CITY OF ST. HELENA

RESOLUTION NO. 2015-31

THE CITY COUNCIL OF THE CITY OF ST. HELENA
AUTHORIZES THE CITY MANAGER TO ASSIGN DEVELOPMENT AGREEMENT
REQUIREMENTS TO THE PROPERTIES THEY WERE INTENDED FOR AT THE
8.5 ACRES OF LANDS OF THE VINELAND STATION DEVELOPMENT PROJECT

RECITALS

1. In 2011, the City entered into a development agreement with Vineland Station
L.P. to develop a 60-room hotel with lobby and reception area, pool, outdoor spa
areas, public walkways, water fountains, gathering areas and rooftop gardens,
surface and below surface parking. The hotel project has a total of 25 buildings
of various sizes; none exceed 10,000 square feet in size.

2. In 2012, the Parcel Map was recorded for the lands of Vineland Station, L.P.,
located at 633 Main Street to subdivide 8.5+/- acres into three parcels, 2.83,
2.62, and 1.67 acres in size, and the Development Agreement was recorded
against all three properties by the Title Company, and

3. This Development Agreement gives the developer specific development rights
and in turn requires that the developer to comply with specific conditions as
required by the City of St. Helena. Specifically, the Development Agreement
was intended to apply to the hotel parcel site, however, when the maps were
recorded creating the three parcels described above the development rights and
conditions intended for the hotel parcel were placed on all three parcels.

RESOLUTION

The City Council of the City of St. Helena, State of California, hereby authorizing the
City Manager to execute the documents necessary so that the Development
Agreement and other previous project approvals apply to the properties to which
they were intended.

I HEREBY CERTIFY that the foregoing resolution was duly approved by the City
Council of the City of St. Helena at a regular meeting of said City Council held on
March 24, 2015, by the following roll call vote:

Mayor Galbraith:  
Vice Mayor White:  
Councilmember Crull:  
Councilmember Dohring:  
Councilmember Pitts:  

\[ \text{YES} \]  
\[ \text{YES} \]  
\[ \text{YES} \]  
\[ \text{YES} \]  
\[ \text{Recuse} \]
APPROVED:

Alan Galbraith, Mayor

ATTEST:

Cindy Black, City Clerk