

CONDITIONS OF APPROVAL

RESOLUTION: 2017-XX & 2017-XX
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
APPROVAL DATE: October 3, 2017
EFFECTIVE DATE: October 18, 2017
EXPIRATION DATE: October 3, 2019

GENERAL CONDITIONS

1. Planning Application No. 2016-46 (Conditional Use Permit No. 2017-08) proposes to establish a heavy construction equipment auction facility. The facility will conduct up to six (6) auctions per year. The facility currently has two (2) sales trailers (720 sq. ft. and 576 sq. ft. each), a 25 sq. ft. security check-in shed, a food vendor, a shop area that includes three (3) containers, a 2,400 sq. ft. removable viewing tent, and customer parking area. Future improvements proposed for the site include an approximately 3,000 sq. ft. building, stadium seating with a canopy, and on-site and off-site road improvements. (Project). The Project 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, and 057).
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 (Conditional Use Permit No. 2017-08), which action is brought 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 (Conditional Use Permit No. 2017-08) 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. The Applicant shall meet all applicable City Codes and Ordinances.

5. In accordance with the provisions of the Lake Elsinore Municipal Code (LEMC) Section 17.168.110, the Conditional Use Permit granted herein shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of this approval.
6. An application for modification, expansion or other change in a Conditional Use Permit shall be reviewed according to the provisions of Section 17.168.100 of the LEMC, in a similar manner as a new application.
7. If operation of this use triggers concerns related to parking, noise, traffic, or other impacts, at the discretion of the Community Development Director, this Conditional Use Permit may be referred back to the Planning Commission for subsequent review at a Public Hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said Conditional Use Permit.
8. There shall be no loitering in or around the business.
9. The applicant shall at all times comply with Section 17.176 (Noise Ordinance) of the LEMC.
10. Any proposed exterior signage shall comply with LEMC, Title 17 requirements.
11. A business license shall be obtained prior to a certificate of occupancy of the proposed establishment.
12. All services and materials provided from or at the subject site will be processed for sale in compliance with the Bradley Burns Uniform Local Sales and Use Tax Law, and all applicable Board of Equalization (BOE) local tax regulations (as may be amended from time to time) including Regulation 1802, such that the BOE will recognize all sales tax from the site to be indisputably designated to the City during the term of this Conditional Use Permit. The intent of this condition is to ensure that the principal negotiations for the sale of all services and products provided from or at the subject site occur in the City. Prior to the issuance of an occupancy permit, the applicant shall establish a sales office within the jurisdictional boundaries of the City and thereafter, for the entire term of the permit, conduct its taxable sales operations for all sales from the subject site in accordance with the California Sales and Use Tax laws and all other applicable provisions of local, state and federal law. The applicant will use all good faith efforts to market, promote and administer its taxable sales activity with the objective of maximizing the amount of local sales tax revenue. In all Sales and Use Tax Returns filed with the BOE relating to taxable sales generated at the sales office for the subject site, Taxpayer agrees to specify the City as the place of sale. The applicant recognizes that violation of this condition and/or the failure of the City to receive local sales tax in accordance with this condition will subject the conditional use permit to revocation pursuant to Section 17.168.110 of the LEMC.

Prior to a Certain Date

13. Conditional Use Permit No. 2017-08; shall lapse and become void two years following the date on which the conditional use permit became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the conditional use permit 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 conditional use permit approval pursuant to subsections (B) and (C) of

LEMC Section 17.168.080.

14. Within six (6) months of the effective date of the Conditional Use Permit, an encroachment permit application shall be submitted to the Engineering Division for the required improvements on Flint Street. Paving improvements shall be completed within one (1) year of the effective date of the Conditional Use Permit per Condition of Approval No. 22 below.
15. Within one (1) year of the effective date of the Conditional Use Permit, the applicant shall submit a Design Review application for review and approval, in accordance with Chapter 17.184 (Design Review) of the LEMC, for all the necessary onsite improvements proposed for the Project. If the Design Review Application is not submitted within one (1) year of the effective date of the Conditional Use Permit and is not diligently pursued, then the suspension or revocation process in accordance with Section 17.168.110 of the LEMC shall begin.

