

3/17/2023

PROPOSED HOTEL PROJECT SONOMA APPLICANT DELIVERY PLAN

COMMON ONE STOP DELIVERY SCHEDULE WITH NEIGHBORING BUSINESSES

The following narrative describes the Hotel Project Sonoma Delivery Plan. The proposed Sonoma Hotel Project is located in an area with the highest concentration of restaurants in the Sonoma Valley Region. Hotels and restaurants in the area use common vendors with deliveries originating from throughout the Bay Area. It is typical for those vendors to schedule their deliveries so that they service as many Sonoma hotels and restaurants as possible in common trips. Most deliveries are scheduled at required times set by the restaurants. Because of the plaza parking conditions, most deliveries to the area restaurants are completed prior to 10 AM.

The neighboring restaurants are similar in size to the proposed hotel restaurant as it relates to daily guests served. The weekly delivery schedule for these businesses is comparable to the proposed hotel's and will include many of the same vendors. These common deliveries will happen in one stop and will limit the number of unique deliveries generated by the hotel.

DELIVERIES OCCUR IN THREE PRIMARY LOCATIONS

Deliveries for the proposed hotel will take place in three primary locations, 1.) for infrequent large truck deliveries in a temporary drop off zone in the Hotel Plaza Courtyard, 2.) Basement delivery areas and 3.) at First Street West through the driveway ramp into the basement garage receiving area. Delivery parking options for unloading will depend on the delivery vehicle height. For smaller vehicles such as vans, a loading zone is located in the garage at the loading platform. For larger vehicles such as box trucks, UPS trucks or larger, the temporary outdoor loading area in the Hotel Plaza Courtyard be utilized. Both areas are adjacent to neighboring restaurants including The Red Grape and Sonoma Grille so delivery trips will likely be in common with those restaurants. An optional delivery zone is proposed for the southside of W. Napa Street in front of the restaurant.

DELIVERY VEHICLE TYPES

Most delivery vehicles are 14-foot box trucks or vans. Only one current vendor uses a big rig truck with trailer. The majority of the proposed hotel's deliveries will be for the restaurant. Room supplies such as paper products and soaps will be delivered by vendors who also deliver to the restaurant. The hotel will launder bed linens and towels using in house equipment, so no regular deliveries are required for the hotel rooms. Only restaurant linens will require an outside company to deliver.

TYPES OF DELIVERIES

The following items are estimated for the hotel and restaurant.

BiRite Food Service, Brisbane, CA – This vendor will deliver paper products, meats, seafood, janitorial supplies, room supplies, soda fountain supplies and canned goods. They deliver to Sonoma twice per week on Tuesdays and Thursdays prior to 9 am. They currently deliver to The Red Grape on Tuesdays and

will likely combine that delivery with the hotel delivery on the same trip. Only one additional trip per week is expected from this vendor.

Beer and Wine Distributers – The restaurant will work with six separate distribution companies each delivering once per week. It is estimated that half of these trips will be in common with the neighboring restaurants.

Produce – Produce will be delivered seven times per week by one company. It is estimated that five of these trips will be in common with the neighboring restaurants.

Dairy – Dairy products will be delivered three times weekly. It is assumed that the hotel will use the same vendor as the neighboring restaurants and that no unique visits will be created.

Meat and Poultry Companies – In addition to BiRite, the hotel restaurant will utilize local purveyors for some of its meat and poultry needs. Six additional deliveries are expected each week. Three of these deliveries will be separate from the neighboring restaurants so only three additional trips for meat and poultry are expected.

Baked Goods - Fresh baked goods are delivered seven days per week similar to the neighboring restaurants. It is anticipated that three of these trips will be unique from the neighboring restaurants.

Laundry – Delivery of the restaurant linens will happen three times per week. The hotel will use the same vendor as the neighboring restaurants and no additional trips are expected.

Misc. – An estimate of three trips from deliveries such as UPS and Federal Express are estimated each week. It is assumed that all of these deliveries are unique to the hotel.

DELIVERY COUNTY SUMMARY

The following estimated delivery counts will apply.

Product Category	Weekly Deliveries	Common Trips to Neighbors	Net Additional Deliveries
Bi-Rite	2	1	1
Wine/Beer	6	3	3
Produce	7	5	2
Dairy	3	3	0
Meat & Poultry	6	3	3
Baked Goods	7	4	3
Laundry (Restaurant Only)	3	3	0
Misc. UPS/FedEx Deliveries	3	0	3
Total	37	22	15