

16510 Brookside Ln

AKA 14100 Brookside Ln

GLE

VBL 08 - 0224

VBL 0225



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
Code Enforcement Division

VIOLATION COMPLAINT FORM

6/8/98 Date Received CAHILL / GREENOUGH Staff Complainant MARTIN M. WOODS Phone # _____

1. PROPERTY ADDRESS? 16510 BROOKSIDE LN BUE
 City GUERNEVILLE Assessor's Parcel #: 070 - 010 - 032
 Zoning R, Residential Parcel Size 5.84⁰⁰⁰
 Property Owner's Name BROOKSIDE LODGE INC Phone # _____
 Owner Mailing Address POB 382
Guerneville Ca 95446

2. WHAT IS THE NATURE OF THE COMPLAINT? (Check Box(es) and describe)

Zoning Code violation(s)
DUPLEX TO FOURPLEX
EXPAND USE PERMIT FOR LODGE (TOO MANY UNITS)
DR 9832A + 4888-1B

Health Code Violation(s)
 Septic Installation without permit

Building Code Violation(s)
 Construction without Permit(s)
 Grading / Fill without Permit(s)
 Hazardous / Substandard (Specify)
ELECTRICAL
 Conversion / Change of Occupancy from DUPLEX to FOURPLEX

DO NOT WRITE BELOW THIS LINE

3. REPORT OF INVESTIGATION	
DATE	
	<u>Assigned to Cahill for Building U10S and research</u>

VIOLATION NO 16198-0225
16198-0224

FOR OFFICE USE ONLY

ltr 1/6/05 ltr _____ ltr _____ ltr _____ Tracking _____ Mainframe _____
 Date Violation Closed 1/10/00 Permit # B-148670
 Close Pendaflex/file Close Tracking B-148671 Close Mainframe _____
B-151322

BROOKSIDE LODGE,
P.O.BOX 382,
GUERNEVILLE, CA 95446.
TEL: 707-869-2874
FAX: 707-869-0714

November 26, 1997

Mr. Ken Ellision.
County of Sonoma,
Permit and Resource Management Department,
Planning Department,
2550 Ventura Ave,
Santa Rosa, Ca 95403

Dear Mr.Ellision,

Re: Number of motel units at the lodge - 34 units.

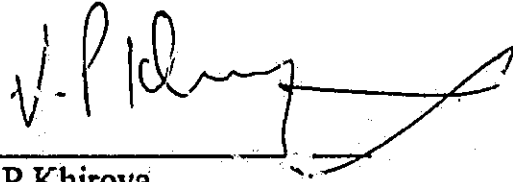
The building departments permit history records will reflect that for the past seventeen years we have always obtained a permit for remodeling or for repairs after a flood. After the February 1986 flood, we approached the building department with a request to remodel all the front 16 units which was done with permits and under the supervision of the building inspectors. In 1995 we erected a new building with permit replacing a flood damaged unit.

We have been flooded here more than eight times since we purchased the lodge. The reason why it seems we have more rooms than the actual number is that we have a telephone system with separate extensions in motel rooms, reception area, maid room, pool area, staff room, owner's apartment. In order to keep things simple & logical we follow the room numbers to match telephone extensions. Some of our rooms have two bedrooms and due to our business clientele who sometimes share a two bedroom unit, each bedroom has a separate telephone extension, like units # 21. Unit #21 has a separate bedroom with extension #22. Unit #17 has an additional bedroom with

telephone extension #18. Extension #19 goes to laundry room and staff room.

I have enclosed a plot map of all the buildings which has been here since we took over the business. We have not added any buildings without permits. When we applied for a "use permit" to add a conference center with two additional units above, we did not intend to misinform the planning department or anyone else. When we stated thirty units in our letter of proposal, we meant to say thirty plus unit motel. We did not think that the number of existing units played any significance in what we were proposing. The numbers run up to # 37 but we only have 34 units.

Thank you,

A handwritten signature in black ink, appearing to read 'V.P. Khiroya', written over a horizontal line. The signature is stylized and includes a long horizontal stroke extending to the right.

V.P.Khiroya.



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1113

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

P.O. Box 382
Guerneville, CA 95446

Re: 16510 Brookside Ln A.K.A. 14100 Brookside Ln
Guerneville, CA
A.P.N. 070-010-032

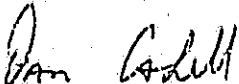
REASON FOR REPORT: To determine building code compliance for the structures at Brookside Lodge

This report was produced at the request of the Permit and Resource Management Department Planning section to determine the building code status of this motel complex. Currently, there are thirty six motel units, one residence, and one office / manager's unit. According to the Sonoma County Assessors (Assessors) records, only twenty-five units were noted as existing prior to 1962. Construction completed after 1962 requires building permits and inspections.

On June 23, 1998, an on site inspection was conducted to determine current conditions at Brookside Lodge. Currently, there are eleven structures consisting of thirty-six units, one residence, and a manager's unit. This report will address all structures on this property. Please refer to attached map of building numbers and motel rooms and their location on the property. This report includes a description of each building, noting construction type and casually observable violations.

Building #1

Structure number one has four motel units each with kitchenettes. According to assessor records, this structure was built in approximately 1948. Construction consists of a concrete block walls with shoetrock attached to interior face. The kitchenette additions were constructed with permits in 1986. Repair permits were issued in 1986, 1995, and 1997 flood damage repairs.

Dan Cahill 
Building Inspector II

July 6, 1998

Specific code violations identified include:

- 1) Water heater compartment built on north side of structure without permits or inspections

Building #2

Structure number two has eight units each with kitchenettes. According to assessors' records the structure was approximately built in 1948. The structure is built from concrete block and sheetrock attached to the interior face of the walls. Kitchenette additions were constructed with permits in 1986. Repair permits were issued 1986, 1995 and 1997 for flood damage repairs. No immediate hazards or building code violations were observed.

Building #3

Structure number three has three units. According to Assessors records this structure was approximately built in 1948. This structure is single story and wood framed. No immediate hazards or building code violations were determined on the inspection.

Building #4

According to Assessor records this structure was built approximately in 1954 as a cottage with attached carport. This structure is single story and wood framed supported by a concrete slab. Currently, this structure contains three motel units. Flood damage repair permits were issued in 1986 for three motel rooms. Conversion of this structure took place sometime between 1954 and 1986. Since no specific violation files exist for this structure, it is assumed that the conversion took place sometime prior to 1962. No immediate hazards or building code violations were determined on this inspection.

Building #5

Structure number five has one unit. According to Assessors records this one bedroom cottage was built in approximately 1948. Construction consist of a single story wood framed residence with a perimeter concrete foundation. Permits were issued in 1986, 1995, and 1997 for flood damage repair.

Building #6

Structure number six has one office and managers unit with an attached carport. According to Assessor's records the structure was built approximately in 1956 and the carport was added in 1992 under permits. The structure is one story wood framed supported by a concrete slab and stem wall. No violations were noted for this structure.

Building #7

Structure number seven has three units and a laundry room on the first floor and a single family residence on the second floor. According to Assessor records this structure was built in approximately 1964. County building permits show the structure as a three bedroom house with a basement below and an attached carport. Permits were issued for flood damage repairs for the three units and the laundry room on the first floor in 1986. The carport has been recently enclosed with the addition of walls thus converting it into a storage room with a deck above. Since a number of inspecific addition and repairs permits have been issued for this property during the 1960's and early 1970's, it is assumed that the 1st floor conversion to three units and the laundry room was completed with permits and inspections. No permits were could be located for the conversion of the carport into the storage building.

Specific code violations include:

- 1) Conversion of the carport into a storage building with a deck above without permits or inspections.
- 2) Lack of combustion air for the water heater compartment.

Building #8

Structure number eight has two units. According to Assessor's records the structure was built in approximately 1969. Building permits were issued for this structure. Construction consists of a single story wood framed structure with a perimeter concrete foundation. No violations were noted on this structure.

Building #9

Structure number nine has two units. According to Assessor records the structure was built in approximately 1956. Construction consists of a single story wood framed building under a perimeter concrete foundation. Since this structure was constructed before 1962, building permits were not required for the original construction. No violations were noted on this inspection.

Building #10

This structure recently constructed structure built under permit B-132622. The structure consists of six units each with kitchenettes. No violations were noted during this inspection.

Building #11

Structure number eleven currently has four motel units. According to Assessor records this structure was a duplex constructed built in 1969. Currently, this structure is a single story wood framed four -plex. It appears that the two unit were divided into four and two bathrooms were added over an existing deck. Permits could not be located for the remodel or addition to this structure.

Specific code violations include:

- 1) Construction of the bathroom addition of rear of structure without permits and inspections.
- 2) Conversion of two rental units into four rental units without permits or inspections.
- 3) Hazardous electrical wiring on north of structure.
- 4) A hazardous water heater installation.

THE FOLLOWING IS BEING CONSIDERED AND PROPOSED BY THE OWNER :

Currently, the owner wishes to revert the storage room back into a carport on structure number 7. The owner also wishes to revert the four units in structure number 11 back to two units and remove the additional bathrooms. As a second option, the owner wishes to legalize the structures with plans and permits.

