

From: [Brian Bennett](#)
To: [Clerk](#)
Cc: [Beth Painter](#); [Scott Sedgley](#); [Christopher DeNatale](#); [Mary Luros](#); [Bernie Narvaez](#)
Subject: Opposition to Proposed Glamping Campground – Community Summary Book
Date: Thursday, February 13, 2025 12:37:34 PM
Attachments: [Napa Community Protect Napa Book V1.pdf](#)

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear Council Members and City Clerk,

Attached is a comprehensive document compiled by our community, summarizing expert insights and resident concerns regarding the proposed glamping campground. This document serves two key purposes:

1. **Providing factual insights** from experts and firsthand accounts from neighbors who know the area well.
2. **Serving as a reference** during the City Council meeting to help ensure speakers present coordinated and non-redundant points.

I kindly request that the City Clerk print copies of this document for distribution to the City Council at the meeting on Feb 18th.

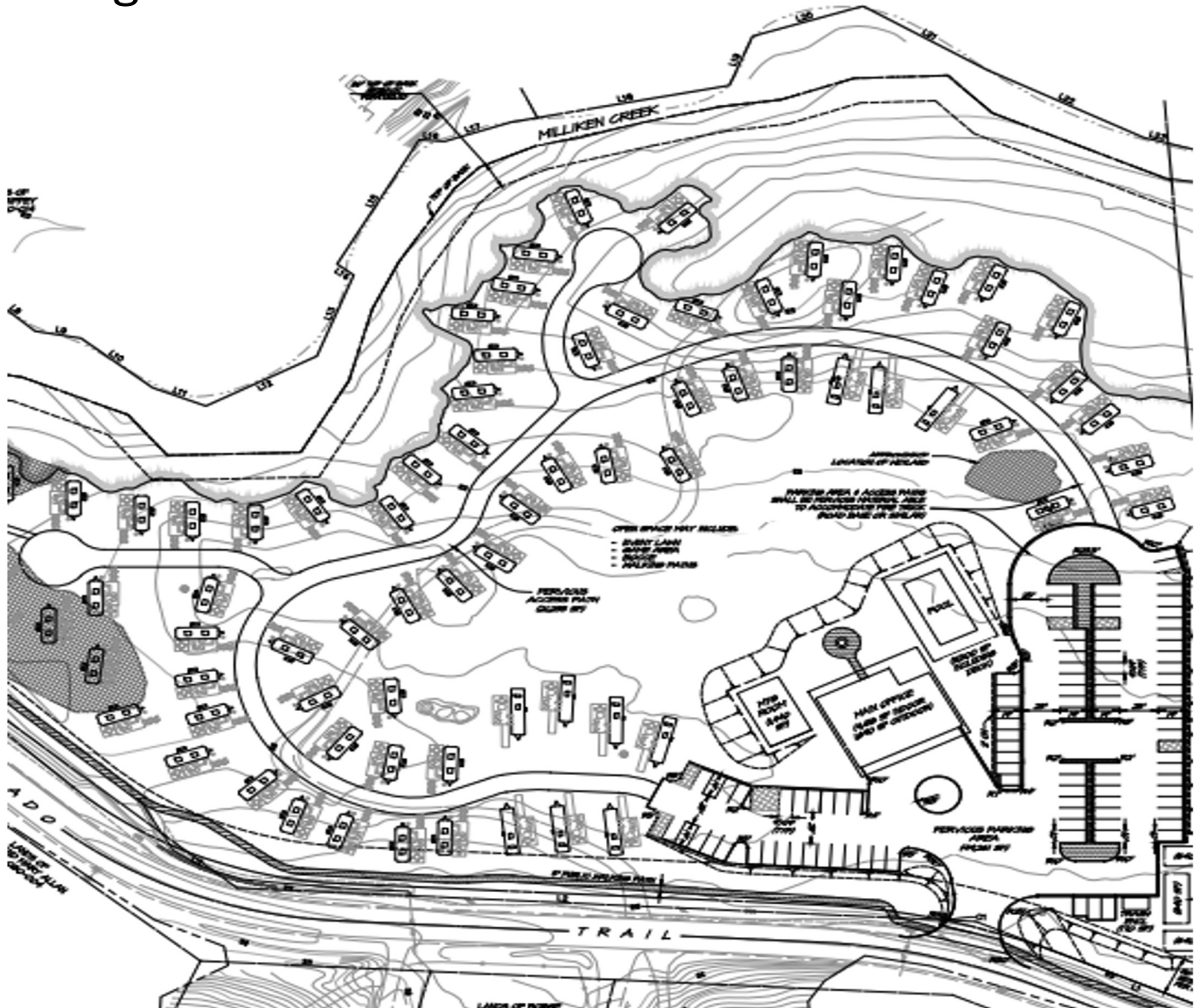
We appreciate your time in reviewing this information and considering the concerns of our community.

Sincerely,

Sincerely,
Brian Bennett

[REDACTED]

Proposed Camping Hotel in Residential Neighborhood



- 12.5-acre
- 5 permanent buildings
- 100 semi-fixed lodging units
- Pool
- Recreational activity space
- Parking area

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1-A. Community Support

Website



BAD FOR NAPA
Residents Against Glamping Establishment
COMMUNITY HUB

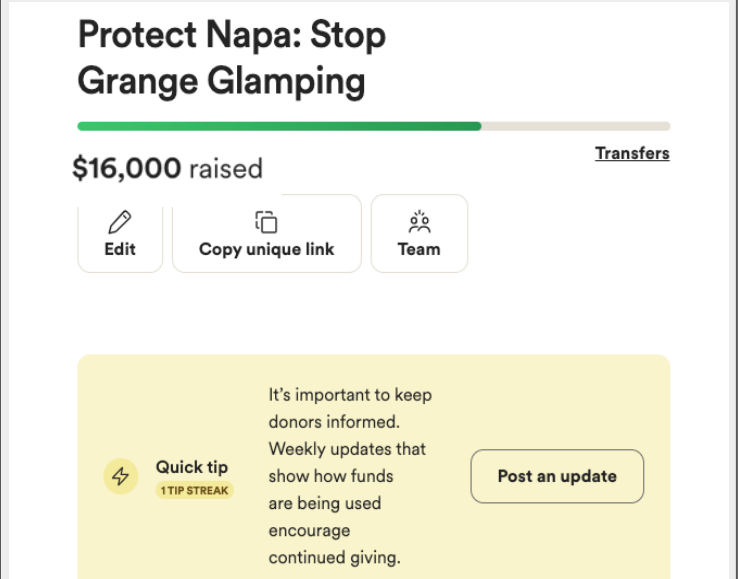
RESIDENTS AGAINST GLAMPING ESTABLISHMENT

Responsible Growth, Not Disruption: Stand with Napa

We are a community of Napa residents who are deeply concerned about the proposed Grange Glamping Campground. With plans for 100 onsite trailers and tents, we fear this development will compromise the safety, tranquility, and environmental integrity of our beloved region. As stewards of Napa's natural wonders, we are committed to protecting the area's character and ensuring responsible growth that benefits both residents and visitors.

2,798 Visitors

Fundraising



Protect Napa: Stop Grange Glamping

\$16,000 raised [Transfers](#)

Edit Copy unique link Team

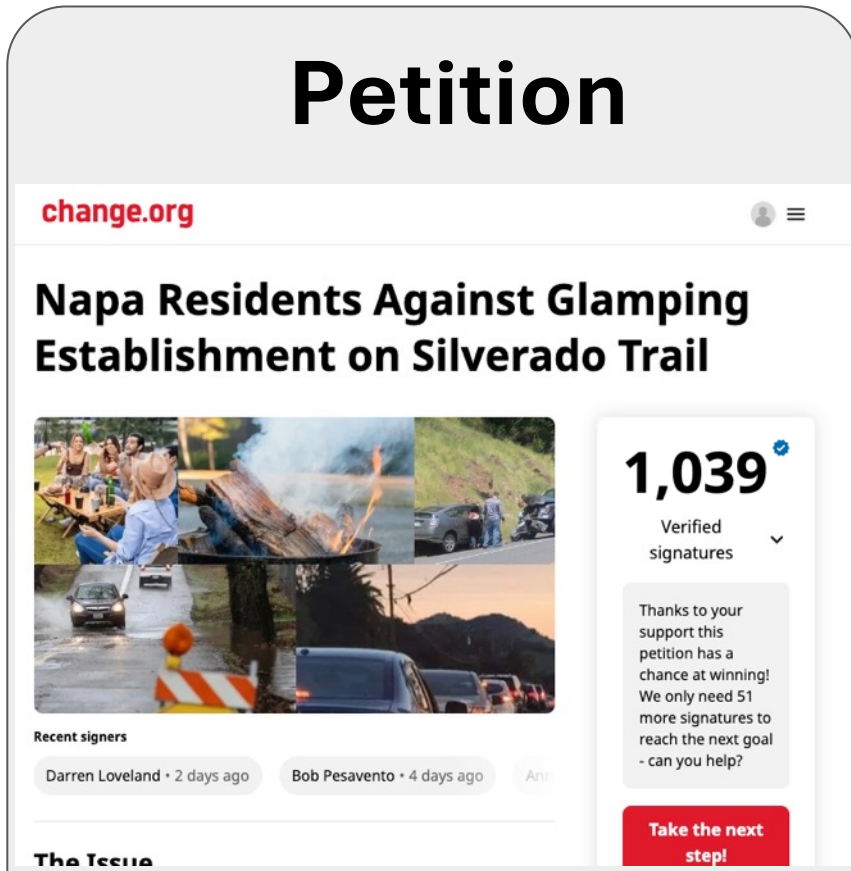
Quick tip
1 TIP STREAK

It's important to keep donors informed. Weekly updates that show how funds are being used encourage continued giving.

Post an update

\$16,000 Raised

Petition



change.org

Napa Residents Against Glamping Establishment on Silverado Trail

1,039 Verified signatures

Thanks to your support this petition has a chance at winning! We only need 51 more signatures to reach the next goal - can you help?

Take the next step!

Recent signers
Darren Loveland • 2 days ago Bob Pesavento • 4 days ago

The Issue

1,039 Signatures

1-A. Community Concerns

1. Land Use & Zoning Conflicts

- Approving a **100-room glamping site** in a residential zone sets a dangerous **precedent** for future commercial encroachments.
- The project **violates Napa's General Plan**, lane and area for **low-density residential use**, not hospitality.

2. Environmental & Fire Safety Risks

- **No Full Environmental Impact Report (EIR)** was conducted, leaving unknown impacts on biodiversity, habitat loss, and wildlife corridors.
- The site is in a **high wildfire risk zone**, with 100+ fire pits posing **significant danger**, and **limited staffing** to monitor them.

3. Traffic Congestion & Public Safety

- Silverado Trail is already accident-prone; an **underestimated traffic study** fails to account for **increased vehicle trips**.
- No **safe left-turn lane** and the proposed right-turn solution is **unrealistic and unsafe**, risking illegal U-turns and accidents.

4. Noise, Air, & Water Pollution

- The project's **100+ fire pits, outdoor gatherings, and late-night activities** create significant noise disturbances for nearby residents.
- Increased **air and water pollution** from **wood-burning fire pits, vehicle emissions, and wastewater runoff** threaten the local ecosystem.

5. Floodplain & Inadequate Emergency Planning

- The site is in a **FEMA-designated floodplain**, which flooded **just weeks ago**, showing its unsuitability for development.
- **No viable flood evacuation plan** for trailers, guests, or infrastructure, increasing risks to **property and public safety**.

Conclusion: Reject the Glamping Project

The project **violates zoning laws, threatens environmental safety, increases public risk, and lacks adequate mitigation plans**. The Napa City Council should **reject the proposal** to preserve community integrity and public safety.

