

The Harrison Group, Ltd

2086 Generals Highway, Suite #303
Annapolis, MD 21401

410-573-9630 (Office)
410-573-9367 (Fax)

September 23, 2020

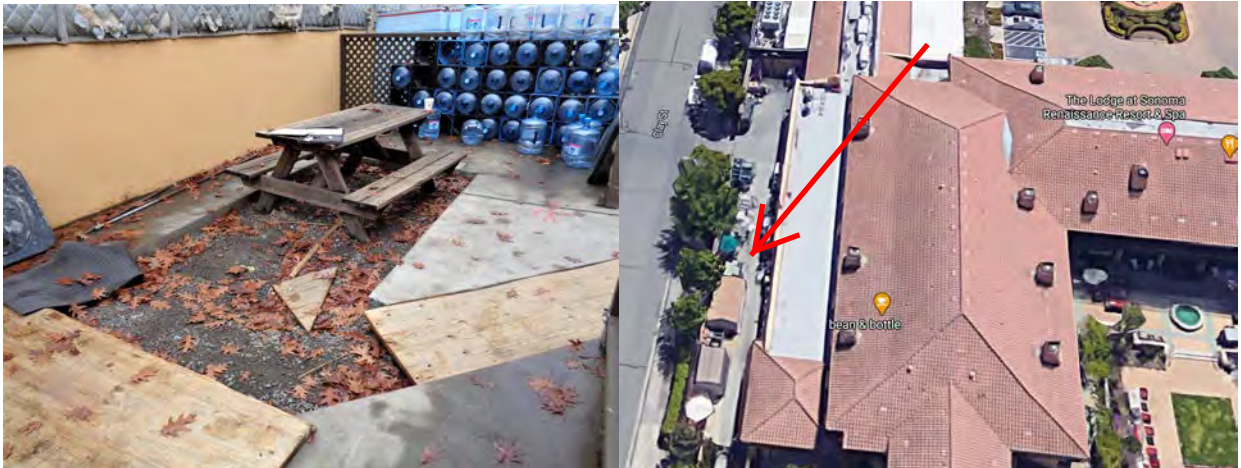
Re: The Lodge at Sonoma – Resort & Spa
1325 Broadway
Sonoma, CA 95476

Subject: Standby Generator Project

To Whom it May Concern:

The Owner of the Lodge at Sonoma is requesting approval of the installation of a 500 KW, 277/480 Volt diesel Standby Generator for the property.

The generator is proposed to be installed approximately 40' (+/-) from the Loading Dock (see site plan included). The generator will be installed on a concrete “housekeeping” pad which is within approximately 24” – 36” from the exterior masonry wall.



The generator has a capacity of 852 gallons. At 60% - 70% load (typical load on a standby generator), the run time for the generator would be approximately 36 – 48 hours without refueling. This allows for some reduced consumption during the night where there would be reduced activity.

The generator has included in the package a sound attenuating enclosure. This enclosure has a sound level of 66.4 db at 10' from the enclosure. With the existing masonry wall in place adjacent to the generator, the unit installation was found to be compliant with the City of Sonoma requirements as detailed in the Noise Analysis Report dated 9/1/20. This report (see attached) was commissioned to Illingworth & Rodkin, Inc. who are Acoustics and Air Quality Engineers located in Cotati, California.

To maintain the generator, it needs to be exercised weekly without load. This runtime is approximately 15 minutes with another 10 – 15 minutes of “cool down” time. This is normally done on Monday mornings around 10AM – 11AM. However, this weekly exercise is definitely a flexible time that is programmed into the Automatic Transfer Switch.

Although not visible from the street, the dimensions of the unit are approximately 19’ long by 5’ 10” wide by 10’ high.



The property currently has a Code compliant system of battery power for lighting and critical systems (such as fire alarm and phone systems). However, during power outages there is almost no general use power for the guests or property use. Therefore, the addition of this generator is not designed as an “Emergency” generator but a “Standby” generator.

The Owner has electively decided to move forward with this significant project, not because it is required, but due to the significant and extensive power outages that property has experienced in the past and are forecast to continue in the future.

When this has occurred, it has of course caused a significant hardship to the guests of the Hotel and Ownership of the Hotel. With this proposed generator in place, the disruption to the guests of the property would end up being minimal. Additionally, the potential for spoiled refrigerated and frozen foods in the Hotel Kitchens would be eliminated.

Although a significant asset for the Hotel and for their guests as well as to the employees of the Hotel, the generator would also provide a “safe haven” for area occupants during extended loss of power to their homes.

With over 180 Rooms and almost 32,000 square feet of function space, it is estimated that property could be available to between 1,000 and 1,500 Hotel guests and area residents during any prolonged power company outage.

