CITY OF ST. HELENA

RESOLUTION NO. 2008-77

APPROVING AMENDMENTS TO WATER USE AGREEMENTS FOR THE CIA CAMPUSES AT 2555 MAIN STREET AND 830 PRATT AVENUE

RECITALS

1. The Culinary Institute of America at Greystone (the “CIA”) submitted an application to make improvements to its existing facilities to allow for an increase in enrollment and to meet the overall operational needs of the main campus and its off-site dormitory. The project involves two sites; the Greystone Campus at 2555 Main Street and the Vineyard Lodge complex located at 830 Pratt Avenue.

2. The project components at the Greystone campus at 2555 Main Street consist of an increase in student enrollment from 104 students to 200 students, establishment of a new 25-35 seat café/delicatessen, relocated retail store, construction of a new teaching kitchen, and relocation of the chocolate room.

3. The project components at the Vineyard Lodge campus at 830 Pratt Ave. include rezoning the parcel from A-20: Twenty Acre Agriculture to PQP: Public & Quasi-Public; the construction of a new 12,282 sq. ft. dormitory that will achieve LEED Gold certification. The number of students housed on the site will increase from 40 to 101, including one on-site manager.

4. The CIA and the City of St. Helena agreed to water use limitations at each of the properties. Additional water is required to service the new uses. The CIA requested amendments to each of the water use agreements.

5. The current Vineyard Lodge allotment of 3,150 gpd meets existing demand, however, the proposed dormitory will increase demand to 4,750 gpd. To offset this increased water demand the applicant is proposing to reallocate 1,600 gpd from the Greystone Campus water agreement to Vineyard Lodge and reduce the Greystone agreement to 15,900 gpd. The Greystone campus will supplement its municipal water with the installation of a domestic well and water storage tank. The total municipal water use will remain unchanged.

6. The Planning Commission considered the project, including modifications to the 2555 Main Street campus and to the 830 Pratt Avenue campus, at noticed public hearings held on July 1, 2008 and July 15, 2008.

7. An Initial Study was prepared and circulated for public comment from June 12, 2008 through July 15, 2008. The Commission recommended adoption of a Resolution
Adopting a Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

8. The Planning Commission recommended approval of the project to the City Council, including amendments to the water agreements, on July 15, 2008.

9. The City Council reviewed the project at a noticed public hearing held on August 26, 2008.

RESOLUTION

NOW, THEREFORE, The City Council for the City of St. Helena resolves as follows:

A. To amend the water use agreement at 2555 Main Street to reduce municipal water use from 17,500 gpd to 15,900 gpd. The municipal water use will be supplemented with the construction of a new well.

B. To amend the water use agreement at 830 Pratt Avenue to increase municipal water use from 3,150 gpd to 4,750 gpd.

Approved at a Regular Meeting of the St. Helena City Council on August 26, 2008, by the following vote:

AYES: Councilmembers Sklar, Novak, Schoch, Potter, Mayor Britton
NOES: None

APPROVED:

[Signature]
Delford Britton
Mayor

ATTEST:

[Signature]
Delia Guijosa
City Clerk

[Stamp]