1-B. Community Survey Results

Grange Glamping Campground Survey

Share Your Thoughts on the Proposed Development

1. What is your level of support for the proposed development of the Grange Glamping project?*

| | |
|--|-----|
| Do not support – I am opposed to the development due to concerns or negative impacts. | 93% |
| Partially support – I support the development in principle but have concerns or suggestions for improvement. | 3% |
| Fully support – I believe the development will have a positive impact and support it as proposed. | 4% |

2. Please rank the following potential Mitigation Measures in order of importance, with #1 being the most important. (Select the number next to the measure to rank your vote or click on the 6 dots to drag and drop your rank vote.) *

| | | |
|---|--|-----|
| 1 | Complete Opposition to Development (No Concessions): Reject the proposed glamping project entirely, refusing any form of compromise due to concerns about community safety, environmental impact, and increased traffic. | 93% |
| 2 | Enhance Traffic Infrastructure: Implement road improvements, such as adding turn lane to manage increased vehicle flow. | 62% |
| 3 | Reduce the Number of Units: Scale down the project from 100 units to a smaller number to lessen environmental impact, traffic, and noise. | 60% |
| 4 | Implement Strict Fire Safety Measures: Enforce the use of spark-arresting fire pits and require the use of fire-resistant materials to mitigate wildfire risks. | 55% |
| 5 | Community Involvement in Planning: Establish a committee of local residents to participate in the planning and decision-making process, ensuring the project aligns with community values and concerns. | 49% |
| 6 | Environmental Impact Monitoring: Set up ongoing environmental monitoring to assess and address the project's impact on local ecosystems, including water resources and air quality. | 43% |
| 7 | Establish Quiet Hours and Noise Barriers: Set specific quiet hours and construct sound barriers to minimize noise pollution affecting nearby residential areas. | 38% |

* Survey sent to 300+ Napa residents as well as posted on BadForNapa.com; 70 Responses

1-C. Site History

- **2018** – City approval for four lot subdivision; **no neighbor opposition**
- **2021** – Owner requests higher density General Plan designation; **denied by City Council**
- **2022** – Owner requests findings that, “campgrounds, RV parks, and similar uses” would be allowed in Residential Zones – denied by Planning Commission **and opposed by neighbors.**
- **2024** – Owner and partners file “Glamping” application using text amendment that would be a **Zoning Exception for this One parcel.**
- **2024** – State approves SB 450 (in conjunction w/ SB 9) that **require “no net loss”** of housing when property is rezoned.

2. Legal Position: Key Concerns

1. Zoning & Procedural Violations

- The project **violates existing zoning laws** by introducing a commercial campground into a **residential zone**.
- Instead of rezoning, the City is proposing a **text amendment** that only applies to this project, which **circumvents proper planning processes**.
- Granting this amendment **creates a special privilege** for the developer, setting a **dangerous precedent** for future projects.

2. Environmental & Safety Risks

- Fire Hazard**: The site is in a high-risk **wildfire zone**, posing **serious evacuation risks** for both guests and nearby residents.
- Flooding Concerns**: The property sits in a **FEMA-designated floodplain** and was previously rejected for housing due to **flood mitigation issues**.
- Traffic & Safety**: The project **adds congestion to Silverado Trail**, a key corridor with **high accident rates** and **limited infrastructure**.

3. Flawed Traffic Study & Increased Road Hazards

- The **traffic impact study underestimates** the actual vehicle trips generated by this project.
- No left-turn lane** is planned, leading to unsafe U-turns and potential **gridlock during peak travel times**.
- The project **lacks proper pedestrian and bicycle infrastructure**, increasing accident risks.

4. Misrepresentation of Project Type & Economic Impact

- The development is **not a true campground**—it functions more like a **boutique hotel** yet avoids the required hospitality regulations.
- No on-site food or amenities** forces guests to **drive off-site frequently**, further increasing traffic and emissions.
- The City **misclassifies the project** to reduce developer fees, impacting local tax revenue.

5. Inadequate Environmental Review & CEQA Violations

- The **California Environmental Quality Act (CEQA) review** is insufficient, failing to properly assess **wildlife, flood risks, and traffic impacts**.
- The **biological impact study** does not adequately address risks to **local species and water resources**.

Conclusion: Reject The Grange Project

- Violates zoning laws and planning processes**
- Increases wildfire, flooding, and evacuation risks**
- Creates significant traffic congestion and safety hazards**
- Fails to meet environmental and CEQA standards**

For the **safety, sustainability, and integrity of Napa's planning laws**, the City Council **must reject The Grange Project**.

3. Traffic & Safety

Traffic & Safety Concerns

We strongly urge you to **reject the proposed glamping project** on Silverado Trail due to **serious traffic safety concerns, infrastructure deficiencies, and increased accident risks**. This project would **increase congestion, endanger public safety, and strain an already overburdened road system**.

1. Flawed Traffic Study & Underestimated Impact

- The **W-Trans Traffic Impact Study underestimates vehicle trips**. An independent **Registered Traffic Engineer** analysis suggests that **peak-hour traffic could be 30% higher than reported**—meaning greater congestion, longer delays, and increased hazards.
- This project is **entirely car-dependent**, with **no public transit or shuttle service** available. At full capacity, the site could host **up to 400 visitors**, resulting in **hundreds of additional daily vehicle trips** on Silverado Trail, worsening existing traffic issues.

2. Dangerous Road Conditions & Infrastructure Deficiencies

Silverado Trail is not designed to handle such an increase in traffic safely. Key issues include:

- **No road shoulders**, making it unsafe for stopped or disabled vehicles.
- **Poor sight distances**, creating dangerous conditions for turning and merging.
- **Lack of a left-turn lane**, substantially increasing collision risks.

3. High Accident Rates & Fatalities on Silverado Trail

This stretch of Silverado Trail has a **documented history of severe accidents**:

- **W-Trans' TIS reports indicate injury rates are almost double the state average.**
- **Multiple fatalities and serious injuries** have occurred over the past 25 years.
- **Accident heat maps** highlight this section as a **high-risk zone**.

Adding **hundreds of additional vehicle trips per day** will **exacerbate these dangers and put lives at risk**.

4. Planning Commission Recommendation: Left Turn Lane Required

The Planning Commission has **recommended a left-turn lane if the project is approved**. However, this would require **major roadway redesigns and right-of-way modifications**, further complicating the project's feasibility.

3. Traffic & Safety "Continued"

5. Right Turn In / Right Turn Out – An Unsafe and Unrealistic Solution

Instead of a left-turn lane, developers propose a **Right Turn In / Right Turn Out island**, relying on unrealistic traffic redirections:

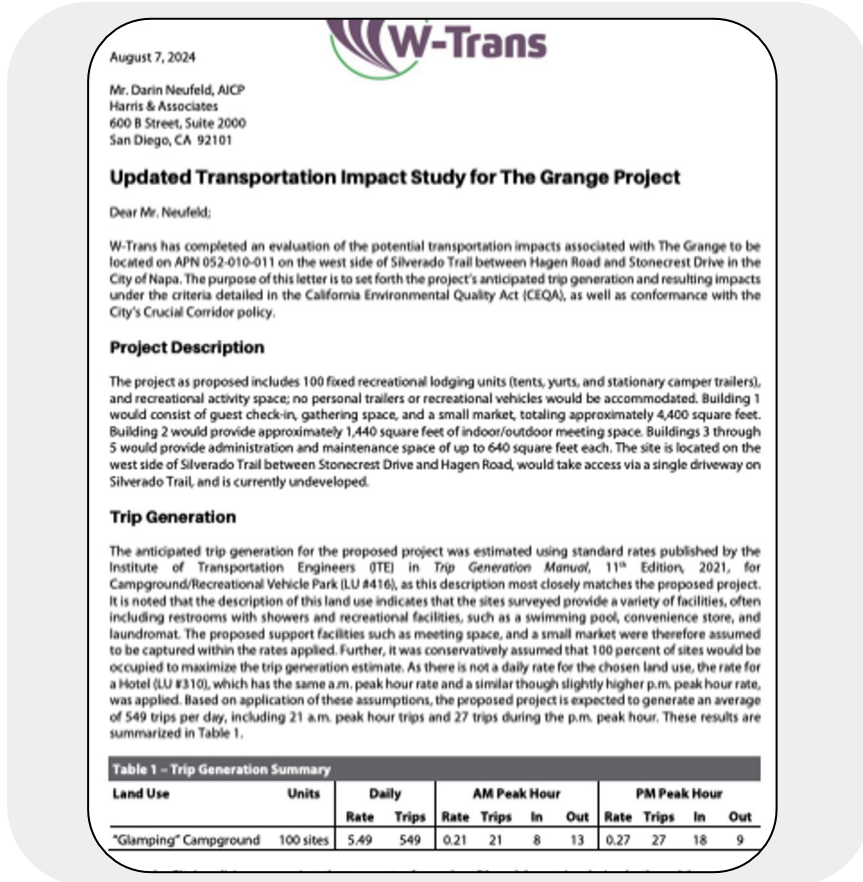
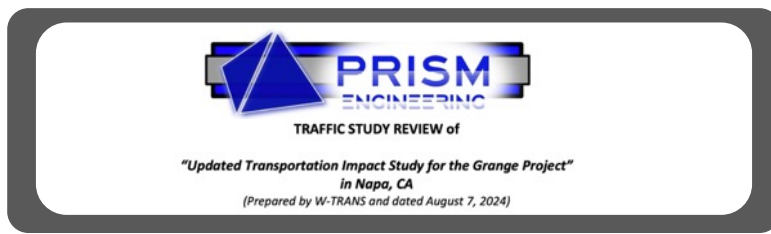
- They assume Google Maps will **reroute southbound visitors through a complicated detour**—an impractical and unreliable expectation.
- In reality, guests **will either illegally cross the double yellow line or attempt dangerous U-turns** at the **Hagen/Silverado/Woodland Drive intersection**, creating serious crash risks. **U-turns will also be problematic in the Stonecrest neighborhood when Glampers decide to drive up-valley to make winery visits.**
- The **only way to enforce this** would be a **Caltrans-approved center median**, which would impose **major inconvenience on local residents.**

The Responsible Choice: Reject This Project

The **traffic study is flawed, accident risks are high, and the road infrastructure is inadequate.** Approving this development would knowingly **put the safety of residents, visitors, and emergency responders at risk.**

For these reasons, we strongly urge the **Napa City Council to reject the Silverado Trail glamping project. Public safety must come first**

3-A. Traffic Impact Study: Review of Concerns



- 1. Inaccurate Traffic Metrics:** The ITE Trip Generation Rate is unsuitable for AutoCamp's luxury camping model, which generates more traffic than typical campgrounds.
- 2. Unrealistic Trip Distribution:** Equal north-south trip distribution assumptions are unrealistic, as most visitors are expected from the Bay Area to the south.
- 3. Safety Concerns:** Inadequate sight distance on Silverado Trail near the project entrance creates significant safety concerns.
- 4. Need for Left Turn Pocket:** A left turn pocket is essential to manage traffic flow and prevent accidents during peak times.
- 5. Revised Traffic Study Needed:** A revised traffic study using data from existing AutoCamp locations is required to accurately assess the project's impact.

*Traffic review performed by Grant Johnson of Prism Engineering

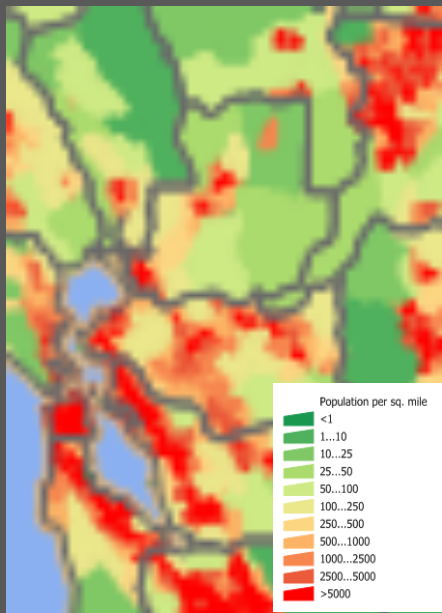
3-B. Traffic Impact Study: Inaccuracies

W-TRANS Report – “Trips ARE NOT evenly split”

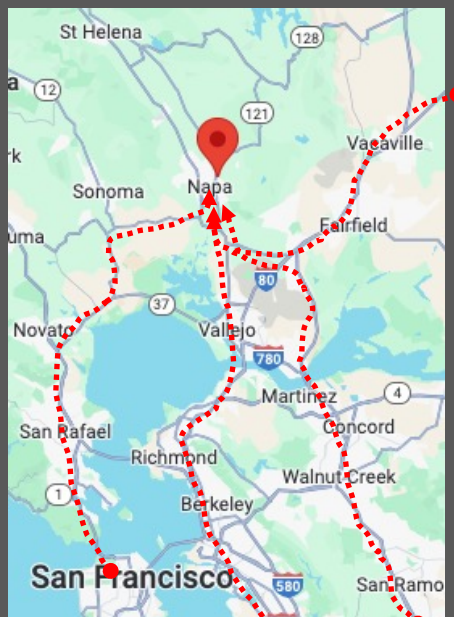
Trip Distribution

The pattern used to allocate new project trips to the street network was determined based on the location of the site and proximity to regional routes. Given that Trancas Street to the north and Lincoln Avenue to the south, along with extensions of Silverado Trail to the north and south, would provide access to the site, it was assumed that trips would be evenly split between the north and south.