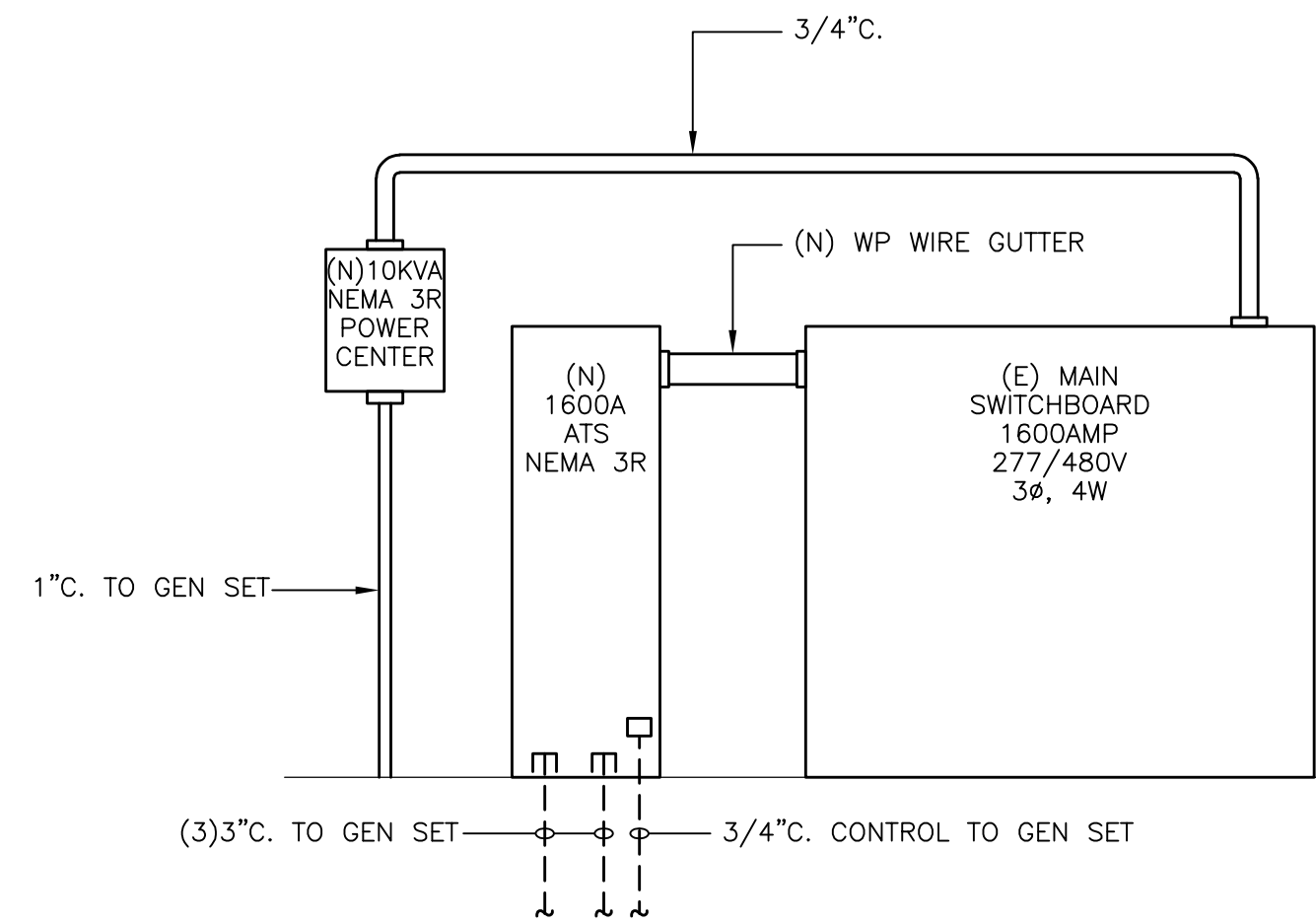
We respectfully request approval of this project which, although a significant expenditure by the Owner, would provide an asset to not only the property but also to the surrounding community.

Thank you for your consideration.

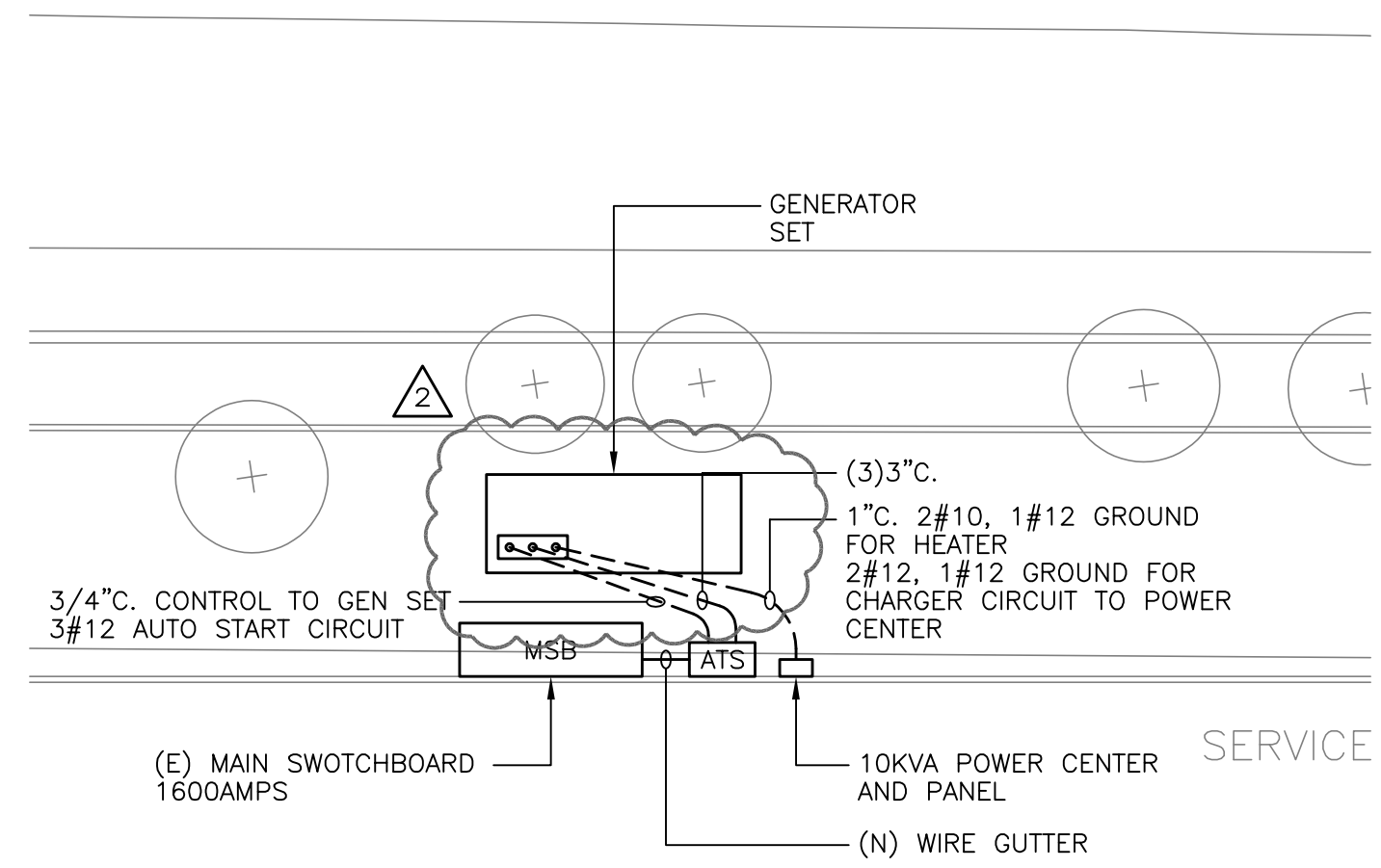
John R. Smith

John R. Smith
Consulting Engineer (for Ownership of the Lodge at Sonoma)
The Harrison Group, Ltd

