



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 31, 2015

Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03733)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to htomson@rctlma.org or by contacting me at (951) 955-2873.

CONDITIONAL USE PERMIT NO. 3733 – EA: 42850 – Applicant: K-1 Speed Inc – Engineer/Representative: MDMG - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan- Rural: Rural Mountainous (RM) and Community Development: Light Industrial (LI)-Location: North of Grand Avenue and east of Highway 79 - 49.63 Gross Acres - Zoning: Rural Residential (RR)- **REQUEST: Conditional Use Permit No. 3733** proposes an outdoor go-kart course with two designated tracks, an onsite garage, and an administration building. The administration building will consist of two (2) stories in height. The first floor will consist of a reception desk, proshop, 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 tour, and a private gathering area. In addition, the facility will also have an outdoor grand stand area for the observation of kart races.-APN-461-110-003, 461-110-004, 461-110-005, and 461-110-006 - Concurrent Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Peter Lange, Contract Planner; Plange@rctlma.org
Attachment: USGS Quad, Aerial

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 31, 2015

Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03733)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to htomson@rctlma.org or by contacting me at (951) 955-2873.

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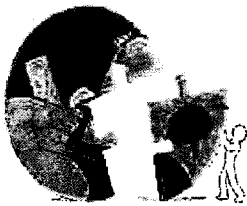
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Peter Lange, Contract Planner; Plange@rctlma.org
Attachment: USGS Quad, Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 31, 2015

Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03733)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

CONDITIONAL USE PERMIT NO. 3733 – EA: 42850 – Applicant: K-1 Speed Inc – Engineer/Representative: MDMG - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan- Rural: Rural Mountainous (RM) and Community Development: Light Industrial (LI)-Location: North of Grand Avenue and east of Highway 79 - 49.63 Gross Acres - Zoning: Rural Residential (RR)- **REQUEST: Conditional Use Permit No. 3733** proposes an outdoor go-kart course with two designated tracks, an onsite garage, and an administration building. The administration building will consist of two (2) stories in height. The first floor will consist of a reception desk, proshop, 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 tour, and a private gathering area. In addition, the facility will also have an outdoor grand stand area for the observation of kart races.-APN-461-110-003, 461-110-004, 461-110-005, and 461-110-006 - Concurrent Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Peter Lange, Contract Planner; Plange@rctlma.org
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(951) 955-3200 · Fax (951) 955-3157

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN ☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: General Commercial (C1); Commercial Retail (CR)

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: TBD

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: K-1 Speed, Inc., David Danglard E-Mail: david@k1speed.com

Mailing Address: 17221 Von Karman Ave
Irvine, CA 92614
City State ZIP

Daytime Phone No: (858) 254-0722 Fax No: () _____

Engineer/Representative's Name: MDMG- Larry Markham, Jim Bach E-Mail: jb@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 221 Fax No: (951) 296-3476

Property Owner's Name: SDI Communities, Won Yoo E-Mail: won.yoo@snpac.net

Mailing Address: 27431 Enterprise Circle West, Suite 201
Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 676-7000 ext 224 Fax No: (951) 694-4413

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN ☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: David Danglard, K-1 Speed, Inc E-Mail: david@k1speed.com

Mailing Address: 17221 Von Karman Ave
Irvine, CA 92614
City State ZIP

Daytime Phone No: (858) 254-0722 Fax No: () _____

Engineer/Representative's Name: Kasson Klein, Kasson Klein Consulting, LLC E-Mail: pac2kk@verizon.net

Mailing Address: P.O. Box 747
Murrieta, CA 92554
City State ZIP

Daytime Phone No: (951) 733-7665 Fax No: () _____

Property Owner's Name: _____ E-Mail: _____

Mailing Address: _____
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Danglard

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Won Yoo

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-110-003 thru 006

Section: 21

Township: T5S

Range: R2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 49.63

General location (nearby or cross streets): North of Grand Ave, South of Mountains, East of Von Euw Dr., West of Longfellow St.

Thomas Brothers map, edition year, page number, and coordinates: 2014 839 E-5

Project Description: (describe the proposed project in detail)

See Attached:

Related cases filed in conjunction with this application:

PAR 01435

Is there a previous application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). PAR 01435 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☐ No ☒

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 1631

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) Septic

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Approx 20,000 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒

Does the project area exceed one acre in area? Yes ☒ No ☐

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☒ Santa Ana River

☐ Santa Margarita River

☐ Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) David Danglard 

Date 10.19.15

Applicant (2) _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes ☐ No ☒



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
☐ Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
☐ Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: K-1 Speed, Inc., David Danglard E-Mail: david@k1speed.com

Mailing Address: 17221 Von Karman Ave.

