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Parking

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April 11, 2007

Mr. Jason Williams
Pole Position, Inc.
1594 Bently Drive
Corona, California 92879

LLG Reference No. 2.07.2886.1

Subject: **Parking Demand Analysis for the Proposed Pole Position Raceway Project**
Murrieta, California

Dear Mr. Williams:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis for the proposed Pole Position indoor raceway facility. The proposed Pole Position raceway business will occupy an existing 32,771 square-foot building located on the southwest quadrant of McAlby Court and Adams Avenue in the City of Murrieta, California. ***Figure 1***, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the project and depicts the surrounding street system. As we understand it, the City is requiring a parking study as part of the entitlement process for the proposed project primarily because the City of Murrieta Parking Code does not specifically address an indoor raceway business. Consequently, this parking demand analysis will determine the appropriate parking demand requirement for the proposed project and will include a City Code parking analysis and a parking survey analysis based on parking utilization counts conducted at the existing Pole Position raceway facility in Corona, California

Briefly, based on this parking demand analysis, a sufficient number of on-site parking spaces will be provided to accommodate the parking demand for the proposed Pole Position project. Direct application of City of Murrieta Parking Code to the proposed Pole Position project results in a City Code requirement of ***64 parking spaces*** while the parking demand analysis based on parking surveys conducted at the existing Pole Position raceway facility in Corona, results in a forecast peak parking demand of ***32 parking spaces*** at the proposed Pole Position project in Murrieta.

Project Description

The proposed Pole Position raceway project consists of occupying an existing 32,771 square-foot (SF) warehouse building with an indoor racetrack for miniature electric racecars, which will also include a retail area with minor refreshments and office space. Specifically, the racetrack area will consist of 24,535 SF, which will

accommodate a maximum of eight (8) racecars per race, the retail area will consist of 3,866 SF and the office area will consist of 4,370 SF. ***Figure 2*** presents the proposed site plan for the Pole Position project, prepared by Laughlin & Associates, Inc. As presented in *Figure 2*, 45 existing parking spaces (43 standard spaces and 2 disabled spaces) will be provided plus a potential for additional five (5) parking spaces through minor striping improvements, which would be located within the area adjacent to the rollup doors in the existing truck dock.

Parking Demand Analysis

This parking analysis for the proposed Pole Position raceway project involves determining the expected parking needs, based on the size and operational characteristics of the proposed development components. For this analysis, there are two (2) methods that can be used to estimate the project's peak parking requirements. These methods include:

1. Application of City code requirements (which may not match the specific project parking characteristics);
2. Application of parking survey information, which creates a parking rate, based parking counts conducted at existing similar facilities.

The parking survey methodology is certainly applicable to this development because the proposed Pole Position raceway project is essentially a duplication of the existing Pole Position raceway facility, only smaller on a smaller scale.

Parking Code Requirements

The parking requirements for the proposed Pole Position raceway project are based on the City of Murrieta requirements as outlined in CHAPTER 16.34 – *OFF-STREET PARKING;* Section 16.34.040 *Number of Parking Spaces Required.* In addition, the City of Corona parking requirements are referenced for the racetrack component. The City of Murrieta Zoning Ordinance specifies the following parking requirements for retail and office:

- Retail - one (1) space per 250 square-feet (SF).
- Office - one (1) space per 300 square-feet (SF).

In addition, the City of Corona recommended the following parking requirements for the indoor racetrack area of the existing Pole Position raceway facility:

- Racetrack - one (1) space per 750 square-feet (SF) of track area.

Table 1 summarizes the parking requirements for the proposed development project using the above-referenced City code parking ratios. As indicated prior, the racetrack component of the proposed Project, which consists of an indoor raceway loop for up to eight (8) electric racecars, is not represented in Section 16.34.040 of the City code. Thus, the recommended parking demand for the racetrack component is based on the parking rate utilized for the existing Pole Position raceway facility on Bently Drive in Corona, which has sufficient parking to satisfy their peak parking demands. Consequently, as shown in *Table 1*, direct application of City of Murrieta code parking ratios and the recommended parking demand ratios utilized for the City of Corona Pole Position raceway facility, to the proposed Pole Position raceway project, results in a total parking requirement of *64 parking spaces*. With a proposed on-site parking supply of 45 spaces, a theoretical parking deficiency of 19 spaces is forecast.

