

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



17-4

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on Change of Zone No. 7911, Conditional Use Permit No. 3733 Fast Track No. 2016-07 – Intent to Adopt a Mitigated Negative Declaration – Applicant: K-1 Speed, Inc. – Engineer/Representative: MDMG - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan- Rural: Rural Mountainous (R - RM) and Community Development: Light Industrial (CD - LI) - Location: North of Grand Avenue and east of Highway 79 - Zoning: Rural Residential (RR) - 49.63 Gross Acres - REQUEST: Change of Zone No. 7911 proposes to change the zoning classification on a portion of the project site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). Conditional Use Permit No. 3733 proposes an outdoor go-kart course with two designated tracks, an onsite garage, and an administration building on 49.63 gross acres. The administration building will consist of 14,023 square feet and two (2) stories in height. The first floor will consist of a reception desk, pro-shop, kart shop/maintenance area, restroom, storage areas, an office, a medical office, and the kart garage facility. The second floor will have an observation patio, observation deck, outdoor patio, café, preparation room, steward office, restroom and a lounge, observation tower, and a private gathering area. The facility will also have an outdoor grandstand area for the observation of kart races. Furthermore, the project site is also anticipating special quarterly events for larger events. APNs 461-110-003, 461-110-004, 461-110-005, and 461-110-006.

Russell Brady, Contract Planner, presented the matter.

The following people spoke on the matter:

Dirk Meredith Larry Markham
Kelly Black

On motion of Supervisor Ashley, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, September 19, 2017 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 29, 2017 of Supervisors Minutes.

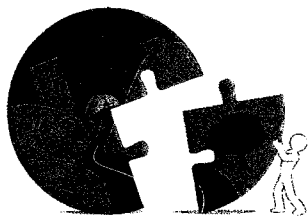
WITNESS my hand and the seal of the Board of Supervisors
Dated: August 29, 2017
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
17-4

xc: Planning, COB



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: August 29, 2017
TO: Board of Supervisors
FROM: Dave Alvarez, Project Planner
RE: Item 17.4 – Conditional Use Permit No. 3733

During the publication period staff received a letter opposing the project and one in favor of the project as attached.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

TO THE BOARD OF SUPERVISORS OF
RIVERSIDE COUNTY.

MY NAME IS JOSE CASTRO. I AM A
VIETNAM VET AND ALONG WITH MY WIFE
SALUD, WE ARE LIVING A GOOD RETIRED
LIFE IN WINCHESTER. MY ADDRESS IS
32450 NINTH ST. MY PROPERTY IS LOCATED
ALONG THE SOUTH EAST EDGE OF THE
PROPOSED PROJECT.

I AM WRITING YOU IN OPPOSITION OF
THE BUILDING OF THE GO-KART FACILITY
ON THE ADJACENT PROPERTY. I AM OPPOSED
FOR VARIOUS REASONS.

FIRST OF ALL, THE CONSTANT ENGINE NOISE
OF THE GO-KARTS WILL BE INTOLERABLE,
ESPECIALLY IF IT CARRIES INTO THE
EVENING HOURS. KEEP IN MIND THAT
THIS WILL GO ON EVERY DAY, SEVEN
DAYS A WEEK. THE NOISE CREATED BY
THE SPECTATORS WILL ALSO BE A NUSEISE,
SINCE ^{NOISE} TRAVELS VERY FAR IN THIS
PARTICULAR AREA. DURING PAST EVENTS
AT THE ARENA AND BAR FACILITIES WEST
OF THE PROPOSED PROJECT, WE CAN
CLEARLY HEAR BANDS (MUSIC) AND P.A. SYSTEMS.

8/29/17 4922

2017-R-136656

MY SECOND CONCERN IS THE EXHAUST POLLUTION CREATED BY THE 4 STROKE ENGINES ON THE KARTS. THE WIND IN THIS AREA NORMALLY BLOWS FROM WEST TO EAST, THUS BLOWING ALL THIS EXHAUST TOWARDS MY PROPERTY AND MY NEIGHBORS.