Irvine, CA 92614
City State ZIP

Daytime Phone No: (858) 254-0722 Fax No: () _____

Engineer/Representative's Name: MDMG-Larry Markham, Jim Bach E-Mail: lrb@markhammg.com

Mailing Address: 41635 Enterprise Circle North, Suite B

Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 221 Fax No: () _____

Property Owner's Name: SDI Communities, LLC E-Mail: won.yoo@ranpac.net

Mailing Address: 27431 Enterprise Circle West, Suite 201

Temecula, CA 92590
City State ZIP

Daytime Phone No: (951) 676-7000 ext 224 Fax No: (951) 694-8413

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(951) 955-3200 - Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 - Fax (760) 863-7555

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Form 295-1071 (08/08/12)

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 461-110-003 thru 006

Property Location or Address:

Grand Ave., Winchester; N of Grand Ave., S of Mountains, East of Von Euw Dr., W of Longfellow St.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Won Yoo

Phone No.: (961) 676-7000 ext 224

Firm Name: SDI Communities, LLC

Email: won.yoo@ranpac.net

Address: 27431 Enterprise Circle West, Suite 201

Temecula, CA 92690

3. APPLICANT INFORMATION:

Applicant Name: David Danglard

Phone No.: (858) 254-0722

Firm Name: K-1 Speed, Inc

Email: david@k1speed.com

Address (if different from property owner)

17221 Von Karman Ave

Irvine, CA 92614

4. SIGNATURES:

Signature of Applicant: 

Date: 10.19.15

Print Name and Title: David Danglard

Signature of Property Owner: 

Date: 10.23.15

Print Name and Title: Won Yoo

Signature of the County of Riverside, by _____

Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #:

Application Date: _____

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/24/2017.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers CUP03733 For

Company or Individual's Name Planning Department.

Distance buffered 1400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

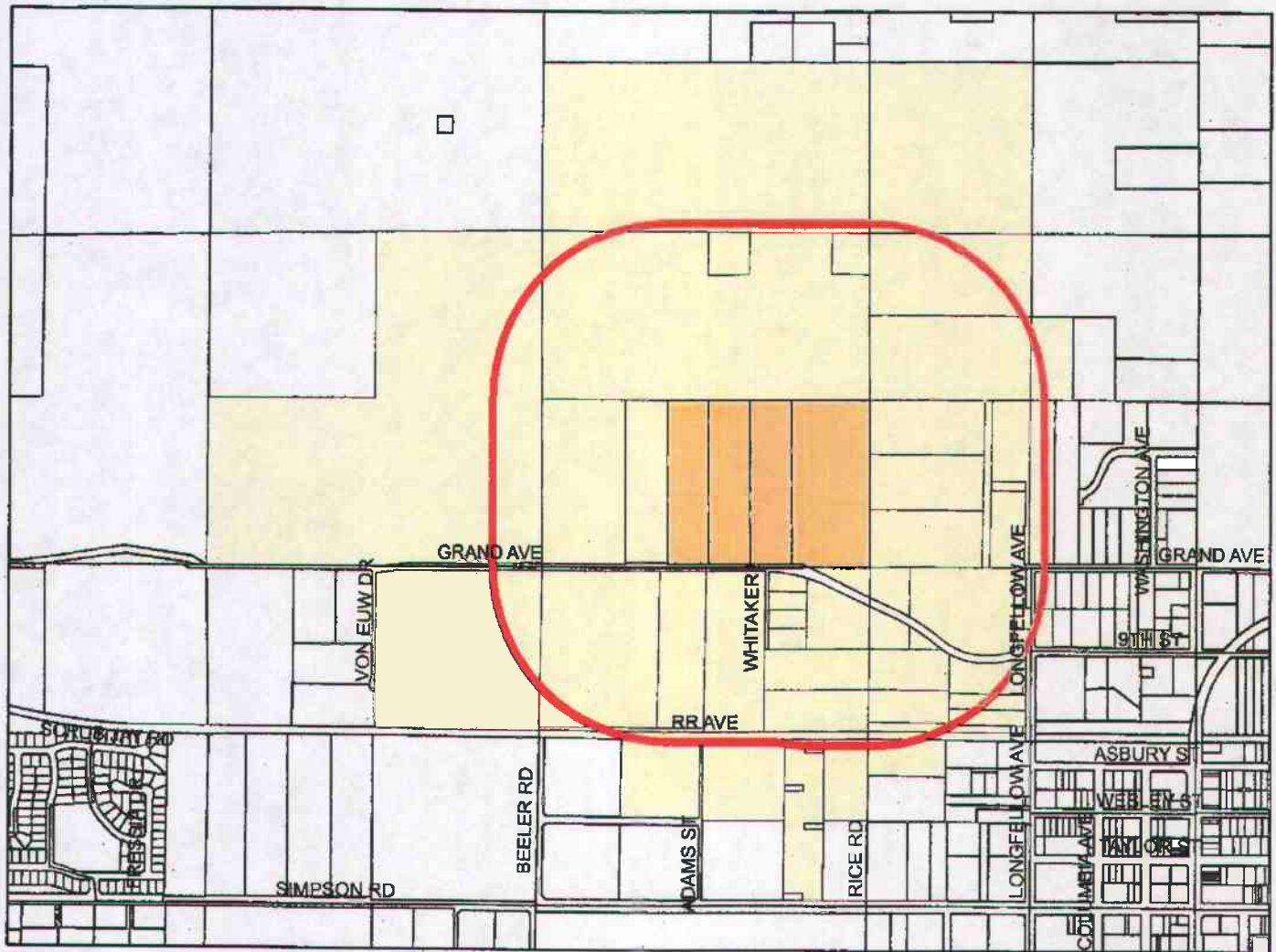
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CUP03733 (1400 feet buffer)



