CONDITIONAL USE PERMIT
JS 63 MX FACILITY
21220 ETHANAC ROAD
COUNTY OF RIVERSIDE
APN(S): 345-020-011 & -016

CASE: CUP190014
EXHIBIT: EXHIBIT A
DATE: 7/8/2021
PLANNER: BDawson
☐ Mailing ☐ Committee Agenda ☑ Final

EASEMENTS
1. EASEMENT OF UNDISCLOSED WIDTH TO CALIFORNIA ELECTRIC POWER CO. FOR POLE LINES AND CONDUITS PER DOC. #17731, BOOK 1810, PAGE 359 (REC. OCT. 21, 1955).
2. 30' WIDE EASEMENT DEDICATED IN PERPETUITY FOR PUBLIC ROAD PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES, PER BOOK 1985, PAGE 10816 (REC. JAN. 16, 1985).
3. 200' WIDE EASEMENT TO SOCAL EDISON FOR ROADWAY PURPOSES PER BOOK 1986, PAGE 58521 (REC. MAR. 13, 1986).

*NOTE: EASEMENT NOT PLOTTED. CANNOT BE LOCATED.

OWNER
ATTN: AARON COOKE
SLOAN 63 INVESTMENTS LLC
27636 YNEZ ROAD L–7 #314
TEMECULA, CA 92591
PHONE: (714) 720–5872
EMAIL: AARON@MILESTONEMX.COM

APPLICANT
ATTN: ED BONADIMAN
234 N. ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
PHONE: (909) 885–3806 X132
FAX: (909) 381–1721
EMAIL: ED@BONADIMAN.COM

ADDRESS
21220 ETHANAC ROAD
PERRIS, CA 92570

APN(S): 345–020–011 & –016

EXHIBIT PREPARED BY
JOSEPH E BONADIMAN & ASSOC, INC
234 N. ARROWHEAD AVE.
SAN BERNARDINO, CA 92408
PHONE: (909) 885–3806
FAX: (909) 381–1721

PROJECT DESCRIPTION
DEVELOP A MOTORCYCLE PARK WITH VARIOUS TRACKS, INCLUDING SEVERAL BUILDINGS, INCLUDING FOR SHOPS AND GARAGES, AND PARKING LOTS FOR PARK RELATED ACTIVITIES AND EVENTS.

LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL THE COAL AND OTHER MINERALS IN THE LANDS, HEREIN ABOVE DESCRIBED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862), AS RESERVED TO THE UNITED STATES IN PATENT RECORDED NOVEMBER 29, 1936 IN BOOK 359, PAGE(S) 248 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN A DOCUMENT RECORDED APRIL 27, 1984 AS INSTRUMENT NO. 88073, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 63, PAGES(S) 55, RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 89° 19' 44" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, 1589.86 FEET; THENCE SOUTH 1° 40' 16" EAST, 30.00 FEET; THENCE NORTH 88° 19' 44" EAST, ALONG A LINE PARALLEL WITH AND 30.00 FEET SOUTH OF SAID NORTH LINE OF SECTION 15, A DISTANCE OF 1548.86 FEET, TO A LINE PARALLEL WITH AND DISTANT 40 FEET WEST OF THE EAST LINE OF SAID SECTION 15; THENCE SOUTH 00° 27' 55" EAST, ALONG THE SAID PARALLEL LINE, 1171.86 FEET; THENCE SOUTH 21° 11' 00" WEST, 85.26 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 80° 0' 0" AN ARC LENGTH OF 62.83 FEET; THENCE SOUTH 68° 48' 15" EAST 24.16 FEET; THENCE SOUTH 16° 31' 23"EAST, 32.69 FEET TO A POINT ON THE NORTHWESTERLY LINE OF STATE HIGHWAY 74 AS SHOWN BY SAID RECORD OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 21° 11' 00" EAST, ALONG SAID NORTHWESTERLY LINE, 40.05 FEET, TO THE EAST LINE OF SAID SECTION 15; THENCE NORTH 00° 27' 55" WEST, ALONG SAID EAST LINE, 1285.78 FEET, TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 345–020–011–2

BUILDING LEGEND

BUILDING	USE	SF	PHASE
A	(E)CARETAKER	3,110	I
B	(E)EVENT HALL	5,780	I
C	BATHROOM	800	III
D	(E)STORAGE	636	I
E	ADMINISTRATION	3,000	II
F	SHOPS	14,000	III
G	SHOP	5,000	III
H	BIKE WASH	600	III
I	GARAGE	3,750	I
J	BATHROOM & SNACK BAR	1,200	I
TOTAL		37,876	