MY THIRD CONCERN IS THE HIGH VOLUME OF TRAFFIC THAT WILL BE GENERATED IN FRONT OF MY RESIDENCE. ITS BAD ENOUGH WHEN THE ARENA HOSTS AN EVENT. WHAT WILL THE OUTCOME BE WHEN BOTH THE ARENA AND GO-KART FACILITIES ARE OPERATIONAL?

MY FOURTH CONCERN IS THE WILDLIFE IN THIS AREA. AT MY RESIDENCE, I HAVE PERSONALLY VIEWED COYOTES, RACOONS, SKUNKS, KANGAROO RATS (ENDANGERED?), BOBCATS, OWLS, AND HAWKS, JUST TO NAME A FEW. I CANT IMAGINE THAT A 40 ACRE GO-KART COMPLEX WILL HAVE A POSITIVE IMPACT ON THE WILD LIFE.

THE REASON WE SETTLED HERE IS BECAUSE WINCHESTER WAS GEARED TO FAMILY

RESIDENCES AND FARMING. THIS
IDEA IS IN LINE WITH WINCHESTER'S
MASTER PLAN AND LAND USE STUDY.

PLEASE CONSIDER A DIFFERENT
LOCATION FOR THIS PROPOSED PROJECT.

SINCERELY,

Jose M. Castro
PROPERTY OWNER

RECEIVED RIVERSIDE COUNTY
CLERK OF THE BOARD SUPERVISORS

2017 AUG 24 AM 10:36

Mr & Mrs Jose Castro
32450 9th St
Winchester, CA 92596-9162

CERTIFIED MAIL

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OF THE RETURN ADDRESS, AND AT BOTTOM LINE



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CLERK OF THE BOARD

4080 LEMOND ST, 1ST Floor

P.O. Box 1147, RIVERSIDE, CA.

92502-1147

92502-114747



Alvarez, David

From: Finn Comer <fcomer@leeriverside.com>
Sent: Monday, August 28, 2017 8:13 AM
To: Alvarez, David
Subject: FW: K-1 Speed Winchester Ca

Please confirm receipt.

FINN L. COMER
Senior Vice President
License ID# 00789864
951.276.3618 direct
951.237.6482 cell
951.823.8618 direct fax

Lee & Associates-Riverside, Inc.
3240 Mission Inn Avenue, Riverside, CA 92507
Corporate ID# 01048055

From: Finn Comer
Sent: Friday, August 25, 2017 3:53 PM
To: 'daalvarez@rctima.org' <daalvarez@rctima.org>
Subject: K-1 Speed Winchester Ca

Hello Dave,

Thank you for the information regarding the K-1 Speed Inc. proposed project and time you spent with me to fully explain the project. I am the immediate property owner to the north with approximately 200 acres. I have reviewed the information you provided it looks to be very complete and with the county conditioned requirements believe it will be a great asset for the immediate community and Riverside County.

Conditional Use Permit 3733
Change of Zone 7911
Environmental Assessment 42850

Please approve and move forward with the project.

Thank you.

FINN L. COMER
7515 Victoria Ave
Riverside CA 92504
951 237-6482

Offices of MILLER, Catlin, Rivera

August 28, 2017

GO Cart Wrong Place

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7911, CONDITIONAL USE PERMIT NO. 3733 FAST TRACK NO. 2016-07 – Intent to Adopt a Mitigated Negative Declaration – Applicant: K-1 Speed, Inc. – Engineer/Representative: MDMG - Third Supervisorial District – Winchester Zoning Area

Go Cart facility from ground up

We don't need any more structures on Planet Earth. We don't need any more buildings, entertainment that draws people from other Counties. If this facility must pass the Board, then, they need to look for a space that is already built out for the Concession and ticket buying venue and must be powered by electric motors charged by the Sun. Then, the noise element will be significantly eliminated and the use of oil will be eliminated. If only we could be mobile in Riverside County with light rail, then, our carbon footprint would be graphically decreased upon arriving at such a venue. We cannot entertain ourselves with fossil fueled sports from the smallest of go carts to the heaviest of chasises and dragsters. It creates too much heat to pour pavement and to live with another paved over area for a Pleasure action or put this somewhere that is already built out for its venue activities is a gateway for other such venues in the Agricultura area of WINCHESTER. Don't trade our Environment for your Sports Actions.