Selected Parcels

462-070-014	461-130-010	461-130-003	461-050-007	461-090-008	461-110-001	462-080-005	462-080-006	461-130-012	461-070-001
461-100-001	462-070-016	462-020-005	462-070-015	462-130-045	462-100-040	462-070-011	462-130-046	462-070-017	461-120-006
462-100-048	462-070-013	462-070-009	461-100-003	461-110-007	462-100-005	462-100-007	462-100-008	462-100-010	462-100-011
462-100-012	462-100-014	462-100-027	462-100-037	462-100-041	462-100-042	461-130-002	461-130-004	462-070-002	462-070-003
462-070-004	462-070-010	462-100-054	462-070-019	462-100-047	462-080-012	462-070-018	461-100-002	461-120-001	461-120-002
461-130-011	461-130-013	461-130-014	461-110-003	461-110-004	461-110-005	461-110-006	462-100-034	462-080-009	462-100-035



1,300 650 0 1,300 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



ASMT: 461100001, APN: 461100001
HOLLY COMER, ETAL
7515 VICTORIA AVE
RIVERSIDE CA 92504

ASMT: 461130003, APN: 461130003
CHRIS THOMPSON
32728 GRAND AVE
WINCHESTER, CA. 92596

ASMT: 461100003, APN: 461100003
PABLO GUERRERO
5505 DUNSHEE VISTA AVE
LAS VEGAS NV 89131

ASMT: 461130004, APN: 461130004
PHUONG TRAN
32754 GRAND AVE
WINCHESTER, CA. 92596

ASMT: 461110001, APN: 461110001
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 461130010, APN: 461130010
MARIA FLORES, ETAL
30463 MILKY WAY DR
TEMECULA CA 92592

ASMT: 461110006, APN: 461110006
SDI COMMUNITIES
27431 ENTERPRISE CIRCLE W
TEMECULA CA 92590

ASMT: 461130012, APN: 461130012
EASTERN MUNICIPAL WATER DISTRICT
C/O RIGHT OF WAY DEPT
P O BOX 8300
PERRIS CA 92572

ASMT: 461110007, APN: 461110007
PATRICIA PORTER
P O BOX 142
WINCHESTER CA 92596

ASMT: 461130014, APN: 461130014
MYRNA AJA, ETAL
1151 ESPLANADE AVE
HEMET CA 92545

ASMT: 461120001, APN: 461120001
RUTH VEAL, ETAL
P O BOX 294
WINCHESTER CA 92596

ASMT: 462020005, APN: 462020005
GRAND BEELER
P O BOX 86673
SAN DIEGO CA 92138

ASMT: 461120006, APN: 461120006
LANNIE ZAVALA, ETAL
3521 LILLIAN ST
RIVERSIDE CA 92504

ASMT: 462070009, APN: 462070009
MOON YUN
37964 PINNACLE CT
MURRIETA CA 92562

ASMT: 462070010, APN: 462070010
PQLK INV
C/O MIN DU LEE 27431
ENTERPRISE CIRCLE W 201
TEMECULA CA 92590

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

ASMT: 462070011, APN: 462070011
SALUD CASTRO, ETAL
32450 9TH ST
WINCHESTER, CA. 92596

ASMT: 462070019, APN: 462070019
RIVERSIDE COUNTY TRANSPORTATION COM
P O BOX 12008
RIVERSIDE CA 92502

ASMT: 462070013, APN: 462070013
MIGUEL FRAGOSO
1560 APPLE BLOSSOM
HEMET CA 92545

ASMT: 462080005, APN: 462080005
DAN VU
10301 NOTTINGHAM AVE
WESTMINSTER CA 92683

ASMT: 462070014, APN: 462070014
SF RR, ETAL
C/O ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