THE FOLLOWING MUST BE ADDRESSED :

Permits are required for all construction without permits.

1. Obtain a demolition permit for building number 7 to revert the storage building back to a open carport. Three or more walls must be removed in order to consider the structure as a carport. Since the removal of the walls may greatly destabilize the structure, engineering will be required in order to keep the accessible

deck above the structure. If the deck above is to be removed, the demolition permit may be issued "subject to field inspection". If the deck above is to remain, construction plans prepared by a California licensed professional to address the lateral stability issues will be required.

2. Obtain a mechanical permit for the required repairs to the water heater compartment on building number 7. This permit may be issued "subject to field inspection".
3. Obtain a demolition permit to revert building number 11 back to two units and to remove the added bathrooms. This permit may be issued "subject to field inspection".
4. Obtain an electrical and mechanical permit to address the building code violations for building number 11. This permit may be issued "subject to field inspection".

IN ORDER TO LEGALIZE THE CONSTRUCTION WITHOUT PERMITS:

1. Obtain the services of a California licensed professional (Architect or Civil Engineer) to review the structure. Submit 3 sets of plans stamped and signed by that licensed professional showing compliance with Local, State, and Federal code requirements for proposed occupancy based on occupancy and type of construction.
2. First, prepare a plot plan that details dimensions of subject structures on the property including the carport and duplex. A floor plan that documents uses of all areas should be prepared. Take the plot and floor plan to the Sonoma County Permit and Resource Management Department to discuss zoning regulations for this property.
3. All square footage and added to building number 11 must meet California State energy efficiency requirements. Windows must be certified and labeled showing compliance with air infiltration requirements, and minimum insulation requirements must be met.
4. All wiring must meet minimum requirements of the latest edition (1996) of the National Electrical Code (IEC convenience outlet spacing, GFCI's).
5. If it is to remain, the bathroom additions must also be legalized through the permit process. The foundation for the structure was not inspected by this department. In order to approve the foundation, an inspection and a written report from an independent testing lab will be required to verify that the foundation meets the prescriptive requirements of the Uniform Building Code. Also, a full set of drawings are required

for this addition as well as inspection of all features of construction to verify code compliance. Plans and calculations stamped and signed by a California licensed professional (architect or civil engineer) showing full compliance with code requirements will be required for any features of construction that will not meet prescriptive requirements of the Uniform Building Code (IE: foundation design etc.).

6. Uses of adjacent areas in the remainder of the building as well as uses of room(s) in any area being remodeled must be documented on the drawings. Distance from property lines and adjacent structures must be documented on the drawings, as well as wall and opening protection based on location on property.

You are advised to verify the feasibility of the project with all applicable departments prior to development of plans. Referrals to the following Agencies/County Departments are required:

PRMD Well and Septic Department and/or Local Public Utility/Sewer District (as applicable)

PRMD Planning Department

Sonoma County Fire Marshal

Sonoma County Public Works Department

Sonoma County Water Agency

Permits are required. Please present this survey at the Sonoma County PRMD Department and obtain permits for the following as applicable:

Building Plumbing Electrical Mechanical

Three copies of code-complying construction quality plans are required for plan check prior to permit issuance. Energy compliance data is also required if heated or cooled space is being added. Provide AT LEAST the following as applicable:

Plot Plan Foundation Plan Floor Plan(s) Elevations

Floor Framing Plan(s) Roof Framing Plan Cross Section(s)

Structural Detail(s)

Plans must be stamped and signed by a California licensed professional (Architect or Civil Engineer) due to;

Structural analysis required.

Not exempted per Chapter 3, Division 1 Business and Professions code.

[X] The foundation may require footing width and depth and location of reinforcing steel verified.

NOTE: Additional drawings may be required by plan checker or building inspector to fully document/describe scope of work and design. Plans are to reflect corrections needed, if any, documented in this survey report. This report is not intended to be an all inclusive list of requirements. The inspection process after building permits are obtained may reveal additional code violations or hazards requiring correction. This report is not a permit to do work nor does this report approve work done without required permits or inspections.

**THIS IS NOT A PERMIT
PLEASE PRESENT THIS REPORT WHEN APPLYING FOR PERMIT(S).**

7/8

Resolution Number

County of Sonoma
Santa Rosa, California

July 14, 1998

PLP 97-0035 (JPE/DRH) Kenneth Ellison

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, DENYING THE APPEAL BY ROBERT & DENISE LYON, THEREBY ADOPTING A NEGATIVE DECLARATION AND GRANTING A USE PERMIT TO V.P. KHIROYA.

WHEREAS, the applicant, V.P. Khroya, filed a use permit application with the Sonoma County Permit and Resource Management Department for Request for a use permit and design review of a conference/recreation room with two additional rental units above at the Brookside Lodge located at 14100 Brookside Lane, Guerneville; APN 070-010-032; Zoned K (Recreational and Visitor Serving Commercial), F1 (Primary Flood Plain), F2 (Secondary Flood Plain); Supervisorial District No 5; and

WHEREAS, a Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, at its regularly scheduled meeting on November 13, 1997, the Board of Zoning Adjustments, with a 4-1-0 vote, granted the requested use permit; and

WHEREAS, on November 18, 1997 an appeal of the Board of Zoning Adjustments decision was filed with the Board of Supervisors by Martin Woods, attorney for Robert and Denise Lyon; and

WHEREAS, in accordance with the provisions of law, the Board of Supervisors held public hearings on June 16 and July 14, 1998, at which time all interested persons were given an opportunity to be heard and ; and

WHEREAS, the Board of Supervisors does make the following findings:

1. The project as conditioned is consistent with the Sonoma County General Plan designation of Recreational and Visitor Serving Commercial, the Russian River Area Plan designation of Commercial Recreation, and the site's zoning of K (Recreational and Visitor Serving Commercial), F1 (Primary Flood Plain), F2 (Secondary Flood Plain).
2. The project as conditioned will provide an adequate agricultural setback. Other buildings on site are located much closer to the agricultural land than this particular site, and no complaints over agricultural practices have occurred. In addition, this site is the only area on the property outside of the 100 year flood plain.
3. The project as conditioned will mitigate impacts to the adjacent residential neighborhood to a level of insignificance by:
 - a) requiring a 30 foot building setback from the property line.
 - b) requiring a 6 foot high solid board fence on the property line.
 - c) requiring a 6 foot high solid view block on the north side of the building deck.
 - d) prohibiting opening doors or windows facing the north towards the residential area.
 - e) requiring compliance with the General Plan Noise Element.
 - f) limiting the hours of operation of the building

4. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area based on the requirement listed in finding #3 above.
5. As a result of the Initial Study, this project involves no potential for adverse effect, either individually or cumulatively on wildlife resources.

NOW THEREFORE BE IT RESOLVED that the Sonoma County Board of Supervisors hereby adopts the Negative Declaration and mitigation monitoring program set forth in the conditions of approval. The Board certifies that the Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County Guidelines, and finds that the Negative Declaration reflects the independent judgment of the Board.

BE IT FURTHER RESOLVED that the Sonoma County Board of Supervisors denies the appeal, thereby granting the requested use permit, subject to the conditions in Exhibit A, attached hereto.

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

SUPERVISORS VOTE:

Cale:	Harberson:	Smith:	Reilly:	Kelley:
	Ayes:	Noes:	Absent:	Abstain:

SO ORDERED.

EXHIBIT "A"
Conditions of Approval
PLP 97-0035 (DRH/UPE)
July 14, 1998

Building:

1. The applicant shall obtain all applicable permits from Building. These appear to include but may not be limited to site review, building permits, and grading permits.

Mitigation Monitoring: The County Code Enforcement Division of the Permit and Resource Management Department shall be responsible for responding within one week to any complaints received about work started on site without the proper permits. The County Building Inspection Section of the Permit and Resource Management Department shall be responsible for reviewing, issuing, and monitoring compliance with any building permits applied for by the applicant to insure all County code requirements are met.

Sanitation:

2. Applicant shall pay "INCREASED SEWER USE FEES", as per Russian River County Sanitation District Ordinance No. 33 (latest revision) to the Sonoma County Permit and Resource Management Department PRIOR TO OCCUPANCY.
3. "INCREASED SEWER USE FEES" shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of Occupancy, times 0.87 ESD (Equivalent Single-family Dwelling Billing Unit) per guest suite; plus the commercial rate for the recreation room area.
4. All Sewer Use Fees per Airport/Larkfield/Wiklup Sanitation Zone Ordinance No. 16 (latest revision) and Ordinance No. 4863 (latest revision) shall be paid to the Sonoma County Permit and Resource Management Department PRIOR TO OCCUPANCY.
5. A "Will-Serve" letter from the Sweetwater Springs Water Company shall be submitted stating it will provide water service to the proposed project, and that the applicant and the water supplier have entered into an agreement for water service.