ENGINEERING DIVISION

16. A parking study, completed by a State of California licensed traffic engineer, shall be submitted to the Community Development Department for review and approval. The parking study shall reflect that available parking will remain at acceptable levels during peak parking periods. The parking study shall be submitted along with the Design Review application as noted in Condition of Approval No. 15 above. Vehicular counts should be obtained within the first year of operation. The results of the parking study may necessitate a traffic management plan.
17. 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.
18. 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.
19. 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.
20. Documentation showing permission for access for APN: 377-180-054 shall be provided.
21. Liability insurance with the City as named insured will be required for the use of Silver Street.
22. Improvements will be required from the current pavement end to the gate/intersection with Silver. Paving improvements shall be in place within a year of CUP approval. An encroachment permit will be required.
23. All portable toilets shall have secondary containment; provide wash stations.
24. 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.
25. Water Quality Management Plan is required in compliance with R8-2010-0033, Section XII.D.2.vi.

STORM WATER MANAGEMENT / POLLUTION PREVENTION / NPDES

Design

26. The project is responsible for complying with the Santa Ana Region NPDES Permits as warranted based on the nature of development and/or activity. These Permits include:
 - Delineated Discharges
 - MS4
27. A Water Quality Management Plan (WQMP) (preliminary and final) shall be prepared using the Santa Ana Region 8 approved template and guidance and submitted for review and approval to the City. The Final WQMP shall be approved by the City prior to rough or precise grading plan approval and issuance of ANY permit for construction.
28. The preliminary WQMP shall be submitted during the project entitlement stage. The level of detail in a preliminary Project-Specific WQMP will depend upon the level of detail known about the overall project design at the time project approval is sought. At a minimum, the preliminary Project-Specific WQMP shall identify the type, size, location, and final ownership of Stormwater BMPs adequate to serve new roadways and any common areas, and to also manage runoff from an expected reasonable estimate of the square footage of future roofs, driveways, and other impervious surfaces on each individual lot. The preliminary WQMP shall be approved prior to Planning Commission hearing for the Design Review application.
29. The Final WQMP shall document the following:
 - Detailed site and project description.
 - Potential stormwater pollutants.
 - Post-development drainage characteristics.
 - Low Impact Development (LID) BMP selection and analysis.
 - Structural and Non-Structural source control BMPs.
 - Treatment Control BMPs
 - Site design and drainage plan (BMP Exhibit).
 - Documentation of how vector issues are addressed in the BMP design, operation and maintenance.
 - GIS Decimal Minute Longitude and Latitude coordinates for all LID and Treatment Control BMP locations.
 - HCOC – demonstrate that discharge flow rates, velocities, duration and volume for the post construction condition from a 2 year and 10 year, 24 hour rainfall event will not cause adverse impacts on downstream erosion and receiving waters, or measures are implemented to mitigate significant adverse impacts downstream public facilities and water bodies. Evaluation documentation shall include pre-and post-development hydrograph volumes, time of concentration and peak discharge velocities, construction of sediment budgets, and a sediment transport analysis.
 - Operations and Maintenance Plan and Agreement as well as documentation of formation of funding district for long term maintenance costs.
30. The 2010 SAR MS4 Permit requires implementation of LID Principles and LID Site Design, where feasible, to treat the pollutants of concern identified for the project, in the following manner (from highest to lowest priority): (Section XII.E.2, XII.E.3, and XII.E.7).

