

Project Description: Motorcycle Park

Project Location: 21220 Ethanac Rd., Perris, CA 02570

We are looking to gain a CUP for the use of a Race Track as described in Riverside County Zoned RR Land Use Ordinance No. 348.4857 #42. We currently operate a Motorcycle Park in Riverside and San Bernardino Counties and have a good grasp on what it takes to successfully operate such a venue.

This project would specifically have up to six different tracks available for different skill levels of riding. While the focus will be on two wheeled vehicles we would also host minimal events for four wheeled side by side vehicles and quads. We do not have a desire to host any full size four wheeled vehicles.

Our PeeWee track would be used for entry level riders only. We host events throughout the calendar year that allow for beginner riders to loan a bike and gear and be instructed by professionals on how to safely operate a motorcycle. We would also host multiple local races throughout the year on other tracks on weekends, but have no intention on running a national level professional event. The main purpose of the track is for open practice riding on a safe, legal, controlled environment.

Sample Schedule of Operation:

- Monday – 9 am – 9pm (exterior lights on three tracks)
- Tuesday – 9 am – 8pm (shorter schedule during winter closing at 5pm)
- Wednesday - 9 am – 9pm (exterior lights on three tracks)
- Thursday - 9 am – 9pm (exterior lights on three tracks)
- Friday - 9 am – 9pm (exterior lights on three tracks)
- Saturday and Sunday 9 am – 4 pm

During special events only our latest hours of operation would require all external lights and motors to be shut off at 10:30 pm. Our earliest hours would be 7am for any event motors to be active.

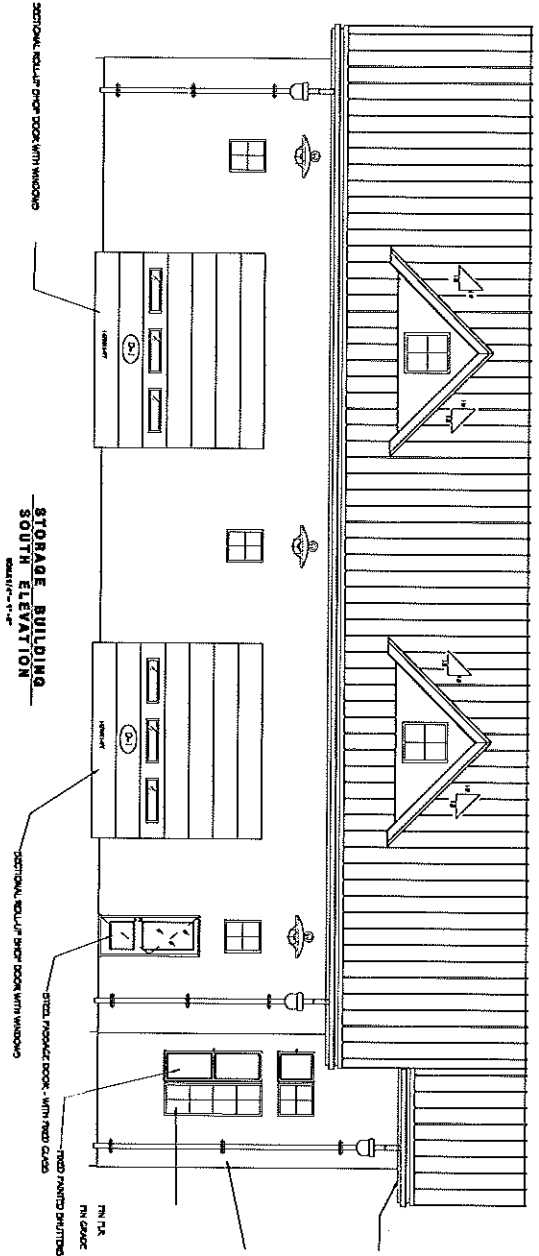
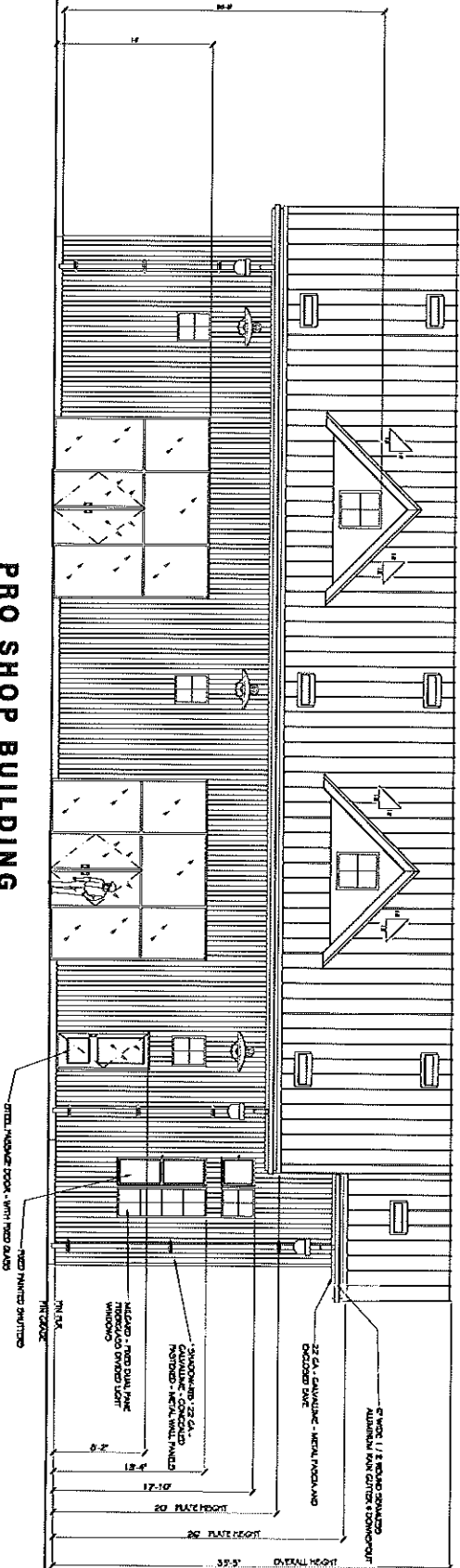
Limited equipment operation for track preparation and dust control would potentially operate between the hours of 5am and midnight.