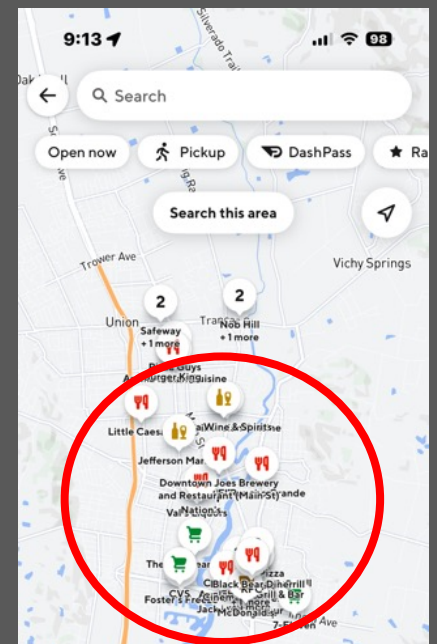
Population Density



Traffic Flow



Uber/Food**



Inaccurate traffic data

- **77%** of visitors enter Napa from the south.*
- Peak-hour congestion will rise.
- Risky left turns **increase accident potential.**
- Traffic study **excludes food delivery and ride-share.**

* Source: [City of Napa Traffic Count Map](#) and [US Census Bureau](#)

** Peak delivery time between 4:30pm-8pm - DoorDash APP for Restaurants in Napa for Delivery

3-B. Traffic Impact Study: Inaccuracies

Obsolete and Unrelated Study Comparisons

W-TRANS Report

Turn Lane Warrants

The need for a left-turn lane on Silverado Trail at the project driveway was evaluated based on criteria contained in the *Intersection Channelization Design Guide*, National Cooperative Highway Research Program (NCHRP) Report No. 279, Transportation Research Board, 1985, as well as an update of the methodology developed by the Washington State Department of Transportation and published in the *Method For Prioritizing Intersection Improvements*, January 1997. The NCHRP report references a methodology developed by M. D. Harmelink that includes equations that can be applied to expected or actual traffic volumes to determine the need for a left-turn pocket based on safety issues.

Upon adding project-generated traffic to existing volumes, a left-turn lane would not be warranted on Silverado Trail at the project driveway during either of the peak periods evaluated. A copy of the warrant spreadsheet is enclosed for reference.

Significance Finding – The proposed project would not result in any hazards associated with its design or operation. It would therefore have a less-than-significant impact with regards to safety.

Outdated Traffic Studies

- Increase in traffic during peak hours (In + Out)

Irrelevant Comparisons

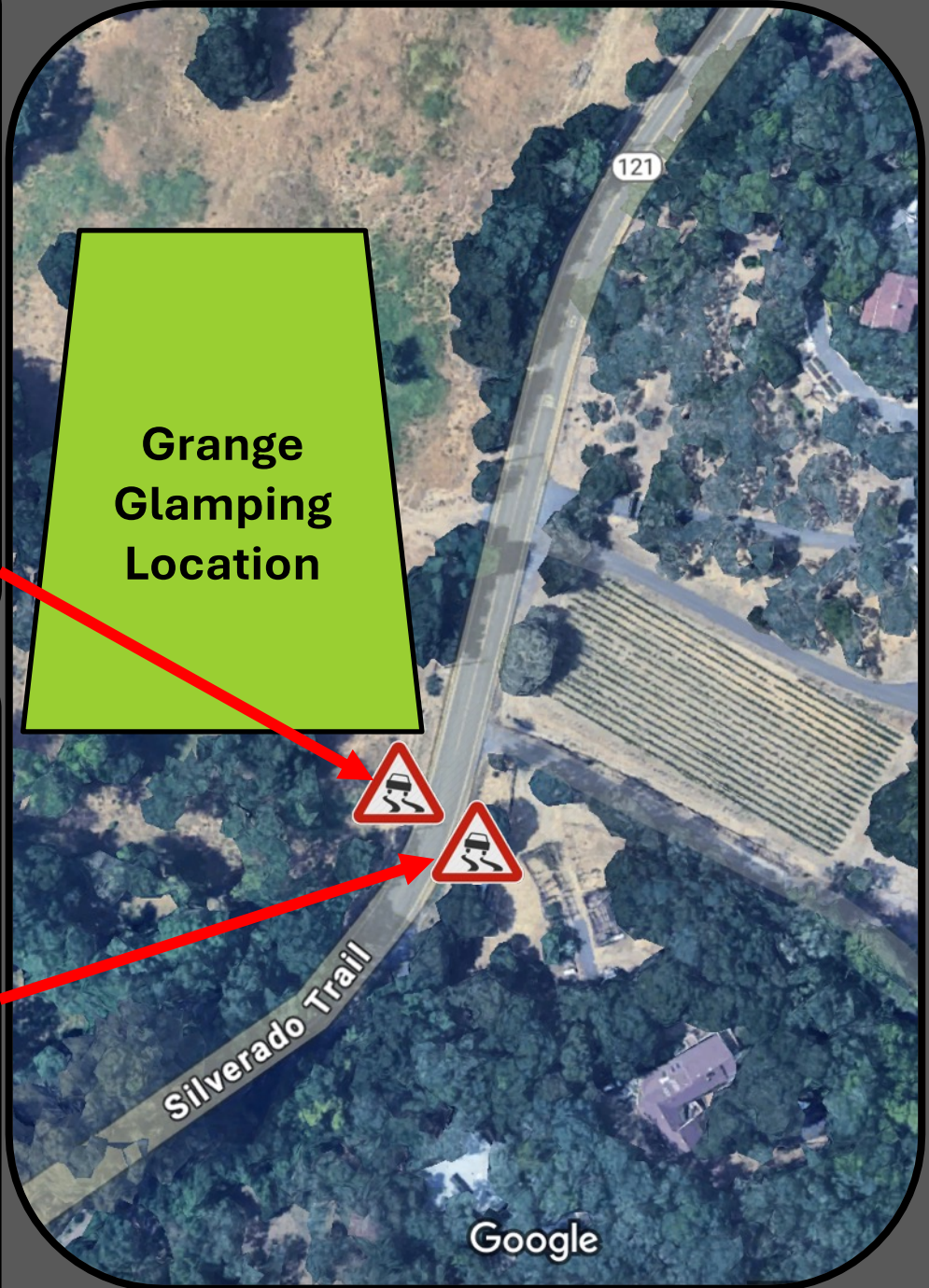
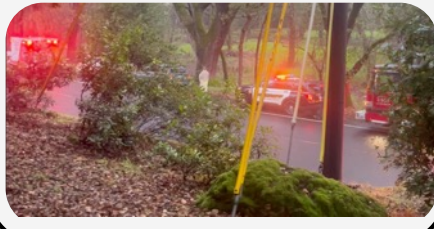
- Majority of delivery drivers coming from the south

3-C. Traffic Accidents - Real Life Dangers

Overtaken Vehicle
12/11/2024



Head On Collision
1/31/2025



3-C. Traffic Accidents - Real Life Dangers

W-TRANS Report

Roadway Segment Collision Rate Worksheet

TIS for The Grange Project

Location: Silverado Road

Date of Count: Saturday, June 3, 2023
 Average Daily Traffic (ADT): 13,600

Number of Collisions: 14
 Number of Injuries: 11
 Number of Fatalities: 0
 Start Date: January 1, 2018
 End Date: December 31, 2022
 Number of Years: 5

Highway Type: Conventional 2 lanes or less
 Area: Urban
 Design Speed: ≤45

Segment Length: 0.5 miles
 Direction: North/South

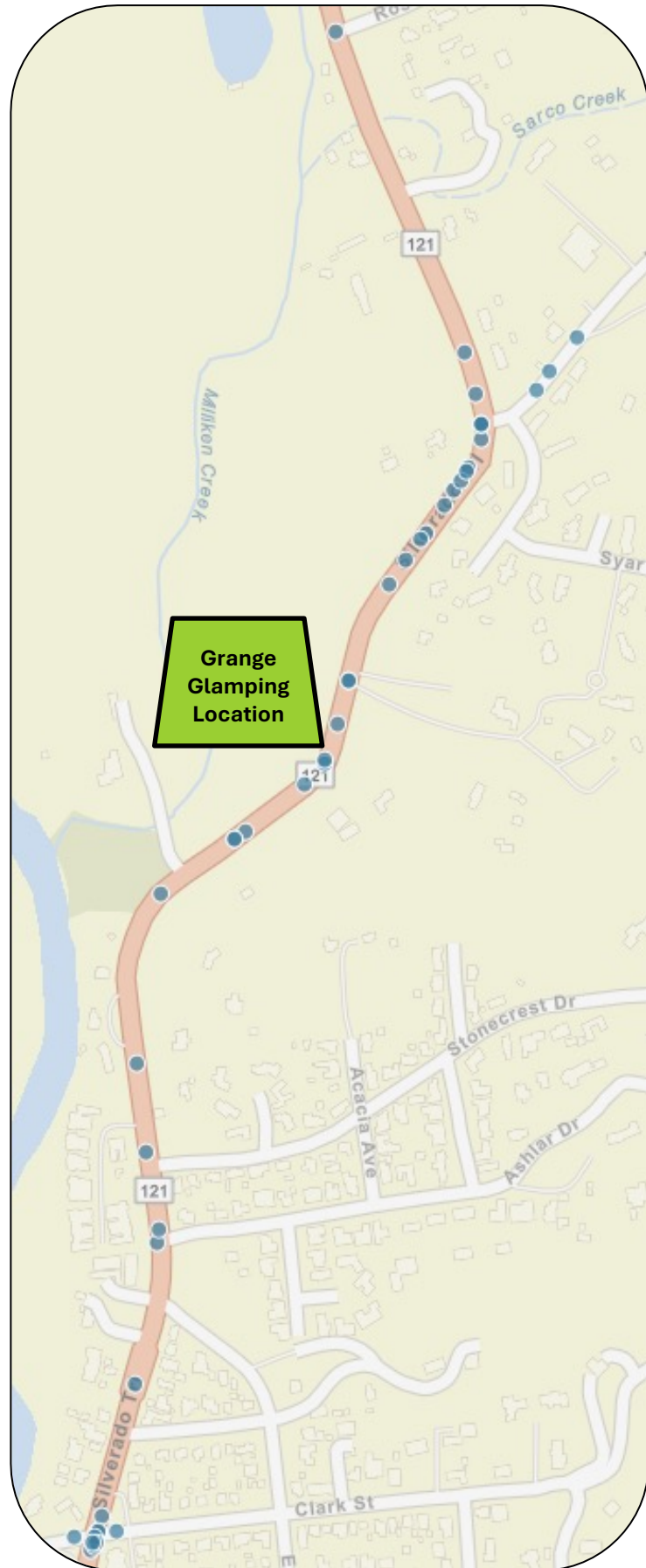
Collision Rate = $\frac{\text{Number of Collisions} \times 1 \text{ Million}}{\text{ADT} \times \text{Days per Year} \times \text{Segment Length} \times \text{Number of Years}}$

Collision Rate = $\frac{14}{13,600 \times 365 \times 0.5 \times 5}$

| | Collision Rate | Fatality Rate | Injury Rate |
|--------------------|----------------|---------------|-------------|
| Study Segment | 1.04 c/mvm | 0.0% | 78.6% |
| Statewide Average* | 1.07 c/mvm | 1.1% | 43.9% |

Notes

ADT = average daily traffic volume
 c/mvm = collisions per million vehicle miles
 * 2019 Collision Data on California State Highways, Caltrans



2x State Avg. Injury Rate

**46 Accidents*
(10 Years)**

17 – Hit Objects

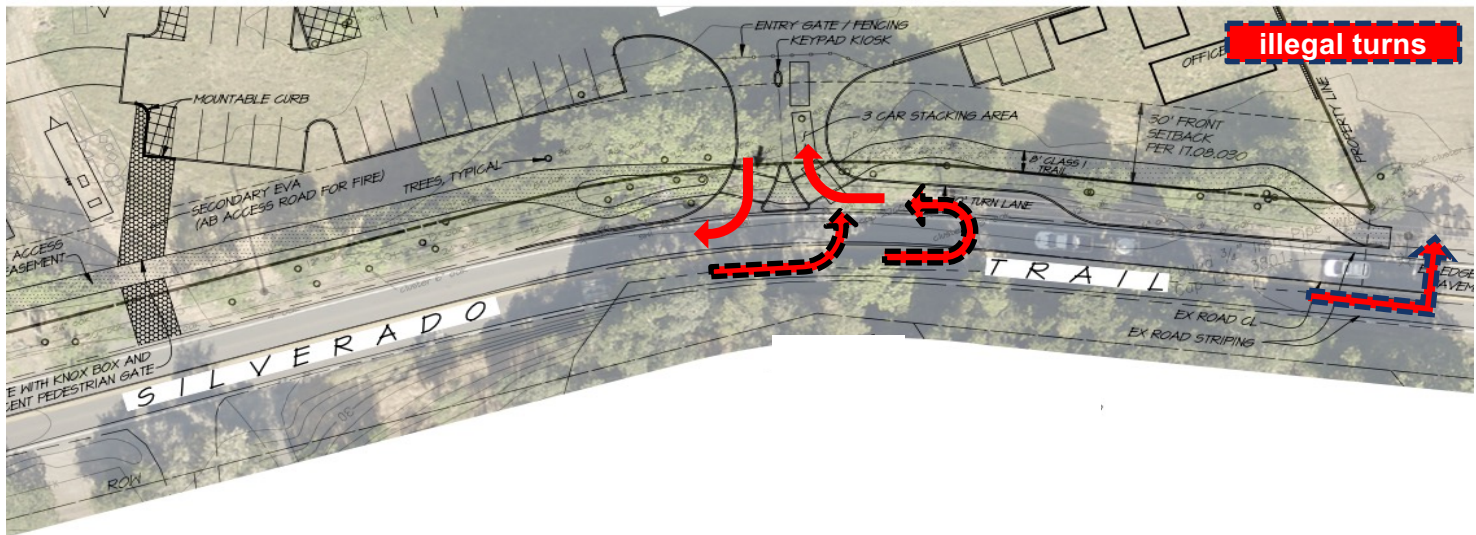
18 – Unsafe Speeds

10 – DUI's

Multiple auto deaths in last 30 years near site.