Cc; Marcos Borrás, DiamondRock Hospitality
Christopher Wingerberg, The Lodge at Sonoma



3 PANEL ELEVATION
E1.1 SCALE: NOT TO SCALE

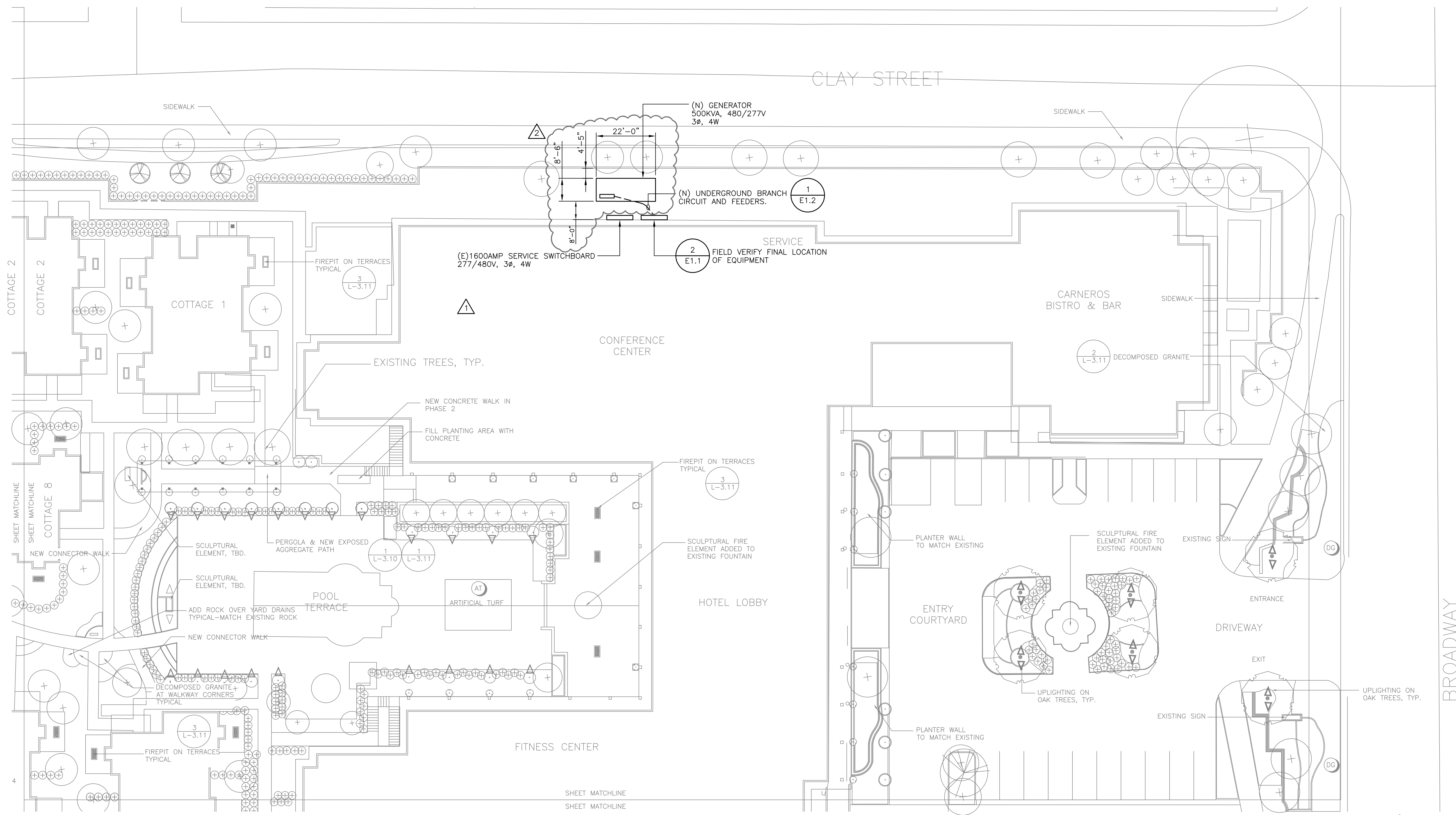
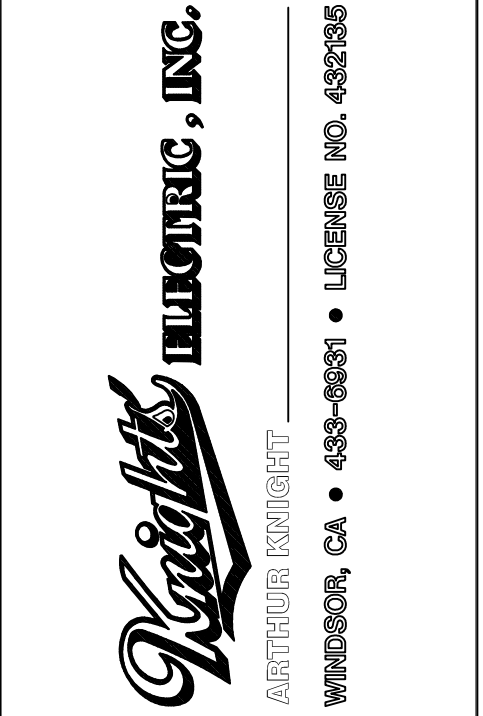


2 EQUIPMENT LAYOUT
E1.1 SCALE: NOT TO SCALE

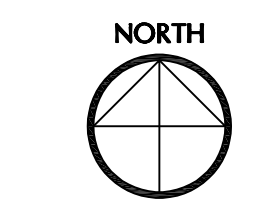
GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2016 CEC AND CEC-C CODE CALIFORNIA ELECTRICAL CODE, (CEC) LOCAL UTILITY COMPANY REGULATIONS AND ALL STATE AND MUNICIPAL CODES AND ORDINANCES. ALL EQUIPMENT USED SHALL BE UNDERWRITER LABORATORY (UL) LISTED.
2. CIRCUITRY AND CONDUIT ROUTING SHOWN ON THE PLANS IS DIAGRAMMATIC ONLY. THE SITE CONTRACTOR IS RESPONSIBLE FOR BECOMING COMPLETELY FAMILIAR WITH THE CONDITIONS AND LIMITATIONS WHICH WILL EXIST PROVIDE ALL LABOR, TOOLS AND MATERIALS REQUIRED TO PRODUCE A COMPLETE INSTALLATION WHEREVER INDICATED ON THE PLANS.
3. UPON COMPLETION OF THE WORK, THE INSTALLATION SHALL TEST FREE FROM GROUNDS AND SHORT CIRCUITS.