ASMT: 462080006, APN: 462080006
MARY RUSSELL, ETAL
C/O WILLIAM ZAMBONI
15714 COLORADO AVE
PARAMOUNT CA 90723

ASMT: 462070015, APN: 462070015
JENNIFER AHLQUIST, ETAL
26080 WHITAKER LN
WINCHESTER CA 92596

ASMT: 462080009, APN: 462080009
TK PROP
16 VIA CORALLE
NEWPORT BEACH CA 92657

ASMT: 462070016, APN: 462070016
MARIA FE LOVETT, ETAL
28100 WHITAKER LN
WINCHESTER, CA. 92596

ASMT: 462080012, APN: 462080012
ROBERT BECK
6550 PONTO DR SP 21
CARLSBAD CA 92011

ASMT: 462070017, APN: 462070017
BACH TUYET VU, ETAL
29890 YORKTON RD
MURRIETA CA 92563

ASMT: 462100034, APN: 462100034
BERTHA CADENHEAD, ETAL
P O BOX 284
WINCHESTER CA 92596

ASMT: 462100035, APN: 462100035
JUDITH HUSER, ETAL
33745 BOREL RD
WINCHESTER CA 92596

ASMT: 462130046, APN: 462130046
KATHY WEBB
32771 GRAND AVE
WINCHESTER, CA. 92596

ASMT: 462100040, APN: 462100040
EVELYN ICENOGLE, ETAL
P O BOX 277
WINCHESTER CA 92596

ASMT: 462100042, APN: 462100042
HEATHER RHEINGANS, ETAL
P O BOX 8986
MOSCOW ID 83843

ASMT: 462100047, APN: 462100047
RIVERSIDE COUNTY TRANSPORTATION COM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 462100048, APN: 462100048
MARIA FRAGOSA, ETAL
1560 APPLE BLOSSOM WAY
HEMET CA 92545

ASMT: 462100054, APN: 462100054
RIGOBERTO YEPEZ
32900 9TH ST
WINCHESTER CA 92596

ASMT: 462130045, APN: 462130045
LYNN INGERSOLL, ETAL
32830 9TH ST
WINCHESTER CA 92596

K-1 Speed, Inc.
Attn: David Danglard
17221 Von Karman Ave
Irvine, CA 92614

Kassen Klein
P.O. Box 747
Murrieta, CA 92564

MDMG
Attn: James Bach
41635 Enterprise Circle North
Temecula, CA 92590

MDMG
Attn: Larry Markham
41635 Enterprise Circle North
Temecula, CA 92590

MEMORANDUM
COUNTY OF RIVERSIDE
EXECUTIVE OFFICE

GEORGE A. JOHNSON
COUNTY EXECUTIVE OFFICER



LISA BRANDL
CHIEF OPERATING OFFICER

DON KENT
ASSISTANT COUNTY EXECUTIVE OFFICER
COUNTY FINANCE OFFICER

TO: Kecia Harper-Ihem, Clerk of the Board

FROM: Lisa Brandl, Chief Operating Officer

DATE: September 18, 2017

RE: CONTINUANCE

The department requests that the following item be continued to October 17, 2017:

MT#4922 PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7911,
17.1 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

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
17.1
(ID # 4922)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

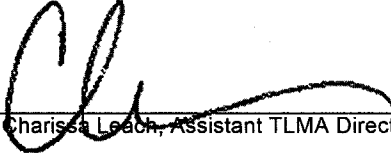
SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7911, CONDITIONAL USE PERMIT NO. 3733 FAST TRACK NO. 2016-07 – Intent to Adopt a Mitigated Negative Declaration – Applicant: K-1 Speed, Inc. – Engineer/Representative: MDMG - Third Supervisorial District – Winchester Zoning Area – 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. (17.4 08/29/2017) (Department request continuance to October 17, 2017)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42850**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7911**, that changes the zoning classification on a portion of the project site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), in accordance with Exhibit 3 based on the findings and conclusions in the staff report and subject to the adoption of the zoning ordinance by the Board of Supervisors; and,
3. **APPROVE CONDITIONAL USE PERMIT NO. 3733**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ACTION:



Charissa Leach, Assistant TLMA Director

8/22/2017

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit Based Funds 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

CHANGE OF ZONE NO. 7911 proposes to change the zoning classification on the western portion of the project site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). The proposed project will solely be located within the Manufacturing-Service Commercial zone.

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, which will attract people to bring RV's or trailers. No RV hook-ups are available at the project site.

The project site is located northerly of Grand Avenue and westerly of Highway 79. APNs: 461-110-003, 461-110-004, 461-110-005, and 461-110-006.

Impact on Residents and Businesses

The impacts of this project have been evaluated in the attached environmental assessment.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

ATTACHMENT A – Exhibits

ATTACHMENT B – Environmental Assessment No. 42850

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

**ATTACHMENT C – Conditions of Approval
ATTACHMENT D – Report Package**

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

(seal)

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: 

Deputy

AGENDA NO.

