

**VINELAND STATION L.P.**  
PROPOSED 60-ROOM OVERNIGHT LODGING FACILITY  
VINELAND STATION MASTER PLANNED PROJECT  
APPLICATION PROPOSAL  
April, 2009

The Vineland Station L.P. property is located at the Southern gateway to St. Helena along Main Street. The property consists of approximately 8.5 acres, all zoned Service Commercial and currently encompasses a variety of mixed uses including both businesses and residential with a portion of the property still undeveloped.

Vineland Station L.P. has worked with the city of St. Helena over the years in developing and building various projects on the property that provide the best and most desirable uses that will benefit the City and its citizens for many years to come.

Beginning in 1999, the City began the Highway 29 Specific Plan which included an outline for a 78-room hotel on the Vineland Station property as one of the alternatives included in the Environmental Impact Report.

The Vineland Station property is in the Service Commercial district and does not require a Zoning or General Plan amendment to allow for an Overnight Lodging Facility. The City Council only needs to increase the current cap on the number of lodging rooms allowed in the City of St. Helena.

The proposed lodging project will follow all of the objectives outlined in the City's General Plan, Zoning Ordinances and Highway 29 Specific Plan.

This is a very important project for the City of St. Helena and its citizens. We have worked hard and long to make it the best project possible.

The following information answers the criteria outlined in the Highway 29 Specific Plan.

**LAND USE OBJECTIVES:**

There are several Land Use Objectives outlined in the Highway 29 Specific Plan:

**1. Implement policies set forth in the General Plan.**

*The General Plan provides for Over Night Lodging use on the Vineland Station L.P. property. No change is required in the General Plan.*

- 2. Provide for the logical extension of service commercial and light industrial uses and other land uses permitted and conditionally permitted in the St. Helena Zoning Ordinance.**

*The Zoning Ordinance provides for Over Night Lodging use on the property. No change is required in the Zoning Ordinance.*

- 3. Work with private landowners and encourage their cooperation to achieve City objectives as expressed in this Specific Plan and General Plan.**

*The proposed Lodging Facility and existing commercial businesses outlined in the Master Plan for the Vineland Station L.P. property provide for the objectives that the City desires to implement, including improved circulation through the City as well as economic benefits to the City.*

- 4. Provide for growth that is local-serving and pedestrian-scaled service commercial and light industrial opportunities on vacant land within the Specific Plan area. Where feasible, promote development of housing in the Specific Plan area.**

*As part of the Vineland Station L.P. Master Plan, referencing an Overnight Lodging Facility, a housing component has already been approved and permitted for construction.*

- 5. Encourage redevelopment on underutilized and/or poorly designed parcels of land within the Specific Plan area.**

*The Vineland Station property has demonstrated in all of its improvements and development to the property a significant enhancement to the gateway to St. Helena. The approval of the Overnight Lodging Facility will allow for the continuation of significant improvements to St. Helena both on the Vineland Station property and off.*

- 6. Design the land use pattern in the area so as to minimize noise and safety conflicts between various land uses.**

*The proposed Overnight Lodging Facility and Master Plan of the Vineland Station L.P. property complies with all of the noise and safety requirements of the City.*

- 7. Establish and maintain appropriate setbacks and buffers between urban-type uses and permanent open space and resource area, with special attention given to protecting the environmental quality.**

*The proposed Overnight Lodging Facility is designed for a lesser density in buildings than might be allowed with another more dense type of commercial development project.*

*The proposed project will maintain the large expanse of landscaped areas which the Vineland Station L.P. property has been developing over the last several years on the property.*

**8. Accommodate agricultural activities within and around the Specific Plan area.**

*The Vineland Station L.P. property originally consisted of 35 acres, of which more than 25 acres were sold and have now been planted in vineyard.*

**9. Facilitate remediation of contaminated sites within the Specific Plan area.**

*The Vineland Station L.P. property does not contain any contaminated areas. Older gas tanks were removed years ago under permit. An updated (September 30, 2008) A copy of the Phase I Environmental Report will be made available if requested.*

**10. Promote mixed-use development of residential and non-residential land uses to assist the City to achieve and appropriate balance of land uses in the community.**