PARKING
COMPACT SPACES: 905
HANDICAPPED SPACES: 8
RV SPACES: 46

TRACKS

TRACK	SF	PHASE
MAIN	101,753	I
VETERAN	92,163	I
BEGINNER	71,587	I
SUPER MOTO	158,710	II
SX	45,488	II

PARKING LOTS

LOT	# OF PARKING SPACES	PHASE
EAST (UPPER AND LOWER)	519	I
ADDITIONAL	394	II
RV	46	III

LEGEND
AC ASPHALTIC CONCRETE SURFACE
BVC BEGIN VERTICAL CURVE
C&G CURB & GUTTER
CL CENTER LINE
DWY DRIVEWAY
EVC END OF VERTICAL CURVE
FF FINISH FLOOR
FG FINISH GRADE
FH FIRE HYDRANT
FL FLOWLINE
FS FINISHED SURFACE
GB GRADE BREAK
GW GUY WIRE
INV INVERT OF PIPE
MH MANHOLE
NTS NOT TO SCALE
PP POWER POLE
TC TOP OF CURB
TF TOP OF FOOTING
TW TOP OF WALL
TYP TYPICAL
WI WROUGHT IRON
(XX.XX) EXISTING ELEVATION

PROPOSED BIORETENTION LANDSCAPE
PROPOSED GRAVEL
PROPOSED CONCRETE SURFACE
RIGHT OF WAY
PROPERTY LINE
CENTERLINE
EXISTING BLOCK OR STONE WALL
FLOWLINE
FILL SLOPE
INDICATES DIRECTION OF FLOW
(1500) CONTOUR ELEVATION (FEET)

LIGHTING NOTE
ALL PROPOSED LIGHTING WILL BE FULLY SHIELDED AND SHALL MAINTAIN A MINIMUM OF ONE–FOOT–CANDLE POWER ACROSS THE SURFACE OF THE PARKING AREA

RIVERSIDE COUNTY ORDINANCE 655: NO SPILL–OVER ONTO ADJACENT PROPERTIES.
THE PROPOSED PROJECT WOULD BE REQUIRED TO ADHERE TO COUNTY STANDARDS RELATED TO THE PLACEMENT AND SHIELDING OF LIGHTING FIXTURES. THE APPLICANT WOULD BE REQUIRED TO SUBMIT AN ON–SITE LIGHTING PLAN FOR REVIEW AND APPROVAL. THIS ON–SITE LIGHTING PLAN REQUIRES THE IDENTIFICATION OF THE TYPE, INTENSITY, AND LOCATION OF EACH PROPOSED ON–SITE LIGHTING SOURCE FOR TRACK LIGHTING. THE SUBMITTAL OF THIS PLAN IS REQUIRED AS EVIDENCE THAT THE PROPOSED ON–SITE LIGHTING SOURCES WOULD MEET RIVERSIDE COUNTY LIGHTING STANDARDS.

NOTES
1. NO PROPOSED LANDSCAPING.
2. ALL PROPOSED BUILDINGS ARE ONE FLOOR/STORY.
3. SEE SITE–SPECIFIC HYDROLOGY REPORT/DRAINAGE PLAN, AND SITE–SPECIFIC WQMP.
4. SEE HAZARD REPORT NO. 2327804 FOR INFORMATION ON LIQUEFACTION, GEOLOGIC HAZARDS, ETC.
5. READ ST. WILL HOLD ALL MAIN WET/DRY UTILITY LINES.
6. 8' CHAIN LINK FENCE WILL BE UTILIZED AS NEEDED.
7. THIS PROJECT SHALL INCORPORATE BARRIERS WHERE APPROPRIATE TO MINIMIZE UNAUTHORIZED PUBLIC ACCESS, DOMESTIC ANIMAL PREDATION, ILLEGAL TRESPASS OR DUMPING IN ANY ADJACENT MSHCP CELL OR CONSERVATION AREA.
8. GRADING ON THIS PROJECT WILL NOT EXTEND INTO ANY ADJACENT MSHCP CELL OR CONSERVATION AREA.
9. THIS PROJECT SHALL FOLLOW THE MEASURES REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEMS (NPDES). SEE PROJECT SPECIFIC WQMP.
10. THIS PROJECT WILL INCORPORATE MEASURES TO ENSURE THAT USE CHEMICALS OR GENERATE BIOPRODUCTS THAT ARE POTENTIALLY TOXIC OR MAY ADVERSELY AFFECT WILDLIFE SPECIES, HABITAT OR WATER QUALITY DOES NOT RESULT IN DISCHARGE TO ANY ADJACENT MSHCP CELL OR CONSERVATION AREA.
11. NIGHT LIGHTING ON THIS PROJECT WILL DIRECTED AWAY FROM ANY ADJACENT MSHCP CELL OR CONSERVATION AREA TO PROTECT SPECIES WITHIN THE MSHCP CELL OR CONSERVATION AREA FROM DIRECT NIGHT LIGHTING. SHIELDING SHALL BE INCORPORATED IN PROJECT DESIGNS TO ENSURE AMBIENT LIGHTING IN ANY ADJACENT MSHCP CELL OR CONSERVATION AREA IS NOT INCREASED.
12. THIS PROJECT WILL INCORPORATE SETBACKS, BERMS OR WALLS TO MINIMIZE THE EFFECTS OF NOISE ON ANY ADJACENT MSHCP CELL OR CONSERVATION AREA RESOURCES PURSUANT TO APPLICABLE RULES, REGULATIONS AND GUIDELINES RELATED TO LAND USE NOISE STANDARDS.
13. THIS PROJECT WILL NOT INTRODUCE NON–NATIVE PLANT SPECIES TO AVOID THE USE OF INVASIVE SPECIES FOR THE PORTIONS OF DEVELOPMENT THAT ARE ADJACENT TO THE MSHCP CELL OR CONSERVATION AREA.
14. ADA PARKING WILL PROVIDED PER BUILDING AND SAFETY REQUIREMENTS.
15. ACCESSIBLE PATH OF TRAVEL WILL BE PROVIDED PER BUILDING AND SAFETY REQUIREMENTS AND CONNECT TO PUBLIC R.O.W., ALL BUILDINGS, ACCESSIBLE SANITARY FACILITIES, PUBLIC ACCOMMODATIONS, AND ACCESSIBLE PARKING AREAS.
16. PARKING SPACES AND ROADWAYS TO BE PAVED WITH ASPHALT GRINDINGS.