17-4

xc: Planning, COB

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
17.4
(ID # 4922)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

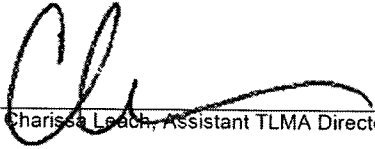
SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7911, CONDITIONAL USE PERMIT NO. 3733 FAST TRACK NO. 2016-07 – Intent to Adopt a Mitigated Negative Declaration – Applicant: K-1 Speed, Inc. – Engineer/Representative: MDMG - Third Supervisorial District –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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42850**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **TENTATIVELY APPROVE** **CHANGE OF ZONE NO. 7911**, that changes the zoning classification on a portion of the project site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), in accordance with Exhibit 3 based on the findings and conclusions in the staff report and subject to the adoption of the zoning ordinance by the Board of Supervisors; and,
3. **APPROVE** **CONDITIONAL USE PERMIT NO. 3733**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ACTION:



Charissa Leach, Assistant TLMA Director

8/22/2017

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit Based Funds 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

CHANGE OF ZONE NO. 7911 proposes to change the zoning classification on the western portion of the project site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC). The proposed project will solely be located within the Manufacturing-Service Commercial zone.

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, which will attract people to bring RV's or trailers. No RV hook-ups are available at the project site.

The project site is located northerly of Grand Avenue and westerly of Highway 79. APNs: 461-110-003, 461-110-004, 461-110-005, and 461-110-006.

Impact on Residents and Businesses

The impacts of this project have been evaluated in the attached environmental assessment.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

ATTACHMENT A – Exhibits

ATTACHMENT B – Environmental Assessment No. 42850

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

**ATTACHMENT C – Conditions of Approval
ATTACHMENT D – Report Package**

August 8, 2017

To: Kecia Haarper-Ihem, Clerk of the Board
From: Maria Fe Lovett, ETAL
Subj: Public Hearing

To the Clerk of the Board and the Supervisors of the Riverside County.
I strongly oppose the (FTA 2016=07) Conditional Use Permit No, 3733.
Unless the Clerk and Supervisors of Riverside County, can enforce no races before 10:00am and all races ends at 7:00pm. My husband works for the United States Postal Service. He works five or six days a week. He has to be at work at 6:30am and gets off at 3:30pm on a normal work day (without overtime). On Saturdays and sometimes Sundays, he can start at 9:30am and get off at 6:00pm. So, sleep is very important for him and our family.

By changing our zone from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC), means what is next. We already have a marijuana dispensing shop down the road at 9th street and Highway 79 in Winchester. Unwanted by myself and my family as we drive by it everyday. Is it going to be a shopping center or community trac houses being built next to our property? The reason we bought this property is because it was quiet and rural. We live to close to this project and the noise pollution has not been considered. Not only to us humans, but hurtful to our pets.

Next, to the safety and traffic issues caused by your decision. Not only do I worry about the alcohol purchase or alcohol illegally brought in. What about the marijuana users and such. Does that mean more drunken drivers leaving the cart races, or more trash along the sides of our streets.

We had no problem in letting the Wild Arena being rebuilt after it burned down. Now, you and your Board needs to think about my community and the reason why this changes everything. We have lived here for the past 16 years. It has been quiet and prosperous. If, you need additional revenue, please search for it somewhere else. We enjoy our peace and quiet.

Yours Truly

Maria Lovett
Maria Lovett

Homeowner
Winchester, Ca.

4922
8/29/17
2017-8-136608
17.4

Maria Lovett
28100 Whitaker St
Winchester Ca 92596

SAN BERNARDINO

CA 9254

08 AUG 17

PM 6:41



A478706 132048 12



FOREVER

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD SUPERVISORS

2017 AUG 10 AM 10:34

Clerk of the Board
4080 Lemon Street
1st Floor, Post office Box 1147
Riverside Ca 92502-1147



CALL (951) 368-9222
EMAIL: legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
8/8/17	0010991440		PE Riverside	3 x 80 Li	312.00

Invoice text: CUP 3733 FTA 2016-07 & CZ 7911

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 AUG 14 AM 10:51

Planning
17.4 of 08/29/17

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

312.00

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	08/08/2017	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
08/08/2017	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
312.00	0010991440	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P.)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CUP 3733 FTA 2016-07 & CZ 7911 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/08/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: August 08, 2017
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010991440-01

P.O. Number:

Ad Copy:

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

8/8

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2017 AUG 14 AM 10:51

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 NUSENSE,
^{NOISE} SINCE IT TRAVELS VERY FAR IN THIS
PARTICULAR AREA. DURING PAST EVENTS
AT THE ARENA AND BAR FACILITY'S WEST
OF THE PROPOSED PROJECT, WE CAN
CLEARLY HEAR BANDS (MUSIC) AND P.A. SYSTEMS.

8/29/17 4922

17.4

RECEIVED-RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2017 AUG 24 AM 10:36

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 FACILITY'S 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.

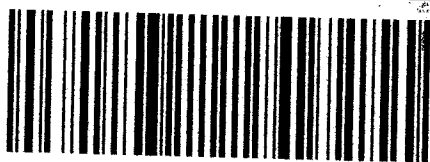
SINCERELY,

Jose M. Castro
PROPERTY OWNER

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL



1000



92501

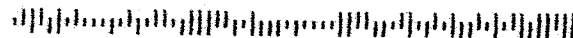
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CLERK OF THE BOARD
4080 LEMON ST. 1ST FLOOR
P.O. Box 1147, RIVERSIDE, CA.

