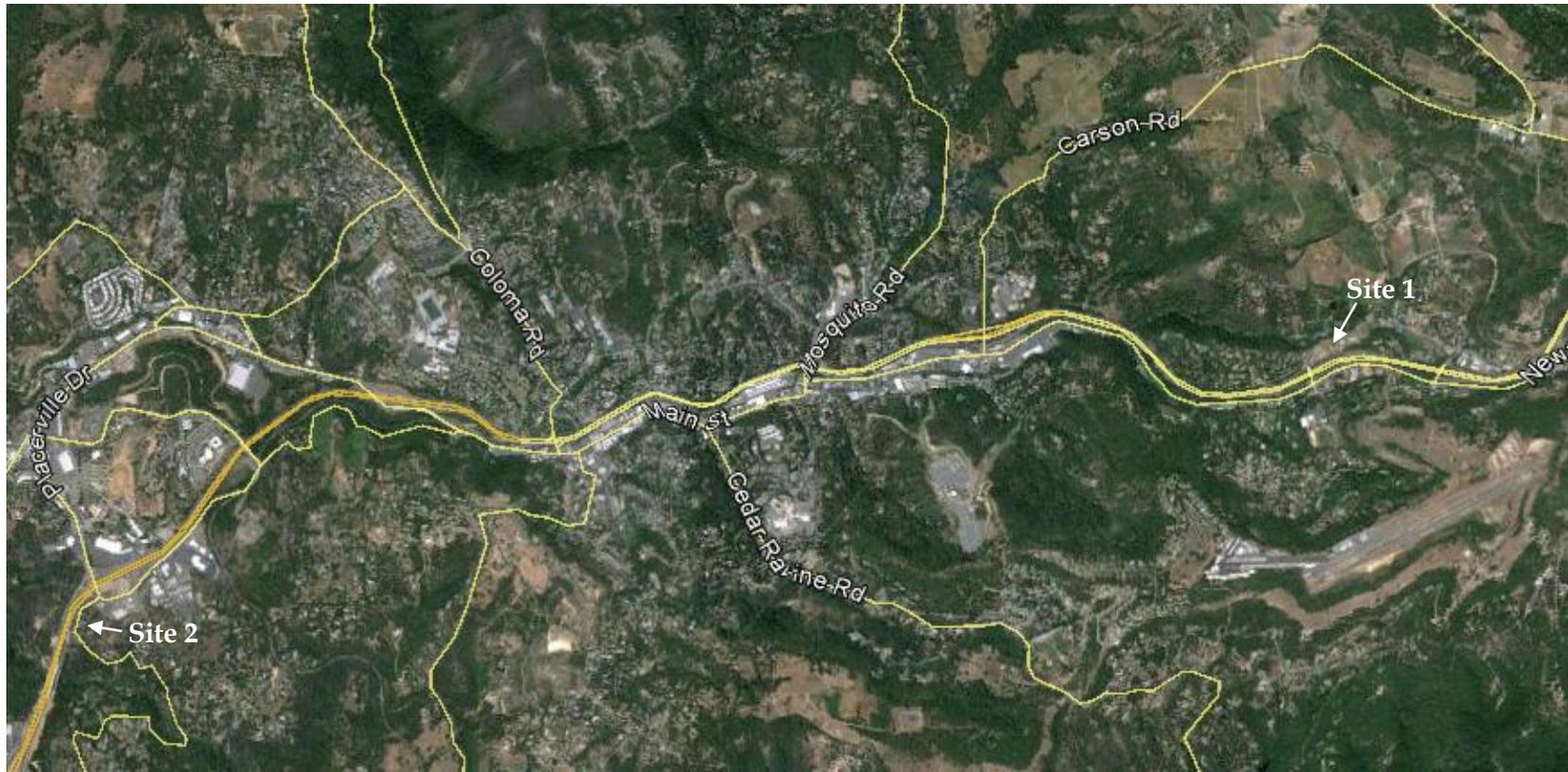


Approved and Available Hotel Site Locations Within the City of Placerville



This document contains information regarding City approved hotel projects within Placerville. These projects have not been constructed. Entitlements granted have not expired as of June 2015.



Map source: Google Earth

Introduction

Placerville's local economy is heavily tourism-based. Three hotel projects were conditionally approved as the recent Recession began. Due to the Recession these projects have not yet been built, but their approved entitlements have not expired as of April 2015.

The hotels have the potential to generate economic benefits to the City and surrounding community, from new employment opportunities during their construction and operation, tax revenue from overnight accommodation, and spillover sales tax revenue generation from visitor spending at local restaurants, retail stores, gas stations, etcetera.

