

CONDITIONS OF APPROVAL

PROJECT: PA 2016-46/CUP 2017-08
PROJECT NAME: Vantage Auctions
PROJECT LOCATION: APNs: 377-160-018, 023, 026, 377-180-030, 054, and 057 and 374-033-029, -031
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL CONDITIONS

1. Planning Application No. 2016-46 (Commercial Design Review No. 2019-10) is proposing to add one additional office trailer to the project site as well as street improvements, utilities, and landscaping to the previously approved heavy-construction equipment yard. The project would also repair the two existing infiltration basins and create a new 35-foot driveway leading into the parking lot. The approximately 25-acre property is located northerly of Flint Street, southerly of Minthorn Street, easterly of Chaney Street, and westerly of Poe Street and more specifically referred to as 521 Silver Street (APNs: 377-160-018, -023, -026, 377-180-030, -054, -057, and 374-033-029, -031).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of the Planning Application No. 2016-46 (Commercial Design Review No. 2019-10), which action is bought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of Planning Application No. 2016-46 (Commercial Design Review No. 2019-10) or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.
3. Within 30 days of Project approval and prior to issuance of any building permits, the applicant shall sign and complete an "Acknowledgement of Conditions," and shall return the executed original to the Community Development Department for inclusion in the case records.

PLANNING DIVISION

4. Commercial Design Review No. 2019-10 shall lapse and become void two years following the date on which the design review became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the design review is issued and

construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the design review approval pursuant to subsections (1) and (2) of Lake Elsinore Municipal Code (LEMC) Section 17.415.050.I.1. Notwithstanding conditions to the contrary, a design review granted pursuant to LEMC Section 17.415.050.I.2 shall run with the land for this two-year period, subject to any approved extensions, and shall continue to be valid upon a change of ownership of the site, which was the subject of the design review application

5. All Conditions of Approval related to Conditional Use Permit No. 2017-08 shall be adhered to.
6. The Applicant shall meet all applicable City Codes and Ordinances.
7. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of the Section 17.415.070 of the LEMC, in a similar manner as a new application.
8. Any proposed exterior signage shall comply with LEMC, Title 17 requirements.
9. There shall be no loitering in or around the business.
10. Provisions of the City's Noise Ordinance (LEMC Chapter 17.176) shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease no later than 5:00 PM, Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 am and shall cease no later than 4:00 p.m. Construction activity shall not take place on Sunday, or any Legal Holidays.
11. No individual signs are approved as part of this approval. The applicant or designee shall submit an application for a sign permit, pay appropriate fees and receive approval from the Community Development Department for any sign(s) installed at the project site.
12. Graffiti shall be removed within 24 hours.
13. All materials and colors depicted on the approved plans shall be used. If the applicant wishes to modify any of the approved materials or colors depicted on the plans, the applicant shall submit a proposal setting forth the modifications for review by the Community Development Director or his designee
14. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
15. If any of the conditions of approval set forth herein fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; record a notice of violation on the property title; institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation

Prior to Issuance of Grading Permits/Building Permits

16. Prior to issuance of a building permit, the applicant shall pay Development Impact Fees (DIF) and Multiple Species Habitat Conservation Plan (MSHCP) Fees per LEMC Section 16.85, at the rate in effect at the time of payment.
17. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be architecturally screened or shielded by landscaping so that they are not visible from neighboring property or public streets. Any roof mounted central swamp coolers shall also be screened, and the Community Development Director, prior to issuance of building permit shall approve screening plan.
18. The project shall meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). The applicant shall submit water and sewer plans to the EVMWD and shall incorporate all district conditions and standards.
19. The property address (in numerals at least six inches high) shall be displayed near the entrance and be easily visible from the front of the subject property and public right-of-way.
20. The applicant shall construct trash enclosure(s) with a decorative roof to match the colors, materials and design of the project architecture.
21. Prior to issuance of a building permit, the Final Landscaping / Irrigation Detail Plans shall be submitted to the Community Development Department with appropriate fees, for review and approval by the Community Development Director or designee.
 - a. All planting areas shall have permanent and automatic sprinkler system with 50% plant coverage using a drip irrigation method.
 - b. All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb. Runoff shall be allowed from paved areas into landscape areas.
 - c. Planting within fifteen feet (15') of ingress/egress points shall be no higher than twenty-four inches (24").
 - d. Landscape planters shall be planted with an appropriate parking lot shade tree pursuant to the LEMC and Landscape Design Guidelines.
 - e. No required tree planting bed shall be less than 5 feet wide.
 - f. Root barriers shall be installed for all trees planted within 10 feet of hardscape areas to include sidewalks.
 - g. Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.
 - h. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines.
 - i. All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building.
 - j. Final landscape plan must be consistent with approved site plan.
 - k. Final landscape plans to include planting and irrigation details and shall blend in with the existing shopping center.
 - l. Final landscape plans shall include drought tolerant planting consistent with Elsinore Valley Municipal Water District standards subject to plan check and approval by the City's landscape plan check consultant.
 - m. No turf shall be permitted.