92502-1147

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RECEIVED RIVERSIDE COUNTY
CLERK OF SUPERVISORS

2017 AUG 24 AM 10:36



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 3, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CUP 3733 FTA 2016-07 and CZ 7911

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, August 8, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Thursday, August 3, 2017 8:26 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: CUP 3733 FTA 2016-07 & CZ 7911

Received for publication on 8/8. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.
Additional days required for larger ad sizes
Employees of The Press-Enterprise are not able to give legal advice of any kind

The Press-Enterprise PE.com / La Prensa

On Thu, Aug 3, 2017 at 8:08 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning! Notice of Public Hearing, for publication on Tuesday, August 8, 2017. Please confirm.
THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 3, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CUP 3733 and CZ 7911

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: August 29, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: August 3, 2017
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Thursday, August 3, 2017 9:55 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie
Subject: RE: FOR POSTING: CUP 3733 CZ 7911

received and will be posted

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Thursday, August 03, 2017 8:11 AM
To: Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: CUP 3733 CZ 7911

Good morning! Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

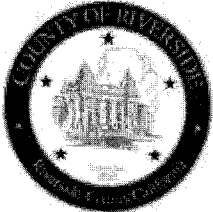
Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

ccgil@rivco.org

<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

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This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

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

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 3, 2017, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CUP 3733 and CZ 7911

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: August 29, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: August 3, 2017
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/24/2017.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP03733 For

Company or Individual's Name Planning Department,

Distance buffered 1400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

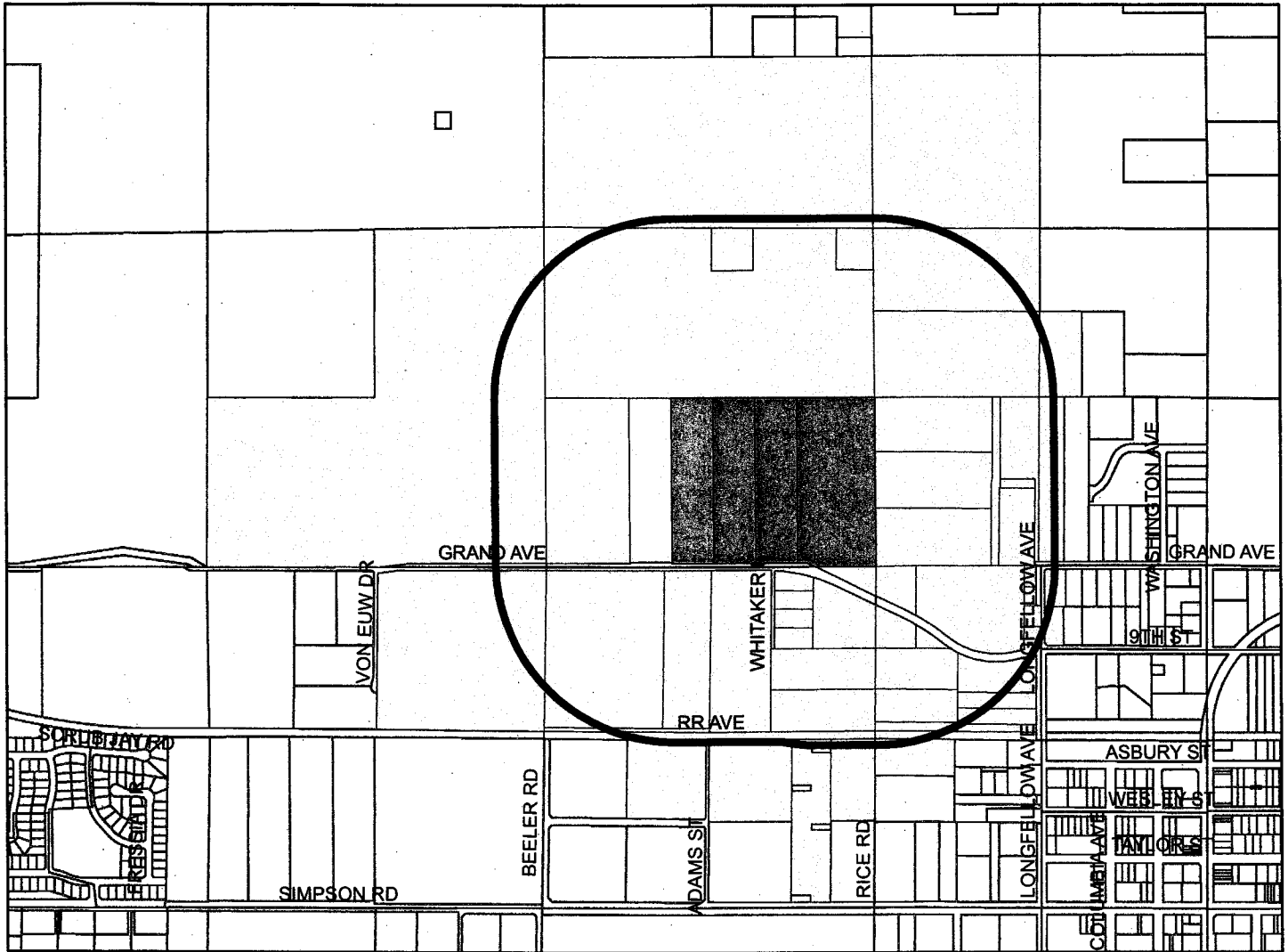
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CUP03733 (1400 feet buffer)