Why are you allowing expansion of commercial venues into an agricultural preserve area and a corridor for Wildlife. The fields are disappearing rapidly and if the citizens knew what was going on they would also suggest that this project be moved to an already built out location. I am acquiring 25 signatures in two hours when I go out gathering signatures to save Riverside County from more development. The RESPONSE IS OVER WHELMEING to stop more development. People are horrified that more housing in the form of apartments and houses and entertainment is coming in RC County.

- a. This project does effect scenic view because it is surrounded by treasured Open Space so don't write it off as Insignificant.
- b. How can Riverside County declare this not historic farmland and recognize that we need to keep our open spaces for farming in case the recession returns and we cannot afford to import food from other nations.
- c. This project would start more commercial ventures in the tradition of riverside county urban sprawl to be avoided at all costs.
- d. Approach volume x exit volume x 10.7352 can increase on weekends starting to look like Temecula in Winchester.
- e. Located in a very High Wildfire area With the potential of onsite refueling containers this is a dangerous situation and we need to return to moving the project and violates Riverside County Ordinance 787 too hot to handle.
- f. go karts are known two stroke polluters and going non stop for 12 hours a day will create a pollution hot spot.
- g. and we really cannot pave over chaparral sand verbena and, smoothtarplant, thread leaved brodiciae, blak tailed jack rabbits and winchester endangered habitat.

4922
8/29/17 17.4

h. Don't trade our Environment for your Sports Actions.

- Location: North of Grand Avenue and east of Highway 79 - Zoning: Rural Residential (RR) - 49.63 Gross Acres - REQUEST: Change of Zone No. 7911 proposes to change the zoning classification on a portion of the project site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). Conditional Use Permit No. 3733 proposes an outdoor go-kart course with two designated tracks, an onsite garage, and an administration building on 49.63 gross acres. The administration building will consist of 14,023 square feet and two (2) stories in height. The first floor will consist of a reception desk, pro-shop, kart shop/maintenance area, restroom, storage areas, an office, a medical office, and the kart garage facility. The second floor will have an observation patio, observation deck, outdoor patio, café, preparation room, steward office, restroom and a lounge, observation tower, and a private gathering area. The facility will also have an outdoor grandstand area for the observation of kart races. Furthermore, the project site is also anticipating special quarterly events for larger events. APNs 461-110-003, 461-110-004, 461-110-005, and 461-110-006

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT AND A CHANGE OF ZONE IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 29, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by K-1 Speed Inc - MDMG, on (FTA 2016-07) **Conditional Use Permit No. 3733**, which proposes an outdoor go-kart course with two designated tracks, an onsite garage, and an administration building consisting of 14,023 square feet and two (2) stories in height, on 49.63 gross acres, with an outdoor grand stand area for the observation of kart races; and, **Change of Zone No. 7911**, which proposes to change the zoning from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), or such other zones as the Board may find appropriate ("the project"). The project is located north of Grand Avenue and east of Highway 79 in the Winchester Zoning - Harvest Valley Area Plan, Third Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42850**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAVE ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL DAlvarez@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 3, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

17-4 ef 08/29/17

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CLERK/BOARD OF SUPERVISORS
2017 AUG 11 AM 10:25