Parking Survey Analysis

To determine the appropriate parking demand rate for the proposed Pole Position raceway, parking surveys were conducted by City Traffic Counters on a "typical" weekday and weekend day at the existing Pole Position raceway facility at 1594 Bently Drive in the City of Corona, which consists of a 51,000 SF building with a racetrack to accommodate up to twelve (12) racecars. The parking surveys were performed at half-hour intervals on the following days between the following hours:

- Friday, March 30, 2007 – 10:00 AM to 12:00 AM
- Saturday, March 31, 2007 – 10:00 AM to 12:00 AM
- Sunday, April, 2007 – 10:00 AM to 8:00 PM

The parking surveys consisted of counting the number of parked vehicles within the existing Corona Pole Position raceway facility parking lot, which currently includes approximately 117 parking spaces.

The results of the weekday and weekend parking surveys are summarized in ***Table 2***. This table presents the parking demands at the study site for each hour of the three (3) count days. As shown in *Table 2*, the study site experienced a peak parking demand on Friday, March 30, 2007 of *42 vehicles* at 11:00 PM, a peak parking demand on Saturday, March 31, 2007 of *44 vehicles* at 3:30 PM, and a parking demand on Sunday, April 1, 2007 of *35 vehicles* at 12:30 PM. As a result, the peak parking demand for the study site consisted of ***44 parked vehicles***. Furthermore, based on a building area of 51,000 SF and a maximum raceway cart capacity of twelve (12) carts, the peak parking rate can be expressed in spaces per SF and/or spaces per cart, which results in a rate of 0.86 parking spaces per 1,000 SF and 3.67 parking spaces per cart, respectively. Also, in order to account for a potential weekly fluctuation in attendance and even a potential seasonal fluctuation, the measured peak parking rates were increased by 20%, which results in a recommended parking rate of 1.03 spaces/1,000 SF and 4.40 spaces/cart. Consequently, based on these rates applied to the proposed Pole Position raceway project, which consists of 32,771 SF and a maximum raceway

cart capacity of eight (8) carts, a peak parking demand of 34 parking spaces and ***35 parking spaces*** is forecast for the proposed project, respectively. With a proposed parking supply of 45 parking spaces, a minimum surplus of nine (9) parking spaces is forecast, which indicates that adequate parking supply will be provided for the proposed Murrieta Pole Position raceway project.

Summary Of Findings And Conclusions

1. The proposed Murrieta Pole Position raceway project consists of occupying an existing 32,771 square-foot (SF) warehouse building with an indoor racetrack for miniature electric racecars, which will also include a retail area with minor refreshments and office space. Specifically, the racetrack area will consist of 24,535 SF, which will accommodate a maximum of eight (8) racecars per race, the retail area will consist of 3,866 SF and the office area will consist of 4,370 SF. 45 existing parking spaces (43 standard spaces and 2 disabled spaces) will be provided.

2. Direct application of City of Murrieta code parking ratios and the recommended parking demand ratios utilized for the City of Corona Pole Position raceway facility, to the proposed Pole Position raceway project, results in a total parking requirement of *64 parking spaces*, which would result in a significant amount of excess parking spaces than which is actually needed to serve the project. With a proposed on-site parking supply of 45 spaces, a theoretical parking deficiency of 19 spaces is forecast.

3. Based on the parking survey rates, developed from conducting three days of parking utilization surveys at the existing Pole Position raceway facility in Corona, applied to the proposed Pole Position raceway project, which consists of 32,771 SF and a maximum raceway cart capacity of eight (8) carts, a peak parking demand of ***35 parking spaces*** is forecast for the proposed project. With a proposed parking supply of 45 parking spaces, a minimum surplus of nine (9) parking spaces is forecast, which indicates that adequate parking supply will be provided for the proposed Murrieta Pole Position raceway project.