Mitigation Monitoring for all Sanitation Conditions: The Permit and Resource Management Department Sanitation Specialist shall be responsible for insuring all Sanitation conditions have been met prior to clearance being given for the building permit to be issued.

Health:

6. Connection shall be made to public sewer and water.
7. Noise shall be controlled in accordance with the standards set in the Noise Element of the Sonoma County General Plan.

Mitigation Monitoring for all Health Conditions: The Permit and Resource Management Department Health Specialist shall be responsible for insuring all health conditions have been met prior to clearance being given for the building permit to be issued. For those conditions requiring long term monitoring (i.e. noise compliance), the Project Review Section of the Permit and Resource Management Department shall respond to any complaints over violations of the conditions within one week. If additional expertise is necessary to resolve noise level issues, the Permit and Resource Management Department Health Specialist shall provide a detailed sound analysis during the next (or as soon as practical) scheduled event on site that would produce similar or greater noise issues. Continued violation of the conditions is grounds for revocation of the permit to operate the use.

Transportation and Public Works:

8. Prior to the issuance of any building permit associated with this application, a development fee (Traffic Mitigation) shall be paid to the County of Sonoma, as required by Sections 26-494 through 26-494.9, of the Sonoma County Code, inclusive.

Mitigation Monitoring: The Permit and Resource Management Department Transportation and Public Works Specialist shall be responsible for insuring all Transportation and Public Works conditions have been met prior to clearance being given for the building permit to be issued.

Flood and Drainage.

9. A setback line along the waterway shall be measured from the toe of the streambank outward a distance of 2-1/2 times the height of the streambank plus 30 feet or 30 feet outward from the top of the streambank, whichever distance is greater.
10. Drainage improvements shall be designed by a civil engineer in accordance with the Water Agency's Flood Control Design Criteria for approval by the Director of the Permit and Resource Management Department and shall be shown on the improvement plans.
11. The developer's engineer shall include a site grading plan and an erosion control plan as part of the required improvement drawings.
12. This site is affected by flooding from a tributary to Fife Creek. A minimum floor level of one (1) foot above the 100-year flood elevation is required.

Mitigation Monitoring for all Flood and Drainage Conditions: The Permit and Resource Management Department Flood and Drainage specialist shall be responsible for insuring all flood and drainage conditions have been met prior to clearance being given for the building permit to be issued.

Planning:

13. All development shall be according to the approved application and plans as modified by the conditions of approval.
14. Prior to Building Permit issuance, a Fire Safety Plan shall be reviewed and approved by the County Fire Marshal/Guerneville Fire Protection District. Said plan shall include, but not be limited to, emergency vehicle access and turnaround at the building site, address visibility, water storage or fire hydrant location, flammable/hazardous materials storage, roofing materials, fire break maintenance and compliance with the Uniform Fire Code. Prior to occupancy, written approval that the required improvements have been installed shall be provided to the Permit and Resource Management Department from the County Fire Marshal and/or the Fire Protection District.
15. Use of the building shall be limited exclusively to overnight guests of the lodge facility until 30 additional parking spaces have been constructed in the proposed parking expansion area. These 30 spaces are exclusive of the required two additional residential parking spaces required.
16. A six foot high solid board fence shall be constructed along the north property line closest to the new facility from the existing road to the west property line; and a row of evergreen trees spaced 15' apart shall be planted along the fence. Appropriate irrigation for the trees shall be provided.
17. The building shall be oriented so that the north elevation contains no opening doors or windows. Furthermore, the lower floor deck shall be screened on its north side by a 6 foot high solid view block/railing.
18. The building shall be located at least 30 feet from the north property line (to maximize the setback from the residential property to the North), and no more than 5 feet from the existing roadway (to maximize the agricultural setback to the West).
19. Prior to occupancy of any portion of the building, two new parking spaces shall be provided for the upstairs units. Any existing parking spaces that are eliminated as a result of construction of the project must also be replaced.

- 20 Use of the building shall be limited to the hours of 8 a.m. to midnight, Monday through Saturday, and 9 a.m. to 10 p.m. on Sunday. Maximum occupancy shall be limited to 120 guests at any one time.
- 21 Signs shall be placed on or near the front of the facility indicating that parking in the residential area to the North is not permitted by Brookside Lodge patrons.
22. If buried archaeological or historical resources are uncovered during construction on the site, all work shall halt, and a qualified archaeologist and the County Permit and Resource Management Department shall be consulted.
23. The applicant shall pay within ten days after approval of this project to the Permit and Resource Management Department a mandatory Notice of Determination filing fee of \$35 for County Clerk processing (check shall be made payable to SONOMA COUNTY CLERK and submitted to the Permit and Resource Management Department), and
 - 1 No additional fee because the project is exempt from Fish and Game fee.
 - 2 \$850 because an EIR was prepared, for a total of \$885.
 - 3 \$1250 because a Negative Declaration was prepared, for a total of \$1285.

This fee must be paid or the approval of this project is not valid.

24. Any proposed modification, alteration, and/or expansion of the use authorized by this use permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified use permit and full environmental review.
25. Prior to issuance of the building permit, the applicant shall submit to the Permit and Resource Management Department a condition compliance review fee of \$525 (fee is subject to change).
- 26 This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing, noticed and heard pursuant to Section 26-465.1 and 26-465.2 of the Sonoma County Code.

In any case where a zoning permit, use permit or variance permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-465.1 of the Sonoma County Code.

- 27 All applicable county development fees shall be paid prior to building permit issuance and start-up of the use.
28. Final Design Review approval is required prior to the issuance of Building Permits. The Final Development Plan(s) (as approved by the Design Review Committee) shall expire two (2) years after approval unless project construction has commenced within said two (2) year period.
29. All working drawings shall conform to the designs approved by the County Design Review Committee. Working drawings shall be submitted to the County Permit and Resource Management Department to review conformance prior to issuance of a building permit. Working drawings that conform to approved designs will be stamped approved for construction by the Permit and Resource Management Department.
30. Prior to being allowed use of the site or occupancy of the building, the applicant shall provide to the Permit and Resource Management Department a written statement signed by his or her engineer/contractor verifying that the grading and or drainage improvements are completed in accordance with the plans approved by the Permit and Resource Management Department.
- 31 An exterior security lighting plan shall be submitted to the Permit and Resource Management Department for review and approval. Exterior lighting shall be internal only and not "wash out" onto adjacent properties nor be a

source of glare onto adjacent streets. Generally, fixtures should accept sodium vapor lamps and lighting should be located at the periphery of the property and not as flood lights. The lighting shall be installed in accordance with the approved lighting plan during the construction phase.

32. Public utility easements shall be shown on the working drawings.
33. Prior to issuance of a Building Permit, the APPLICANT/DEVELOPER shall post security in the form of a bond, cash deposit or other form acceptable to the County Counsel to assure that the required landscape planting and irrigation improvements are completely constructed in accordance with the construction documents approved by the Design Review Committee. The APPLICANT/DEVELOPER shall enter into an agreement with the County which provides for the landscape planting and irrigation improvements to be completed in accordance with the construction documents approved by the Design Review Committee within twelve (12) months of the date that Final Design Review approval of the project was granted by the Design Review Committee, or prior to Final Inspection or occupancy of the building(s), whichever occurs first.
34. Prior to the release of security posted to assure the installation of landscape planting and irrigation improvements, and prior to Final Inspection or occupancy of the building, the applicant shall provide to the Permit and Resource Management Department, a written statement signed by the Landscape Architect, Nurseryman, or Landscape Contractor who prepare the construction documents for the landscape planting and irrigation improvements, which are approved by the Design Review Committee, verifying that the landscape planting and irrigation improvements are completed in accordance with the approved drawings.
35. The APPLICANT/DEVELOPER shall be responsible for controlling dust and debris such that dust and debris do not drift or spill over onto adjacent properties or roadways. Dust, odors or debris nuisance may, at the discretion of the Permit and Resource Management Department, result in the issuance of a top Work Order, or abatement proceedings being initiated.

Mitigation Monitoring for all Planning Conditions: The Permit and Resource Management Department Planning specialist shall be responsible for insuring all Planning conditions have been met prior to clearance being given for the building permit to be issued, and where appropriate, prior to clearance being given for the building to be occupied. For those conditions requiring long term monitoring (i.e. hours of operation, etc.), the Project Review Section of the Permit and Resource Management Department shall respond to any complaints over violations. If additional expertise is necessary to resolve specific issues, the Permit and Resource Management Department Planning specialist shall provide the necessary information within one week, or as soon as practical. Continued violation of any condition is grounds for revocation of the permit to operate the use.

36. Prior to building permit issuance, all code violations on site shall be cleared by the County Permit and Resource Management Department.

WOOLLARD ASSOCIATES

One Sierragate Plaza, Suite 345B

Roseville, CA 95661

SYDNEY M. WOOLLARD, MAI
Principal

Telephone: (916) 786.3600

Fax: (916) 786.3486

November 25, 1994

Mr. Jay Cooke, Manager
Real Estate Loans
Butte Community Bank
14115 Lakeridge Circle
Magalia, CA 95954

Dear Mr. Cooke:

Re: Appraisal Report
Brookside Lodge

At the request and authorization of Butte Community Bank I have prepared an appraisal of the hotel property located at 14100 Highway 116, Guerneville, California. The property is identified as Sonoma County Assessor's Parcel Number(s) 70-010-009, 012.