- Evaluate site for highest and best use applicability (Exemption for projects that discharge to the Lake.)
 - Preventatives measures (these are mostly non-structural measures, e.g., minimizing impervious areas, conserving natural areas, minimizing directly connected impervious areas, etc.)
 - The Project shall in the order presented, infiltrate, harvest and use, evapotranspire and/or bio-treat the Design Capture Volume (DCV).
 - The Project shall consider a properly engineered and maintained bio-treatment system only if infiltration, harvesting and use and evapotranspiration cannot be feasibly implemented at the project site.
 - Any portion of the DCV that is not infiltrated, harvested and used, evapo-transpired, and/or bio-treated shall be treated and discharged in accordance with the requirements set forth in Section XII.G.
31. Parking lot landscaping areas shall be designed to provide for treatment, retention or infiltration of runoff.
32. Project hardscape areas shall be designed and constructed to provide for drainage into adjacent landscape.
33. 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.
34. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker.
35. The project shall use either volume-based and/or flow-based criteria for sizing BMPs in accordance with NPDES Permit Provision XII.D.4.
36. The project site shall implement trash full capture methods/devices approved by the Regional Water Quality Control Board.

Construction

37. 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.
38. 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.
39. Erosion & Sediment Control – ALL PROJECTS - 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.

40. Minimum good housekeeping and erosion and sediment control BMP's as identified by the City shall be implemented by all projects.

Post-Construction

41. Prior to the issuance of a certificate of use and/or occupancy, the applicant shall demonstrate compliance with applicable NPDES permits for construction, industrial/commercial, MS4, etc. to include:
- Demonstrate that the project has complied with all non-structural BMPs described in the project's WQMP.
 - Provide signed, notarized certification from the engineer of work that the structural BMP's identified in the project's WQMP are installed in conformance with approved plans and specifications and operational.
 - Submit a copy of the fully executed, recorded City approved Operations and Maintenance (O&M) Plan and Agreement for all structural BMPs or a copy of the recorded City approved CC&R.
 - The Operation and Maintenance (O&M) Plan and Agreement and/or CC&R's shall (1) describe the long-term operation and maintenance requirements for BMPs identified in the BMP Exhibit; (2) identify the entity that will be responsible for long-term operation and maintenance of the referenced BMPs; (3) describe the mechanism for funding the long-term operation and maintenance of the referenced BMPs; and (4) provide for annual certification of water quality facilities by a registered civil engineer. The City format shall be used.
 - Provide documentation of annexation into a CFD for funding of facilities to be maintained by the City.
 - Demonstrate that copies of the project's approved WQMP (with recorded O&M Plan or CC&R's attached) are available for each of the initial occupants (commercial/industrial) or HOA as appropriate.
 - Agree to pay for a Special Investigation from the City of Lake Elsinore for a date twelve (12) months after the issuance of a Certificate of Use and/or Occupancy for the project to verify compliance with the approved WQMP and O&M Plan. A signed/sealed certification from the engineer of work dated 12 months after CofO will be considered in lieu of a Special Investigation by the City.
 - Provide the City with a digital .pdf copy of the Final WQMP.
42. 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.

43. Industrial Facilities – Subject to California's General Permit for Storm water Discharges Associated with Industrial Activity as defined by Standard Industrial Classification (SIC) Code.
44. Prior to grading or building permit close-out and/or the issuance of a certificate of use and occupancy, the applicant 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.
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 2016 edition of the California Building, Plumbing and Mechanical Codes: 2016 California Electrical Code; California Administrative Code, 2016 California Energy Codes, 2016 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.
55. Green Measures. The application shall provide 10% voluntary green measures on the project, as stipulated by the 2016 California Green Building Standards.
56. 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.
57. 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.
58. 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.
59. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
60. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
61. 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.
62. 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

63. 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)

- 64. 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.
- 65. 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)

- 66. 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

- 67. 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

- 68. **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.

- 69. **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.
- 70. **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.
- 71. **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.

72. **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.
73. **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.
74. **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

75. **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.
76. **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.
77. **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

78. **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.
79. **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.
80. **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.
81. **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

82. **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.

83. **Electrical Wiring** - Electrical wiring shall be in accordance with the National Electrical Code and Section 605 of the 2013 California Fire Code.
84. **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.
85. **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.
86. **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.
87. **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 October 3, 2017. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____