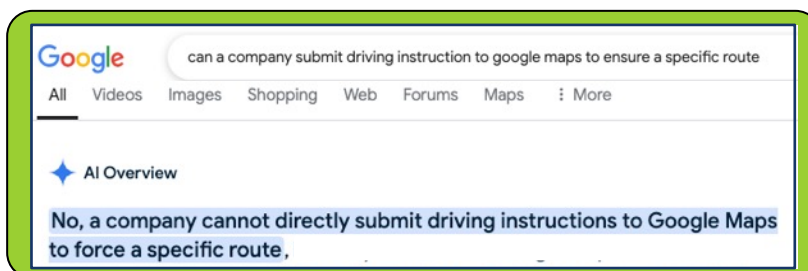
* Data from Transportation Injury Mapping System (TIMS)

3-D. Traffic: Right Turn Only Concerns



1. Lack of Traffic Study: No traffic study has been conducted to evaluate the impact of the proposed new entrance route.

2. Unverified App-Based Traffic Control: The city's planning relies on the developer's claim that traffic can be effectively directed via Apple/Google Maps.




3. Potential for Unsafe Driver Behavior: It is likely that drivers will ignore traffic rules, making unsafe left turns or illegal U-turns at Hagen Road or Silverado Trail.

3-D. Traffic: Right Turn Only Concerns

Top 3 Hazardous Turns

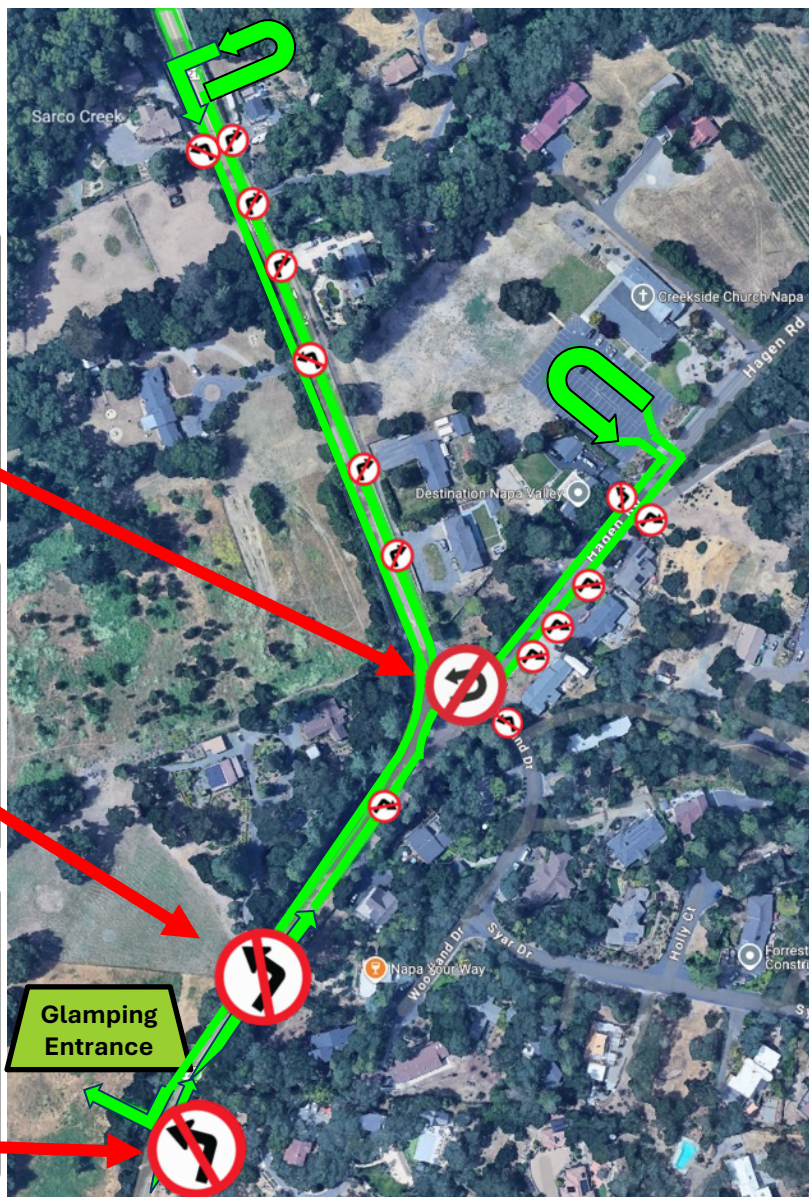

Hagan Road and Silverado Trail



Neighbor driveway @ 1890 Silverado Trl.



Entrance into Glamping



Safe Turnarounds

Church Lot
Distance = 1/2 Mile
illegal Turns = 9

Rose Drive
Distance = 9/10 Mile
illegal Turns = 11

Conclusion:
Visitors coming north on Silverado Trail will struggle with the right-turn-only entrance, likely resorting to unsafe or illegal turns at private

4. Fire & Safety

4. Fire & Safety Concerns

We urge you to **reject the proposed glamping project** due to its extreme **fire risks, evacuation hazards, and air quality impacts**. Given Napa County's history of devastating wildfires, approving this development would be an irresponsible and dangerous decision.

1. Extreme Fire Risk – Learn from Napa's History

- A **large wildfire in 1964** burned from Hagen Road to Coombsville Road, passing through upper Stonecrest—the same area where this development is **proposed**.
- In the past decade alone, **Napa County has experienced 12 major wildfires**, burning over **30,000 acres** and displacing thousands of residents.
- **CalFire designates over 60% of Napa County as “Very High” wildfire risk**—the proposed site is directly within this high-danger zone.
- This project includes **100 fire pits**, significantly increasing the risk of human-caused fires. Given that guests may bring their own firewood and staff oversight is limited, the potential for ignition is dangerously high.
- **Bothe State Park, a nearby recreational site, prohibits fires during dry seasons, not just during wind events**, to prevent wildfires—yet this project does not include similar precautions.

2. Severe Evacuation Risks & Traffic Congestion

- **Silverado Trail is a critical two-lane evacuation route** and is already prone to traffic congestion during fire emergencies.
- This development could bring **400+ visitors and over 100 additional vehicles, blocking evacuation routes** and delaying emergency response times.
- The **Atlas Fire (2017) and Glass Fire (2020)** caused severe gridlock, trapping residents and emergency responders—adding unnecessary traffic **puts lives at risk**.
- Napa County's **Emergency Operations Plan identifies Silverado Trail as a key evacuation corridor**—approving this project would further compromise emergency planning.

3. Smoke & Air Quality Impacts

- **Wildfire smoke caused a 200% increase in respiratory health issues in Napa in 2021**—additional fire pits will **exacerbate air pollution** and impact public health.
- Residents in nearby neighborhoods will suffer from prolonged exposure to **smoke and particulate pollution**, further endangering children, seniors, and those with respiratory conditions.

4. Fire & Safety "Continued"

Conclusion: Protect Napa's Safety and Air Quality

For these reasons—**fire danger, evacuation risks, and air quality hazards**—we strongly urge the City Council to **reject this project**. Approving it would **jeopardize public safety and put our community in great peril**.

The responsible choice is clear: **Vote NO on the glamping development**.

4-A. Fire & Safety: Dangers/Evacuation Plan



Atlas Fire (2017)

Burned: 51,397 acres

Destroyed 901 structures



Glass Fire (2020)

Burned: 67,484 acres

Destroyed 1,555 structures



LNU Lightning Fire (2020)

Burned: 341,000 acres

Destroyed: 800 structures

4-C. Bicycle & Pedestrian Safety Risks

Bicycle & Pedestrian Safety Risks: Reject the Silverado Trail Glamping Project

1. No Safe Bicycle Access

- **No designated bike lanes** on Silverado Trail near the site.
- **Roads without bike lanes experience 40% more accidents** than those with cycling infrastructure.
- Silverado Trail is a **popular route for cyclists**, yet this project **fails to provide safe biking options**.
- **Increased traffic from 400+ visitors** will make conditions **even more dangerous for cyclists**.

2. Unsafe & Incomplete Pedestrian Walkways

- **Narrow pedestrian walkway lacks protective barriers**, creating **unsafe conditions for walkers**.
- **Absence of sidewalks increases pedestrian accident risks by 35%**.
- **The project encourages foot traffic but lacks the necessary safety infrastructure**.

3. Land Ownership Issues & Liability Risks

- **Private fence placements could restrict public access**, leading to **right-of-way disputes**.
- **Unresolved liability concerns**—who is responsible for accidents on unsafe pathways?
- **No clear insurance coverage or legal responsibility** before approval, **exposing the city to costly legal challenges**.

The Responsible Choice: Reject This Project

This development **fails to provide essential bike and pedestrian safety measures**, putting **cyclists, walkers, and motorists at risk**.

Protect public safety—Vote NO on the Silverado Trail Glamping Project.

5-A. Land Use: City Development Standards & Compliance

We strongly urge you to **reject the proposed glamping project** on Silverado Trail due to **multiple violations of Napa's city development standards, misclassification of land use, and infrastructure deficiencies**. This project does not comply with essential regulations and sets a **dangerous precedent** for future developments.

1. Failure to Meet Underground Utility Requirements

- Napa requires **underground utilities for larger developments**, yet this project **has not been required to comply**.
- The 2018 subdivision approval required this work which was subsequently removed due to the small scale of the project. The Glamping project is now a \$25 million hotel.
- **Above-ground utilities** pose **safety, aesthetic, and maintenance concerns**, increasing wildfire risks and long-term infrastructure costs.
- **Future road widening by Caltrans** will require these utilities to be relocated—**forcing taxpayers to cover the cost of a private developer's project**.

2. Road Widening Requirements & Site Impact

- **Caltrans mandates a right-of-way dedication** for road widening, which significantly impacts the project footprint.
- The **developer has failed to account for this expansion**—meaning future roadwork could **require tree removal and major site redesign**.
- Infrastructure improvements **must be fully incorporated into the plan before approval**, rather than left as an unresolved issue.

3. Misclassified as Recreational Use – It's a Hotel, Not a Campground

- The City has **wrongly classified this development as "recreational use,"** allowing the developer to **underpay fees** meant for large hospitality projects.
- **This is not a campground—it's a hotel**. With up to **100 permanent Airstreams, guest services, and long-term lodging**, the project **functions as a hotel and should be classified as such**.
- **Allowing this misclassification sets a dangerous precedent**, opening the door for future developers to **exploit zoning loopholes** and avoid appropriate fees and regulations.