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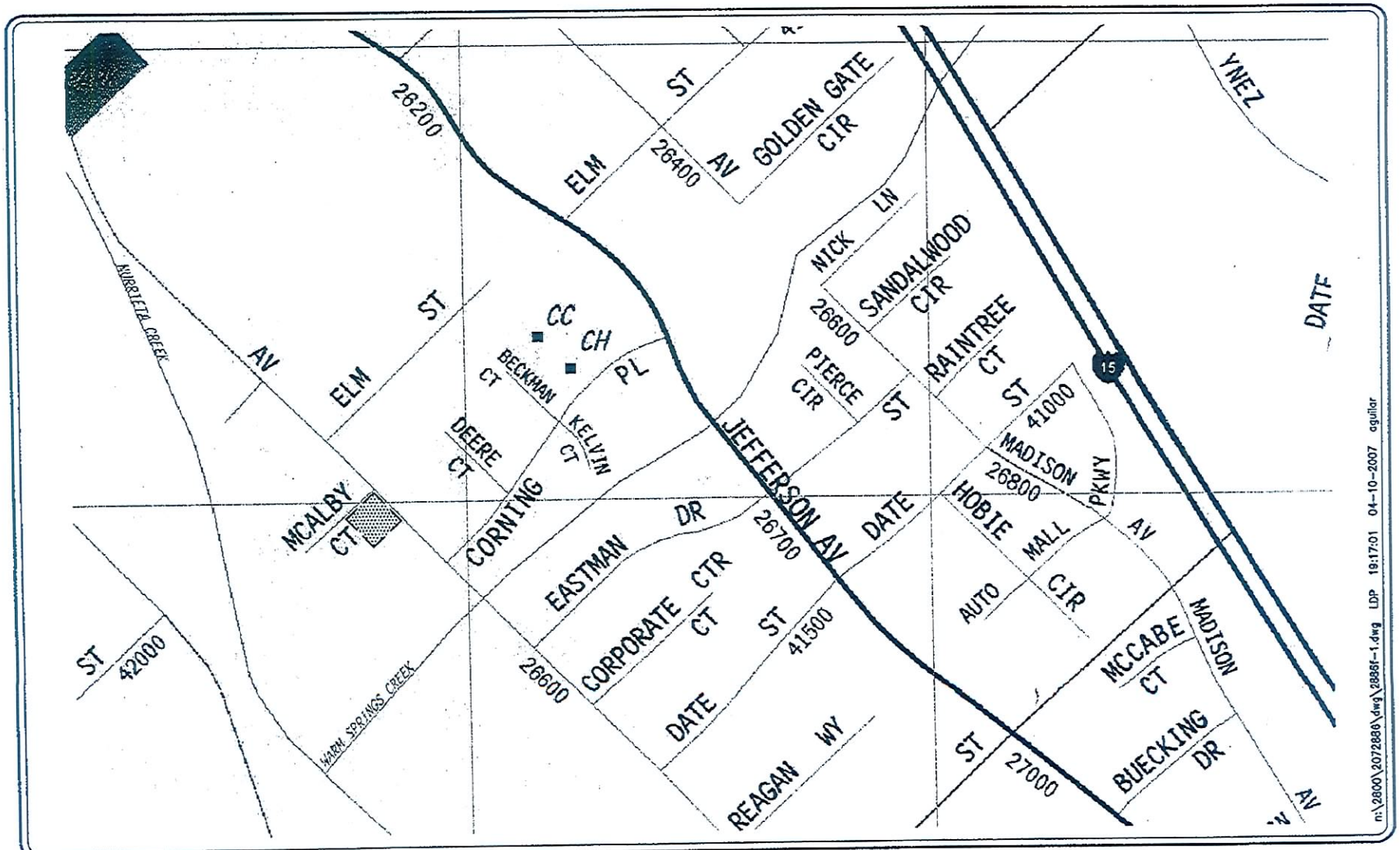
We appreciate the opportunity to prepare this analysis for the Pole Position, Inc. Should you have any questions or need additional assistance, please do not hesitate to call me at (714) 641-1587.

Very truly yours,
Linscott, Law & Greenspan, Engineers

Keil D. Maberry, P.E.
Principal

Attachments

REGISTERED PROFESSIONAL ENGINEER
K. D. MABERRY P.E.
No. 1802
Exp. 6-30-07
TRAFFIC
STATE OF CALIFORNIA



LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: THOMAS BROS.

