcel, unless said parcel connects to public sewer.
57. **Trail Design and Construction:** A trail design shall be provided by the project applicant prior to finaling of the subdivision map. The Homeowner's Association (HOA) shall determine final trail design and construct the onsite trail system.
58. **Vineyard Setback:** The final subdivision map shall establish a 100 foot setback for proposed vineyards from all residential property lines.