

VINELAND STATION L.P.

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April, 2009

Mayor Del Britton
Councilman Eric Sklar, Vice Mayor
Councilwoman Sharon Crull
Councilwoman Catarina Sanchez
Councilwoman Bonnie Schoch

Re: Vineland Station L.P.

Dear Honorable Mayor and City Council,

I am requesting that the City raise the room cap for the Vineland Station property to allow for 60 additional overnight lodging units. (Site Specific to the Vineland Station L.P. property).

I am also requesting that the City allow the property to be sub-divided into two legal parcels with reciprocating agreements between the two parcels for parking and utilities.

If the City, for any reason, is not able to allow the new lodging units to be connected to City Water, the Vineland Station property has two existing and operating wells of which we have applied to Napa County Environmental Health and the State of California for Domestic Water Use Permits. The wells currently supply water to all of the landscaped areas on the property.

The attached site plan shows the existing buildings (Coral Color) on the Vineland Station property as well as the two new *Mixed Use* buildings (Tangerine Color) which are under construction. The extension of Oak Avenue is shown per the General Plan and Highway 29 Specific Plan. The remaining land area would be the location of the new 60 unit lodging facility (Light Green Color). Upon approval of lifting the cap by 60 units, we will immediately begin the design of the project for submittal to the Planning Commission.

I believe that this project is long overdue as a benefit to this community and I ask this City Council to approve lifting the cap to allow this project to move forward.

Thank you,
S/ Rodney Friedrich

Rodney Friedrich
General Partner, Vineland Station L.P.