5-A. Land Use: City Development Standards & Compliance “Continued”

4. Unrealistic Site Renderings & Lack of Transparency

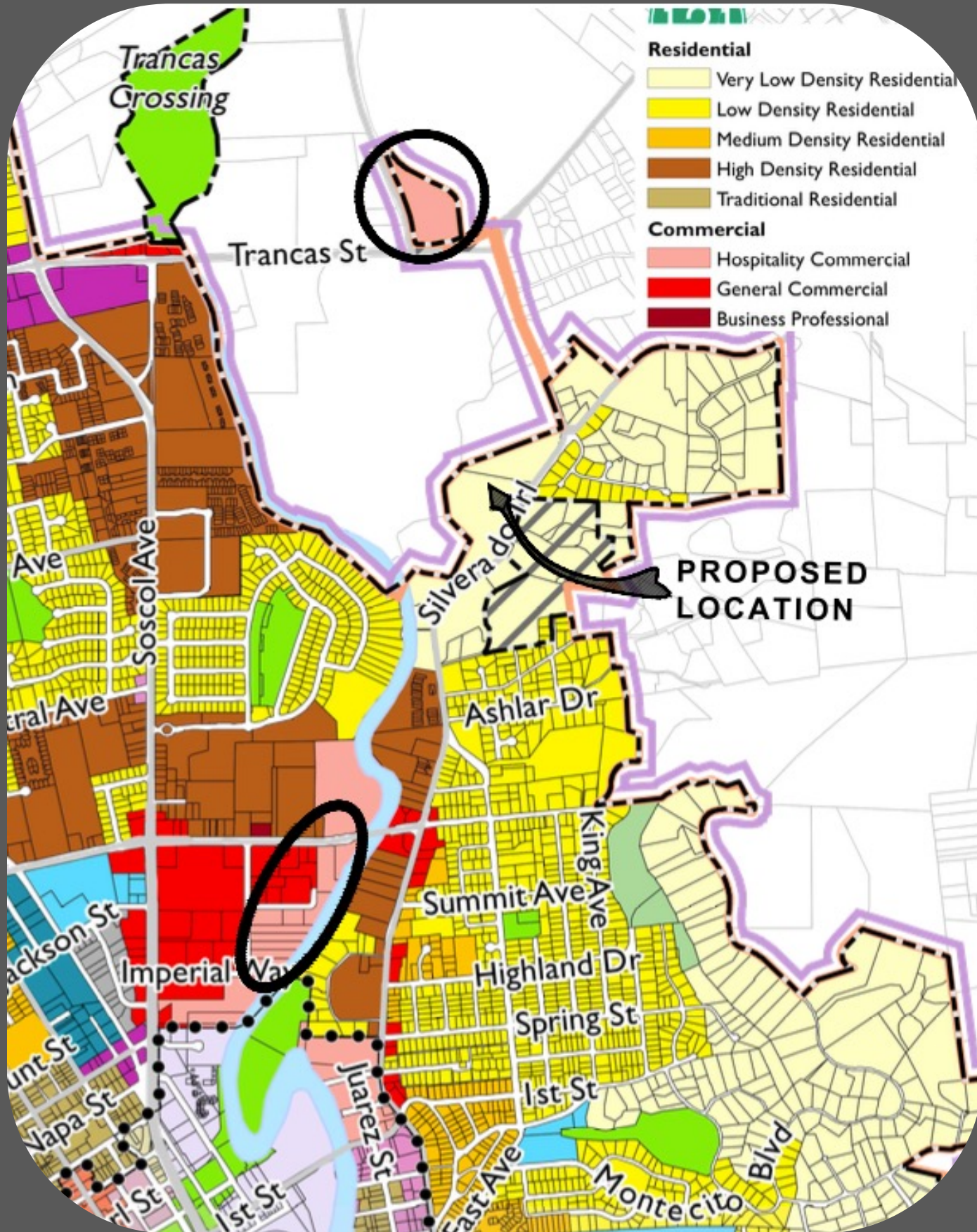
- The **developer’s renderings fail to accurately depict the true impact** of the project.
- More **realistic visuals are necessary** to properly assess **scale, environmental impact, and neighborhood compatibility**.
- **Misleading imagery conceals** the full extent of the **development’s disruption to the surrounding landscape and community**.

The Responsible Choice: Reject This Project

- ✓ **Fails to meet Napa’s underground utility standards**
- ✓ **Ignores required Caltrans right-of-way dedications**
- ✓ **Wrongly classified as a recreational facility instead of a hotel**
- ✓ **Lacks accurate site renderings for proper assessment**

This project **does not meet the City’s own development standards** and should not be approved in its current form. **We urge the City Council to vote NO on the Silverado Trail Glamping Project.**

5-B. Land Use: Alternate Locations



6. Environment

Key Environmental Concerns & Recommendation to Reject the Project

1. Lack of Environmental Review

- No Environmental Impact Report (EIR) conducted, leaving the full impact unknown.
- Dr. Shawn Smallwood’s (PhD, Nov 2024) study on the Big Ranch (BR) Annexation applies due to proximity.
- CEQA study lacks a proper survey of plants and animals.
- Mitigated Negative Declaration (MND) fails to outline required mitigations.

2. Biodiversity & Wildlife Impact

- Over **30 bird species** observed and documented by local resident Justin Newberry.
- Estimated **174 vertebrate species**, including nocturnal wildlife, found at the BR site—likely similar at the proposed site.
- Native trees (Live oak, Blue oak, Valley oak, Buckeye) critical to the local ecosystem would be impacted.
- Increased traffic would lead to more **wildlife collisions** and habitat fragmentation.
- Experts recommend at least **one year of study** to properly assess biodiversity loss.

3. Floodplain & Water Pollution Risks

- Project site is in a **flood zone** and floodway, increasing safety risks.
- Water runoff drains into Milliken Creek, potentially affecting local water quality.
- Concerns over **sewer system overflows**, trailer tank leaks, and contamination from vehicle oil and chemicals.

4. Air Pollution

- Dr. Clark’s report on Big Ranch emphasizes the City’s responsibility to assess air pollution.
- Bay Area Air Quality Management District (BAAQMD) compliance may be required.
- Climate change concerns: Increased carbon footprint from **tree destruction, grassland loss, trailer construction, increased traffic, and wood-burning fire pits**.
- Most CA counties restrict or ban wood-burning fireplaces in new developments due to **air quality concerns**.

- Wood Smoke Hazards:

- CA Air Quality Board states: “If you can smell smoke, you are breathing smoke.”
- Wood smoke contains carcinogens found in cigarette smoke (benzene, formaldehyde, polycyclic aromatic hydrocarbons).
- Autocamp plans only **one staff member** to monitor **100 sites**—inadequate fire prevention oversight.

6. Environment “Continued”

5. Zoning & Land Use Conflicts

- **General Plan zones this area for Low-Density Housing.**
- Proposed commercial use **drastically alters** the character and environmental integrity of the area.
- Inadequate emergency planning for a FEMA-designated floodplain increases property damage risks.

Conclusion & Recommendation

The **Grange Glamping Project** presents significant **environmental, safety, and zoning conflicts** that make it unsuitable for Napa. The **lack of an EIR**, the **risk to local biodiversity, increased traffic, pollution, and noise**, and **flood hazards** all point to an **irresponsible development decision**.

We strongly urge the Napa City Council to **reject** the proposed glamping project to **protect the health, safety, and environmental integrity of our community**.

6-A. Environment: CEQA Report Concerns

The report outlines several significant environmental concerns related to the proposed project in Napa. These include:

- **Water Supply:** The project could strain limited water resources, especially during droughts, due to increased water demands.
- **Traffic and Circulation:** Increased traffic congestion and impacts on roads, intersections, and public transit are expected, worsening existing transportation issues.
- **Air Quality and Emissions:** The project may generate high levels of air pollutants and greenhouse gas emissions, potentially exceeding regional limits and contributing to climate change.
- **Biological Resources:** Sensitive plant and animal species and their habitats may be disturbed or damaged.
- **Cultural and Historic Resources:** There is potential for the project to affect archaeological, paleontological, or historic resources if present in the area.

Overall, the project poses significant environmental risks in areas such as water supply, transportation, air quality, biological resources, and cultural heritage, all of which require careful evaluation and mitigation.

6-B. Environment: Flooding Risks & Airstream Relocation

Environment: Flooding Risks & Airstream Relocation

We strongly urge you to **reject the proposed glamping project** due to **serious flood risks, inadequate emergency planning, and the high potential for property damage and safety hazards**. This development is **unsuitable for a FEMA-designated floodplain** and approving it would be a **reckless decision** that endangers both people and property.

1. High Flood Risk – FEMA-Designated 100-Year Floodplain

- The **proposed site is located in a FEMA 100-year flood zone**, meaning **major flooding is inevitable**. Every Napa resident east of Jefferson understands this risk.
- **Milliken Creek floods far more often and far faster than the Napa River**, meaning this site will be inundated early in any storm event—long before an evacuation could be safely executed.
- **Severe flooding just occurred on February 4th**, completely submerging both the **site and Silverado Trail**. Had Airstreams been on-site, **there would have been no safe way to relocate them** or evacuate guests in time.
- Napa has suffered **multiple historic floods, causing millions of dollars in damages**—this project **adds unnecessary exposure to flood-related destruction**.
- The **site grading plan clearly shows that most of the property would be under 7-10+ feet of water** during a major flood event. **Only a small portion of the parking lot and buildings remain above the flood level**.

2. No Viable Flood Contingency Plan

- The **City's Floodplain Ordinance requires that all Airstream trailers must be moved to a site outside the 100-year floodplain**. This project **fails to identify any such relocation site**.
- The **developer has not provided a plan for safely relocating 70 Airstream trailers, guests, and staff** during a flood emergency.
- **Flooding in the parking area alone would make evacuation nearly impossible**. Unhooking 70 trailers from **water, sewer, and electrical connections while floodwaters rise is not realistic or safe**.
- Without a clear and **enforceable flood response strategy, these Airstreams could become floating debris**, further worsening flood damage and public safety risks.

6-B. Environment: Flooding Risks & Airstream Relocation “Continued”

3. Approving This Project Without a Flood Plan is Reckless

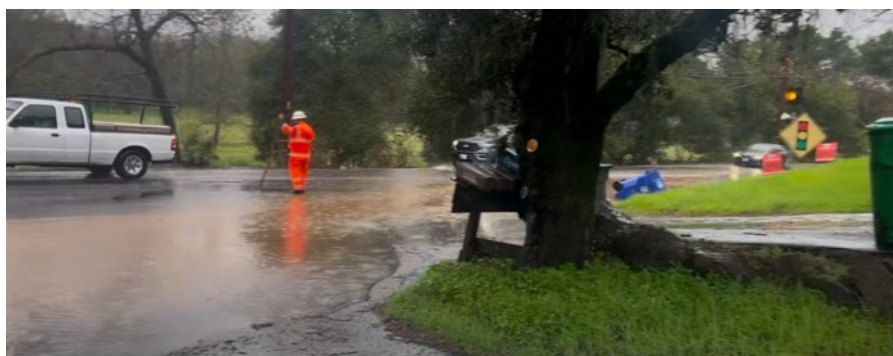
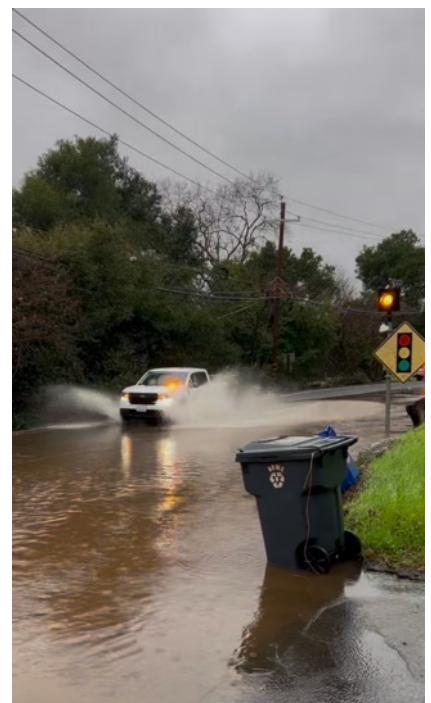
- **FEMA data and local experience confirm this site is highly vulnerable to extreme flooding.** Proceeding without mitigation **endangers public safety and increases city liability.**
- **The developer must provide a concrete, actionable flood response plan BEFORE any consideration of approval.** Without this, **Napa taxpayers could bear the cost of future emergency rescues, damage control, and insurance claims.**

The Responsible Choice: Reject This Project

- ✓ **FEMA confirms severe flood risks**
- ✓ **Recent floods have already proven the site is unsafe**
- ✓ **No viable evacuation or flood response plan exists**

The Silverado Trail Glamping Project puts lives, property, and taxpayer dollars at risk. The City Council must prioritize public safety—Vote NO.

6-B1. Environment: Flooding Risks & Airstream Relocation

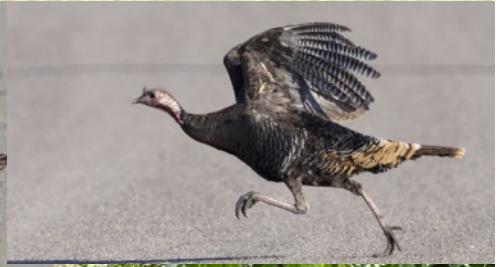


Silverado Trail between Lincoln Avenue and Hagen Road is closed in both directions due to flooding, until further notice.

If you must travel, please drive carefully, and remember to never drive through flooded areas.



6-C. Environment: Wildlife



7. Noise Issues

We strongly urge you to **reject the proposed glamping project** due to **unaddressed noise pollution concerns**. This project will be disruptive to the surrounding.