The following pages profile each of the approved hotel locations.

Should you have questions you may contact the Development Services Department at (530) 642-5252.

Site 1: Gateway Site – 3± Acres

Address: Point View Drive and Jacquier Road at US 50

APN: 048:290:42

Owner: River City Bank

File: SPR 2002-05, CUP 2002-03

Existing Entitlement: Site Plan Review (SPR) 2002-05 involving a 102-room hotel with convention/meeting facilities totaling approximate 60,000 square feet of floor area.

Highway Visibility: Yes

Land Use Considerations:

General Plan: Highway Commercial

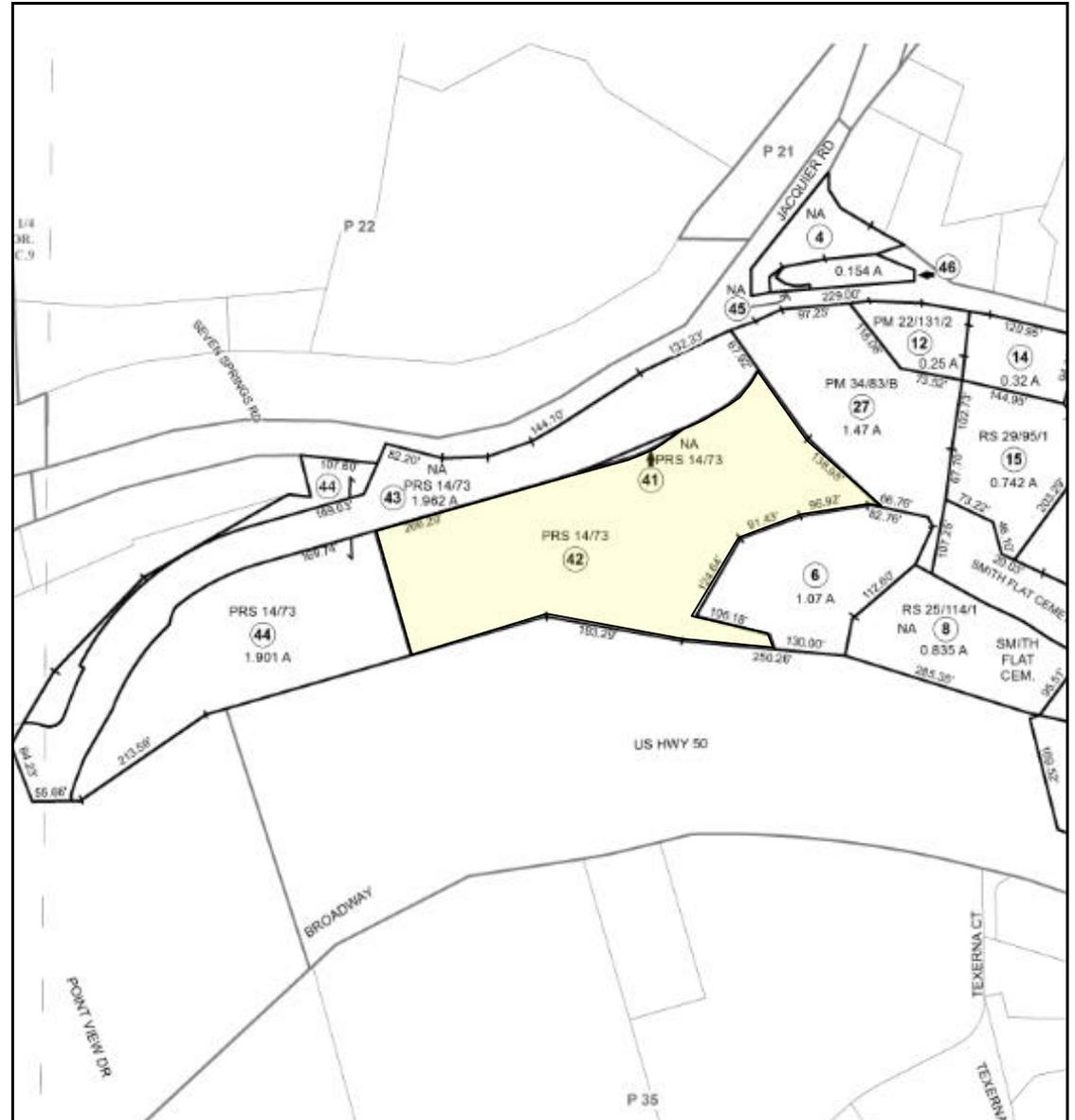
Zoning: HWC, Highway Commercial

Existing Use: Vacant, graded, with some retaining walls and structural foundation work completed. Adjacent to parcel approved for convenience market, gas pumps and carwash under SPR 2002-05 and Conditional Use Permit 2002-03.