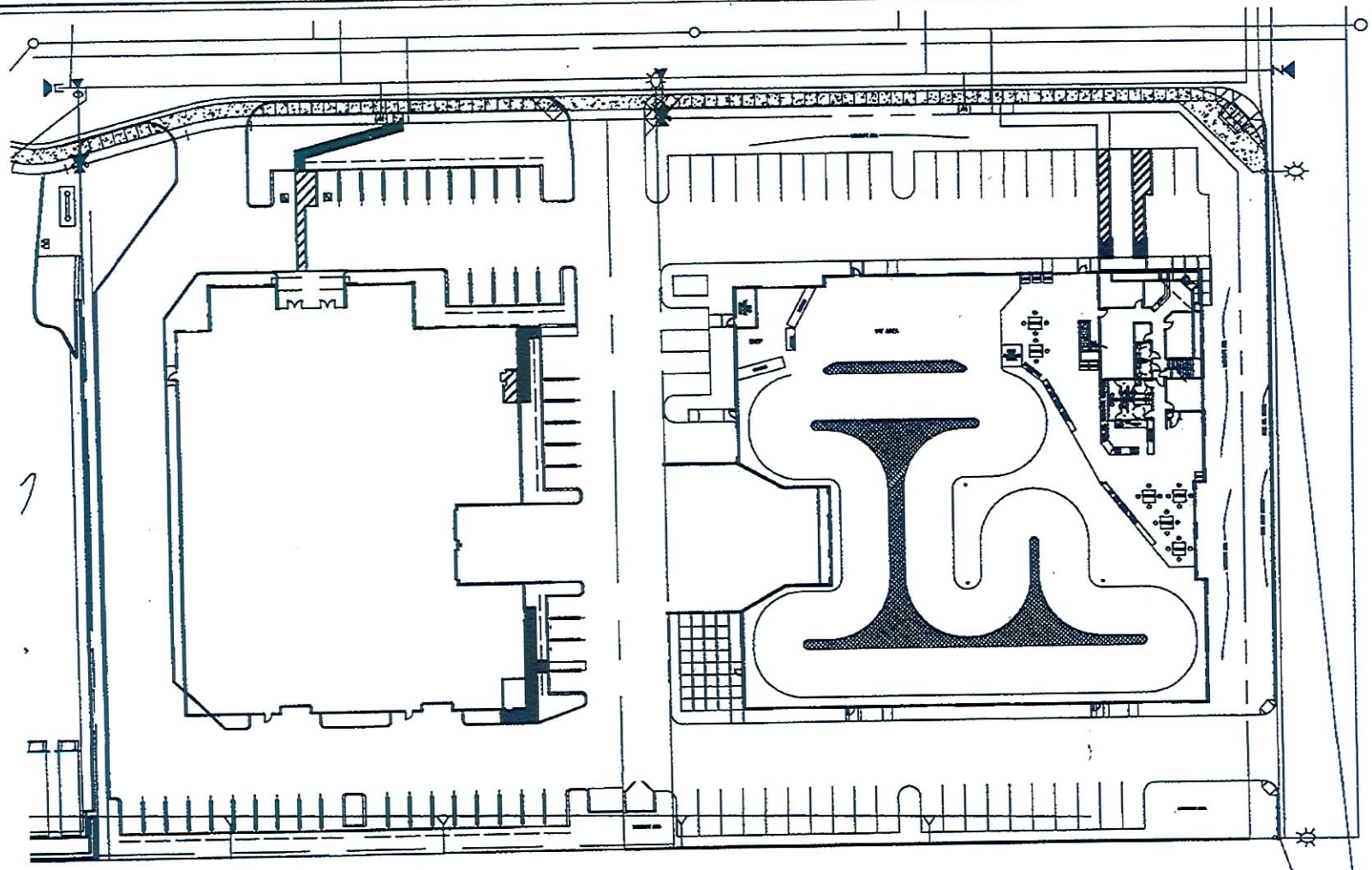
KEY

= PROJECT SITE

FIGURE 1

VICINITY MAP

POLE POSITION RACEWAY, MURRIETA



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NO SCALE

FIGURE 2

PROPOSED SITE PLAN
POLE POSITION RACEWAY, MURRIETA

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TABLE 1
CITY CODE PARKING REQUIREMENTS
Pole Position Project, Murrieta