REVISIONS	BY
1 06-24-2020	
2 08-07-2020	



1 SITE PLAN
E1.1 SCALE: 1"=20'-0"



PROPERTY DRAWING. NOT TO BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN KNIGHTS' ELECTRIC, INC.

THE LODGE AT SONOMA
1325 BROADWAY
SONOMA, CA 95476

SITE PLAN

Date: 05-20-2019
Scale:
Drawn: RESA
Job: 1902
Sheet

E1.1

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

429 E. Cotati Avenue

Cotati, California 94931

Tel: 707-794-0400

www.illingworthrodkin.com

Fax: 707-794-0405

illro@illingworthrodkin.com

September 1, 2020

Mr. Matt Borba

Knights' Electric, Inc.

11410 Old Redwood Hwy.

Windsor, CA. 95492

VIA E-Mail: matt@knightselectric.com

CC: rocky.smith@harrisingroupltd.com

**SUBJECT: Emergency Generator Noise Analysis
The Lodge at Sonoma, Sonoma, CA**

Dear Matt:

Illingworth & Rodkin, Inc. (I&R) has been retained by Knights' Electric, Inc. to evaluate noise from the emergency generator proposed at the Lodge at Sonoma to determine whether the noise emissions from the required testing and emergency operation of this generator will comply with the City of Sonoma's Noise Guidelines. The following letter report describes the City's Noise requirements relevant to this assessment and presents the results of our analysis of noise produced by the operation of the proposed generator at adjacent residential property lines versus the City's Noise Standards.

REGULATORY BACKGROUND

City of Sonoma Municipal Code

Chapter 9.56 of the City of Sonoma Municipal Code establishes General Noise Limits that are also applicable in this noise assessment. The project property is zoned Gateway Commercial, and the General Noise Limits in the Municipal Code establish limits of 65 dBA for intermittent sounds and 55 dBA for constant sounds at this land use. The Municipal Code defines the terms "Constant" and "Intermittent" as follows:

- *"Constant" noise means a continuous noise produced where there is no noticeable change in the level of the noise source. Examples would include such noises as those associated with air conditioners and pool equipment.*
- *"Intermittent" noise means repetitive noises where there is a distinction between the onset and decay of the sound. Examples would include hammering and dog barking.*

Based on the above definitions, emergency generator noise would be characterized as "constant" when considering that the noise does not noticeably change once the generator is operational.

I&R understands that on August 3, 2020 the Sonoma City Council approved a 5 dBA allowance to these limits for emergency generators, thus the limit for constant noise from the proposed emergency generators would be 60 dBA.

City of Sonoma General Plan

The Noise Element regulates stationary noise sources from new commercial and industrial development as it could potentially affect noise-sensitive adjacent land uses. The standards establish maximum operational levels of 70 dBA daytime (7:00 AM to 10:00 PM) and 60 dBA nighttime (10:00 PM to 7:00 AM), and hourly average noise level (L_{eq}) of 50 dBA daytime and 40 dBA during the nighttime. The Sonoma City Council's approval of a 5 dBA allowance for emergency generators would increase these limits to hourly average noise level (L_{eq}) of 55 dBA daytime and 45 dBA during the nighttime.

ANALYSIS OF EMERGENCY GENERATOR NOISE

The Lodge is proposing to install an emergency generator in the service and receiving dock area on the south side of Clay Street west of the loading dock entrance. The closest off-site noise sensitive receptors are the existing single-family residence at 1290 Bragg Street and the future multifamily residences at the Altamira Family Apartments project currently under construction opposite Clay Street from the Lodge. At the direction of City Staff, I&R has evaluated the noise produced by the operation of the emergency generator on the north side of the Lodge's property line, facing the adjacent noise sensitive receptor.

The equipment specification (dated 6-5-2020) calls for a Kohler model 500REOZJ diesel generator installed in a GPC Weather House level four sound attenuated enclosure and Internally Mounted Extreme Series Exhaust Silencer on a 21" high Sub-base fuel tank. These specifications indicate that the top of the Generator Enclosure on the fuel tank subbase will be at 10'-7" above grade, and the engine exhaust outlet will be at 12'-9 3/4" above grade.

An equipment specific sound report for this generator, enclosure and exhaust silencer combination issued by Global Power Components (see attached), establishes an overall sound level produced by the generator of 66.4 dBA at 10 feet, an exhaust outlet sound level of 65.4 dBA, and enclosure radiated sound levels of between 59.9 to 63.8 dBA. The proposed generator will be used for emergency, not back up power.

The project plans call for the generator to be installed 4'-5" south of a 10-foot high wall. This wall is a 6-foot high masonry wall with a 4-foot high solid wood wall above the masonry structure and has the mass and solidity to act as a barrier to noise. This portion of the wall is in-line with the view of the generator from the property lines of the Altamira Family Apartments. However, immediately west of the generator installation and in-line with the view of the generator from the property line of the single-family residence at 1290 Bragg Street, the 4-foot high solid wood portion of the wall becomes a 4-foot high open trellis wall.

Given these wall heights, the heights of the generator enclosure and exhaust outlet, the heights and placement of the property line walls, and the geometries of the site and surrounding land uses, we have determined that the operation of the proposed emergency generator will result in sound levels at receiving points 5 feet above grade (the ear height of an average person) on the property line or on the sidewalk nearest the property line as shown in Table 1 (following).