22. Landscaping installed for the project shall be continuously maintained to the reasonable satisfaction of the Community Development Director. If it is determined that the landscaping is not being maintained, the Director of Community Development shall have the authority to require the property owner to bring the landscaping into conformance with the approved landscape plan. The continued maintenance of all landscaped areas shall be the responsibility of the developer or any successors in interest.
23. The proposed location of on-site construction trailers shall be approved by the Community Development Director or designee. A cash bond of \$1,000 shall be required for any construction trailers placed on the site and used during construction. Bonds will be released after removal of trailers and restoration of the site to an acceptable state, subject to approval of the Community Development Director or designee. Such trailer(s) shall be fully on private property and outside the public right of way.

ENGINEERING DEPARTMENT

24. All on-site drainage shall be conveyed to a public facility, accepted by adjacent property owners by a notarized letter of drainage acceptance, or conveyed to a drainage easement.
25. Capital Improvement fees and mitigation fees (LEMC 16.34, Res. 85-26) shall be paid prior to issuance of building permit. Any sales office space, a retail use, shall be subject to TIF/TUMF fee payment.
26. In accordance with the City's Franchise Agreement for waste disposal & recycling, CR&R shall be used for removal and disposal of all event waste material and recycling.
27. Documentation showing permission for access for APN: 377-180-054 shall be provided.
28. Liability insurance with the City as named insured will be required for the use of Silver Street.
29. Improvements will be required from the current pavement end to the gate/intersection with Silver. Paving improvements shall be upon completion of the water and sewer extensions by EVMWD and/or the Developer. Improvement plans shall be submitted to the City for plan check and approval. All new submittals for plan check or permit shall be made using the City's online Citizen Self-Service Portal.
30. An encroachment permit will be required for all work to be done in the public right-of-way.
31. All portable toilets shall have secondary containment; provide wash stations.
32. Any graffiti painted or marked upon the premises or any adjacent area under the control of the licensee/petitioner shall be removed or painted over within 24 hours of being applied.

STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES

Design

33. The project is responsible for complying with the Santa Ana Region NPDES Permits as warranted based on the nature of development and/or activity.

34. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff.
35. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape.
36. If CEQA identifies resources requiring Clean Water Act Section 401 Permitting, the applicant shall obtain certification through the Santa Ana Regional Water Quality Control Board and provide a copy to the Engineering Division.
37. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker.
38. The project site shall implement trash full capture methods/devices approved by the Regional Water Quality Control Board.

Construction

39. A Storm Water Pollution Prevention Plan (SWPPP) (as required by the NPDES General Construction Permit) and compliance with the Green Building Code for sediment and erosion control are required for this project.
40. Prior to grading or building permit for construction or demolition and/or weed abatement activity projects subject to coverage under the NPDES General Construction Permit shall demonstrate that compliance with the permit has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing to the satisfaction of the City Engineer. A copy of the SWPPP shall be kept at the project site, updated, and be available for review upon request.
41. Erosion & Sediment Control –Prior to the issuance of any grading or building permit for construction or demolition, the applicant shall submit for review and approval by the City Engineer, an Erosion and Sediment Control Plan as a separate sheet of the grading plan submittal to demonstrate compliance with the City's NPDES Program and state water quality regulations for grading and construction activities. The Erosion and Sediment Control Plan shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into local drainages or waters by wind, rain, tracking, or dispersion. The plan shall also describe how the project will ensure that all BMPs will be maintained during construction of any future right of ways. A copy of the plan shall be incorporated into the SWPPP as applicable, kept updated as needed to address changing circumstances of the project site, be kept at the project site and available for review upon request.
42. Minimum good housekeeping and erosion and sediment control BMP's as identified by the City shall be implemented by all projects.