We would expect to have a daily attendance of around 75 - 100 riders with the maximum at special events being around 400 riders. Spectators and racers overall would not exceed 2,000 people. Special events will also host overnight parking without hookups and our plan has designed elements for minimal long term RV parking with electric and sewage hookups not to exceed 30 days per individual.

A retail location would be onsite to sell parts and accessories needed to participate on the tracks. A permanent snack bar would be put in place and open during hours of operation. Restrooms would require a septic system for daily use and we would supplement this with portable units during special events.

PRO SHOP BUILDING FRONT ELEVATION

SCALE 1/4" = 1'-0"

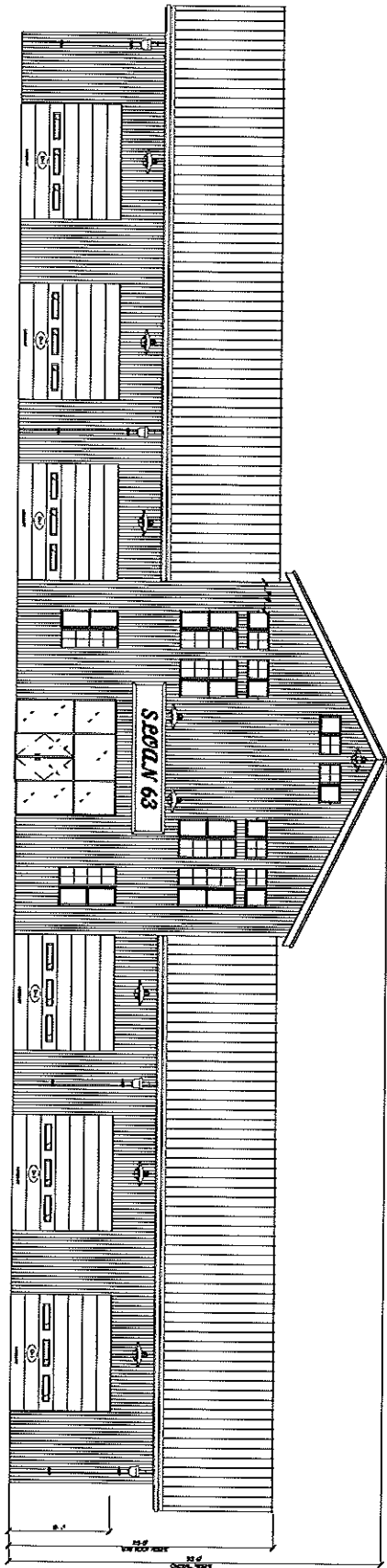


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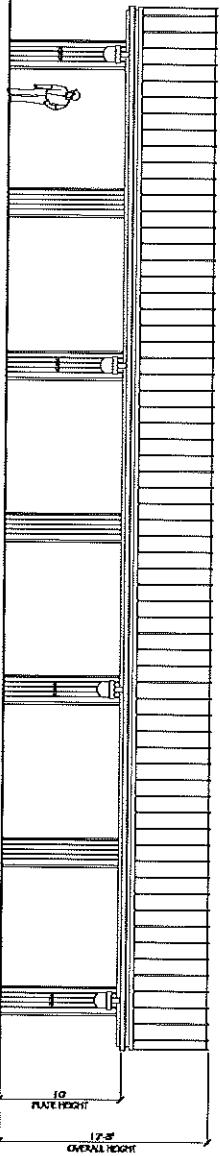
21220 ETHANAC ROAD
PERRIS, CA
APN # 345-020-011

GROUP DESIGN
3004 GULF PARK DRIVE
PERRIS, CA 92504
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A.01
ELEVATIONS



PRO RACE SHOP BUILDING
FRONT ELEVATION
 SOURCE



6 BAY BIKE WASH
FRONT ELEVATION
 SCALE 1/4" = 1'-0"