*The Vineland Station L.P. Master Plan includes preserving the existing businesses along Main Street which will keep and maintain the local flavor as it exists now. The Vineland Station L.P. property includes a residential housing component with two units designated with signed agreements with the City for Affordable Housing.*

**11. Facilitate a General Plan Amendment and rezoning for the Beckstoffer property within the Specific Plan area to reflect the long-term use of this property for agricultural production.**

*Vineland Station L.P. property adjoins the Beckstoffer property. The proposed Overnight Lodging Facility is the best use of the Vineland Station L.P. property which will continue to preserve the neighboring vineyard property. The proposed Overnight Lodging Facility will not be a nuisance to the adjoining vineyard property. Consistent with Hwy. 29 Specific Plan EIR mitigation measure 4.6.3, there will be a minimum 100 ft. buffer between the Overnight Lodging buildings and vineyard vines.*

**SUMMARY OF LAND USE OBJECTIVES**

(Page 16 of the Highway 29 Specific Plan)

The Vineland Station L.P. property has been improving the gateway to St. Helena over the past several years. The property includes expansive landscaped areas which are available for the public to enjoy. The proposed Overnight Lodging Facility added to the already existing buildings on the property will help meet the criteria outlined in the General Plan and Highway 29 Specific Plan by:

- Improving circulation within the City by constructing a portion of the proposed Oak Avenue extension.

- Paying for a portion of the proposed traffic signal at Main St. and Grayson Ave.
- Providing significant additional annual revenue through TOT (Transient Occupancy Tax) income stream which the City can use to improve other areas of the City.
- Keeping and continuing to preserve buildings which have significant meaning to the City.
- Keeping, preserving and adding landscaping to the property.
- Provide valuable parking which is within walking distance to the downtown core of St. Helena.

### **LAND USE CONCEPT**

(Page 18 of the Highway 29 Specific Plan)

The proposed Overnight Lodging Facility and Master Plan for the Vineland Station L.P. property, when completed, will comply 100% with the land use policies, zoning ordinances and goals which the City desires to achieve. The property does not require a General Plan or Zoning amendment.

A development intensity FAR (Floor Area Ratio), after deducting land for Oak Ave. on the completed project will be 27.32 % on the total project and a footprint ratio of 20.18%. The General Plan allows for an FAR of 50.00%, with a desired goal of 30.00%. The Vineland Station Master Plan including the proposed lodging facility is well within the desired goals set by the City.

### **DEVELOPMENT STANDARDS**

(Page 19 of the Highway 29 Specific Plan)

The proposed Overnight Lodging Facility and the existing Vineland Station property complies with or exceeds all of the Development Standards outlined, including setbacks, building heights, landscaping, signage and parking.

### **DESIGN OBJECTIVES**

(Page 24 of the Highway 29 Specific Plan)

The proposed Overnight Lodging Facility on the Vineland Station L.P. property will comply with the Design Objectives outlined in the Highway 29 Specific Plan.

### **SITE DESIGN, CHARACTER AND SCALE**

(Page 24 of the Highway 29 Specific Plan)

The existing buildings and landscaping along Main Street will remain as they are now.

The proposed Overnight Lodging Facility will be designed to meet the design criteria outlined in the City's goals and objectives. No building is over 35 feet in height. The proposed new buildings will be designed to compliment existing structures on the property.

An existing old stone winery building currently buried with existing structures will be renovated and used as the wine bar for the property.

The site is generally flat and no significant changes to grade are being proposed.

## **BUILDINGS**

(Page 25 of the Highway 29 Specific Plan)

The proposed Overnight Lodging Facility is the only building project being proposed. All other buildings on the Vineland Station property will remain as they exist with the exception of the new buildings being constructed to replace the warehouse Pole Barn.

## **WALL AND FENCING**

(Page 25 of the Highway 29 Specific Plan)

There are no proposed walls or fencing in the master planned project. (Other than what may be required by Code).

## **SIGNS**

(Page 25 of the Highway 29 Specific Plan)

Signage will consist of one sign located within the property at the Oak Avenue entrance to the property. Interior directional signage will be designed to blend into the design of the buildings and will be complimentary to the visual aspects of the project.

## **LANDSCAPING**

(Page 25 of the Highway 29 Specific Plan)

Vineland Station L.P. has already installed landscaping to improve the gateway entrance to St. Helena. The proposed Overnight Lodging Facility will continue to be improve and compliment the existing landscaping on the property.

