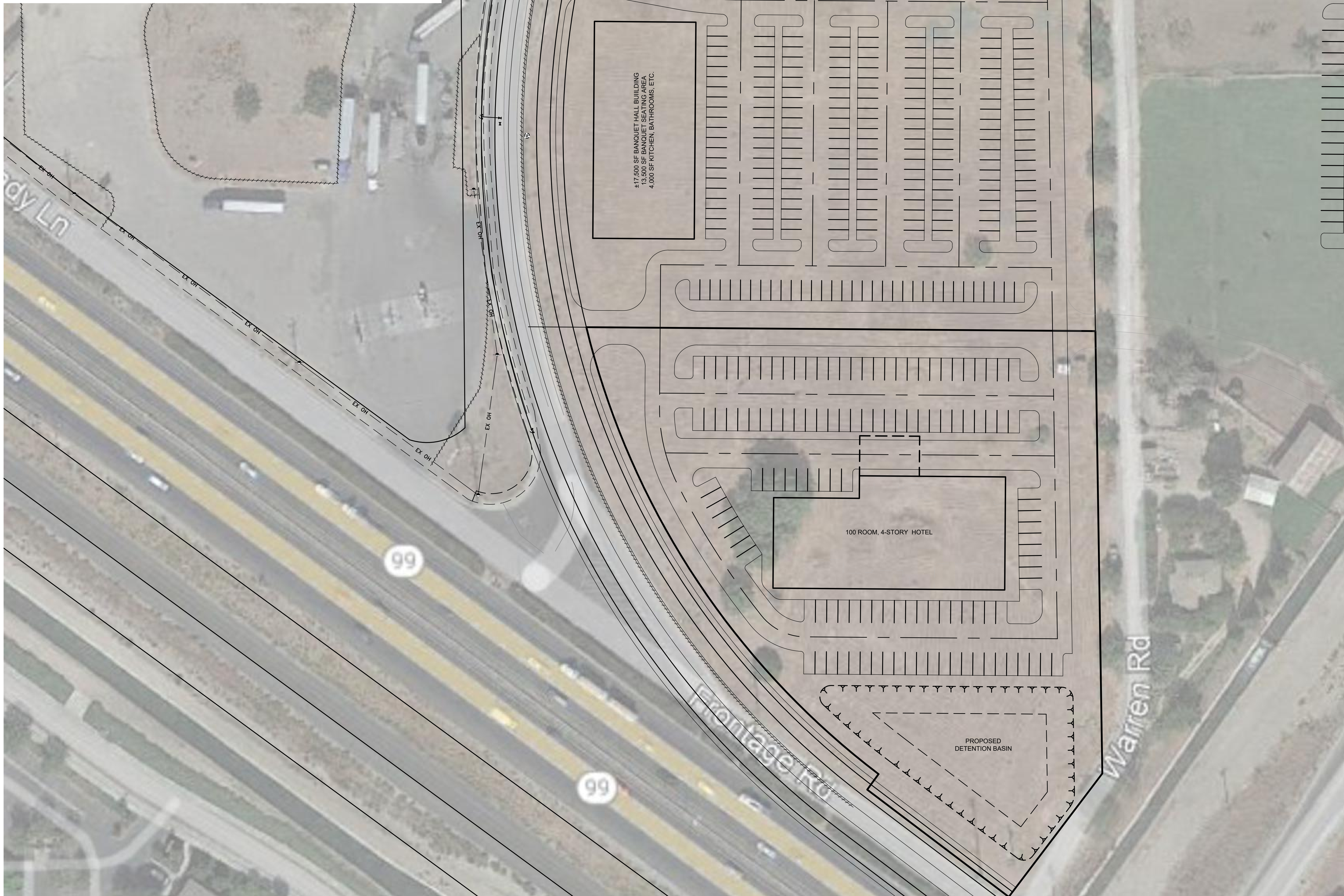


GOODWIN DRIVE ULTIMATE SECTION



814 FRONTAGE RD

RIPON, CALIFORNIA

PROJECT INFORMATION

ASSESSOR'S INFORMATION

APN #1: 261-020-220
ADDRESS: 814 FRONTAGE RD
RIPON, CA, 95366
±3.5 ACRES

APN: EXISTING PARCELS: 1
PROPOSED PROJECT: 4-STORY HOTEL (100 ROOMS)

APN #2: 261-020-210
ADDRESS: 960 GOODWIN DR
RIPON, CA, 95366
±4.0 ACRES

APN: EXISTING PARCELS: 1
PROPOSED PROJECT: 17,500 SF BANQUET HALL

ZONING INFORMATION

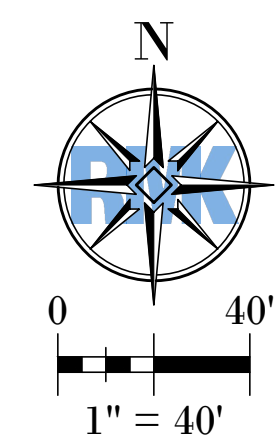
JURISDICTION: RIPON
ZONING: MU (MIXED USE)
SPECIFIC PLAN: NORTH POINTE PLAN

SITE INFORMATION

FEMA FLOOD ZONE: (X) AREA OF MINIMAL FLOOD HAZARD

HOTEL BUILDING: 100 ROOMS
REQ. STALLS: 100
PROVIDED STALLS: 125

BANQUET HALL: 13,500 SF
REQ. STALLS: 270
PROVIDED STALLS: 278



PRELIMINARY LAYOUT

28 FEBRUARY 2022



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