Table 1: Generator Sound Levels at (or near) Project Property Line

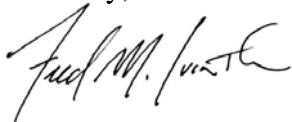
Location of 5-foot high receiver	Reported Generator (Source) Sound levels at 10 feet (dBA)			
	Average Enclosure (66.4 dBA)	Exhaust Outlet (65.4 dBA)	Inlet (62.8 dBA)	Outlet (63.8 dBA)
	Source Sound level at receiver (dBA)			
Within 1 foot of Property Line	55.9 dBA	54.2 dBA	48.3 dBA	49.3 dBA
On Sidewalk opposite the property (~10 feet to property line).	58.8 dBA	57.8 dBA	55.2 dBA	56.2 dBA

To ensure that the generator will operate as needed during an emergency, it will need to be run 15 minutes per week to ensure that it will operate as needed during an emergency. All testing will be done during weekday daytime hours. Based on testing for 15 minutes per hour, the hourly L_{eq} resulting from testing will be 6 dBA lower than the constant operational noise levels presented in Table 1. Considering this, the hourly L_{eq} noise levels produce by generator testing would be 52.8 dBA or less at the Lodge's property line or the sidewalk adjacent to it.

Based on this and the noise modeling results shown in Table 1, we find that the operation and testing on the propose emergency generator would comply with the City of Sonoma General Plan and Municipal Code Noise Standards at and near the project property line.

This concludes I&R's evaluation of noise from the emergency generator proposed at the Lodge at Sonoma to determine whether the noise emissions from the required testing and mergence operation of this generator will comply with the City of Sonoma's Noise Guidelines. Please do not hesitate to call with any questions or concerns.

Sincerely,



Fred M. Svinth, INCE, Assoc., AIA
Principal, Senior Consultant
Illingworth & Rodkin, Inc.

Sound Level Report					
Created By:	Juhua Peng			Job Number #:	45-33744
Date:	7/31/2020			Quote #:	815939
Enclosure Outlet Velocity(fpm)	1000			Customer:	Bay City Etc.
Genset Model	KOLR 500REOZJB 50C	Correction Factor	1.04	Sales Person:	Greg Lampert
Number of Units	1	Elevation (ft)	1000		
Intake Opening Style	NONE	Min. Open Size	84 X 70	Intake Sound Baffles PD (in wg)	0.23
Exhaust Opening Style	NONE	Min. Open Size	74X 64	Discharge Sound Baffles PD (in wg)	0.25
Enclosure Body Length(in)	172	Max. Genset (L)	142.9	Intake Hood/Screen PD (in wg)	0.01
Enclosure Body Width(in)	90	Max. Genset (W)	66.1	Discharge Hood/Screen PD (in wg)	0.01
Enclosure Body Height(in)	106	Clearance (ft)	78.5		
Radiator Width(in)	42.6	Genset Weight (lbs)	8660	Total PD (in wg)	0.60
Radiator Height(in)	51			(Exhaust Hooded (E) or screen installation)	
Radiator Velocity (fpm)	1524	CFM at 1000 ft	26316	Engine/Alternator Heat Rejection (btu/min)	5890.00
Wall Insulation (in)	6	CFM at Sea Level	24342	Internal Silencer Heat Rejection (btu/min)	355.76
Discharge Plenum Length(in)	62	Designed (L)	62	Pipe Heat Rejection (btu/min)	3484.00
Intake Hood Length(in)	67	Designed (W)	67	Other Heat Rejection (btu/min)	100.00
Radiator (cfm)	23000	Exhaust Flowrate (CFM)	3433.0	Total System Heat Rejection (btu/min)	9829.76
Combustion (cfm)	1342	Exhaust Temp. (F)	975.0	Required CFM (cfm)	24948
Sound Target dBA	65	Exhaust Back Pressure (in Hg)	3.00	Temp. Rise (F)	23.00
Sound Data Source	Manufacturer Data Sheet	Exhaust Velocity (ft/s)	104.9	RAN Ambient (F)	50.00
Sound Data Format	Octave Bands	Silencer Size (in)	10.0	Max. Pkg Ambient (F)	109
Factory Log/Average	94.8		0	119.5	
Sound Data Units	dBA		0	dBA	dBA
HZ	Genset	Radiator/Fan(if isolated)	Raw Exhaust	Silencer #2	Silencer #1
31	53.00	0.00	84.00	0	0
63	63.90	0.00	94.70	0	41
125	73.10	0.00	101.90	0	48
250	85.30	0.00	106.70	0	50
500	84.40	0.00	107.40	0	50
1000	88.30	0.00	109.40	0	48
2000	90.60	0.00	114.10	0	47
4000	85.00	0.00	114.40	0	47
8000	83.60	0.00	111.10	0	47
Sound data Measured distance [ft]	23	0	3.3		
Final Distance @ Required Sound Level	10	0	10	GPC SLIM LINE 10"	
Body Wall Treatment	5in Insulation+Barrier+SB	OK per Sound Target		59.8	WALLS
		OK per Sound Target			
PERF IN MAIN BODY	YES	Perf is Required with this Insulation			
Intake Acoustical Louver	NONE	OK per Sound Target		62.8	INLET
Intake Silencer Bank	HP-36 (30% OP) -1000	OK per Sound Target			
Intake Scoop Treatment	5in Insulation+Barrier+SB (Hood)	OK per Sound Target			
Discharge Acoustical Louver	NONE	OK per Sound Target		63.8	OUTLET
Discharge Silencer Bank	HP-36 (30% OP) +1000	OK per Sound Target			
Discharge Plenum Treatment	5in Insulation+Barrier+SB (Hood)	OK per Sound Target			
Silencer Type 1	GPC Extreme Slim Line	INCREASE SILENCER		65.4	EXHAUST
Silencer Type 2	NONE	INCREASE SILENCER			
Log Addition Sound Level (Average)		66.4	dBA at 10 feet Free Field		
Global Power Components					
Computed noise levels at each distance and frequency is based on a free field condition. Site conditions have not been taken into account in acoustic predictions. The ambient sound level must be at least 10 dBA below the requested sound target. Sound Pressure Level estimates are +/- 2dBA.					