The purpose of the appraisal was to provide an estimate of current market value "As Is" of the fee simple interest in the appraised property as of the date of inspection. The intended development and communication of this report was prepared in compliance with requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) Standards 1 and 2 as well the appraisal policies and procedures of Butte Community Bank.

The function of this appraisal report is for use by Butte Community Bank for purposes of contemplated mortgage underwriting decisions. The appraiser has no liability, obligation or responsibility to any person other than the party to whom this report is addressed.

The subject has been successfully operating as the 'Brookside Lodge' consisting of 29 obtainable resort hotel suites which are arranged between 16-motel units, 12-cottages and a designated maintenance staff unit also considered available for transient occupancy. The motel units are clustered in three single story buildings which have been substantially remodeled at a reported budget of \$600,000 since 1986. The appraised property has reportedly been offered for sale during the preceding 2-years at a most recent offering price of \$1,200,000 in May, 1994 according to the seller. The property is currently in escrow at a contract price of \$1,187,500, dated August 12, 1994.

It is critically assumed that all necessary utilities, easements and county required paving will be installed at the seller's expense in compliance with code requirements that is satisfactory to the contemplated parcel split and creation of a 3-lot subdivision (retained by seller) will result in no adverse impact on continued operations of the Brookside Lodge.

Mr. Jay Cooke
Page 2, of 2
November 25, 1994

This letter of transmittal and attached narrative appraisal report contains the procedures, value conclusions and assumptions utilized in our analysis together with the following explanatory exhibits contained in the addenda:

- Exhibit A - General Limiting Conditions and Assumptions
- Exhibit B - Certification of Appraiser
- Exhibit C - Legal Description of Property & Preliminary Report
- Exhibit D - Flood Insurance Rate Map
- Exhibit E - Operating Income & Expense Statements
- Exhibit F - Purchase Agreement Exhibit Page
- Exhibit G - Zoning Map & Ordinance Exhibits
Qualifications

As a result of the investigation and analysis described in the attached report, it is my opinion based on an interpretation of the data considered that the current market value of the appraised property as of November 16, 1994 may be reasonably stated as follows:

ONE MILLION THREE HUNDRED THOUSAND (\$1,300,000) DOLLARS.

Real Property Component: \$1,200,000
Personal Property: \$ 101,500

The appraised value is subject to the limiting conditions and underlying assumptions expressed within the report.

Respectfully submitted,
WOOLLARD ASSOCIATES



Sydney M. Woollard, MAI
Certified General Real Estate Appraiser
SMW/avd

OFFICE

**SUBSTANTIAL IMPROVEMENT/SUBSTANTIAL DAMAGE
VALUATION SUMMARY**

Job Address: 14100 Brookside Ln, Greenville,
Plan Check No: _____, or Permit No: _____

Market Value¹: pre-construction: \$ 134482
or, pre-damage: \$ _____

Valuation²: of improvements: \$ 13008
or, damage: \$ ~~12,000~~

Valuation³ of repairs to Department documented substandard conditions: \$ 13,008 Violation No: _____

Percent of improvements/damage (less repairs to documented substandard conditions) to market value: 10 %

Percent of previous improvements within prior three years: 1.75 %

Total percent of improvements: 11.75 %

Compliance with flood prevention regulations required: yes no

1. Attach documentation used to determine market value.
2. Attach documentation when improvements/repairs are based on contract price
3. The valuation of the repair of substandard conditions may only be deducted if such conditions have been documented and ordered corrected by the Department.

This form is to be completed for all alterations, repairs or additions to buildings located in designated flood areas to support determinations of substantial improvement or substantial damage. For definitions and information refer to Chapter 7B of the Sonoma County Code.

RETAIN / MICROFICHE THIS DETERMINATION AND ATTACHMENT

Date: 1-16-97 Completed by: B. Kearns

PERMIT & RESOURCE MANAGEMENT DEPARTMENT

Thos. Bros. Map

Inspector WLG/SCHWAB

Date 1/8/97

SONOMA COUNTY BUILDING & LAND DEVELOPMENT DIVISION

Rapid Evaluation Safety Assessment

Address 14100 Brookside OFFICE & AZ UNIT

City AV

APN _____ Nearest X-street _____

No. Stories 1 Basement (Y/N) _____

Primary Occupancy:

- Single Fam Dwelling [] Industrial..... []
- Multi-Residential... [] () Public Assembly... []
- Commercial..... [] School..... []
- Office..... [] Government..... []
- Historic..... [] Emergency Service []
- Mobile Home..... [] Other MOTEL

Rating & Posting:

- Inspected: (GREEN)
- Exterior Only []
- Exterior & Interior
- Limited Entry (YELLOW) []
- Unsafe (RED) []

Type of Construction: Woodframe Masonry [] Concrete [] Steel

Review structure for the conditions shown below. A YES answer to 1, 2, or 5 is grounds for posting entire structure "UNSAFE". If more review is needed, post "LIMITED ENTRY".

BUILDING CONDITION:

- | | YES | NO | MORE REVIEW |
|--|-------------------------------------|-----|------------------------|
| 1. Collapse, partial collapse, or building off of foundation ?.. | [] | [] | [] |
| 2. Building or story noticeably leaning ?..... | [] | [] | [] |
| 3. Did water enter building ? (see x-section on back)..... | <input checked="" type="checkbox"/> | [] | [] (underfloor; only) |
| 4. Do utilities need reconnection ? | [] | [] | [] |
| 5. Is there structural damage ? | [] | [] | [] |

If yes, describe and estimate cost: _____

6. Describe non-structural damage: WALL / FLOOR / APPLIANCES
APPLIANCES, ELECT SYSTEM w/ CORROSION

7. Height of highest flood water above lowest floor..... 5 feet

8. Estimate of damage (percent) [] 0% [] 1-39% [] 40-60% [] 61-100%

9. Is building insured ?... [] YES [] NO

10. Currently occupied ?... [] YES [] NO

11. Repairable ?..... [] YES [] NO

RECOMMENDATION:

- 1. Further action required ?..... [] YES [] NO
- 2. Detailed evaluation required ?.. [] YES [] NO
- 3. Is a building permit required ?.. YES [] NO [] Plans Required (see attached)
- 4. Other: _____

DESCRIPTION: _____

BROOKSIDE LODGE				
P.O. BOX 342, GUERNSEYVILLE, CA 95446				
FLOOD REPAIR ESTIMATE				
UNIT # OFFICE, A1& A2				
# UNITS	ITEM	Sq.Ft.	PRICE @	TOTAL
1	ELECTRICAL	50	\$2.76	\$138.00
3	CARPET & PAD	180	\$3.38	\$1,825.20
3	PAINT	890	\$0.60	\$1,602.00
2	DOORS	16.65	\$10.40	\$346.32
3	BASE CABINETS	3	\$94.25	\$848.25
3	COUNTER TOPS	3	\$39.00	\$351.00
3	SHEETROCK	1200	\$1.95	\$7,020.00
3	INSULATION	450	\$0.65	\$877.50
			TOTAL	\$13,008.27

Lic # 693044

Spatel

Thos. Bros. Map

Inspector

Date

1/8/97

SONOMA COUNTY BUILDING & LAND DEVELOPMENT DIVISION

Rapid Evaluation Safety Assessment

Address 14100 Broadside Lane P1-P2 + Pool & SPA

City Gu

APN - - - - - Nearest X-street

No. Stories 1 Basement (Y/N)

Primary Occupancy:

- Single-Fam Dwelling [] Industrial..... []
Multi-Residential... [] () Public Assembly... []
Commercial..... [] School..... []
Office..... [] Government..... []
Historic..... [] Emergency Service []
Mobile Home..... [] Other HOTEL

Rating & Posting:

- Inspected: (GREEN)
Exterior Only []
Exterior & Interior [X]
Limited Entry (YELLOW) []
Unsafe (RED) []

Type of Construction: [X] Woodframe [X] Masonry [] Concrete [] Steel

Review structure for the conditions shown below. A YES answer to 1, 2, or 5 is grounds for posting entire structure "UNSAFE". If more review is needed, post "LIMITED ENTRY".

