

COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

http://www.edcgov.us/DevServices/

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5315 / (530) 622-1708 Fax

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302 South Lake Tahoe, CA 96150

(530) 573-3330 (530) 542-9082 Fax

tahoebuild@edcgov.us

TO: Planning Commission Agenda of: April 25, 2013

FROM: Aaron Mount, Project Planner Item No.: 8

DATE: April 25, 2013

RE: Z12-0004/S11-0007/Rescue Community Center; Recommended Revisions to

Conditions of Approval No. 1, No. 3, and a summary of proposed Conditions

of Approval from previous memos.

The following additional corrections are proposed for Condition No. 1 and No. 3 pertaining to the hours of operation.

Revisions to Condition 1 are shown in strike out and underline:

1. This Rezone and Special Use Permit is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing exhibits:

Exhibit ESite Plan
Exhibit IApplicant Submitted Project Description

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.

The project description is as follows:

Rezone of parcel APN 069-160-16 from Estate Residential Five –Acre (RE-5) to Recreational Facilities (RF).

Special Use Permit to allow the continued use and expansion of the Rescue Community Center. The approval shall allow the following uses:

- A. The use of the existing non-conforming community center building as a social and recreation facility.
- B. Use of the project parcel outside of the community center building for the

following existing non-conforming uses: use of the horse arena for horse shows, horse shoe pits, farmers market, community garden, flea market, community events, training for the fire department, dog shows, agricultural educational events (4H), Girl Scout and Boy Scout events, swap meets, and general outdoor recreational uses.

- C. Use of the existing horse arena as a remote control scale car race track as follows;
 - 1. Maximum of $\underline{20}$ 50 users at any given time, except during racing events.
 - 2. Racing season is from March 1st through October 31st.
 - 3. Race times to <u>may</u> begin at <u>no earlier than</u> 9 am and shall end by 7 pm. Setup will <u>may</u> begin <u>no earlier than</u> 8 am and all patrons shall leave the site by 10 8 pm.
 - 4. Racing events will be on Friday, Saturday, and Sunday only during racing season. Races will be held every other weekend. There will be two Friday events and two three-day events. There may be up to 50 racing events per season.
 - 5. The maximum attendance by racers and spectators shall be 100 persons at any one time.
 - 6. Snacks may be sold on race days to benefit the Rescue Community Center.
 - 7. The track is open for use Thursday through Sunday and shall be closed to all use Monday through Wednesday. The hours of operation are from 9 am to 7 pm.

This approval shall include the following, located as shown on Exhibit E:

- a. One 2,509 square foot community center building (#1 on site plan);
- b. An out building as an accessory to the community center (#2 on the site plan);
- c. A horse arena use as a remote control car race track;
- d. A 216 square foot scoring building (#8 on the site plan);
- e. A drivers stand for the off-road track(#9 on the site plan);
- f. A 160 square foot container for storage of race track items (#12 on the site plan);
- g. A drivers stand for the oval track (#14 on the site plan);
- h. A grandstand for viewing (#15 on the site plan).
- 3. The use of the arena for horse events or a remote control race track shall be seven days a week from 9 am to 7 pm.

The remote control race car track shall be watered down prior to use each day and between events if necessary in order to reduce the potential for dust to travel beyond the property lines.

In order to ensure the remote control race car track is not used outside of the hours of operation the following measures shall be completed prior to initiation of the use:

- a. Fencing with locked gates between the parking lot and the Race Track
- b. Gates shall be locked Sunday at 7:00 pm and unlocked Thursday at 9:00 am.

- c. A set of 4 phone numbers of local resident volunteers shall be provided to the neighbors to call in case of trespassing when the track is closed, or in the event of other misuse of the track. The volunteer will ask the trespassers to leave. Refusal to comply, or repeated offence may result in the involvement of local law enforcement or other legal restrictions.
- d. Financing and technology allowed; a security camera will be located at the property and streamed directly to the website.
- e. Signage shall be clearly posted at the track entrance indicating hours of operation and terms of use. Applicable county ordinances and codes can be posted as indicated or requested. Consequences of rule violation and associated fines can be posted as indicated of requested.
- f. All Rules and regulations will also be posted on the Official Rescue Raceway Website. Social media, when possible and reasonable, shall also be used to inform users of problems, concerns, or requests regarding security and policing.