1. Significant Noise Pollution Risks – Violates Napa’s Noise Ordinance

- Locals know that this area is geophysically a natural amphitheater and noise is carried uphill for hundreds of feet. **Noise from Glampers will be far more disturbing than the background “gray noise” of Silverado Trail.**
- The project includes **outdoor gatherings, fire pits, and late-night activities**, which will **generate excessive noise disturbances night after night.**
- **No noise mitigation measures** have been proposed in the City’s environmental assessment, despite clear risks to **nearby residents and businesses.**
- **Sustained noise levels** from transient guests will **violate Napa’s noise ordinance**, diminishing the **quality of life for surrounding neighborhoods.**

8. Employee Housing Issues

We strongly urge you to **reject the proposed glamping project** due to **unaddressed Employee Housing concerns**.

1. No Employee Housing Plan – Increased Strain on Napa’s Resources

- According to the **Planning Commission staff report**, up to **13 employees** may be working on-site per day—yet there is **no plan for workforce housing**.
- Napa already faces a **severe housing shortage**, and without dedicated employee accommodations, workers will be **forced to commute from outside the area**.
- Increased commuting **adds to local traffic congestion**, further raising **vehicle miles traveled (VMT)** and increasing **environmental impacts**.
- Without a **housing or transportation plan**, this development **strains Napa’s affordability and infrastructure** while failing to provide a sustainable employment solution.

9. AutoCamp

AutoCamp, a company specializing in luxury glamping experiences, has faced several challenges and criticisms at its various locations. As residents of Napa, it's important to consider these issues when evaluating the proposed glamping project in our community. Here are some notable concerns:

1. Fire Safety Risks

- **Sedona, Arizona:** In 2021, AutoCamp proposed a glamping site in a high-risk wildfire area near Bear Mountain. The plan included 100 fire pits, raising significant concerns about potential fire hazards in the drought-prone region. Local opposition highlighted the danger of introducing open flames into such a vulnerable environment.

journalaz.com

2. Environmental Impact

- **Sedona, Arizona:** The same proposed development near Bear Mountain faced criticism for its potential to degrade the local ecosystem. Residents were particularly worried about the strain on the already stressed environment and the risk of damaging ancient petroglyphs and other tribal artifacts in the area.

journalaz.com

3. Project Delays and Management Issues

- **Multiple Locations:** AutoCamp announced plans to open new locations in 2023, including sites in Asheville, NC; Hill Country, TX; and Sequoia, CA. However, all but one (Zion, UT) experienced repeated delays, with opening dates pushed into 2024 and beyond. These delays raise questions about the company's project management and reliability.

autocampreviews.com

4. Guest Experience Complaints

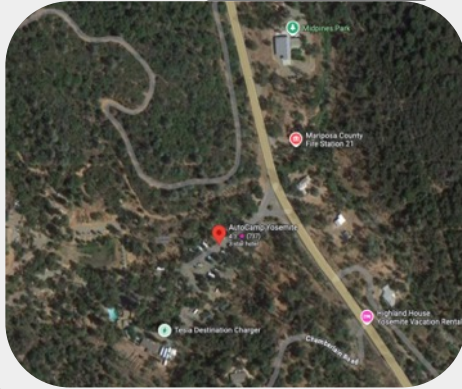
- **Yosemite, California:** Guests at AutoCamp Yosemite have reported issues such as lack of cellular signal and overcrowding of camp cars, leading to excessive smoke from campfires. These factors have contributed to disappointing experiences for some visitors.

tripadvisor.com

These instances highlight recurring challenges associated with AutoCamp's developments, including environmental concerns, fire safety risks, project management issues, and community opposition. It's crucial for Napa residents and the city council to carefully consider these factors when evaluating the proposed glamping project to ensure the preservation of our community's safety, environment, and character.

9-A. AutoCamp: Locations and Attractions

Yosemite: **National Park**



Joshua Tree: **National Park**



Cape Cod: **Coast**



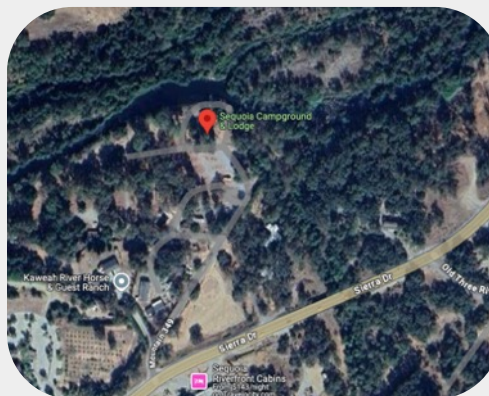
Catskills: **Mountains**



Zion: **National Park**



Sequoia: **National Park**



Ashville: **River**

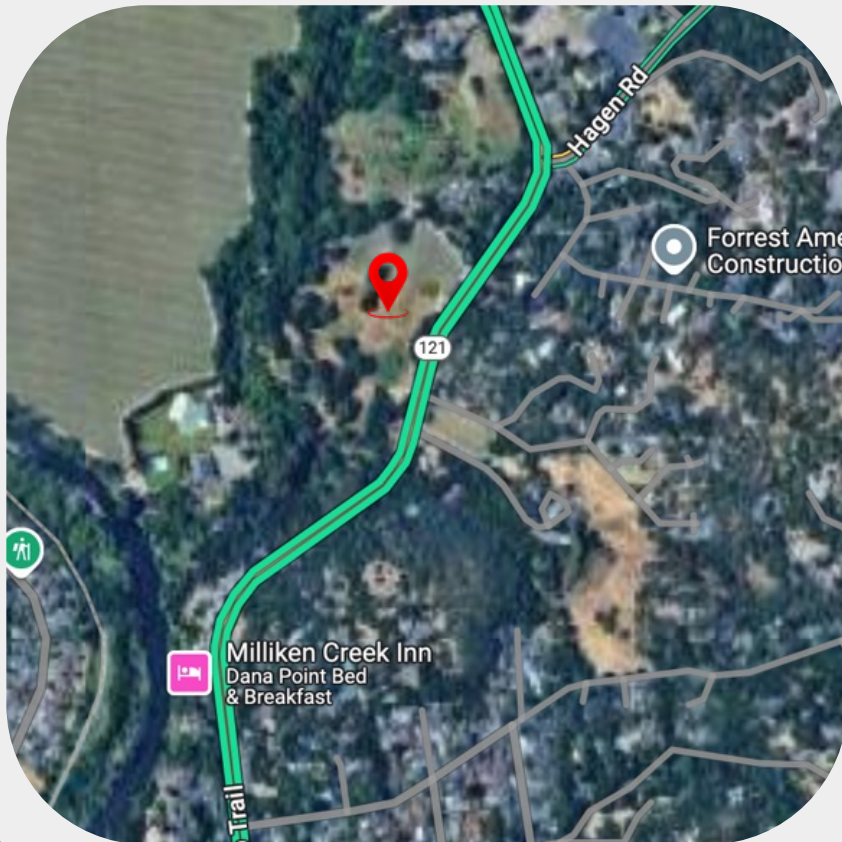


Russian River: **River**



9-A. AutoCamp: Napa Location and Attraction

Napa: Wine & Food



The **2 most popular activities** tourists engage in while visiting Napa are:

1. Wine Tasting and Winery Tours - Visitors explore world-renowned wineries and enjoy tastings of Napa Valley's famous wines, making it the region's primary draw.

2. Culinary Experiences and Fine Dining - Tourists indulge in Napa's vibrant food scene, featuring farm-to-table dining and Michelin-starred restaurants

Conclusion:

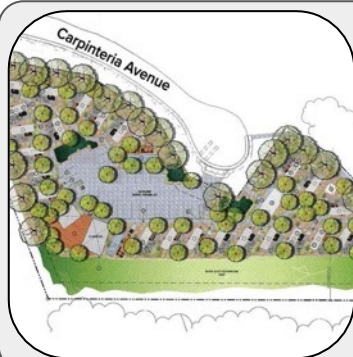
Neither of these activities can be reached without the use of a car because of the distance between these locations and the glamping site.

9-B. AutoCamp: Issues at Locations

Sedona: **Fire Threat** - **Application Withdrawal**

“fuels, weather, and topography typical of the area are very conducive to the rapid spread of hot-burning wildfires during peak fire season. The limited road network would present challenges to both safe firefighting operations and the **evacuation of local residents.**”

- Fire review (journalaz.com)



Carpinteria: **Traffic/Noise** - **Rejected**

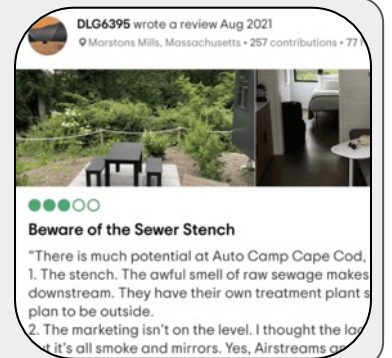
Jane Benefield, Planning Commission vice chair, stressed that the project must be suitable for Carpinteria residents. “The only thing we gain from this, I believe, is **traffic, noise, glare and disruption of a pristine area.**” Benefield said.

- coastalview.com

Cape Cod: **Septic** - **Multiple Delays**

“AutoCamp has been **struggling since 2021 to get its septic system to comply with health and safety regulations.** The health board fined the company in February 2022 for noncompliance and later that year ordered AutoCamp to pump all effluent off-site while it got its septic system up and running.”

- capenews.net



10. Summary

The proposed glamping project poses serious risks to Napa’s zoning integrity, public safety, and community well-being.

Key Concerns:

- **Zoning Violations:** The project misclassifies the site to bypass hotel regulations, violating Napa’s General Plan and housing policies.
- **Fire & Flood Risks:** Located in a high-risk wildfire zone, introducing 100 fire pits, and within a FEMA floodplain, with no viable evacuation plan.
- **Traffic & Safety Failures:** Increased congestion, unsafe road design, lack of bike lanes, and increased DUI and speeding risks.
- **Community Disruptions:** Late-night noise pollution, diminished quality of life, and enforcement challenges.
- **Market Oversaturation:** Napa’s hotel occupancy is already at 69.7%, making additional lodging economically unnecessary.

Why Reject?

- 1. Contradicts City Policy** – Approving this project goes against Napa’s stance on short-term rentals and community protection.
- 2. Unacceptable Fire & Flood Hazard** – Endangers lives, property, and emergency response capabilities.
- 3. Unsustainable & Unsafe** – Car-dependent, increasing emissions, traffic congestion, and liability risks.
- 4. No Recreational Appeal** – Lacks natural attractions essential for a successful glamping operation.
- 5. Alcohol-Related Safety Risks** – Increased impaired driving dangers due to the area’s high concentration of alcohol-related tourism.

Final Argument: Protect Napa

This project directly contradicts city policies, increases public safety hazards, worsens traffic, and disrupts the community. The City Council must reject this proposal to preserve Napa’s safety, sustainability, and quality of life.

Reject the Silverado Trail Glamping Project—Napa Deserves Better.

From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: Glamping
Date: Thursday, February 13, 2025 1:43:13 PM

Begin forwarded message:

From: Paul Franson <[REDACTED]>
Subject: Glamping
Date: February 13, 2025 at 9:38:14 AM PST
To: bpainter@cityofnapa.org

You don't often get email from paul@paulfranson.com. [Learn why this is important](#)

[EXTERNAL]

Beth:

I rarely comment of local government issues, but I feel that I must on this one.

I am against the proposed Grange campground.

It's the wrong place on an allow-lying area by the river that's almost guaranteed to flood occasionally (as it should). A far better use would be in its "natural" state, low use park or even ball grounds where floods are accepted.

Also, traffic conditions are terrible along Silverado there anyway. I can't imagine adding many more cars.

Finally, do we want to add to the image that Napa is so expensive to visit that we're offering trailers and tents like in the Grapes of Wrath for visitors?

Regards, Paul

Paul Franson
paul@paulfranson.com paul@napalife.com
[REDACTED]
www.napalife.com
[REDACTED] Napa, CA 94559

From: [James McNamara](#)
To: [Clerk](#)
Subject: Glamping
Date: Friday, February 14, 2025 9:15:51 AM

[EXTERNAL]

Wish I could be there Tuesday just to listen to public comment, but here's one for what it's worth. If you do approve the glamping with the allowance for burning "good wood", I'll be resurrecting our fireplace and I'll start burning wood once again, for the first time in well over 10 years. Particulate smoke is particulate smoke regardless of how you choose to measure it. Just the idea of such a thing makes people with any degree of common sense wonder what your promotion of electric leaf blowers was actually all about.