Post-Construction

43. Chemical Management – Prior to the issuance of building permits for any tank or pipeline, the uses of said tank or pipeline shall be identified and the applicant shall submit a Chemical Management Plan in addition to a WQMP with all appropriate measures for chemical management (including, but not limited to, storage, emergency response, employee training, spill contingencies and disposal) in a manner meeting the satisfaction of the Manager, Permit Intake, in consultation with the Riverside County Fire Department and wastewater agencies, as appropriate, to ensure implementation of each agency's respective requirements. A copy of the approved "Chemical Management Plans" shall be furnished to the Fire Marshall, prior to the issuance of any Certificates of Use and Occupancy.
44. Industrial Facilities – Subject to California's General Permit for Storm water Discharges Associated with Industrial Activity as defined by Standard Industrial Classification (SIC) Code.
45. Equipment – Drip pans shall be placed under equipment. Any leaks shall be cleaned up using dry methods with waste disposed of as required by law.
46. Onsite vehicle cleaning shall be performed ONLY in an area lined and bermed to prevent infiltration into the ground. Wash water shall be vacuumed-up or allowed to evaporate.
47. Portable toilets must have secondary containment, be placed on level ground and onsite so that any spills do not discharge offsite or infiltrate.
48. Dirt and Grading – Dust control shall be maintained throughout all phases of operations.
49. Perimeter Controls – Gravel bags, silt fences and straw waddles are acceptable perimeter controls and must be used to control site run-on and runoff. Avoid running over perimeter controls with vehicles or heavy equipment, as they can damage the materials. Keep extra absorbent materials and/or a wet/dry vacuum onsite to quickly pick up spills. Sites must be checked and maintained daily.
50. Tracking Controls – All entrances/exits on the site must have coarse gravel (1" to 3" angular material) and/or steel shaker plates to limit offsite sediment tracking. Hand or mechanical sweeping must also be used as needed to clean up and material that gets tracked offsite.
51. Liquid Storage – Liquids stored onsite must be contained and covered.
52. Implement additional BMPs as necessary to ensure compliance with Federal, State, and Local storm water pollution protection regulations, permits and codes.

BUILDING DIVISION

General Conditions

53. Final Building and Safety Conditions. Final Building and Safety Conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.

54. Compliance with Code. All design components shall comply with applicable provisions of the 2019 edition of the California Building, Plumbing and Mechanical Codes: 2019 California Electrical Code; California Administrative Code, 2019 California Energy Codes, 2019 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.
55. Disabled Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:
 - a. All ground floor units to be adaptable.
 - b. Disabled access from the public way to the entrance of the building.
 - c. Van accessible parking located as close as possible to the main entry.
 - d. Path of accessibility from parking to furthest point of improvement.
 - e. Path of travel from public right-of-way to all public areas on site, such as clubhouse, trash enclosure, tot lots and picnic areas.
56. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single-family residential projects. It takes 10 days to issue address and notify other agencies. Please contact Sonia Salazar at ssalazar@lake-elsinore.org or 951-674-3124 X 277.
57. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.
58. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
59. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
60. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits. Septic systems will need to be approved from Riverside County Environmental Health Department before permit issuance.
61. House Electrical Meter. Applicant shall provide a house electrical meter to provide power for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

At Plan Review Submittal

62. Submitting Plans and Calculations. Applicant must submit to Building and Safety four (4) complete sets of plans and two (2) sets of supporting calculations for review and approval including:
 - a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.

- b. A Sound Transmission Control Study in accordance with the provisions of the Section 1207, of the 2016 edition of the California Building Code.
- c. A precise grading plan to verify accessibility for the persons with disabilities.
- d. Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

Prior to Issuance of Grading Permit(s)

- 63. Onsite Water and Sewer Plans. Onsite water and sewer plans, submitted separately from the building plans, shall be submitted to Building and Safety for review and approval.
- 64. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project.

Prior to Issuance of Building Permit(s)

- 65. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans.

Prior to Beginning of Construction

- 66. Pre-Construction Meeting. A pre-construction meeting is required with the building inspector prior to the start of the building construction.

CITY OF LAKE ELSINORE FIRE MARSHAL

General Conditions

- 67. **Riverside County Fire Department Lake Elsinore Office of the Fire Marshal** - It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (as noted above) is required on all correspondence.

Questions should be directed to the Riverside County Fire Department, Lake Elsinore Office of the Fire Marshal at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225. The following fire department conditions shall be implemented in accordance with the Lake Elsinore Municipal Code and the adopted codes at the time of project building plan submittal, these conditions are in addition to the adopted code requirements.