BUILDING CONDITION:

- 1. Collapse, partial collapse, or building off of foundation? [] YES [X] NO [] MORE REVIEW
2. Building or story noticeably leaning? [] YES [X] NO [] MORE REVIEW
3. Did water enter building? (see x-section on back) [X] YES [] NO [] MORE REVIEW (underfloor only)
4. Do utilities need reconnection? [] YES [X] NO [] MORE REVIEW
5. Is there structural damage? [] YES [X] NO [] MORE REVIEW

If yes, describe and estimate cost:

6. Describe non-structural damage: WALL / FLOOR CAROLING FURNITURE APPLIANCES
ELECT. PLUMB. MECH SYSTEMS ELECT. SERVICE

7. Height of highest flood water above lowest floor..... 4 feet

8. Estimate of damage (percent) [] 0% [X] 1-39% [] 40-60% [] 61-100%

9. Is building insured? [X] YES [] NO

10. Currently occupied? [] YES [X] NO

11. Repairable? [X] YES [] NO

RECOMMENDATION:

- 1. Further action required? [] YES [X] NO
2. Detailed evaluation required? [] YES [X] NO
3. Is a building permit required? [X] YES [] NO [] Plans Required (see attached)
4. Other:

DESCRIPTION: Pool Equipment Room & APPLIANCES.

(AS13) APN: 800 005 271 000

BR...SIDE LODGE INC

***** VALUES UNSECURED TAX ROLL-U *****

VALUES AMOUNT

=====	=====
LAND RESTRICTED:	0
IMPROVEMENTS	0
STRUCTURAL	0
GROWING	0
FIXED	0
PERSONAL PROPERTY	227,857
BUSINESS INVENTORY	0
EXEMPTIONS	0
	0
	0
	0

*R&T 463 PENALTY
*R&T 463 PENALTY

NET VALUE 227,857 ACRES: 0.00

INTEREST DATE 1: INTEREST DATE 2: THRU DATE:

INTEREST TYPE: (A=50% INTEREST B=5151 INTEREST)

*R&T 463 - 10% PENALTY INCLUDED: FAILURE TO FILE BUSINESS PROPERTY STATEMENT

F4=MAIN SCREEN F5=TAX AMT F7=RETURN/MENU F9=SUPL VALUE NOTICE

KRG

INQUIRE ON JOB ADD

01/15/97 12:27:43
PF1 FOR NOTE

----- J O B A D D R E S S I N F O R M A T I O N -----

NUMBER 14100 STREET BROOKSIDE LN CITY UNGU
OWNER KHIROYA / APN 070-010-12-9 PART OF N
SOILS RPT FILL FLOOD ZONE Y RATE ZONE SUBDIVISION

----- P E R M I T I N F O R M A T I O N -----

PERMIT #	ISSUE DT	DESCRIPTION	TOTAL FEE	STATUS	STATUS DATE
* S 000927	11/15/63	NEW SYSTE		FINAL	02/29/64
* A 007521	11/15/63	NEW SFD		FINAL	02/29/64
* B 045554	03/04/81	ILLUMINAT	47.50	EXPD	03/ /82
* B 049591	01/25/82	RESORT RE	68.50	FINAL	03/30/82
* B 069988	03/10/86	FLOOD REPR UN 1		FINAL	07/30/86
* B 069995	03/10/86	FLOOD RPR UN 9-		FINAL	07/30/86
* B 069994	03/10/86	FLOOD REPR UN 2		FINAL	07/30/86
* B 069993	03/10/86	FLOOD REPR/CFCE		FINAL	07/30/86
* B 069992	03/10/86	FLOOD REPR UN 2		FINAL	07/30/86
* B 069991	03/10/86	FLOOD REPR UN 1		FINAL	07/30/86

KEYWORD IBPJOB

JOB ADDRESS: NUMBER 14100 STREET BROOKSIDE LN
OWNER KHIROYA / PERMIT#

CITY UNGU
DATE

PRESS PFB TO FORWARD

SUBSTANTIAL IMPROVEMENT/SUBSTANTIAL DAMAGE
VALUATION SUMMARY

Unit 1-4

Job Address: 14100 Brookside Ln, Greenville,

Plan Check No: _____, or Permit No: _____

Market Value¹: pre-construction: \$ 179308
or, pre-damage: \$ _____

Valuation²: of improvements: \$ 9018
or, damage: \$ _____

Valuation³ of repairs to Department documented substandard conditions: \$ _____ Violation No: _____

Percent of improvements/damage (less repairs to documented substandard conditions) to market value: 5.02 %

Percent of previous improvements within prior three years: 1.75 %

Total percent of improvements: 6.77 %

Compliance with flood prevention regulations required: yes no

1. Attach documentation used to determine market value.
2. Attach documentation when improvements/repairs are based on contract price
3. The valuation of the repair of substandard conditions may only be deducted if such conditions have been documented and ordered corrected by the Department.

This form is to be completed for all alterations, repairs or additions to buildings located in designated flood areas to support determinations of substantial improvement or substantial damage. For definitions and information refer to Chapter 7B of the Sonoma County Code.

RETAIN / MICROFICHE THIS DETERMINATION AND ATTACHMENT

Date: 1-16-97 Completed by: [Signature]

PERMIT & RESOURCE MANAGEMENT DEPARTMENT

Thos. Bros. Map

Inspector Hiro/SUMANANT

Date

1/8/97

SONOMA COUNTY BUILDING & LAND DEVELOPMENT DIVISION

Rapid Evaluation Safety Assessment

Address 14100 BROOKS ST UNITS 1-4

City GW

APN _____ Nearest X-street _____

No. Stories _____ Basement (Y/N) _____

Primary Occupancy:

- Single Fam Dwelling [] Industrial..... []
- Multi-Residential... [] () Public Assembly... []
- Commercial..... [] School..... []
- Office..... [] Government..... []
- Historic..... [] Emergency Service []
- Mobile Home..... [] Other Motel

Rating & Posting:

- Inspected: (GREEN)
- Exterior Only []
- Exterior & Interior []
- Limited Entry (YELLOW) []
- Unsafe (RED) []

Type of Construction: Woodframe Masonry [] Concrete [] Steel

Review structure for the conditions shown below. A YES answer to 1, 2, or 5 is grounds for posting entire structure "UNSAFE". If more review is needed, post "LIMITED ENTRY".

BUILDING CONDITION:

	YES	NO	MORE REVIEW
1. Collapse, partial collapse, or building off of foundation?.. []	[]	<input checked="" type="checkbox"/>	[]
2. Building or story noticeably leaning?..... []	[]	<input checked="" type="checkbox"/>	[]
3. Did water enter building? (see x-section on back)..... <input checked="" type="checkbox"/>	[]	[]	[] (underfloor only)
4. Do utilities need reconnection?	[]	<input checked="" type="checkbox"/>	[]
5. Is there structural damage?	[]	<input checked="" type="checkbox"/>	[]

If yes, describe and estimate cost: _____

6. Describe non-structural damage: WALL-FLOOR COVERINGS WITH APPLIANCES FURNITURE ELECTRICAL SYSTEM

7. Height of highest flood water above lowest floor..... 3 1/2 feet

8. Estimate of damage (percent) [] 0% 1-30% [] 40-60% [] 61-100%

9. Is building insured?.... YES [] NO

10. Currently occupied?... [] YES NO

11. Repairable?..... YES [] NO

RECOMMENDATION:

1. Further action required?..... [] YES NO

2. Detailed evaluation required?.. [] YES NO

3. Is a building permit required? YES [] NO [] Plans Required (see attached)

4. Other: _____

DESCRIPTION: _____

	BROOKSIDE LODGE,			
	P.O. BOX 382, GUERNEVILLE, CA 95446			
	FLOOD REPAIR ESTIMATE			
	UNIT # 1-4			
# UNITS	ITEM	Sq.Ft.	PRICE @	TOTAL
4	KITCHEN VINYL	80	\$3.07	\$982.40
4	CARPET & PAD	120	\$3.38	\$1,622.40
4	PAINT- 4ft UP ONLY	840	\$0.60	\$2,016.00
4	DOORS	16.65	\$10.40	\$692.64
4	BASE CABINETS	5	\$94.25	\$1,885.00
4	COUNTER TOPS	5	\$39.00	\$780.00
4	SHEETROCK	0	\$1.95	\$0.00
4	INSULATION 4ft ONLY	400	\$0.65	\$1,040.00
			TOTAL	\$9,018.44

Label

Lic # 693044

STUBSTANTIAL IMPROVEMENT/SUBSTANTIAL DAMAGE
VALUATION SUMMARY

Unit 5-12

Job Address: 14100 Brookside LN, GVERNEVILLE

Plan Check No: _____, or Permit No: _____

Market Value¹: pre-construction: \$ 358616
or, pre-damage: \$ _____

Valuation²: of improvements: \$ 24438
or, damage: \$ _____

Valuation³ of repairs to Department documented substandard conditions: \$ ~~24438~~ Violation No: _____

Percent of improvements/damage (less repairs to documented substandard conditions) to market value: 6.81 %

Percent of previous improvements within prior three years: 1.75 %

Total percent of improvements: 8.54 %

Compliance with flood prevention regulations required: yes no

1. Attach documentation used to determine market value.
2. Attach documentation when improvements/repairs are based on contract price
3. The valuation of the repair of substandard conditions may only be deducted if such conditions have been documented and ordered corrected by the Department.

This form is to be completed for all alterations, repairs or additions to buildings located in designated flood areas to support determinations of substantial improvement or substantial damage. For definitic and information refer to Chapter 7B of the Sonoma County Code.