Land Use	Size	City of Oxnard Code Parking Ratio [1]	Spaces Required
Pole Position			
Race Track	*24,535 SF*	1 Space per 750 SF[2]	33
Retail	*3,866 SF*	1 Space per 250 SF	16
Office	*4,370 SF*	1 Space per 300 SF	15
Total Building Area	**32,771 SF**		
		Parking Required	*64*
		Parking Provided	*45*
		Parking Surplus/Deficiency (+/-)	*-19*

Notes:

[1] Source: City of Murrieta Municipal Code, Section 16.34.040 *Number of Parking Spaces Required*

[2] Based on City of Corona Parking Code, which was utilized for the existing Pole Position raceway facility in Corona

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TABLE 2
PARKING COUNT SUMMARY
March 30 thru April 1, 2007
Existing Pole Position Raceway, Corona

Time Began	Number of Parked Vehicles		
	Friday (3/30/07)	Saturday (3/31/07)	Sunday (4/1/07)
10:00 AM	--	11	4
10:30 AM	--	13	13
11:00 AM	6	12	19
11:30 AM	14	16	27
12:00 PM	23	22	29
12:30 PM	21	25	**35**
1:00 PM	22	31	34
1:30 PM	21	34	31
2:00 PM	20	34	25
2:30 PM	16	32	27
3:00 PM	14	37	18
3:30 PM	13	**44**	20
4:00 PM	13	41	30
4:30 PM	18	43	26
5:00 PM	17	34	24
5:30 PM	16	35	19
6:00 PM	19	39	21
6:30 PM	15	32	14
7:00 PM	18	25	16
7:30 PM	22	30	15
8:00 PM	26	26	18
8:30 PM	31	29	--
9:00 PM	28	24	--
9:30 PM	36	29	--
10:00 PM	37	30	--
10:30 PM	36	25	--
11:00 PM	**42**	21	--
11:30 PM	38	16	--
12:00 AM	18	7	--

Note: *Bold values with shaded field represent the highest number of parked vehicles observed on that day.
**Parking count was conducted during the following times for the specified day:
Friday, March 30, 2007 - 10:00 AM to 12:00 AM
Saturday, March 31, 2007 - 10:00 AM to 12:00 AM
Sunday, April 1, 2007 - 10:00 AM to 8:00 PM

SOLAEGUI
ENGINEERS

May 22, 2007

Mr. Jason Williams
Pole Position, Inc.
1594 Bently Drive
Coronoa, CA 92879

Re: Parking Review for Pole Position Raceway

Dear Mr. Williams:

As requested, we have completed the following parking review for the Pole Position Raceway. The project will occupy the front 46,428 square feet of an existing 81,384 square foot warehouse building located at the northwest corner of Arville and Neville in Clark County, Nevada. The 34,956 square feet area in the rear of the building will remain in a warehouse use. The front portion of the building will be modified to contain an indoor racetrack for miniature electric racecars. A retail area that will offer minor refreshments for customers and office space for the facility management will be provided with the indoor racetrack improvements. The racetrack area will accommodate a maximum of twelve racecars per race. The warehouse building site plan is attached. The plan shows 156 on-site parking spaces.

Based on standard Clark County parking requirements for the warehouse land use, the 34,956 square feet in the rear of the building produce a parking demand of 70 spaces based on the two spaces per thousand square feet rate. Clark County parking code does not have a category for indoor cart racetracks. The closest code category is "Recreation Building" which has a parking rate of 4 spaces per 1,000 square feet. This rate produces a calculated demand of 186 spaces. This total does not seem reasonable based on operational characteristics of this proposed facility. A copy of the Clark County code page that describes these categories is attached. As previously stated, the track is limited to twelve racecars per race. The area within the building is also used in a low intensity manner. Pole Position Raceway recently completed a detailed review of the actual peak parking demand of a twelve racecar facility located in Corona, California. The results of the actual Friday, Saturday and Sunday parking review showed a peak demand of 44 spaces for that facility. In our opinion, this racetrack should operate similarly. A copy of the Corona, California study is attached within the appendix material.