- 68. **Minimum Hydrant Fire Flow** - Minimum required fire flow shall be 1,500 GPM for 2 hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.
- 69. **Hydrant System** - A combination of on-site and off-site super fire hydrant (s) (6" x 4" x 2-1/2" x 2-1/2") will be located not less than 25 feet or more than 400 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant (s) in the system Average spacing between hydrants 250' and 500' maximum distance from any point on the street or road frontage to hydrant.
- 70. **Blue Dot Reflectors** - Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Dept.

71. **Minimum Access Standards** - The following access requirements are required to be implemented to ensure fire department and emergency vehicular access. All roadways shall conform to the City of Lake Elsinore approved roadway standards but in no case shall the minimum fire department vehicular access be less the following provisions:
1. Twenty-four feet (24') clear width. Where parking is to be provided, each parking side shall be provided with eight (8') additional feet on each side of the fire department access.
 2. The required all weather vehicular access shall be able to support no less than 75,000 lbs. over 2 axles.
 3. Roadway gradient shall not exceed 15% on any access road, driveways, and perimeter roads.
 4. Turning Radius shall be 24' inside and 48' outside for all access roads.
72. **Secondary Access** - In the interest of Public Safety, this project shall provide an Alternate or Secondary Access. Said access shall be constructed in accordance to the City of Lake Elsinore Engineering Department standards to accommodate full fire response and community evacuation. The alternate design or the secondary shall be submitted with the Design Review application (as noted in Condition of Approval No. 15 above) for review.
73. **Automatic / Manual Gates** - Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate and no less than 20 feet wide. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius shall be used. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Contact the Fire Planning office for current plan check fees.

Prior to Building Permit Issuance

74. **Plan Check Fee** - Building plan check fees shall be made payable to the "City of Lake Elsinore", and shall be submitted to the Fire Department at the time of plan submittal.
75. **Water System Verification** - Written verification of the fire flow required shall be provided from the local water purveyor. The letter shall be dated within 1 year of the date of verification submittal. The letter shall include the location of the fire hydrant, the type of hydrant (6x4x2-1/2x2-1/2), and the exact flow at 20 psi.
76. **Prior to Building Construction Verification** - This project shall be inspected and approved by the Fire Marshal or designee prior to bringing combustible materials on site. During said inspection all permanent road signs shall be in place, all hydrants shall on operating and approved for use by the water purveyor, and all permanent road surfaces shall be completed including primary and secondary access circulation.

Prior to Building Final Inspection

77. **Designated Fire Lanes** - The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/ or signs.
78. **Knox Rapid Entry Box** - A rapid entry Knox Box shall be installed on the outside of the building. Key(s) shall have durable and legible tags affixed for identification of the correlating tenant space. Special forms are available from this office for ordering the Knox Box. If the building/facility is protected with a fire alarm or burglar alarm system, it is recommended that the lock box be "tamper" monitoring.
79. **Fire Extinguishers** - Minimum Install portable fire extinguishers complying with Section 906 of the 2016 California Fire Code with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Dept. for proper placement of equipment prior to installation.
80. **Fuel Dispensing** - No on-site fuel dispensing shall take place without first obtaining approval from the fire department prior to the event. Approval will not be issued without the following:
 - a. **Fueling Locations** - The fueling areas shall be located with consideration to emergency vehicle access, proximity to the public, spill control areas, and proximity of ignition hazards.
 - b. **Signs** - No smoking signs, Danger Flammable liquids signs, and fire extinguishers shall be located surrounding the fueling area.
 - c. **Prohibited Fueling/Storage** - Fueling shall not be performed within 20' of any tent, cooking areas, or ignition sources. Fuel shall not be stored inside of any tent and not within 50' of any tent or membrane structure.
 - d. **Fire Protection** - A minimum of a 4A-40BC fire extinguisher shall be provided with a current CSFM tag affixed.
 - e. **Fuel Spills** - Should a fuel spill result, it shall be cleaned up in an approved manner immediately.
 - f. **Code Compliance** - All fueling operations shall comply with the 2016 California fire code. Fueling operators shall be properly trained in safe transfer methods including bonding and grounding of containers.
 - g. **Operating & Emergency Plan**- Prior to the event start, operating and emergency plans shall be provided to the City of Lake Elsinore for Fire Department review and approval. For questions about these plans, please refer to the 2016 California Fire and/or contact the fire department.

Conditions for the duration of the event

81. **Fire Department Access/Fire Lanes** - Fire access road shall circulate around or provide a turnaround to all areas of the event. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, except for approved manned security gates, and an unobstructed vertical clearance of not less than 13 feet 6 inches and shall be posted to maintain these requirements at all times. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles, boats, or trailers.