RETAIN / MICROFICHE THIS DETERMINATION AND ATTACHMENT

Date: 1-16-97 Completed by: *P. Keane*

PERMIT & RESOURCE MANAGEMENT DEPARTMENT

SONOMA COUNTY BUILDING & LAND DEVELOPMENT DIVISION

Rapid Evaluation Safety Assessment

Address 14100. Brookdale Lane UNITS 5-8

City CA

APN - - - Nearest X-street -

No. Stories - Basement (Y/N) -

Primary Occupancy:

- Single Fam Dwelling [] Industrial..... []
- Multi-Residential.... [] ()Public Assembly... []
- Commercial..... [] School..... []
- Office..... [] Government..... []
- Historic..... [] Emergency Service []
- Mobile Home..... [] Other MOTEL

Rating & Posting:

- Inspected: (GREEN)
- Exterior Only
- Exterior & Interior []
- Limited Entry (YELLOW) []
- Unsafe (RED) []

Type of Construction: Woodframe Masonry [] Concrete [] Steel

Review structure for the conditions shown below. A YES answer to 1, 2, or 5 is grounds for posting entire structure "UNSAFE". If more review is needed, post "LIMITED ENTRY".

BUILDING CONDITION:

- | | YES | NO | MORE REVIEW |
|---|-------------------------------------|-------------------------------------|------------------------|
| 1. Collapse, partial collapse, or building off of foundation?.. [] | <input type="checkbox"/> | <input checked="" type="checkbox"/> | [] |
| 2. Building or story noticeably leaning?..... [] | <input type="checkbox"/> | <input checked="" type="checkbox"/> | [] |
| 3. Did water enter building? (see x-section on back)..... <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | [] (underfloor; only) |
| 4. Do utilities need reconnection?..... [] | <input type="checkbox"/> | <input checked="" type="checkbox"/> | [] |
| 5. Is there structural damage?..... [] | <input type="checkbox"/> | <input checked="" type="checkbox"/> | [] |

If yes, describe and estimate cost: _____

6. Describe non-structural damage: WALL & FLOOR COVERINGS / FURNITURE APPLIANCES

- 7. Height of highest flood water above lowest floor..... 4 1/2 feet
- 8. Estimate of damage (percent) [] 0% 1-39% [] 40-60% [] 61-100%
- 9. Is building insured?.... YES [] NO
- 10. Currently occupied?... [] YES NO
- 11. Repairable?..... YES [] NO

RECOMMENDATION:

- 1. Further action required?..... [] YES NO
- 2. Detailed evaluation required?.. [] YES NO
- 3. Is a building permit required? YES [] NO [] Plans Required (see attached)
- 4. Other: _____

DESCRIPTION: _____

BROOKSIDE LODGE,				
P.O. BOX 382, GUERNEVILLE, CA 95446				
FLOOD REPAIR ESTIMATE				
UNIT # 5-12				
# UNITS	ITEM	Sq. Ft.	PRICE @	TOTAL
6	KITCHEN VINYL	80	\$3.07	\$1,473.60
2	ELECTRICAL	262.5	\$2.76	\$1,449.00
8	CARPET & PAD	120	\$3.38	\$3,244.80
8	PAINT- 4ft UP ONLY	569	\$0.60	\$2,731.20
8	DOORS	16.65	\$10.40	\$1,385.28
8	CASE CABINETS	3	\$94.25	\$2,262.00
8	COUNTER TOPS	3	\$39.00	\$936.00
8	SHEETROCK	569	\$1.95	\$8,876.40
8	INSULATION -4ft ONLY	400	\$0.65	\$2,080.00
			TOTAL	\$24,438.28

Stahl

Lic # 693044

SONOMA COUNTY BUILDING & LAND DEVELOPMENT DIVISION

Rapid Evaluation Safety Assessment

Address 19100 Brookside Lane UNITS 9-12

City GW

APN _____ Nearest X-street _____

No. Stories 1 Basement (Y/N) _____

Primary Occupancy:

- Sngle Fam Dwelling []
- Multi-Residential... [] ()
- Commercial..... []
- Office..... []
- Historic..... []
- Mobile Home..... []
- Industrial..... []
- Public Assembly... []
- School..... []
- Government..... []
- Emergency Service []
- Other MOTEL

Rating & Posting:

- Inspected: (GREEN)
- Exterior Only []
- Exterior & Interior []
- Limited Entry (YELLOW) []
- Unsafe (RED) []

Type of Construction: Woodframe Masonry [] Concrete [] Steel

Review structure for the conditions shown below. A YES answer to 1, 2, or 5 is grounds for posting entire structure "UNSAFE". If more review is needed, post "LIMITED ENTRY".

BUILDING CONDITION:

	YES	NO	MORE REVIEW
1. Collapse, partial collapse, or building off of foundation?..	[]	[]	[]
2. Building or story noticeably leaning?.....	[]	[]	[]
3. Did water enter building? (see x-section on back).....	<input checked="" type="checkbox"/>	[]	[] (underfloor; only)
4. Do utilities need reconnection?	[]	[]	[]
5. Is there structural damage?	[]	[]	[]

If yes, describe and estimate cost: _____

6. Describe non-structural damage: WALL / FLOOR COVERINGS APPLIANCES:
W/M ELECTRICAL

- 7. Height of highest flood water above lowest floor..... 5 feet
- 8. Estimate of damage (percent) [] 0% 1-39% [] 40-60% [] 61-100%
- 9. Is building insured?.... YES [] NO
- 10. Currently occupied?... YES [] NO
- 11. Repairable?..... YES [] NO

RECOMMENDATION:

- 1. Further action required?..... [] YES NO
- 2. Detailed evaluation required?.. [] YES NO
- 3. Is a building permit required? YES [] NO [] Plans Required (see attached)
- 4. Other: _____

DESCRIPTION: _____

Unit 13-16

SUBSTANTIAL IMPROVEMENT/SUBSTANTIAL DAMAGE
VALUATION SUMMARY

Job Address: 14100 Brookside Ln, GVERNEVILLE,
Plan Check No: _____, or Permit No: _____

Market Value¹: pre-construction: \$ 268962
or, pre-damage: \$ _____

Valuation²: of improvements: \$ 19232
or, damage: \$ _____

Valuation³ of repairs to Department documented substandard conditions: \$ 19232 Violation No: _____

Percent of improvements/damage (less repairs to documented substandard conditions) to market value: 7.15 %

Percent of previous improvements within prior three years: 1.75 %

Total percent of improvements: 8.90 %

Compliance with flood prevention regulations required: yes no

1. Attach documentation used to determine market value.
2. Attach documentation when improvements/repairs are based on contract price
3. The valuation of the repair of substandard conditions may only be deducted if such conditions have been documented and ordered corrected by the Department.

This form is to be completed for all alterations, repairs or additions to buildings located in designated flood areas to support determinations of substantial improvement or substantial damage. For definitions and information refer to Chapter 7B of the Sonoma County Code.

RETAIN / MICROFICHE THIS DETERMINATION AND ATTACHMENT

Date: 1-16-97 Completed by: BT Leams

PERMIT & RESOURCE MANAGEMENT DEPARTMENT

SONOMA COUNTY BUILDING & LAND DEVELOPMENT DIVISION

Rapid Evaluation Safety Assessment

Address 14100 Brookside Lane 13-116

City CW

APN _____ Nearest X-street _____

No. Stories 1 Basement (Y/N) _____

Primary Occupancy:

- Single Fam Dwelling [] Industrial..... []
- Multi-Residential... [] () Public Assembly... []
- Commercial..... [] School..... []
- Office..... [] Government..... []
- Historic..... [] Emergency Service []
- Mobile Home..... [] Other MOTEL

Rating & Posting:

- Inspected: (GREEN)
- Exterior Only []
- Exterior & Interior []
- Limited Entry (YELLOW) []
- Unsafe (RED) []

Type of Construction: Woodframe Masonry [] Concrete [] Steel

Review structure for the conditions shown below. A YES answer to 1, 2, or 5 is grounds for posting entire structure "UNSAFE". If more review is needed, post "LIMITED ENTRY".

