

RESOLUTION NO. 2018-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE
ELSINORE, CALIFORNIA, APPROVING MODIFICATION OF CONDITIONAL
USE PERMIT NO. 2001-05 FOR THE LAKE ELSINORE MOTORSPORTS PARK
LOCATED AT 20700 CEREAL STREET (APN 370-030-012)**

Whereas, Bruce Keeton owner and operator of the Lake Elsinore Motorsports Park has requested approval of a Modification of Conditional Use Permit (CUP) No. 2001-05 (Project), in order to modify two Conditions of Approval regarding a new track and annual review of the CUP; and,

Whereas, the Project is to revisit the CUP as mandated by Conditional of Approval #2 and modify two Conditions of Approval for CUP 2001-05 the Lake Elsinore Motorsports Park that has operated since 1998 on 93 acres in the East Lake Specific Plan and includes off-road vehicle courses, an 80-acre overflow parking area, ticket booth, administrative and security trailers, and accessory equipment. The subject property is located at 20700 Cereal Street (APN 370-030-012) and has a General Plan Land Use Designation of Specific Plan (East Lake Specific Plan Planning Area 2), and is zoned "Action Sports, Tourism, Commercial and Recreation with an Industrial Overlay; and,

Whereas, staff conducted a walk through inspection of the facility and found the Lake Elsinore Motorsports Park to be in substantial compliance with CUP 2001-05, the Lake Elsinore Municipal Code (LEMC) and other applicable regulations; and,

Whereas, the Planning Commission (Commission) conducted a duly noticed Public Hearing on June 5, 2018 to consider the CUP Modification request.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has considered CUP No. 2001-05 Modification for the existing Lake Elsinore Motorsports Park that includes multiple off-road vehicle tracks, an 80-acre overflow parking area, ticket booth, administrative trailer, security trailer, bleachers, canopies, temporary structures and accessory equipment.

Section 2: The Project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and the State CEQA Guidelines (14. Cal. Code Regs. §§15000 et seq.), specifically pursuant to Section 15301 (Class 1 – Existing Facilities); because the proposed Project consists of the revisiting the existing CUP 2001-05 and modifying two Conditions of Approval. In addition, the City Council (Council) certified an Environmental Impact for East Lake Specific Plan Amendment #11 that analyzed the full 173-acre motorsports property.

Section 3: That in accordance with California Planning and Zoning Law and LEMC Section 17.168.080 Findings, the Commission makes the following findings regarding CUP No. 2001-05:

1. That the proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan (GP) and the purpose of the planning district in which the site is located.

The Lake Elsinore Motorsports Park conforms with the goals and objectives of the GP, because it facilitates a well-balanced and functional mix of residential, commercial, industrial,

open space, recreational and institutional land uses. The Project provides, jobs, services, recreational opportunities and generates economic development benefits for the City.

2. The proposed use will not be detrimental to the general health, safety, comfort or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

All applicable City departments and agencies have reviewed the Modification of CUP 2001-05 and their comments have been addressed in the Conditions of Approval attached to the staff report for this Project. Two Conditions of Approval have modified to allow an additional race course and amend the annual review to the discretion of the Community Development Director. A thorough walk through inspection identified no negative impacts to the health, safety, comfort, or general welfare of the nearby commercial and residential developments, business owners and operators, residents, and the City of Lake Elsinore.

3. The Site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by Title 17 (Zoning) of the LEMC.

The proposed Modification of the CUP for the Lake Elsinore Motorsports Park is to revisit the CUP and modify two Conditions of Approval. The existing use is conducted on a 93-acre area with an 80-acre lot for overflow parking for large events and special events. The property will not require any significant interior or exterior alterations. The proposed modification will not expand or intensity uses and meets all applicable sections of the LEMC, East Lake Specific Plan, California Building Code and will complement the existing surrounding land uses, based on the submitted plans and Conditions of Approval attached to the staff report for this Project.

4. The Site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

The continuing operation of the Lake Elsinore Motorsports Park within the 173- acre property consisting of off-road vehicle tracks, overflow parking, a ticket booth, administrative trailer, security trailer, bleachers, canopies, temporary structures and accessory equipment has been reviewed in relation to the existing street widths on Cereal Street and Corydon Street and the expected quantity of traffic to be generated. The occupancy and use will not cause extensive vehicle traffic and parking demands at the facility or in the general vicinity. Existing streets can accommodate the continued use.

5. In approving the subject use at the specific location, there will be no adverse effect on abutting properties or the permitted and normal use thereof.

The CUP No. 2001-05 Modification has been thoroughly reviewed and conditioned by all applicable City departments including Planning, Building and Safety, Fire, and Public Works/Engineering thereby reducing potential impacts to insignificant levels.

6. Adequate conditions and safeguards pursuant to LEMC 17.68.050, have been incorporated into the approval of the CUP to ensure that the use continues in a manner envisioned by these findings for the term of the use.

Pursuant to Section 17.168.040 of the LEMC, the Project was considered by the Commission at a duly noticed Public Hearing on June 5, 2018, appropriate and applicable Conditions of Approval have been maintained to protect the public health, safety and general welfare. The City Council approved CUP No. 96-8 on February 4, 1998 and approved CUP No. 2001-05 on August 17, 2002. Reviews of CUP 2001-05 were conducted by the Commission in 2013 and 2016 and the facility was found to be in substantial compliance. Modified conditions for the new track and revised CUP review comply with the Municipal Code, Fire Code, and Building Code.

Section 4. Based upon all written reports, comments and oral testimony presented by the Community Development Department, other City departments, property owners, business owners and operators, residents, and other interested parties and such other matters as are reflected in the record, the Commission hereby approves CUP No. 2001-05 Modification subject to the attached Conditions of Approval.

Section 5. This Resolution shall take effect from and after the date of its passage and adoption.

Passed and Adopted on this 5th day of June, 2018, by the following vote:

John Gray, Chairman

Attest:

Justin Kirk,
Principal Planner

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Justin Kirk, Principal Planner of the City of Lake Elsinore, California, hereby certify that Resolution No. 2018- __ as adopted by the Planning Commission of the City of Lake Elsinore, California, at a Regular meeting held of June 5, 2018, and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Justin Kirk, Principal Planner