FLOOD ZONE NOTE
ALL PROPERTY IS LOCATED WITHIN AREA OF MINIMAL FLOOD HAZARD, FEMA ZONE X:

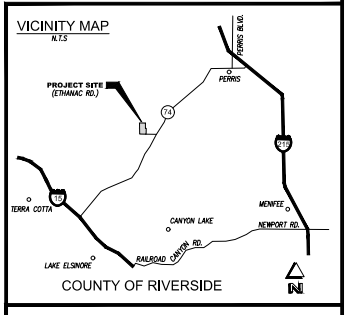
"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

PER FLOOD INSURANCE RATE MAP NO. 06065C2031G (NOT PRINTED)

PROJECT INFORMATION

ASSESSOR'S PARCEL NO:	345–020–011 & –016
ADDRESS:	21220 ETHANAC ROAD PERRIS, CA 92570
GROSS/NET ACREAGE:	93.38 AC
EXISTING/PROPOSED ZONING:	RURAL RESIDENTIAL (R–R)
EXISTING/PROPOSED LUD:	RURAL RESIDENTIAL (R–R) & RURAL MOUNTAINOUS (R–M)
SPECIFIC PLAN:	N/A
PLANNING AREA:	MEAD VALLEY
EXISTING LAND USE:	SINGLE–FAMILY RESIDENCE/VACANT
PROPOSED LAND USE:	MOTORCYCLE PARK
COUNTY SERVICE AREA:	N/A
COMMUNITY FACILITIES DISTRICT:	N/A
SURROUNDING ZONING:	RURAL RESIDENTIAL (R–R)
SURROUNDING LUD:	RURAL RESIDENTIAL (R–R) & RURAL MOUNTAINOUS (R–M)
WATER PURVEYOR:	EASTERN MUNICIPAL WATER DISTRICT (951) 928–3777
SEWER PURVEYOR:	SEPTIC
GAS PURVEYOR:	SOUTHERN CALIFORNIA GAS CO. (800) 427–2000
ELECTRICITY PURVEYOR:	SOUTHERN CALIFORNIA EDISON (800) 655–4555
CABLE/TELEPHONE PURVEYOR:	SPECTRUM (800) 892–4357
SCHOOL DISTRICT:	PERRIS ELEMENTARY (951) 657–3118 PERRIS UNION HIGH (951) 943–6369

VICINITY MAP
N.T.S



COUNTY OF RIVERSIDE

BONADIMAN
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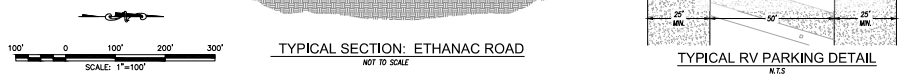
CONDITIONAL USE PERMIT
21220 ETHANAC ROAD
APN(S): 345-020-011 & -016
TITLE SHEET

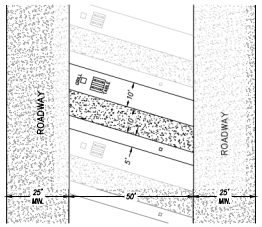
REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: ISAAC SLOAN
DRAWN BY:
CHECKED BY:
SCALE: 1" = 100'
JOB NO: 184587
SHEET: 1 OF 1
C1
DISREGARD PRINTS BEARING EARLIER REVISION DATES
07-14-2021



TYPICAL SECTION: ETHANAC ROAD
NOT TO SCALE



TYPICAL RV PARKING DETAIL
N.T.S