82. **Electrical Wiring** - Electrical wiring shall be in accordance with the National Electrical Code and Section 605 of the 2013 California Fire Code.
83. **Food Service Areas** - Fire and life safety requirements shall be applicable for all food services areas:
- a. **Flammable & Combustible liquids** - The use, storage and handling of any flammable or combustible liquid shall be subject to approval. Location of use and storage of any flammable or combustible liquid shall be noted on the plans prior to approval.
 - b. **LPG Cylinders** - The use and storage of portable containers of Liquefied Petroleum Gas (LPG) tents is subject to approval. Location of use and storage of any portable container of LPG shall be noted on the plans prior to approval. All cylinders must be secured to prevent tipping or falling over. Tanks shall be separated from tents by no less than 10'.
 - c. **Commercial Cooking** - Commercial cooking shall not be conducted outside of the designated areas and shall be conducted only with approved equipment. Fire department approval shall be obtained prior to use.
 - d. **Cooking Separation** - Designated cooking areas shall be separated by not less than 10' from non-cooking booths and 20' from tents.
84. **Food Service Trucks** - All food service trucks shall comply with the following conditions at all times or will not be approved to conduct business at this event:
- a. **Hood Suppression** - All food service trucks that conduct commercial cooking operations that produce grease laden vapors shall be equipped with an automatic/manual fire suppression system. The system shall be installed and inspected by a California licensed fire protection company that is trained in the system being inspected. The system shall bare a tag from a licensed fire protection contactor with a date within six months of the date of inspection.
 - b. **Fire Extinguishers** - Each truck shall be equipped with a Class K rated extinguisher if any deep frying equipment is installed. Otherwise, a 2A-20BC extinguisher shall be installed for each truck. All portable fire extinguishers shall be serviced annually by a CSFM licensed company and shall bare a service tag with the date of service. The fire extinguisher must be mounted or secured in a manner that allows visibility and accessibility from the cooking area in the event of a fire.
85. **Generators** - Generators and other internal combustion power sources shall be separated from temporary membrane structures and tents by a minimum of 20 ft. and shall be protected from contact by fencing, enclosure, or other approved means. Fire Extinguishers rated not less than 2A-20BC shall be located adjacent to the generators in case of fire.
86. **Tents** - All tents shall meet all of the following requirements at all times.
- a. **Detailed Site Plan** - Tents in excess of 400 square feet shall obtain specific approval from the fire department. Detailed interior site plans shall be provided where a tent has a potential occupant load of over 50 persons on ever tent within this criterion. The floor

plan shall include a detailed means of egress plan, seating capacity, arrangement of the seating and location and type of heating and electrical equipment.

- b. **Tent locations** - Tents shall not be located within 20 feet of lot lines, buildings, other tents, parked vehicles, or internal combustion engines. Any guywires or ropes shall be considered part of the tent. Cooking tents and outdoor cooking shall not be located within 20' of other tents. There shall be no combustible waste or vegetation located within 30' of any tents.
 - c. **Exits** - Exits shall be provided to where all points are 100 feet or less from an exit. Exit signs shall be provided at all exits where the occupant load exceeds 50.
 - d. **Flame Retardant** - All tents shall be affixed with the California State Fire Marshal tag or certification shall be provided that the tent has been treated by a licensed applicator with a CSFM listed flame retardant.
 - e. **No Smoking signs** - No Smoking shall be allowed inside of tents and the tents shall be posted with "No Smoking" signs.
 - f. **Fire Extinguishers** - Fire extinguishers shall be located at least one for the first 1,000 sq. ft. and one additional for each additional 2,000 sq. ft.
 - g. **Flammable & Combustible Liquids**- Flammable and combustible liquids shall not be stored within 50' of any tents and any equipment using flammable or combustible liquid shall not be located inside of any tent. Any fuel refueling shall not be located within 20' of any tent.
 - h. **Combustible Materials** - Hay, Straw, shavings, or similar combustible material shall not be located within any tent or membrane structure containing an assembly occupancy, except the materials necessary for the daily feeding and care of animals. Sawdust and shavings utilized for a public performance or care of animals. Sawdust and shavings utilized for a public performance or exhibit shall not be prohibited provided the sawdust and shavings are kept damp. Combustible materials shall not be permitted under seats at any time.
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I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the City of Lake Elsinore Planning Commission on _____. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____