



**TO: SEATAC Members**

**FROM: Dr. Bhaskara Reddy Munagala, Senior Biologist and Coordinator**

**SUBJECT: MEETING NOTICE/AGENDA**

The next meeting of SEATAC is scheduled for:

**Day/Date: Monday, 5 January, 2009**  
**Time: 1:00 P.M.**  
**Place: DEPARTMENT OF REGIONAL PLANNING**  
**Hall of Records, Room 1385**  
**320 West Temple Street**  
**Los Angeles, CA 90012**

**SEATAC members, please park in Lot 11 located at 227 N. Spring, entering from Spring; or Lot 26 located at 120 S. Olive, entering from 1st Street; both are operated by 5-Star Parking Services. Please call (213) 974-6461 to confirm attendance at scheduled meeting for reserved parking validation.**

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## **AGENDA**

### **OLD BUSINESS**

1. 1:00 p.m. Review and approve the SEATAC minutes of 6 October 2008.

### **NEW BUSINESS**

**PROJECT: Fairmont butte motorsports park project, COUNTY PROJECT NO. 02-176  
PLAN AMENDMENT NO. 02-176 PARCEL MAP NO. 26805 CONDITIONAL USE PERMIT NO.  
02-176 ZONE CHANGE 02-176**

The Fairmont Butte Motorsports Park (FBMP) project site is situated in an unincorporated portion of Los Angeles County, approximately 14 miles northwest of the City of Lancaster, near the community of Fairmont. Specifically, the 320 gross acre site is rectangular in shape and is bounded by State Highway 138 – Avenue D to the north, 155th Street West to the west, 150th Street West to the east, and open space to the south. The project site is located within the Fairmont Butte U.S. Geological Survey (USGS) 7.5-minute quadrangle. The southern portion of the project site is within the current boundaries of County of the Los Angeles Significant Ecological Area (SEA) 57 – Fairmont Butte, while the northern portion of the project site is outside the SEA boundaries. The proposed project would be constructed in the northern portion of the site, outside the boundaries of SEA 57 – Fairmont Butte .

### **PROJECT DESCRIPTION**

The project involves the construction and operation of a motor recreational facility for the driving, testing, and racing of automobiles or similar vehicles, including appurtenant facilities in conjunction

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there with. It would principally contain a road course configuration approximately 3.6 miles in length. Primary use of the facility would be for racing events sponsored by private clubs and racing organizations and for automotive testing.

The racetrack would operate only during daylight hours during typical racing events, although car maintenance may be performed during the evening. Automotive and race car practice and/or testing/development session are expected to occur during the weekdays (here defined as Monday through Thursday inclusive) for about 40 weeks per year and would involve approximately 5 to 10 cars. At this time, approximately 50 persons would be present at the facility on weekdays. Racing events are expected to occur on weekends (here defined as Friday through Sunday inclusive) almost every weekend of the year with an expected attendance of approximately 50 to 300 entered cars and an on-racetrack population of approximately 250 to 1,325 persons (3.5 persons per entered car + 75 track employees and employees of leased facilities + 200 spectators). These events are generally sponsored by private car clubs or other racing organizations. Although these events are open to the public, given the relative isolation of the subject property, few spectators are expected to attend.

Ancillary facilities and structures at the FBMP include water tanks, a septic system, storm water retention basins, an aboveground fueling station, and heli stop. Access to the motor recreational facility would be provided at one location via the intersection of State Highway 138 - Avenue D and 150th Street West. Roadway improvements are required by the County of Los Angeles and Caltrans as part of project approval. The County of Los Angeles requires 42 feet of half-street improvement to 150th Street West consistent with collector street standards from Highway 138 - Avenue D south to the main entrance of the proposed development. Highway 138 – Avenue D would be improved in conformance with Caltrans requirements including, at a minimum, the addition of an eastbound deceleration lane and westbound left turn lane approaching 150th Street West. Parking would occur throughout an approximately 16-acre, paved paddock area that is situated in the central portion of the proposed motorsports facility. Selected infrastructure and utilities needed to serve the FBMP project are proposed on site or are located near to the project site. In-place infrastructure includes electricity and natural gas that currently exists within rights-of-way within or adjacent State Highway 138 – Avenue D. Water to the project site would be derived from an on-site well and domestic sewage would be treated and disposed of in two deep seepage pits that have been designed to accommodate projected demand.

Grading and construction of the FBMP project would be phased. The site is currently vacant land, and no demolition is required. At this time, it is expected that grading would occur in two phases, while construction would occur in three phases. Grading would be balanced on site, no import or export of material is proposed or is required, and grading volume would total approximately 200,070 cubic yards of cut and fill. At this time, it is anticipated that build out of the FBMP (assumes project initiation in July 2009).

**Action Requested: Continued review of combined Biological Constraints Analysis and Biota Report submitted in April 2008, with review of focus studies requested by SEATAC members at the previous meeting 5 May 2008. Applicant is requesting a Mitigated Negative Declaration for the project under Article 6 (Guideline 15070) under CEQA. Mitigation measures will be proposed.**

### **OTHER MATTERS**

3. Public comment pursuant to Section 54954.3 of the Government Code.

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