Selected Parcels

462-070-014	461-130-010	461-130-003	461-050-007	461-090-008	461-110-001	462-080-005	462-080-006	461-130-012	461-070-001
461-100-001	462-070-016	462-020-005	462-070-015	462-130-045	462-100-040	462-070-011	462-130-046	462-070-017	461-120-006
462-100-048	462-070-013	462-070-009	461-100-003	461-110-007	462-100-005	462-100-007	462-100-008	462-100-010	462-100-011
462-100-012	462-100-014	462-100-027	462-100-037	462-100-041	462-100-042	461-130-002	461-130-004	462-070-002	462-070-003
462-070-004	462-070-010	462-100-054	462-070-019	462-100-047	462-080-012	462-070-018	461-100-002	461-120-001	461-120-002
461-130-011	461-130-013	461-130-014	461-110-003	461-110-004	461-110-005	461-110-006	462-100-034	462-080-009	462-100-035



1,300 650 0 1,300 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 461100001, APN: 461100001
HOLLY COMER, ETAL
7515 VICTORIA AVE
RIVERSIDE CA 92504

ASMT: 461130003, APN: 461130003
CHRIS THOMPSON
32728 GRAND AVE
WINCHESTER, CA. 92596

ASMT: 461100003, APN: 461100003
PABLO GUERRERO
5505 DUNSHEE VISTA AVE
LAS VEGAS NV 89131

ASMT: 461130004, APN: 461130004
PHUONG TRAN
32754 GRAND AVE
WINCHESTER, CA. 92596

ASMT: 461110001, APN: 461110001
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 461130010, APN: 461130010
MARIA FLORES, ETAL
30463 MILKY WAY DR
TEMECULA CA 92592

ASMT: 461110006, APN: 461110006
SDI COMMUNITIES
27431 ENTERPRISE CIRCLE W
TEMECULA CA 92590

ASMT: 461130012, APN: 461130012
EASTERN MUNICIPAL WATER DISTRICT
C/O RIGHT OF WAY DEPT
P O BOX 8300
PERRIS CA 92572

ASMT: 461110007, APN: 461110007
PATRICIA PORTER
P O BOX 142
WINCHESTER CA 92596

ASMT: 461130014, APN: 461130014
MYRNA AJA, ETAL
1151 ESPLANADE AVE
HEMET CA 92545

ASMT: 461120001, APN: 461120001
RUTH VEAL, ETAL
P O BOX 294
WINCHESTER CA 92596

ASMT: 462020005, APN: 462020005
GRAND BEELE
P O BOX 86673
SAN DIEGO CA 92138

ASMT: 461120006, APN: 461120006
LANNIE ZAVALA, ETAL
3521 LILLIAN ST
RIVERSIDE CA 92504

ASMT: 462070009, APN: 462070009
MOON YUN
37964 PINNACLE CT
MURRIETA CA 92562

(51) ZC7911 CUP3733

ASMT: 462070010, APN: 462070010
PQLK INV
C/O MIN DU LEE 27431
ENTERPRISE CIRCLE W 201
TEMECULA CA 92590

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

ASMT: 462070011, APN: 462070011
SALUD CASTRO, ETAL
32450 9TH ST
WINCHESTER, CA. 92596

ASMT: 462070019, APN: 462070019
RIVERSIDE COUNTY TRANSPORTATION COM
P O BOX 12008
RIVERSIDE CA 92502

ASMT: 462070013, APN: 462070013
MIGUEL FRAGOSO
1560 APPLE BLOSSOM
HEMET CA 92545

ASMT: 462080005, APN: 462080005
DAN VU
10301 NOTTINGHAM AVE
WESTMINSTER CA 92683

ASMT: 462070014, APN: 462070014
SF RR, ETAL
C/O ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

