

**ST. HELENA RESORT: PERMITTING SEQUENCE
IF MEASURE B PASSES**
November 5, 2024 Election

CERTIFIED ELECTION RESULTS
(on or before December 3, 2024)

**DEVELOPMENT APPLICATION MUST
DEMONSTRATE CONFORMANCE WITH
ALL ORDINANCE STANDARDS**
(5 months after certified results)

- STANDARDS:**
- Permitted uses
 - High quality design
 - Height, density, setbacks
 - Landscaping
 - Parking
 - Environmental conditions

**CITY MUST MAKE A "SUBSTANTIAL
CONFORMANCE DETERMINATION"
WITH ZONING ORDINANCE**
(no less than 30 days)

- EVIDENCE REQUIRED
FROM APPLICANT:**
- Water & Aquifer Study
 - Recycled Water Plan
 - Air Quality Plan
 - Energy Compliance Plan
 - Transportation Plan
 - Jurisdictional Water Plan
 - Biological Surveys
 - Cultural Resources Plan
 - Historic Structure Plan
 - Stormwater Plan
 - Geotechnical Report
 - Code Compliance Plan

BUILDING PERMIT APPLICATION
(3 months)

**BEFORE APPLICATIONS CAN
BE APPROVED BY CITY:**

- Workforce Housing Application, at least 50 units in City limits
- Payment of Impact and Development fees

BUILDING PERMIT ISSUANCE
(9 months)

**ON A PARALLEL TRACK
DURING CONSTRUCTION:**

- Approval of workforce housing project
- Road improvements
- Complete new pedestrian path
- Repair all impacted roads and utilities
- Pay traffic fees

CONSTRUCTION STARTS
(2 years)

- DURING CONSTRUCTION:**
- Cultural Resource Monitoring
 - City to confirm energy and lighting compliance

ST. HELENA RESORT OPENS
(3.5 years)

**ONCE THE ST. HELENA RESORT
OPENS, NOBLE HOUSE MUST:**
Complete Workforce Housing
within 24 months