City of Sonoma

Planning Department
Revised 06/17/20

Uniform Application

Before submitting your application, have you checked with:

Planning Department? Building Department? Public Works Department? Fire Department?

Applicant Information

Name Knights' Electric Inc.
Address 11410 Old Redwood Hwy. Windsor, CA.
Phone 707-433-6931

Owner Information

Name DiamondRock Sonoma Owner, LLC
Address 1325 Broadway, Sonoma, CA. 95476
Phone 707-372-9692

Type of Application

- | | | |
|---|--|---|
| <input type="checkbox"/> Environmental Review | <input type="checkbox"/> Prezoning/Annexation | <input type="checkbox"/> Design Review |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Rezoning:
from _____ to _____ | <input type="checkbox"/> Demolition Permit |
| <input type="checkbox"/> Conditional Use Permit (Minor) | <input type="checkbox"/> General Plan
Amendment: from _____
to _____ | <input type="checkbox"/> Certificate of Compliance |
| <input type="checkbox"/> Tentative Subdivision Map (5+ lots) | <input type="checkbox"/> Variance | <input type="checkbox"/> Lot Line Adjustment/Merger |
| <input type="checkbox"/> Tentative Parcel Map (4 or fewer lots) | <input type="checkbox"/> Exception | <input type="checkbox"/> Public Notice |
| <input type="checkbox"/> Planned Unit Development | | <input type="checkbox"/> Other: _____ |

Notice of special fees: The following special fees may also apply to your application:

- 1) Public Notice Fee:** To cover costs associated with required newspaper and mailed public notices.
- 2) County Processing Fee:** Applies to environmental review. Collected at application submittal.
- 3) Fish and Game Fee:** Negative Declaration and EIR. Collected at application submittal. May be waived if project meets specific criteria.

Project Location (by address or nearest cross-street) 1325 Broadway #3612, Sonoma, CA. 95476
Assessor's Parcel Number (s) 128-261-001 to 005
General Plan Land Use Designation _____ Zoning _____
Brief Project Description Install (1) New 500Kw, diesel generator with automatic transfer switch.

Submittal Requirements: SEE ATTACHED SHEET

I, the undersigned ("Applicant"), hereby state that I am the owner of record of the affected property or a duly authorized agent of the Property owner(s) (An agent must submit a letter of authorization signed by the property owner) and that all information submitted as part of this application is true and accurate.

I agree to the terms, conditions and obligations set forth in this Application.

I agree that I will provide written notice to the Planning Department in the event that there is a change in Applicant's interest in the property, the project, or the billing address or contact person for said project. Said Notice shall be mailed first class, postage paid, certified mail to: Planning Department, No. 1 The Plaza, Sonoma, CA 95476. Applicant shall remain responsible for all outstanding costs incurred by City.

I agree to indemnify and hold City harmless for all costs and expenses, including attorney's fees, incurred by City or held to be the liability of the City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the Applicant's project.

Signature _____ Date _____

7/31/20

OFFICE USE ONLY: SUBMITTAL REQUIREMENTS CHECKLIST

Application Date: _____

Received By: _____

Project Name: _____

Assessor's Parcel Number (s) _____

Note: Imaging Indexes Indicated in **Bold**

	Submitted with Application:	Date Submitted if different from Application Date:	
Project Narrative:	<input checked="" type="checkbox"/> Yes	_____	<input checked="" type="checkbox"/> Not Applicable
Tentative Map:			
1 Full Sized Copies (24" x 36")	<input type="checkbox"/> Yes	_____	<input checked="" type="checkbox"/> Not Applicable
1 Reduced Copy (not to exceed 11" x 17")	<input type="checkbox"/> Yes	_____	<input checked="" type="checkbox"/> Not Applicable
Site Plan:			
10 Full Sized Copies (24" x 36")	<input type="checkbox"/> Yes	_____	<input checked="" type="checkbox"/> Not Applicable
1 Reduced Copy (not to exceed 11" x 17")	<input type="checkbox"/> Yes	_____	<input checked="" type="checkbox"/> Not Applicable
Building Elevations:			
1 Full Sized Copies (24" x 36")	<input type="checkbox"/> Yes	_____	<input checked="" type="checkbox"/> Not Applicable
1 Reduced Copy (not to exceed 11" x 17")	<input type="checkbox"/> Yes	_____	<input checked="" type="checkbox"/> Not Applicable
Arborist's Report:	<input type="checkbox"/> Yes	_____	<input checked="" type="checkbox"/> Not Applicable
Letter of Authorization from Property Owner:	<input checked="" type="checkbox"/> Yes	_____	<input checked="" type="checkbox"/> Not Applicable

Note: All drawings, along with the project narrative, should be provided electronically using the PDF form.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Residential Development Project | <input type="checkbox"/> Rezoning | |
| <input checked="" type="checkbox"/> Commercial Development Project | <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Zoning Permit |
| <input checked="" type="checkbox"/> Subdivision Map | <input type="checkbox"/> Prezoning _____ | <input checked="" type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> General Plan Amendment | |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Environmental Review | |
| <input type="checkbox"/> Minor Conditional Use Permit | <input type="checkbox"/> Design Review | |
| <input checked="" type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Lot Line Adjustment | |
| | <input type="checkbox"/> Lot Merger | |
| | <input type="checkbox"/> Certificate of Compliance | |

Total Fee Amount _____

Receipt Number _____

Received By _____

Date _____

CITY OF SONOMA

Revised 06/17/20

SUBMITTAL REQUIREMENTS FOR ZONING AND DEVELOPMENT APPLICATIONS

Use the following chart to determine what additional information may need to be submitted along with your Uniform Application. If a ● appears in a box to the right of the application type, then that piece of information may be required in order for your application to be processed promptly. A more detailed description of each of the requirements is provided below; however, depending on the nature of the project, some of the requirements may be modified or waived. If you have any questions about whether a particular requirement applies to your project application, please contact the Planning Division as soon as possible. *Applications needing Planning Commission approval will not be placed on a Planning Commission agenda until all required information is submitted and determined to be complete by Planning Division staff.*