Infrastructure Considerations: Water, sewer and electrical utilities currently serve the site; offsite sewer flow constraints along Broadway near McDonald's and Taco Bell.

Incentives:

- Permit fee deferments
- Transient Occupancy Tax sharing/deferment
- Impact fee credits for off-site infrastructure improvements where necessary
- Impact fee financing via the California Statewide Community Infrastructure Program (low-cost tax-exempt financing)



Site 1



Site 2: Forni Road @ US 50 – 3.3 Acres

Address: 3110 Forni Road

APN: 325:230:23

Owners: Forni Business Park LLC

File: SPR 2008-03, VAR 2015-01, VAR 2015-02

Existing Entitlement: Site Plan Review 08-03 involving a 124-room hotel with approximately 74,500 square feet of total floor area

Highway Visibility: Yes

Land Use Considerations:

General Plan: Highway Commercial

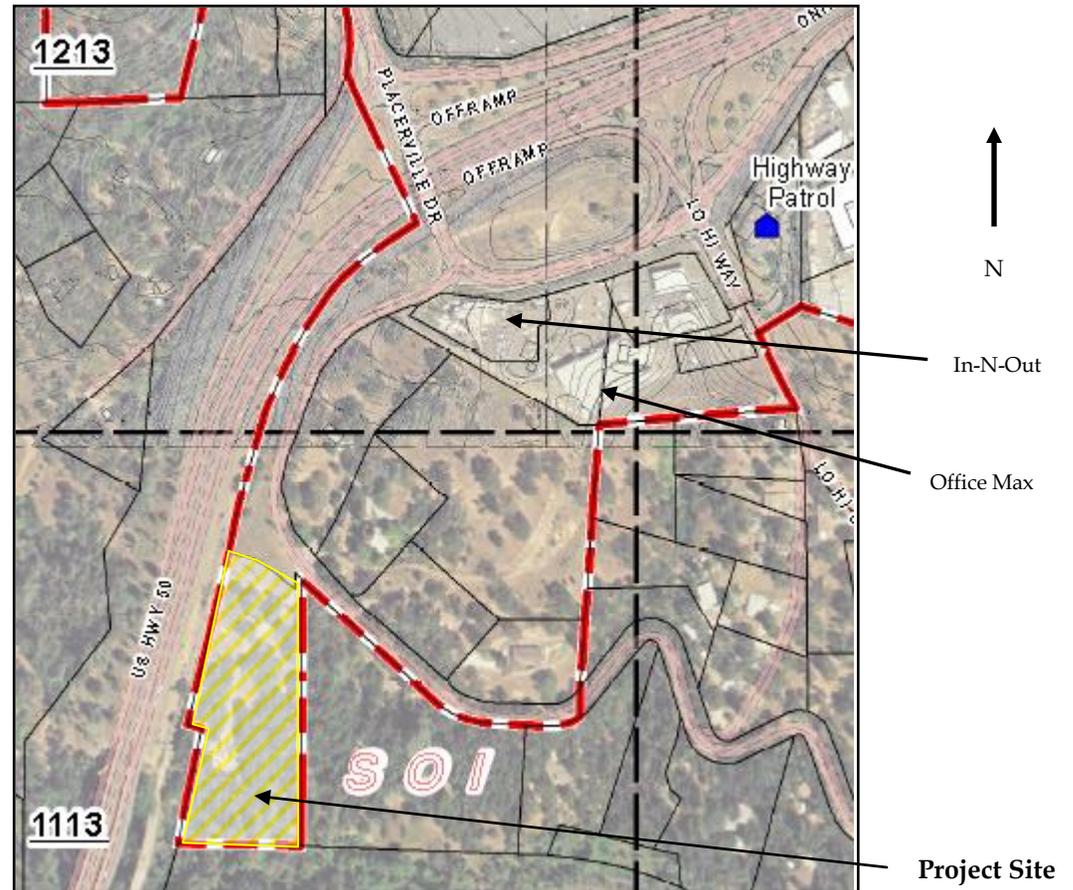
Zoning: HWC, Highway Commercial

Existing Use: Site contains two billboards.

Infrastructure Considerations: Water and electrical utilities currently serve the site; sewer lift station necessary to serve site.

Incentives:

- Permit fee deferments
- Transient Occupancy Tax sharing/deferment
- Impact fee credits for off-site infrastructure improvements where necessary
- Impact fee financing via the California Statewide Community Infrastructure Program (low-cost tax-



Site 2

Parcel boundaries approximated. Photo source: Google Earth