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Civil & Traffic Engineers
e-mail: psolaegui@aol.com

In summary, based on the provided information, we propose that the Pole Position Raceway will have a parking demand of 44 parking spaces. The rear portion of the existing warehouse building has a parking demand of 70 spaces based on standard Clark County parking rates. The full building will have a parking demand of 114 spaces 156 spaces currently exist on the site. In our opinion, a parking surplus of 42 spaces will occur at the site with the proposed uses.

We trust that this information will be sufficient for your review. Please contact us with questions or concerns.

Sincerely,
SOLAEGUI ENGINEERS, LTD.

Paul W. Solaegui, P.E.

Enclosures
Word/Letters/Pole Position

Reviewed and approved by
Sam Dunnam, P.E.

PROFESSIONAL ENGINEER-STATE OF NEVADA
SAM C. DUNNAM
EXP. 12-31-06
CIVIL
No. 7886
5/22/06

Colleges/Universities	1 space : 2 employees + 1 space : 3 students, based on projected maximum enrollment Or 1:50 sq. ft. of gymnasium/auditorium, whichever is greater
Other	2: 1,000 sq. ft. classroom area + 4 : 1,000 sq. ft. of office
Major/Minor and Instruction Training facility: vocational, trade, music, business, sports (karate)	2: 1,000 sq. ft. classroom area + 4 : 1,000 sq. ft. of office
RECREATIONAL USES	
Billiard halls	1 : 90 sq. ft.
Bowling alleys	4.5 : lane
Club/Lodge	10 : 1000 sq. ft.
Amusement parks	1 : 600 sq. ft. of all acreage within the perimeter wall, or 3: hole for miniature golf
Community or recreation buildings not accessory to a residential use	4 : 1000 sq. ft.
Convention facilities (not in conjunction with a resort hotel)	2 : 1000 sq. ft.
Dance halls, skating rinks, and similar recreational uses	10 : 1000 sq. ft.
Golf course	2.5 : 1,000 sq. ft. in main building+ 1: 2 tees in driving range+ 4: green in playing area
Health or fitness studio	5 : 1000 sq. ft.
Library	3.3 : 1000 sq. ft.
Museums	3.3 : 1000 sq. ft.
Stables, Horseback riding and boarding facilities (including residential boarding)	1 : 3 boarding stalls or corrals
Stadiums and arenas	1.4 seats, or 8' of bench length
Tennis clubs as a principal use	3 : court in addition to other uses
Theaters, Movie Theaters	1 : 4 seats, or 1 : 90 sq. ft. of the entire facility
WHOLESALE, STORAGE AND INDUSTRIAL USES	
Distribution centers (any building within a complex not meeting the definition shall meet the parking requirements per the "manufacturing, industrial, warehousing" requirement)	1 : 1,000 sq. ft. for up to 125,000 sq. ft. 1 : 2,000 sq. ft. if over 125,000 sq. ft.
Manufacturing, industrial, warehousing, including showrooms in conjunction with industrial uses. See also "distribution center"	2 : 1000 sq. ft. (including incidental such as offices uses)
Outside storage, automobile dismantling, salvage yards	1 : 7,000 sq. ft. up to 42,000 sq. ft., + 1 : every 42,000 sq. ft. additional but no less than 3 spaces, in addition to spaces required for offices
Warehouses, mini	5 spaces in the vicinity of the leasing office and 27 foot minimum drive aisles adjacent to all storage unit doors
For all uses not listed, unless similar to uses listed above	1 : 1,000 sq. ft.

(Ord. 3432 § 10 (part), 10/2006; Ord. 3354 § 10 (part), 2/2006; Ord. 3256 § 8, 10/2005; Ord. 3160 § 14, 11/2004; Ord. 3106 § 10, 8/2004; Ord. 3078 § 6, 6/2004; Ord. 2771 § 7, 7/2002; Ord. 2765 § 104, 7/2002; Ord. 2741 § 11 (part), 5/2002; Ord. 2626 § 1, 2001; Ord. 2382 § 4, 2001; Ord. 2373 § 13 (part), 2001; Ord. 2310 § 13 (part), 2000)