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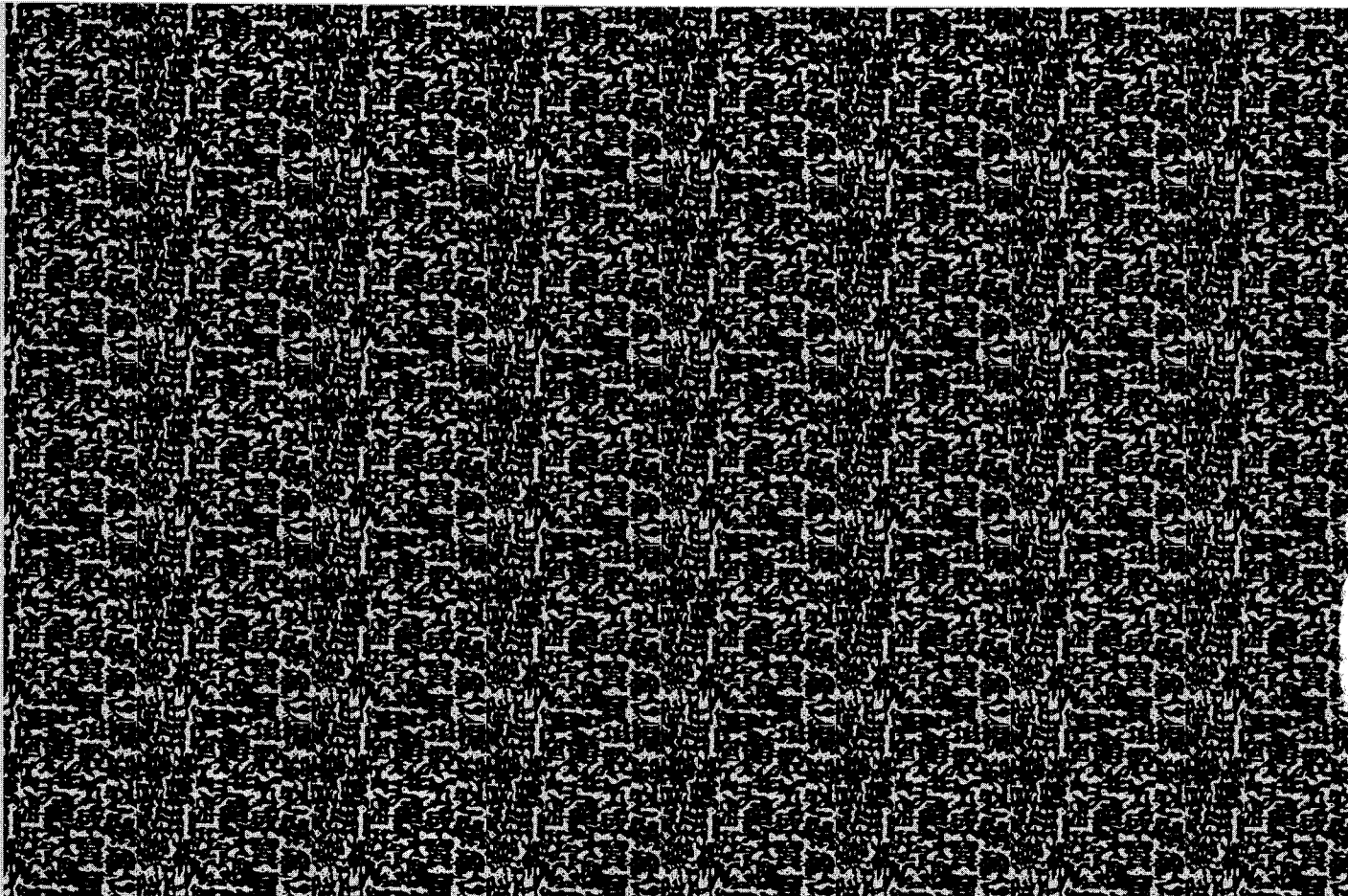
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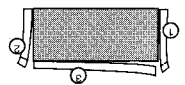
ASMT: 462070018, APN: 462070018
CAROLLANNE BETTENCOURT, ETAL
P O BOX 160
WINCHESTER CA 92596

PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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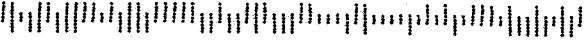
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Dated: August 3, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