BUILDING CONDITION:

YES NO MORE REVIEW

- 1. Collapse, partial collapse, or building off of foundation?.. [] [] []
- 2. Building or story noticeably leaning?..... [] [] []
- 3. Did water enter building? (see x-section on back)..... [] [] [] (underfloor; only)
- 4. Do utilities need reconnection? [] [] []
- 5. Is there structural damage? [] [] []

If yes, describe and estimate cost: _____

6. Describe non-structural damage: FLOOD/WALL COVERINGS - FURNITURE APPLIANCES WITH

7. Height of highest flood water above lowest floor..... 5 feet

8. Estimate of damage (percent) [] 0% [] 1-39% [] 40-60% [] 61-100%

9. Is building insured?... YES [] NO

10. Currently occupied?... [] YES NO

11. Repairable?..... YES [] NO

RECOMMENDATION:

- 1. Further action required?..... [] YES NO
- 2. Detailed evaluation required? [] YES NO
- 3. Is a building permit required? YES [] NO [] Plans Required (see attached)
- 4. Other: _____

DESCRIPTION: _____

BROOKSIDE LODGE,				
P.O. BOX 382, GUERNEVILLE, CA 95446				
FLOOD REPAIR ESTIMATE				
UNIT # 13-16, P-1 & P2 & PUMP ROOM				
# UNITS	ITEM	Sq.Ft.	PRICE @	TOTAL
2	KITCHEN VINYL	80	\$3.07	\$491.20
1	ELECTRICAL	262.5	\$2.76	\$724.50
5	CARPET & PAD	120	\$3.38	\$2,028.00
6	PAINT- 4ft UP ONLY	569	\$0.60	\$2,048.40
8	DOORS	16.65	\$10.40	\$1,385.28
4	BASE CABINETS	3	\$94.25	\$1,131.00
4	COUNTER TOPS	3	\$39.00	\$468.00
8	SHEETROCK	569	\$1.95	\$8,876.40
8	INSULATION -4ft ONLY	400	\$0.65	\$2,080.00
			TOTAL	\$19,232.78

Scatel
 Lic # 693044

SUBSTANTIAL IMPROVEMENT/SUBSTANTIAL DAMAGE
VALUATION SUMMARY

Units
17-19

Job Address: 14100 Brookside LN, Greenville,

Plan Check No: _____, or Permit No: _____

Market Value¹: pre-construction: \$ 134482
or, pre-damage: \$ _____

Valuation²: of improvements: \$ 9038
or, damage: \$ _____

Valuation³ of repairs to Department documented substandard conditions: \$ ~~9038~~ Violation No: _____

Percent of improvements/damage (less repairs to documented substandard conditions) to market value: 6.72 %

Percent of previous improvements within prior three years: 1.75 %

Total percent of improvements: 8.47 %

Compliance with flood prevention regulations required: yes no

1. Attach documentation used to determine market value.
2. Attach documentation when improvements/repairs are based on contract price
3. The valuation of the repair of substandard conditions may only be deducted if such conditions have been documented and ordered corrected by the Department.

This form is to be completed for all alterations, repairs or additions to buildings located in designated flood areas to support determinations of substantial improvement or substantial damage. For definitions and information refer to Chapter 7B of the Sonoma County Code.

RETAIN / MICROFICHE THIS DETERMINATION AND ATTACHMENT

Date: 1-16-97 Completed by: B. Kearns

PERMIT & RESOURCE MANAGEMENT DEPARTMENT

SOMOMA COUNTY BUILDING & LAND DEVELOPMENT DIVISION

Rapid Evaluation Safety Assessment

Address 14100 Brookside Lane 17-18-19

City Alameda

APN _____ Nearest X-street _____

No. Stories 1 Basement (Y/N) _____

Primary Occupancy:

- Single Fam Dwelling []
- Multi-Residential... []
- Commercial... []
- Office... []
- Historic... []
- Mobile Home... []
- Industrial... []
- Public Assembly... []
- School... []
- Government... []
- Emergency Service []
- Other MOTEL

Rating & Posting:

- Inspected: (GREEN)
- Exterior Only []
- Exterior & Interior
- Limited Entry (YELLOW) []
- Unsafe (RED) []

Type of Construction: Woodframe Masonry [] Concrete [] Steel

Review structure for the conditions shown below. A YES answer to 1, 2, or 5 is grounds for posting entire structure "UNSAFE". If more review is needed, post "LIMITED ENTRY"

BUILDING CONDITION:

	YES	NO	MORE REVIEW
1. Collapse, partial collapse, or building off of foundation ?..	[]	<input checked="" type="checkbox"/>	[]
2. Building or story noticeably leaning ?.....	[]	<input checked="" type="checkbox"/>	[]
3. Did water enter building ? (see x-section on back).....	<input checked="" type="checkbox"/>	[]	[] (underfloor; only)
4. Do pipes need reconnection ?	[]	<input checked="" type="checkbox"/>	[]
5. Is there structural damage ?	[]	<input checked="" type="checkbox"/>	[]

If yes, describe and estimate cost: _____

6. Describe non-structural damage: Water Flood w/ Appliances

- 7. Height of highest flood water above lowest floor..... 4 feet
- 8. Estimate of damage (percent) [] 0% 1-39% [] 40-50% [] 61-100%
- 9. Is building insured ?... YES [] NO
- 10. Currently occupied ?... [] YES NO
- 11. Repairable ?..... YES [] NO

RECOMMENDATION:

- 1. Further action required ?..... [] YES NO
- 2. Detailed evaluation required ?... [] YES NO
- 3. Is a building permit required ? YES [] NO [] Plans Required (see attached)
- 4. Other: _____

DESCRIPTION:

BROOKSIDE LODGE, P.O. BOX 382, GUERNEVILLE, CA 95446				
FLOOD REPAIR ESTIMATE UNIT # 17-19 & LAUNDRY				
# UNITS	ITEM	Sq. Ft.	PRICE @	TOTAL
1	KITCHEN VINYL	80	\$3.07	\$245.60
1	ELECTRICAL	262.5	\$2.76	\$724.50
3	CARPET & PAD	120	\$3.38	\$1,216.80
3	PAINT- 4ft UP ONLY	569	\$0.60	\$1,024.20
3	DOORS	16.65	\$10.40	\$519.48
3	BASE CABINETS	3	\$94.25	\$848.25
3	COUNTER TOPS	3	\$39.00	\$351.00
3	SHEETROCK	569	\$1.95	\$3,328.05
3	INSULATION- 4ft ONLY	400	\$0.65	\$780.00
			TOTAL	\$9,038.48

Lic # 693044

Spaid

Unit
#20

**SUBSTANTIAL IMPROVEMENT/SUBSTANTIAL DAMAGE
VALUATION SUMMARY**

Job Address: 14100 Brookside Ln, Guerneville
Plan Check No: _____, or Permit No: _____

Market Value¹: pre-construction: \$ 44827
or, pre-damage: \$ _____

Valuation²: of improvements: \$ 5292
or, damage: \$ _____

Valuation³: of repairs to Department documented substandard conditions: \$ 5292 Violation No: _____

Percent of improvements/damage (less repairs to documented substandard conditions) to market value: 11.8 %

Percent of previous improvements within prior three years: 1.75 %

Total percent of improvements: 13.55 %

Compliance with flood prevention regulations required: yes no

1. Attach documentation used to determine market value.
2. Attach documentation when improvements/repairs are based on contract price
3. The valuation of the repair of substandard conditions may only be deducted if such conditions have been documented and ordered corrected by the Department.

This form is to be completed for all alterations, repairs or additions to buildings located in designated flood areas to support determinations of substantial improvement or substantial damage. For definitions and information refer to Chapter 7B of the Sonoma County Code.

RETAIN / MICROFICHE THIS DETERMINATION AND ATTACHMENT

Date: 1-16-94 Completed by: [Signature]

PERMIT & RESOURCE MANAGEMENT DEPARTMENT

Thos. Bros. Map

Inspector SCHEIBLATT/HV

Date

1/8/97

SONOMA COUNTY BUILDING & LAND DEVELOPMENT DIVISION

Rapid Evaluation Safety Assessment

Address 14100 BROOKSIDE LN UNIT 20

City CW

APN _____ Nearest X-street _____

No. Stories 1 Basement (Y/N) _____

Primary Occupancy:

- Single Fam Dwelling [] Industrial..... []
- Multi-Residential... [] () Public Assembly... []
- Commercial..... [] School..... []
- Office..... [] Government..... []
- Historic..... [] Emergency Service []
- Mobile Home..... [] Other Motel

Rating & Posting:

- Inspected: (GREEN)
- Exterior Only []
- Exterior & Interior []
- Limited Entry (YELLOW) []
- Unsafe (RED) []

Type of Construction: Woodframe [] Masonry [] Concrete [] Steel

Review structure for the conditions shown below. A YES answer to 1, 2, or 5 is grounds for posting entire structure "UNSAFE". If more review is needed, post "LIMITED ENTRY".

