

# PC ATTACHMENT 2

## Attachment 1

(Letter dated September 24, 2001)

### 648 RIVERSIDE AVENUE SPECIAL USE PERMIT (SEUP 92-2) CONDITIONS OF APPROVAL

#### SPECIAL USE PERMIT (SEUP 92-2)

1. The fencing, portable restrooms, bleachers, and trash bin, shall be removed from October 15 to April 15 per the following conditions:
  - a. The structures and accessories on-site (fence, with the exception of posts only, bleachers, restrooms, and trash bin) shall be removed from the site during the rainy season. The starter shack shall be flood proofed by either raising the first habitable floor to an elevation of 137 feet, or by providing openings in the structure so that any floodwaters can pass through, to the satisfaction of the Public Works Director. The rainy season is defined as the period of time from October 15th to April 15th. During this period races will be permitted and the facilities mentioned may be installed temporarily for the period of the individual racing events, but must be dismantled and removed from the property at the end of each day.

During the dry season (April 15th to October 15th) a temporary fence, starter shack, bleachers, portable restrooms, and trash bin will be allowed to remain on-site. These improvements shall be removed by October 15th of each year that the track is in operation. The starter shack shall be flood proofed by either raising the first habitable floor to an elevation of 137 feet, or by providing openings in the structure so that any floodwaters can pass through, to the satisfaction of the Public Works Director.
  - b. Maintenance of the track will be allowed, including a limited amount of grading. The grading permitted is for the redistribution of the mounds and jumps for maintenance purposes, but will not allow for further expansion of the track or the import of fill. The redistribution of material shall be limited to the area outside the driplines of the existing oak trees, and the track area which was presented for the Special Use Permit application, shown in Attachment 6.
  - c. The post and cable system that was installed in 1985, along Riverside Avenue shall remain to control traffic access on to the site. The cable system will be installed through the existing posts and "No Trespassing" signage pursuant to California Penal Code, Section 602 may be posted.
  - d. The parking area indicated on the site plan (Attachment 6), submitted for review in 1985, provides for a total of 94 spaces and does not encompass the entire gravel area as it currently exists. Furthermore, parking was not allowed under any of the trees on-site as part of the 1985 proposal. However, the graveled area has been operating as parking since the 1985 approval. This being the case, it may remain with the installation of traffic barriers around the perimeter of the parking area to prohibit traffic from parking under the oak trees on site. The type of barrier, location and method for securing the barriers shall be submitted for approval by the Planning and Engineering Departments by March 13, 1992.
  - e. A concessions stand was contemplated as part of the original proposal and will be allowed to continue as a use associated with the operation of the track. Any structure which accompanies this operation will be removed during the rainy season, from October 15th to April 15th, with the provisions that the structure can be erected only during events scheduled during this time period, and must be removed at the end of each day. Following the rainy season the structure may remain on-site between the period of April 15th to October 15th.
  - f. Restrooms and dumpsters shall be sited so as to be not visible from Riverside Drive.
2. All operations associated with the BMX track must be confined to the area zoned for C-3 uses. No operations shall be permitted within the area zoned R-1.
3. The use of the property shall adhere to the scope of the project presented to the Planning Commission in the 1985 zoning interpretation.

SPECIAL USE PERMIT (SUP 91-61)  
CONDITIONS OF APPROVAL

*or other means  
approved by the City.*

1. The temporary parking area off of Vernon Street shall be mowed to reduce fire hazards. The parking area shall be striped with chalk to establish parking spaces and travel aisles, and temporary barricades erected around the sewer manholes, native oak trees, and perimeter of the lot, prior to the National event, and to the satisfaction of the Planning and Public Works Departments. (Planning, Public Works)
2. No structures of any kind shall encroach into existing sewer easements. (Environmental Utilities)
3. All existing easements shall be maintained. (Electric)
4. The track operator shall prepare a dust minimization plan subject to review and approval of the Planning Department. This may be done by keeping exposed soil wet or through other means determined acceptable and appropriate.

TREE PERMIT (TP 91-29)  
CONDITIONS OF APPROVAL

1. Parking shall be allowed under the trees shown on a site plan during special events, a maximum of three times per year.
2. Annual programs of lite tillings, discing or deep water probing shall be performed in traffic areas within the protected zones of the native oak trees. A mulch padding 5"-8" deep shall be installed to reduce compaction problems, provide weed control, and provide nutrient replenishment. (Planning)
3. The tree that is located within the center of the parking lot off of Riverside Avenue shall receive the recommended remedial maintenance, and shall have parking traffic barriers installed at the protected zone of the tree. (Planning)
4. The trees which are adjacent to the track and have been impacted by the fill that was installed in the protected zones shall be mitigated by relocating the track outside of the driplines of the trees as per the 1985 Plan (Attachment 4) (Planning)
5. Upon completion of the tree mitigation the project arborist shall submit a letter, to the Planning Department, verifying that all of the recommended mitigation has been complied with prior to operation of the track in 1992. (Planning)