17. 4 of 08/29/17



6V1-LMB 92596

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2017 AUG 14 AM 10:54

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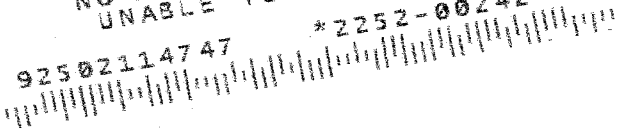
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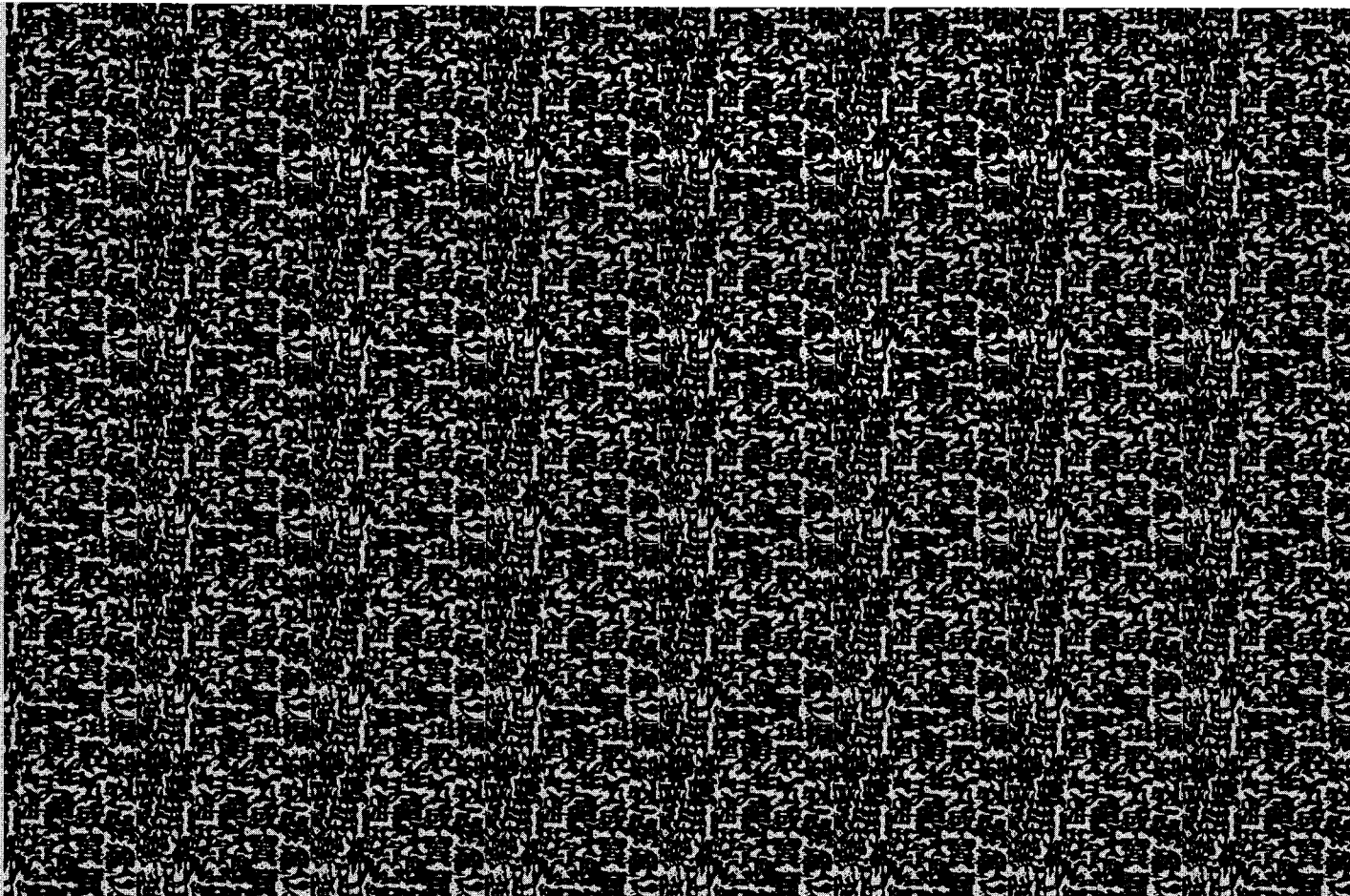
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P. O. Box 1147
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