Application Type	Site Plan	Tentative Map	Project Narrative	Building Elevations	Arborist Report	Title Documents	Cost Recovery Agreement
Conditional Use Permit	●		●	●	●		●
Variance	●		●	●			●
Exception	●		●	●			●
Major Subdivision (5 or more lots or units)	●	●	●		●	●	●
Minor Subdivision (4 or fewer lots or units)	●	●			●	●	●
Planned Unit Development	●		●	●	●		●
Rezoning/Prezoning	●		●				●
General Plan Amendment	●		●				●
Lot Line Adjustment/ Lot Merger	See requirements on page 2						●
Certificate of Compliance	See requirements on page 2						●
Design Review	●		●	●			● (Only if Deposit Based Fee)
Demolition Permit	●		●	●			
Temporary Use Permit	●		●				

A Site Plan shall contain the following information, where applicable:

- | | | |
|---|---|---|
| <ul style="list-style-type: none">◆ Adjacent lots & structures within 100' and estimated setback distances from adjacent structures◆ North arrow and scale◆ Lot dimensions◆ Sidewalks◆ Landscaped areas and dimensions◆ Existing structures to remain | <ul style="list-style-type: none">◆ Calculations of building density, lot coverage, Floor Area Ratio (FAR), public and private open space and paved areas◆ Building footprints & setbacks◆ Proposed amenities (parks, etc.)◆ Location of one- and two-story units◆ Creeks and creek setback line◆ Trunk and dripline of existing trees to remain | <ul style="list-style-type: none">◆ Breakdown of residential and commercial space◆ Any designated pedestrian circulation◆ Parking layout and space dimensions◆ Driveways and curb cuts◆ Location of inclusionary affordable units◆ Existing natural features◆ Proposed indoor and outdoor seating (for restaurants)◆ Revision date(s) for site plans revised during the review process |
|---|---|---|

Applicants shall submit one full-sized copies (24" x 36") when applicable, and one (1) reduced copy (11" x 17"). Site Plans may be drawn by an architect or other licensed professional, or may be drawn by the applicant, depending on the nature of the project.

A Tentative Map shall contain the following information:

- | | | |
|---|---|--|
| <ul style="list-style-type: none">◆ North arrow and scale◆ Location of known wells, leach fields, and septic tanks◆ Lot layout & dimensions◆ Identification of all trees on the site◆ Location, width & direction of all watercourses | <ul style="list-style-type: none">◆ Name & address of owner(s)◆ Location, width & grade of proposed new streets or public ways◆ Name, address & registration or license number of engineer or land surveyor preparing the map◆ Calculation of minimum and average lot size | <ul style="list-style-type: none">◆ Name & address of subdivider◆ Location, name & width of all adjoining streets or other public ways◆ Elevation contours◆ Location of existing structures to remain or be removed◆ Location of all areas subject to inundation or storm water overflow◆ Location, width & purpose of all existing or proposed easements |
|---|---|--|

Applicants shall submit ten (10) full-sized copies (24" x 36") and one (1) reduced copy (11" x 17"). Tentative Maps must be prepared by a licensed civil engineer or land surveyor.

A Lot Line Adjustment or Lot Merger shall contain the following information, as applicable:

Copy of a Preliminary Title Report for each affected property; copy of legal description of the properties resulting from the lot line adjustment and a Plat Map (both prepared and stamped by a registered civil engineer or licensed land surveyor).

A Certificate of Compliance shall contain the following information, as applicable:

Copy of a chain of title, deeds, official maps, or any other officially recorded documents supporting the application.

Over . . .

A Project Narrative shall contain the following information, as applicable:

For a Conditional Use Permit	Description of the proposed use or uses, including but not limited to: number of employees; hours of operation; shipping and delivery schedule; drive-through service; outdoor storage needs; or any other information determined by the Planning Division as pertinent to the Planning Commission’s review of the application.
For a Variance	Description of the proposal and the justification for the request, including how the proposed variance satisfies the following state-mandated findings for approval: <ol style="list-style-type: none"> 1. The adjustment authorized by the Variance is consistent with the General Plan and any applicable Specific Plan; 2. There are special circumstances applicable to the property (i.e., size, shape, topography, location or surroundings), such that the strict application of the requirements of this Development Code deprives the property owner of privileges enjoyed by other property owners in the vicinity and within the same zoning district; 3. Granting the Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and denied to the property owner for which the Variance is sought; 4. The adjustment authorized by the Variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district 5. Granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.
For an Exception	Description of the proposal and the justification for the request, including how the proposed exception satisfies the following findings for approval: <ol style="list-style-type: none"> 1. The adjustment authorized by the Exception is consistent with the General Plan, any applicable specific Plan, and the overall objectives of the Development Code; 2. An exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development; 3. Granting the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

Over . . .

<p>For a Planned Unit Development</p>	<p>Description of the proposal and the justification for the request, including how the proposed planned unit development satisfies the following findings for approval:</p> <ol style="list-style-type: none"> 1. The Planned Development Permit is consistent with the General Plan, any applicable specific Plan, and the intent and objective of this section; 2. The design of the development is consistent with the intent of applicable regulation 3. and design guidelines of the Development Code; 4. The various use and development elements of the Planned Development relate to one another in such a way as to justify exceptions to the normal standards of the Development Code; 5. The design flexibility allowed by the Planned Development Permit has been used to creatively address identified physical and environmental constraints; and 6. The proposed development will be well-integrated into its setting, will relate appropriately to adjacent uses, and will retain desirable natural features of the site and the surrounding area.
<p>For a Rezoning, Prezoning or General Plan Amendment</p>	<p>Description of the proposal and the justification for the request, including but not limited to: its potential impact on neighborhood compatibility and service availability; its consistency with surrounding land use and zoning designations; and its consistency with other applicable general plan goals and policies.</p>
<p>For a Second Unit (exception)</p>	<p>Description of the proposal and the justification for the request, including how the proposed second unit satisfies the following findings for approval: The second dwelling unit will be compatible with the design of the main dwelling unit and the surrounding neighborhood in terms of exterior treatment, height, landscaping, scale, and setbacks.</p>
<p>For Design Review</p>	<p>Description of the proposal and the justification for the request, including how the proposed project satisfies the following findings for approval:</p> <ol style="list-style-type: none"> 1. Basic findings. <ol style="list-style-type: none"> a. The project complies with applicable policies and regulations as set forth in the Development Code, other City ordinances, and the General Plan b. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code; and c. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features. 2. Projects within the Historic Overlay District. <ol style="list-style-type: none"> a. The project will not impair the historic character of its surroundings. b. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site. c. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone). d. The project substantially complies with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through section 19.42.020. e. The project substantially complies with the applicable Secretary of Interior Standards and Guidelines for the Treatment of Historic Properties. <p>Color and Material Sample Requirements:</p> <ul style="list-style-type: none"> • Provided ten copies of the proposed manufacture color samples (including manufacturer name and product number). • Bring color and material board to DRHPC meeting. • Provide brush-out sample on building.