BUILDING CONDITION:

YES NO MORE REVIEW

- 1. Collapse, partial collapse, or building off of foundation?.. [] [] []
- 2. Building or story noticeably leaning?..... [] [] []
- 3. Did water enter building? (see x-section on back)..... [] [] [] (underfloor only)
- 4. Do utilities need reconnection? [] [] []
- 5. Is there structural damage? [] [] []

If yes, describe and estimate cost: _____

6. Describe non-structural damage: ELECT. SYSTEM & SERVICE, WITH APPLIANCES FLOOR & WALL COLUMNS FURNITURE

7. Height of highest flood water above lowest floor..... 7 feet

8. Estimate of damage (percent) [] 0% [] 1-39% 40-60% [] 61-100%

9. Is building insured?.... YES [] NO

10. Currently occupied?... [] YES NO

11. Repairable?..... YES [] NO

RECOMMENDATION:

- 1. Further action required?..... [] YES [] NO
- 2. Detailed evaluation required?.. [] YES [] NO
- 3. Is a building permit required? YES [] NO [] Plans Required (see attached)
- 4. Other: _____

DESCRIPTION: _____

BROOKSIDE LODGE,				
P.O. BOX 382, GUERNEVILLE, CA 95446				
FLOOD REPAIR ESTIMATE				
UNIT # 20				
# UNITS	ITEM	Sq.Ft.	PRICE @	TOTAL
1	ELECTRICAL	50	\$2.76	\$138.00
1	CARPET & PAD	250	\$3.38	\$845.00
1	PAINT	890	\$0.60	\$534.00
2	DOORS	16.65	\$10.40	\$346.32
1	BASE CABINETS	5	\$94.25	\$471.25
1	COUNTER TOPS	5	\$39.00	\$195.00
1	SHEETROCK	1200	\$1.95	\$2,340.00
1	INSULATION	650	\$0.65	\$422.50
			TOTAL	\$5,292.07

Lic # 693044

Spatal

#25-23

Substantial Improvement/Substantial Damage
Valuation Summary

Job Address: 14100 Brookside Ln, Guerneville,

Plan Check No: _____, or Permit No: _____

Market Value¹: pre-construction: \$ 134,482
or, pre-damage: \$ _____

Valuation²: of improvements: \$ 13,475
or, damage: \$ _____

Valuation³ of repairs to Department documented substandard conditions: \$ ~~13,475~~ Violation No: _____

Percent of improvements/damage (less repairs to documented substandard conditions) to market value: 10 %

Percent of previous improvements within prior three years: 1.75 %

Total percent of improvements: 11.75 %

Compliance with flood prevention regulations required: yes no

1. Attach documentation used to determine market value.
2. Attach documentation when improvements/repairs are based on contract price
3. The valuation of the repair of substandard conditions may only be deducted if such conditions have been documented and ordered corrected by the Department.

This form is to be completed for all alterations, repairs or additions to buildings located in designated flood areas to support determinations of substantial improvement or substantial damage. For definitions and information refer to Chapter 7B of the Sonoma County Code.

RETAIN / MICROFICHE THIS DETERMINATION AND ATTACHMENT

Date: 1-16-97 Completed by: A. Kearns

PERMIT & RESOURCE MANAGEMENT DEPARTMENT

Thos. Bros. Map

Inspector SCHMIDT / 1411

Date 1/8/97

FIP-00015015

SONOMA COUNTY BUILDING & LAND DEVELOPMENT DIVISION

Rapid Evaluation Safety Assessment

Address 14100 Brookside Units 2-23

City CA

APN 1- - - - - Nearest X-street _____

No. Stories 1 Basement (Y/N) _____

Primary Occupancy:

- Single Fam Dwelling [] Industrial..... []
- Multi-Residential... [] () Public Assembly... []
- Commercial..... [] School..... []
- Office..... [] Government..... []
- Historic..... [] Emergency Service []
- Mobile Home..... [] Other MOBILE

Rating & Posting:

- Inspected: (GREEN)
- Exterior Only []
- Exterior & Interior []
- Limited Entry (YELLOW) []
- Unsafe (RED) []

Type of Construction: Woodframe [] Masonry [] Concrete [] Steel

Review structure for the conditions shown below. A YES answer to 1, 2, or 5 is grounds for posting entire structure "UNSAFE". If more review is needed, post "LIMITED ENTRY".

BUILDING CONDITION:

	YES	NO	MORE REVIEW
1. Collapse, partial collapse, or building off of foundation?.. []	[]	[]	[]
2. Building or story noticeably leaning?..... []	[]	[]	[]
3. Did water enter building? (see x-section on back)..... []	[]	[]	[] (underfloor only)
4. Do utilities need reconnection? []	[]	[]	[]
5. Is there structural damage? []	[]	[]	[]

If yes, describe and estimate cost: _____

6. Describe non-structural damage: ELECT. SYSTEMS, SERVICE, W/IN FURNITURE
Wall Floor Ceiling Corrosions

7. Height of highest flood water above lowest floor..... 9 feet

8. Estimate of damage (percent) [] 0% [] 1-39% [] 40-60% [] 61-100%

9. Is building insured?.... YES [] NO

10. Currently occupied?... [] YES NO

11. Repairable?..... YES [] NO

RECOMMENDATION:

1. Further action required?..... [] YES [] NO

2. Detailed evaluation required? [] YES [] NO

3. Is a building permit required? YES [] NO [] Plans Required (see attached)

4. Other: _____

DESCRIPTION: _____

	BROOKSIDE LODGE,			
	P.O. BOX 382, GUERNEVILLE, CA 95446			
	FLOOD REPAIR ESTIMATE			
	UNIT # 21-23			
# UNITS	ITEM	Sq.Ft.	PRICE @	TOTAL
1	ELECTRICAL	262.5	\$2.76	\$724.50
3	CARPET & PAD	180	\$3.38	\$1,825.20
3	PAINT	890	\$0.60	\$1,602.00
3	DOORS	16.65	\$10.40	\$519.48
3	BASE CABINETS	3	\$94.25	\$848.25
3	COUNTER TOPS	3	\$39.00	\$351.00
3	SHEETROCK	1200	\$1.95	\$7,020.00
3	INSULATION	300	\$0.65	\$585.00
			TOTAL	\$13,475.43

Selafel

Lic # 693044

SUBSTANTIAL IMPROVEMENT/SUBSTANTIAL DAMAGE VALUATION SUMMARY

Job Address: 14100 Brookside LN, Guerneville

Plan Check No: _____, or Permit No: _____

Market Value¹: pre-construction: \$ 818,655
or, pre-damage: \$ ~~1,200,000~~

Valuation²: of improvements: \$ 9,041
or, damage: \$ _____

Valuation³ of repairs to Department documented substandard conditions: \$ ~~9,041~~ Violation No: _____

Percent of improvements/damage (less repairs to documented substandard conditions) to market value: 1.10 %

Percent of previous improvements within prior three years: 1.75 %

Total percent of improvements: 11.75 %

Compliance with flood prevention regulations required: yes no

1. Attach documentation used to determine market value.
2. Attach documentation when improvements/repairs are based on contract price
3. The valuation of the repair of substandard conditions may only be deducted if such conditions have been documented and ordered corrected by the Department.

This form is to be completed for all alterations, repairs or additions to buildings located in designated flood areas to support determinations of substantial improvement or substantial damage. For definitions and information refer to Chapter 7B of the Sonoma County Code.

RETAIN / MICROFICHE THIS DETERMINATION AND ATTACHMENT

Date: 1-16-97 Completed by: [Signature]

PERMIT & RESOURCE MANAGEMENT DEPARTMENT

Thos. Bros. Map

Inspector SCHWABERT / UH

Date 1/8/97

SONOMA COUNTY BUILDING & LAND DEVELOPMENT DIVISION

Rapid Evaluation Safety Assessment

Address 14100

BLOOMSBURY LN

UNITS 26-27

City CA

APN _____

Nearest X-street _____

No. Stories 1

Basement (Y/N) _____

Primary Occupancy:

- Single Fam Dwelling []
- Multi-Residential... []
- Commercial... []
- Office... []
- Historic... []
- Mobile Home... []
- Industrial... []
- Public Assembly... []
- School... []
- Government... []
- Emergency Service []
- Other MOTEL

Rating & Posting:

- Inspected: (GREEN)
- Exterior Only []
- Exterior & Interior []
- Limited Entry (YELLOW) []
- Unsafe (RED) []

Type of Construction: Woodframe Masonry [] Concrete [] Steel

Review structure for the conditions shown below. A YES answer to 1, 2, or 5 is grounds for posting entire structure "UNSAFE". If more review is needed, post "LIMITED ENTRY".

BUILDING CONDITION:

	YES	NO	MORE REVIEW
1. Collapse, partial collapse, or building off of foundation? .. []	[]	<input checked="" type="checkbox"/>	[]
2. Building or story noticeably leaning? .. []	[]	<input checked="" type="checkbox"/>	[]
3. Did water enter building? (see x-section on back)..... []	<input checked="" type="checkbox"/>	[]	[] (underfloor; only)
4. Do utilities need reconnection? .. []	[]	<input checked="" type="checkbox"/>	[]
5. Is there structural damage? .. []	[]	<input checked="" type="checkbox"/>	[]

If yes, describe and estimate cost: _____

6. Describe non-structural damage: W/H FLOOR/WALL COBRINKS ELEV. SYSTEM

7. Height of highest flood water above lowest floor..... 4 feet

8. Estimate of damage (percent) [] 0% [] 1-39% [] 40-60% [] 61-100%

9. Is building insured? ... YES [] NO

10. Currently occupied? ... [] YES NO

11. Repairable? .. YES [] NO

RECOMMENDATION:

1. Further action required? .. [] YES NO

2. Detailed evaluation required? .. [] YES NO

3. Is a building permit required? YES [] NO [] Plans Required (see attached)

4. Other: _____

DESCRIPTION: _____