Jim McNamara

[REDACTED]

Napa, CA 94558

From: [Mary Lueros](#)
To: [Clerk](#)
Subject: Fwd: Comment from William Griffiths-- The Grange Campground
Date: Friday, February 14, 2025 2:50:15 PM

Mary Lueros
Councilmember, District 3

City of Napa
PO Box 660 / [955 School Street, Napa, CA 94559](#)
Phone (707) 258-7800 x5284
Email MLueros@cityofnapa.org
Website www.cityofnapa.org
Social www.facebook.com/CityOfNapa · @CityOfNapa

Begin forwarded message:

From: Bill <[REDACTED]>
Date: February 14, 2025 at 2:22:14 PM PST
To: Mary Lueros <mlueros@cityofnapa.org>
Subject: **Comment from William Griffiths-- The Grange Campground**

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

To: Mary Lueros
Councilmember, District 3
City of Napa

Dear Councilmember Lueros:

My name is William Griffiths and I live at 1031 Hagen Road. My family has owned and resided at this address for the past 75 years (my parents have lived at 1035 Hagen Road for 53 years).

I am writing in opposition to the proposed AutoCamp Resort, also known as The Grange Campground, that is likely to be approved by the City Council on February 18th. While the company's intentions to build a resort on the Silverado Trail property may be good, I strongly believe this is the wrong project in the wrong location. While you have read and heard of the negative considerations such as effect on wildlife, fire, increased traffic, pedestrian safety and others, I will add that this property next to the Napa River and Milliken Creek is prone to serious flooding. As recently as last week, Silverado Trail between Hagen Road and Lincoln Avenue had to be closed off for a period of time due to the roadway becoming flooded. This has been a common occurrence during times of prolonged heavy rain. In

the event of imminent heavy flooding, how quickly could guests and their belongings be evacuated?

In addition, there is the fact that this portion of Silverado Trail curves in a few spots. Vehicles often take the turns too fast. About two weeks ago when it was also raining, I witnessed a car spin out at one of the curves and hit a tree. While the driver was largely unharmed, there have been fatal accidents in this area.

All the concerns that have been expressed by residents in this neighborhood are sincere and valid. Thus, I strongly urge the City Council to reject the resort proposal.

I was born and raised here. With the exception of a 15-year period (1999 to 2014), Napa has been my home. I have seen many changes especially in recent years—some good, others not so much. I appreciate that the community finally figured out a way to bring in visitors especially to the downtown area. That said, I sometimes do feel like a stranger in those more touristy vicinities. It would be nice if my neighborhood kept its local feeling.

Since I may not be able to attend the meeting in person, please accept this E-mail as public comment. Thank you.

Sincerely,
William Griffiths

ALAN CHARLES DELL'ARIO

Post Office Box 359
Napa, California 94559
(707) 666-5351

| |
|--|
| LAW OFFICE OF A. CHARLES DELL'ARIO CERTIFIED SPECIALIST, APPELLATE LAW STATE BAR OF CALIFORNIA, BOARD OF LEGAL SPECIALIZATION AND AMERICAN INSTITUTE OF APPELLATE PRACTICE www.dellario.org - charles@dellario.org |
|--|

February 6, 2025

Mayor Scott Sedgley
Councilmembers
City of Napa
via email

Re: Silverado Trail Glamping Project

Greetings:

As a concerned citizen and Alta Heights neighbor, I write in opposition to the proposed development along the Trail for an "autocamp." I have read Katharine Falace's January 30, 2025 letter and agree with her legal analysis. As a matter of land use, the proposal to amend the text of the ordinance is simply spot zoning in disguise. Spot zoning occurs when a small parcel is restricted and given lesser rights than surrounding proper and vice-versa, as is the case here. (*Avenida San Juan Partnership v. City of San Clemente* (2011) 201 Cal.App.4th 1256, 1268.). The courts have struck down this type of discriminatory zoning at least where the benefit to the greater public good is not served.

This is where I really question this project. How does yet another tourism-driven project, in a greenbelt not previously subject to tourism uses, benefit the public. By public, I mean the people who live here, not business interests. How does this move Napa toward being the family community that all of you campaigned on?

And I cannot see what special benefit justifies the risk of more litigation at public expense. The developers have no vested interest in this property. They are seeking an exception and have not justified it. I urge you deny there application.

Respectfully,

A. Charles Dell'Ario
Alan Charles Dell'Ario

From: [Mary Lueros](#)
To: [Clerk](#)
Subject: Fwd: NAPA CITY COUNCIL 2/18/2025 "GLAMPING" AGENDA -OPPOSITION LETTER
Date: Friday, February 14, 2025 5:00:26 PM

Mary Lueros

Councilmember, District 3

City Manager's Office, City of Napa
PO Box 660 / 955 School Street, Napa, CA 94559
Phone (707) 258-7800 x5284
Email mlueros@cityofnapa.org
Website www.cityofnapa.org
Social www.facebook.com/CityOfNapa · @CityOfNapa

Pothole? Graffiti? Litter? You can [make a service request online here!](#)

Begin forwarded message:

From: RON YOUNG <[REDACTED]>
Subject: NAPA CITY COUNCIL 2/18/2025 "GLAMPING" AGENDA -
OPPOSITION LETTER
Date: February 14, 2025 at 4:54:09 PM PST
To: "ssedgley@cityofnapa.org" <ssedgley@cityofnapa.org>,
"mlueros@cityofnapa.org" <mlueros@cityofnapa.org>,
"bnavrarez@cityofnapa.org" <bnavrarez@cityofnapa.org>,
"bpainter@cityofnapa.org" <bpainter@cityofnapa.org>,
"cdenatale@cityofnapa.org" <cdenatale@cityofnapa.org>

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear Mayor Sedgley and Napa City Council members:

My name is Ron Young. For 37 years my wife Linda and I have lived at 135 Hillside Avenue, Napa, California. Today I write to urge the members of the Napa City Council to vote NO on the proposed 100 unit camping site located on State Highway 121 between Stonecrest Drive and Hagen Road. Our street runs parallel with this highway. I am very familiar with this winding, 7 blind curves. two lane blacktop highway. I speak from my personal knowledge that the city has few, if any, stretches of highway

as unforgiving and treacherous as the area leading to and away from this proposed development. I ask members of the Napa City Council to make no decisions until you have personally traveled this highway multiple times during the morning drive to school time, during the noon lunch hour and during from 3:30 to 5:30 P.M. I realize the value of your time, but submit that health, safety and welfare of life and limb and the reputation of Napa as a safe community will be a significant, vital consideration impacting your ultimate vote. As you examine the safety of the highway in question, please note that a portion of the roadway contains a third middle lane from East Street just past the 11 unit Milliken Creek Inn. There is no middle safe turn isle proposed for the project in question. I am not writing as a NIMBY. Rather, I would not support this project as currently proposed in anyone's backyard. My personal knowledge of this area comes from living a few blocks away from the relevant portion of Silverado Trail. While trying to enter this road on January 31, 2025 I watched as a firetruck and ambulance drove go by to assist car occupant(s) who possibly drove on a blind curve and crossed Silverado Trail ending up on land adjacent to a tree. I have traveled this highway almost daily (south to work and north to return home). Since my retirement I have traveled this highway for 18 years (north to downtown Napa and south to Nob Hill Grocery, CVS drugstore and further west along Trancas to medical appointments). Since my retirement, The dangers of this stretch of highway with 7 blind curves can be summed up by my own personal experience: my brother and I were returning to our parents home near this dangerous stretch of two lane blacktop highway. As we proceeded south a car out behind a blind curve proceeding north cut the curve and traveled directly at us in our lane. I pulled my vehicle to the west hoping that a shoulder might exist, For some inexplicable reason the car coming at us continued in our direction and came to a stop inches from the front of our car. Napa Police officer Lee Hart arrived on the scene and took over from there. Given that night, my knowledge the care required to navigate those 7 blind curves, my observations of the propensity for drivers to nevertheless speed in this area, the lack of turning lanes, the impracticality for law enforcement to patrol the area, my knowledge of the tragedies from vehicular accidents that came before me over 20 years , how could I have not share with the Napa City Council my firm belief that a vote of NO on this proposal is in actuality a vote favoring the health, safety and welfare of safe streets and roads that people traveling within the City of Napa deserve. I urge each member of the City Council to find that this might be a good idea, but absolutely not in this dangerous location.

Thank you,

Ron and Linda Young

From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: Grange Glamping Campground
Date: Saturday, February 15, 2025 3:23:16 PM

Sent from Beth Painter's iPad

Begin forwarded message:

From: bsctxprs@sbcglobal.net
Date: February 15, 2025 at 3:12:32 PM PST
To: Scott Sedgley <ssedgley@cityofnapa.org>, Bernie Narvaez <bnarvaez@cityofnapa.org>, Beth Painter <bpainter@cityofnapa.org>, Mary Luros <mluros@cityofnapa.org>, Christopher DeNatale <cdenatale@cityofnapa.org>
Subject: **Grange Glamping Campground**

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear Napa City Council,

Our family is against the Grange Glamping Campground location on Silverado Trail. In our opinion the location is egregious because of traffic problems (especially no left turn lane) and for the potential smoke & fire hazards within the location spreading to the surrounding residential area.

Sincerely,
Chapouris family

[REDACTED]

From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: Proposed Autocamp Glamping Project
Date: Saturday, February 15, 2025 4:50:35 PM

Sent from Beth Painter's iPad

Begin forwarded message:

From: June Jasinskcas <jojasinskcas@hotmail.com>
Date: February 15, 2025 at 4:45:32 PM PST
To: Scott Sedgley <ssedgley@cityofnapa.org>, cdenaqtale@cityofnapa.org, Beth Painter <bpainter@cityofnapa.org>, Mary Luross <mluross@cityofnapa.org>, Bernie Narvaez <bnarvaez@cityofnapa.org>
Subject: Proposed Autocamp Glamping Project

Some people who received this message don't often get email from [REDACTED].
[Learn why this is important](#)

[EXTERNAL]

This project violates Napa's General Plan and Zoning laws. The project is in FEMA designated Floodplain, impacts habitat and wildlife corridors and increases public risk.

Approval of the zoning text amendment "Zoning exception for this one parcel" would open up precedent for future projects, exposing the city to legal challenges.

Please reject the Grange Autocamp Glamping Project.

June Jasinskcas
[REDACTED]

From: [Mary Lueros](#)
To: [Clerk](#)
Subject: Fwd: NO to the Grange Project
Date: Monday, February 17, 2025 8:49:25 AM

Mary Lueros

Councilmember, District 3

City Manager's Office, City of Napa
PO Box 660 / 955 School Street, Napa, CA 94559
Phone (707) 258-7800 x5284
Email mlueros@cityofnapa.org
Website www.cityofnapa.org
Social www.facebook.com/CityOfNapa · @CityOfNapa

Pothole? Graffiti? Litter? You can [make a service request online here!](#)

Begin forwarded message:

From: Patricia Lefever <pblefever@gmail.com>
Subject: NO to the Grange Project
Date: February 12, 2025 at 2:35:35 PM PST
To: Mary Lueros <mlueros@cityofnapa.org>

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

Dear Council Member Lueros,

We are OPPOSED to the 100 room RV hotel, the "Grange Project", located on the scenic Silverado Trail between Hagen Road and Lincoln. There are several reasons that we feel this development will adversely effect the neighborhood and Napa.

INCREASED TRAFFIC - The Silverado Trail is used daily by many of us in Napa. It is a major thoroughfare and widely used by the community of Napa, visitors and workers. There is already traffic congestion at both stop lights (Hagen Rd and Lincoln) during peak hours. The stop sign at Trancas and the Trail creates a back-up problem as well. The RV Hotel will add more than 100 cars to this traffic reality. Guests of this Hotel will have to use their own cars or Lift/Uber services to go anywhere. They may also utilize DoorDash to have meals delivered to the campsite. There is NO LEFT TURN LANE planned to help elevate any traffic issues. It is common sense that a turn lane is needed. There is not a pedestrian walkway or safe bike path that leads to anywhere... Think about it. Each time a guest leaves the facility, it is more than likely they will be driving. Guests will explore the valley, go out to eat, go shopping and wine taste. Each of these constitute another trip. Increasing car traffic in the area to potentially 300-400 trips added to an already heavily trafficked

road.

INCREASED FIRE DANGER- We are very concerned about the fact that there will be 100 CAMPFIRES! They indicate they will use "special" firewood in the fire pits. We don't know what "safe low spark" firewood is, but looking at Youtube videos of fires in the pits at the Guernville Auto Camp, they look like regular fires to us. The Airstream units only have a microwave so any cooking will have to be done on the campfires. We live in a very high fire danger area. Climate change will only make this issue worse. It is an issue that I hope you are taking very seriously. Our insurance is already exorbitant. Will our insurance become so much that we can't continue to live here? Will this project cause us to lose our insurance because of the higher risk and our proximity to it? You have to protect your constituents. PLEASE keep our neighborhood safe.

Additionally, in the event of a fire we will have to share the road with these 100 plus vehicles adding to the congestion and danger. We will share the same Evacuation Zone.