INSTRUCTIONS: Complete Part 1 and applicable portions of Part 2, Part 3 and Part 4.



City of Sonoma Building Department

BUILDING PERMIT APPLICATION

#1 The Plaza
Sonoma, CA 95476

Phone: (707) 938-3681
Fax: (707) 938-8775

BUILDING PERMIT

Application Date: 9-5-2019 Date Issued: _____

PART 1

Job Address: 1325 Broadway Lot/Suite #: 3612

Subdivision/Building Name: The Lodge at Sonoma APN #: 128-261-021 To 025

Property Owner: Diamond Rock Sonoma owner, LLC

Mailing Address: 1325 Broadway

City: Sonoma State: CA Zip: 95403 Phone: (707) 372-9692

Contractor: Knights' Electric Inc. 432135

Mailing Address: 11410 Old Redwood Hwy.

City: Windsor State: CA Zip: 95492 Phone: (707) 433-6931

Contractor Lic. No.: 432135 Class: C10 Fax: (707) 433-2750

Contractor E-Mail Address: art@Knights Electric.com

Application Checklist (For Dept. Use Only)

	Req'd.	Exempt	Checked by
Owner/Builder Info	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>RG</u>
Workers Comp.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>I</u>
Business License	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
BAAQMD Notification	<input type="checkbox"/>	<input type="checkbox"/>	
School Fee	<input type="checkbox"/>	<input type="checkbox"/>	
Public Impr. Agreement	<input type="checkbox"/>	<input type="checkbox"/>	
Sanitation Clearance	<input type="checkbox"/>	<input type="checkbox"/>	
Health Dept. Clearance	<input type="checkbox"/>	<input type="checkbox"/>	
Grade / Soils Certification	<input type="checkbox"/>	<input type="checkbox"/>	
Geotechnical Report	<input type="checkbox"/>	<input type="checkbox"/>	
SWPPP	<input type="checkbox"/>	<input type="checkbox"/>	
Flood Elevation Certificate	<input type="checkbox"/>	<input type="checkbox"/>	
Statement of Special Inspection	<input type="checkbox"/>	<input type="checkbox"/>	
Disproportionate Cost Form	<input type="checkbox"/>	<input type="checkbox"/>	
CALGreen Documentation	<input type="checkbox"/>	<input type="checkbox"/>	

Architect Engineer Designer Name: Art Knight

Mailing Address: 11410 Old Redwood Hwy.

City: Windsor State: CA Zip: 95492 Phone: (707) 433-6931

CA State Lic. No.: 432135 Fax: (707) 433-2750

Architect / Engineer, E-Mail Address: Art@KnightsElectric.com

New Floor Area: _____ Alteration Area: _____

Garage / Encl. Accessory Area: _____ Covered Carport / Porch Area: _____

New Bedrooms: _____ Stories: _____ New Dwelling Units: _____

Construction Type: _____ Occupancy Type: _____ Max. Occupancy Load: _____

Public Sewer Septic System N/A - No Plumbing

Project Description (Provide description of all proposed work.)
Install new 300kw, Diesel Generator, with automatic transfer switch, and associated electrical.

Applicant Estimated Project Cost: \$ 73,000.00

Planning Dept. Approval Verification

Planning Dept. Approval obtained Yes Not Req'd.

By _____ Date _____

Zoning _____ Overlay _____

Planning Dept. Inspection required Yes No

Fire Dept. Approval Verification

Fire Dept. Approval obtained Yes Not Req'd.

By _____ Date _____

Fire Sprinkler System required Yes No

Fire Dept. Inspection required Yes No

Check all that apply

<input type="checkbox"/> Building	<input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Grading
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Repair	<input type="checkbox"/> Demolition
<input type="checkbox"/> S.F.D.	<input type="checkbox"/> A.D.U.	<input type="checkbox"/> Duplex	<input type="checkbox"/> P.U.D.	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Accessory	<input type="checkbox"/> Reroof	
<input type="checkbox"/> Solar PV	<input checked="" type="checkbox"/> Other <u>Backup Generator</u>			

P.W. Dept. Approval Verification

P.W. Dept. Approval obtained Yes Not Req'd.

By _____ Date _____

P.W. Dept. Inspection required Yes No

By my signature below, I certify to each of the following: I am the property owner and authorized to act on the property owner's behalf. I have read all four (4) pages of this application and the information I have provided is true and correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above described property for inspection purposes. I further agree to save, indemnify, and hold harmless the city or its employees in consequence of the granting of this permit and will pay all expenses, including attorney's fees in connection therewith. The undersigned applicant hereby agrees to pay all required fees in connection with this permit.

PAID

SEP 05 2019

CASH CC CHECK

x Mark Borba Signature of Property Owner, Contractor or Authorized Agent Date: 9-5-19

x Mark Borba Applicant Signature (party submitting application if not Owner or Contractor) Date: 9-5-19

x Matt Borba Print Applicant's Name Phone: (707) 433-6931

Permit Valuation: \$ _____

Total Permit Fee: \$ _____

CC Paid
Less Deposit: \$ 730.00

Balance Due: \$ _____

Permit Validation

By _____ Date _____

Final Insp. / Use / Occupancy Approval

By _____ Date _____

This permit application expires 180 days from the date of application if not issued. Issued permits expire if work is not commenced within 12 months from the date of issuance. Permits also expire if work has commenced and is suspended or abandoned (no inspections) for more than 180 days.