All significant trees have been identified on the property and are to remain.

All landscaping will use well water (Reclaimed City water will be used if and when it becomes available). Over the past several years, existing landscaping currently on City water has been converted to well water.

## **PARKING AND LOADING**

(Page 26 of the Highway 29 Specific Plan)

Parking has been designed under the large power lines where no structures are permitted. Additional parking is proposed along the south side of Vidovich Ave. No new parking areas will be directly visible from Main Street.

Existing parking visible from Main Street is scheduled to remain 'as-is'.

No loading areas will be visible from Main Street. All parking areas will include landscaping buffers.

## **LIGHTING**

(Page 27 of the Highway 29 Specific Plan)

Vineland Station L.P. has already established an approved lighting criteria on existing buildings on the property. (Note: The parking lot lighting is also the same exact lighting as used in the Whiting Nursery across the street). This lighting standard will continue throughout the proposed project.

## **CIRCULATION SYSTEM**

(Page 28 of the Highway 29 Specific Plan)

The proposed Overnight Lodging Facility project includes all of the objectives outlined in the Highway 29 Specific Plan. This includes:

- Dedicating over one acre of land for the proposed Oak Avenue extension
- Construction of Oak Avenue, including auto, bike lanes and landscaping.
- Purchase of one parcel at Grayson Avenue for Oak Avenue.
- Payment for a proportion of the Main Street/Grayson Avenue traffic signal.

In addition, the addition of the 60-Room Lodging Facility Master Planned project includes:

- Interior circulation through the property.
- Sufficient on-site parking. (Note: all parking stalls are normal size stalls. No compact stalls have been designed into the project).

The circulation objectives desired by the City will require significant financial contributions by Vineland Station L.P.

## **DRIVEWAY LOCATIONS:**

(Page 31)

There will be no additional curb cut entrances at Highway 29 (Main Street) needed for the proposed project. Only the new entrance points on Oak Avenue will be installed.

## **PUBLIC TRANSIT**

(Page 31)

The property is close to public transportation at both the High School and at Main and Mitchell.

## **PEDESTRIAN AND BICYCLE CIRCULATION**

(Page 32)

Bike lanes are included in the Master Plan along Oak Avenue.

Bike stalls will be included with the proposed project.

Pedestrian access both through the property as well as along Oak Avenue, Vidovich Avenue and Main Street.

## **UTILITIES, INFRASTRUCTURE AND GRADING**

(Page 34 of the Highway 29 Specific Plan)

Water, sewer, reclaimed water and other utilities outlined in the Highway 29 Specific Plan are included, per the direction of the Public Works Director as part of the Vineland Station L.P. proposal.

The property is not within the 100 year flood plain.

The site is relatively flat and minimum grading is needed to accommodate the proposed project.

## **WATER**

(Page 35 of the Highway 29 Specific Plan)

The proposed project will obtain a permit to use existing on-site well water for the overnight lodging portion of the project if needed. The project will either use City Water or Well Water as directed by the City.

The proposed lodging facility will not include on-site laundry facilities. All laundry will be shipped to facilities outside of the City.

## **WASTEWATER**

(Page 36 of the Highway 29 Specific Plan)

The proposed project will be connected to City Sewer.

## **STORM DRAINAGE**

(Page 37 of the Highway 29 Specific Plan)

Engineering tests have been done on site to determine that ALL storm water run-off can be handled ON-SITE and does NOT need to be routed to the Napa River or Sulphur Creek. Existing Storm water is already handled on site for all of the 641 Main Street (Go Fish) roof, hardscape and parking areas. In addition, a separate storm water system is in place for 709 & 789 Main Street (Azteca Market & Dragonfly). In addition, an existing storm drain system is already in place to handle the new construction of 1281 Vidovich Ave. buildings.

A copy of the report is included as part of this application.

## **GAS AND ELECTRICITY**

(Page 38 of the Highway 29 Specific Plan)

There is a major transmission line through the south portion of the property. There are no planned changes to this line.

There is a second major transmission line along the West property boundary between the proposed Oak Avenue and Beckstoffer Vineyards. This line is to remain above ground and a slight alignment change is proposed.

All other utility lines are proposed to be placed underground.