ASMT: 462080006, APN: 462080006
MARY RUSSELL, ETAL
C/O WILLIAM ZAMBONI
15714 COLORADO AVE
PARAMOUNT CA 90723

ASMT: 462070015, APN: 462070015
JENNIFER AHLQUIST, ETAL
26080 WHITAKER LN
WINCHESTER CA 92596

ASMT: 462080009, APN: 462080009
TK PROP
16 VIA CORALLE
NEWPORT BEACH CA 92657

ASMT: 462070016, APN: 462070016
MARIA FE LOVETT, ETAL
28100 WHITAKER LN
WINCHESTER, CA. 92596

ASMT: 462080012, APN: 462080012
ROBERT BECK
6550 PONTO DR SP 21
CARLSBAD CA 92011

ASMT: 462070017, APN: 462070017
BACH TUYET VU, ETAL
29890 YORKTON RD
MURRIETA CA 92563

ASMT: 462100034, APN: 462100034
BERTHA CADENHEAD, ETAL
P O BOX 284
WINCHESTER CA 92596

ASMT: 462100035, APN: 462100035
JUDITH HUSER, ETAL
33745 BOREL RD
WINCHESTER CA 92596

ASMT: 462130046, APN: 462130046
KATHY WEBB
32771 GRAND AVE
WINCHESTER, CA. 92596

ASMT: 462100040, APN: 462100040
EVELYN ICENOGLE, ETAL
P O BOX 277
WINCHESTER CA 92596

ASMT: 462100042, APN: 462100042
HEATHER RHEINGANS, ETAL
P O BOX 8986
MOSCOW ID 83843

ASMT: 462100047, APN: 462100047
RIVERSIDE COUNTY TRANSPORTATION COMM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 462100048, APN: 462100048
MARIA FRAGOSA, ETAL
1560 APPLE BLOSSOM WAY
HEMET CA 92545

ASMT: 462100054, APN: 462100054
RIGOBERTO YEPEZ
32900 9TH ST
WINCHESTER CA 92596

ASMT: 462130045, APN: 462130045
LYNN INGERSOLL, ETAL
32830 9TH ST
WINCHESTER CA 92596



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K-1 Speed, Inc.
Attn: David Danglard
17221 Von Karman Ave
Irvine, CA 92614

Kassen Klein
P.O. Box 747
Murrieta, CA 92564

MDMG
Attn: James Bach
41635 Enterprise Circle North
Temecula, CA 92590

MDMG
Attn: Larry Markham
41635 Enterprise Circle North
Temecula, CA 92590



5160®

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Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5160

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

San Diego RWQCB
2375 Northside Drive, Suite 100
San Diego, CA 92108

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

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 WHELMING 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 brodiaeae, 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

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



17-1

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.

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, October 17, 2017 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 19, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 19, 2017
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
17-1

xc: Planning, COB

RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 10.17.17 Agenda #: 18.2

SPEAKER'S NAME: Larry Markham
(Print Name)

Address: 41635 Enterprise Cir N, Ste B
(Only required if follow-up mail response is requested)

City: Temecula Zip: 92590-5614

Phone #: 909 322 8482 Email: LRM@MARKHAMDMG.COM

I AM:

☐ The Applicant

☐ A Neighbor

☒ Applicant's Representative

☐ Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

☒ I wish to speak ☐ I DO NOT wish to speak

☐ I wish to speak with a Media Presentation

☐ I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

☒ In Favor

☐ Neutral

☐ Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Power Point Presentations/Printed Material:

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: 8.29.17 Agenda #: 17.4

SPEAKER'S NAME: Larry Markham
(Print Name)

Address: 41635 Enterprise Cir. N Ste B
(Only required if follow-up mail response is requested)

City: Temecula Zip: 92590-5614

Phone #: 909 322 8482 Email: LRM@MARKHAM
DMG.COM

I AM:

☐ The Applicant

☐ A Neighbor

☒ Applicant's Representative

☐ Other Interested Party

PLEASE INDICATE YOUR POSITION BELOW:

☒ I wish to speak ☐ I DO NOT wish to speak

☐ I wish to speak with a Media Presentation

☐ I YIELD my 3 minutes to the following speaker:
(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

☒ In Favor

☐ Neutral

☐ Opposed

BOARD RULES

Requests to Address Board on "Agenda" Items:

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RIVERSIDE COUNTY BOARD OF SUPERVISORS
Request to Speak

Submit request to the Clerk of Board. Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

Date: August 29, 2017 Agenda #: 17.4

SPEAKER'S NAME: Kelly Black
(Print Name)

Address: 28765 Single Oak Dr. #140
(Only required if follow-up mail response is requested)

City: Temecula Zip: 92590

Phone #: 951-252-6154 Email: Kelly.Black@kewits
brisbas.com

I AM:

☐ The Applicant

☐ A Neighbor

☒ Applicant's Representative

☐ Other Interested Party

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(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

☒ In Favor

☐ Neutral

☐ Opposed

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Date: 10.17.17 Agenda #: 18.2

SPEAKER'S NAME: Larry Markham
(Print Name)

Address: 41635 Enterprise Cir N, Ste B
(Only required if follow-up mail response is requested)

City: Temecula Zip: 92590-5614

Phone #: 909 322 8482 Email: LRM@MARKHAMDMG.COM

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(Maximum 2 Yields per Speaker)

(Name)

Position on Agenda Item:

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☐ Neutral

☐ Opposed

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