No new utility lines are needed to access the property. The site is currently served with electric and natural gas services.

## **FIRE AND POLICE SERVICE**

(Page 41 of the Highway 29 Specific Plan)

The proposed lodging facility is the only additional improvement proposed for the Vineland Station L.P. property. All of the existing buildings and businesses served by the Fire and Police departments continue to be upgraded with better lighting, and fire sprinkler systems.

The proposed lodging facility will not generate any significant additional impacts to the City.

## **PARKS AND LIBRARY SERVICE**

(Page 42 of the Highway 29 Specific Plan)

The proposed lodging facility will not impact the Library. TOT income from the Overnight Lodging Facility can be directed towards continued improvements to the Library as directed by the City.

Vineland Station L.P. has built landscape areas for the public use. These facilities will be maintained and continued improvements made in the proposed project.

## **NATURAL RESOURCE MANAGEMENT**

(Page 43 of the Highway 29 Specific Plan)

All significant buildings have been identified and have already been renovated or are scheduled to be renovated with existing permits.

There are no wetlands on the site.

## **AIR AND WATER QUALITY PROVISIONS**

(Page 45 of the Highway 29 Specific Plan)

All site work will be done per the guidelines outlined in the Highway 29 Specific Plan.

A Storm Water Pollution Prevention Plan (SWPPP) will be submitted for the construction permit.

## **HAZARDOUS MATERIALS**

(Page 47 of the Highway 29 Specific Plan)

There are no known hazardous materials on site.

A Phase I Environmental Report (September 30, 2008) is available for review if requested.

## **TREE PROTECTION**

(Page 48 of the Highway 29 Specific Plan)

All significant trees have been identified on the property and are scheduled to remain in the new design.

## **NOISE PROTECTION**

(Page 48 of the Highway 29 Specific Plan)

The proposed project will not generate any significant noise levels.

All equipment is located within enclosed areas.

The project has been planned away from Highway 29. Vineyard land is located on the west side of the proposed project. Commercial buildings surround the remainder of the proposed project and property.

## **CULTURAL RESOURCE PROTECTION**

(Page 50 of the Highway 29 Specific Plan)

There are no known archeological findings on the site.

If any archeological finds are made during construction, all construction is mandated to stop per the City permit guidelines.

## **FINANCING PLAN**

(Page 52 of the Highway 29 Specific Plan)

The proposed lodging facility on the Vineland Station L.P. property is most likely the only development that can provide the infrastructure goals outlined in the Highway 29 Specific Plan.

It is also the only project that can provide and keep the amount of landscaped area that has been set aside in the Master Planned project.

The proposed lodging facility is the only project that can provide a continued annual revenue stream year and year to the City.

The proposed lodging facility project is the only project that meets the financing objectives outlined in the Highway 29 Specific Plan.

## **HIGHWAY 29 SPECIFIC PLAN EIR MITIGATION MONITORING AND REPORTING PROGRAM, FEBRUARY 2005**

The proposed lodging facility will comply with the mitigating measures as outlined.

## **GREEN BUILDING PRINCIPLES:**

Vineland Station has already been constructing buildings using green building guidelines throughout the construction process. The proposed project will implement green building standards and guidelines throughout the design, construction and operating processes.

## **SUMMARY**

We believe that the approval of an Overnight Lodging Facility on the Vineland Station property is long overdue. This project meets all of the required guidelines of the City and will provide a substantial increase to the City's annual budget.

The property is a Mixed Use Property with is already approved for commercial and residential uses which are compatible with an Overnight Lodging Facility.

The property is within close walking distance to the downtown area and local merchants.

The proposed project incorporates the ideas and goals that the City desires:

- Maintaining Main Street's visual appearance.
- Constructing a portion of Oak Avenue per the Highway 29 Specific Plan.
- Infrastructure improvements will be made
- Providing a significant annual income stream through TOT.
- Benefitting the downtown merchants with guests who will be able to walk into town from the hotel.
- Provide lodging facility to local wineries and businesses which will have a place to house their guests while visiting St. Helena
- It is even possible that having an Overnight Lodging Facility in St. Helena might help traffic by keeping them in town rather than driving through the city.

*This is a good project for St. Helena.*

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Rodney Friedrich  
Vineland Station L.P.