INCREASED NOISE- The Grange "will be permitted to have outside events in addition to their guests activities. These events will generate noise and light pollution which are not appropriate for our residential neighborhood. The Grange Project will have a bar (21 guests), a restaurant/kitchen and an outdoor covered patio for 110 guests and a large outdoor Lawn area that is marked as "Event Lawn". At the Planning Commission Meeting, the Grange spokesman said they would be "encouraging groups". There is the potential for outdoor party activity seven days week and 365 days a year from 7AM to 10PM. This is a residential neighborhood not a party district.

These are the questions we hope you will consider:

1. Is this project appropriate to be placed in a designated flood zone?
2. What does CalFire & Napa Fire Department feel about the existence of 100 burning campfires and the increased potential for fire in a high fire zone?
3. What impact will it have on the diverse ecosystem (native plants and animals) which exist along the creek and river system as a whole.
4. The property is on a busy state highway. What is Caltrans' or Napa City's solution to the needed left turn lane?
5. Will the increased noise, light and activity decrease the property values in the Neighborhood?
6. How can a residential parcel that was zoned for 4 houses to be built, turn into a 100 RV Hotel, club house, bar, restaurant, event space and outdoor entertainment patio? Is it just to collect the 12% transient tax? This seems more like a commercial enterprise than a residential one.

This is a NEIGHBORHOOD. Changing the status of a residential parcel to a vacation status is not good for the neighborhood.

Please vote NO on the "Grange Project". Please Protect our Neighborhood!

Sincerely,

Bill & Patti Lefever

From: [Mary Lueros](#)
To: [Clerk](#)
Subject: Fwd: Grange Project - please vote NO
Date: Monday, February 17, 2025 10:38:18 AM

Mary Lueros
Councilmember, District 3

City of Napa
PO Box 660 / [955 School Street, Napa, CA 94559](#)
Phone (707) 258-7800 x5284
Email MLueros@cityofnapa.org
Website www.cityofnapa.org
Social www.facebook.com/CityOfNapa · @CityOfNapa

Begin forwarded message:

From: Niki Williams <[REDACTED]>
Date: February 17, 2025 at 10:37:40 AM PST
To: Mary Lueros <mlueros@cityofnapa.org>
Subject: **Grange Project - please vote NO**

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear City Councilmember Lueros,

I am writing to urge you to vote **against** the Grange Glamping Campground proposed for construction along the Silverado Trail. I live in Alta Heights and drive along this stretch of Silverado Trail every day, and I cannot imagine the impact of additional traffic and the likelihood of increased accidents from an entrance along this winding stretch of road.

This area is also a wetland/riparian habitat that will be negatively impacted by development. There are frequently deer, turkey, and egrets that use this lovely little spot for access to water and food, and I hope we will preserve this area for them and other wildlife. None of us would appreciate the increased noise and pollution that will likely be a result of this project.

I appreciate your kind attention and hope that you will side with residents of Napa who hope that this project will not be approved.

Kindest regards,
Niki Williams

From: [Mary Lueros](#)
To: [Clerk](#)
Subject: [Fwd: Glamping Campground](#)
Date: Monday, February 17, 2025 3:13:31 PM

Mary Lueros
Councilmember, District 3

City Manager's Office, City of Napa
PO Box 660 / 955 School Street, Napa, CA 94559
Phone (707) 258-7800 x5284
Email mlueros@cityofnapa.org
Website www.cityofnapa.org
Social www.facebook.com/CityOfNapa : @CityOfNapa

Polhole? Gramit? Litter? You can [make a service request online here!](#)

Begin forwarded message:

From: [REDACTED] >
Subject: **Glamping Campground**
Date: February 17, 2025 at 3:08:52 PM PST
To: <ssedgeley@cityofnapa.org>, <codenatale@cityofnapa.org>, <bpainter@cityofnapa.org>, <mlueros@cityofnapa.org>, <bnavarez@cityofnapa.org>

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

To the Mayor and Council Members of the City of Napa:

I am a resident of Stonecrest, very near where you are considering the Glamping Campground. I am writing to voice my objection to this commercial installation in an area that is 100% residential. I also would like to voice my objection to ANY commercial ventures in areas that are substantially residential.

There are hosted vacation rooms near my home and this installation has changed this neighborhood in a very profound way. Typically, these rooms are approved without adequate parking for guests as well as support staff. The increase in traffic is significant; people park in front of my driveway, my mailbox and anywhere else to avoid walking a few extra feet and take my morning paper; really annoying. The common plea on the part of the applicant is that they can't afford to stay in their home without this rental income. In this market, people always have the option to sell and move to an area that accommodates hospitality business.

Silverado Trail is a parking lot many times during the day. For residents along the Trail, you have to be very aggressive behind the wheel to even get out of your driveway or neighborhood sometimes. I hope all of the council members have observed this traffic situation which cannot be mitigated by the proposed improvements. I hope they also observed the recent flooding of this area. The campground and buildings appear to be an attractive project; this just isn't the place for it.

In pursuit of TOT, exceptions to zoning, code and other requirements have been allowed on many projects. I have read that Napa has a cumulative 72 million dollar deficit. Perhaps means testing is in order for every discretionary expenditure, rather than changing the character of our neighborhoods and affecting the safety of your fellow citizens.

Respectively,

Sandra D. Callahan

[REDACTED]

February 17, 2025

Dear Mayor Sedgley & Members of the Napa City Council

Re: Grange Zoning Text Amendment, File # PL22-0120 APN 052-010-011

Please have the fortitude to reject the above referenced project and Do Not set a precedent by creating a zoning exception for this parcel.

The proposed Glamping project west of Silverado Trail between Hagen Road and Stonecrest Avenue is fraught with many significant issues that have been raised by many others. This project is the equivalent of a 100 room hotel in a flood plain, with the added severe fire risk issue of 100 fire pits in a high wildfire risk zone. The Initial Study did not adequately address traffic, safety, fire, flooding, and the environment. These impacts should have been fully evaluated in an Environmental Impact Report. Is the City allowed to create a new zoning ordinance such as a "Glamping Zone" without a formal review process?

I have owned homes in both the City and County and work in Napa and have travelled this section of Silverado Trail daily for more than 30 years. It is a narrow, winding, stretch of road with no shoulders. It is regularly subject to accidents, near accidents, animal crossings, heavy fog that can reduce visibility to almost zero, flooding and increasingly bad traffic backups. Adding a 100 unit lodging project to this section of the Trail with no turn lane, and a proposed right only turn lane coming from the north will only cause more issues and further cements that this is not a viable project for this property. The applicant is approved for 4 residential home which is what they originally requested.

I live on a rural street north of the city limits also located in a floodplain and have gone through several floods and many "get ready – is it going to flood scenarios". Flooding is very dynamic and hard to always predict. This most recent storm event in early February went from a NOAA prediction of 24 feet (not flooding) to 29 feet at 6:30 pm at night with little time to prepare, move cars, pick up and tie things up that float (think picnic tables). All of my neighbors were once again scrambling. I cannot imagine what it would take to unhook and secure sewer hook ups, water and electrical for 100 airstreams (possibly in the dark with little notice) and move them to a safe high place. Any applicant should be required to identify how and what it would take to safely complete this type of evacuation in case of flood or wildfire. We all know that fire, wind and flood event frequency is increasing due to climate change.

I would hope that as Council Members you would not approving a project that increases the City's resources for more service response to accidents, noise, etc. and also possible liability related to predictable accidents and possible death related to traffic, fire and flood.

Respectfully,

Louise Vicencio

██████████
██████████

Dear City Council Members:

I am writing to you today to support the The Grange Campground glamping project on Silverado Trail.

This project will bring a well-needed alternative and lower-cost option to Napa Valley where the prices to come and stay have ballooned since the pandemic. These high prices impact local businesses and restaurants as fewer people are now coming to Napa.

I believe this project is well conceived and respects the outdoor environment as it includes very few permanent structures and retains virtually all of the amazing oaks on the land. Additionally, the project will protect the riparian corridor along Milliken Creek and remove the current squatters that are camping by the creek and leaving their garbage and human waste along the creek causing pollution

The project will also develop a drastically needed Class I bike trail along its frontage which will make this stretch of the trail safer for bicyclists and walkers and will also serve as a catalyst to create more non-vehicular connections in the City of Napa which will ultimately reduce automobile created pollution.

Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few and prohibit public access to the property.

We support this project and vision and hope that you will vote to approve.

Sincerely,



Signature

Iris Van Coutren

Printed Name

01/16/25

Date

Napa Resident Y N

Dear City Council Members:

I am writing to you today to support the The Grange Campground glamping project on Silverado Trail.

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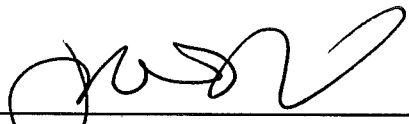
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Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few and prohibit public access to the property.

We support this project and vision and hope that you will vote to approve.

Sincerely,



Signature

Jamie Gratt

Printed Name

6-16-25

Date

Napa Resident: Y / N

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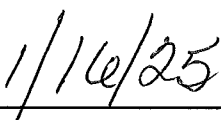
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Sincerely,


Signature


Printed Name


Date

Napa Resident: Y / N

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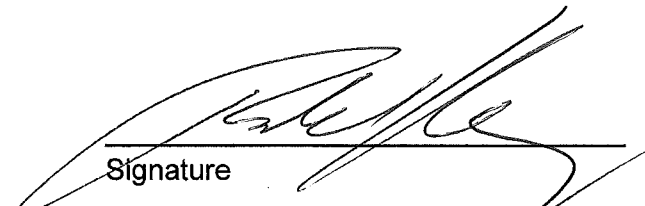
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We support this project and vision and hope that you will vote to approve.

Sincerely,


Signature
RUDY HERNANDEZ
Printed Name rudy@rhdb.co

1/16/2025
Date

Napa Resident: Y / N

Dear City Council Members:

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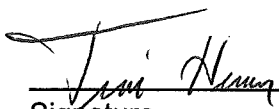
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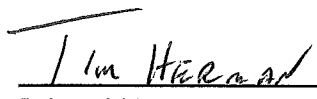
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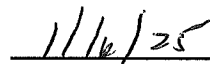
Sincerely,



Signature



Printed Name



Date

Napa Resident:  N



February 14, 2025

Napa City Council
City Hall
955 School Street
Napa, CA 94559

Dear Mayor Sedgley & Members of the Napa City Council

Letter to City Council in Support of Glamping Proposal PL22-0120

With serious consideration as a journalist and architect, I am compelled to provide my support for the so-called Grange Campground proposal. This is a project that I believe deserves to go forward and be approved by the City Council conditionally. While I usually don't comment on proposed projects, I feel this proposal will be a benefit to the city. It will be a unique and exciting addition to the Napa experiences. We need more visitor opportunities and accommodations. We can't depend on big hotels to provide the primary source of visitation. I have studied the Planning Commission hearing where it was approved unanimously, discussed project with Staff, and talked to and read the neighborhoods complaints. I will try not to oversimplify what I see are two major issues:

1) Traffic quantity, safety, and traffic calming on Silverado Trail

- It appears the left-in and left-out turns will not work with the geography so the right-in and right-out are the only options.
- I don't believe a 3 car stacking is sufficient: there should be 4 cars.
- If some can't enter, there should be a U-turn option.
- The island should be bigger and planted with lights and a slow sign.
- There should be a south-bound exit lane along Silverado Trail and plenty of bright colored cones going in and out.
- This is a chance to use Traffic Calming on Silverado Trail. The speed limit should be reduced to 30 or 35 miles an hour and landscape bulb-outs with flashing pedestrian crossings introduced.

2) Fire safety

- Currently the whole site is designed to be all electric, including lighting and unit HVAC. Here is a chance to eliminate propane and gas entirely by electrifying the grills and eliminating wood burning fire pits.
- I propose electric induction grills and electric fireplaces at each unit or in collective areas. This may not resonate with everyone, but I've attached a photo of an outdoor electric fireplace. I've installed many all electric and it takes a keen eye to discover the difference. It's the future.

- I recommend a sprinkler head with a 30' diameter range on top of every unit line connected to a waterline for fire protection.
- The planting pallet throughout should be fire resistant, native plants and foliage.
- I'm pleased they didn't propose a Vanity Vinyard for fake charm.

This is a project is much needed to provide alternative visitation options. Therefore, the City Council should reject the appeal, accept the Planning Commission's recommendations to adopt the mitigated Negative Declaration and approve the project. I believe there are conditions that the Council should consider staff and the applicant to consider and if necessary, return to the Planning Commission for consistency.

Most Sincerely,



Chris Craiker AIA/NCARB
President/Architect
Cal.Lisc# 013566
chris@craiker.com



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GLAMPING SILVERADO

JOB # XXXX



SITE PLAN

REVISIONS

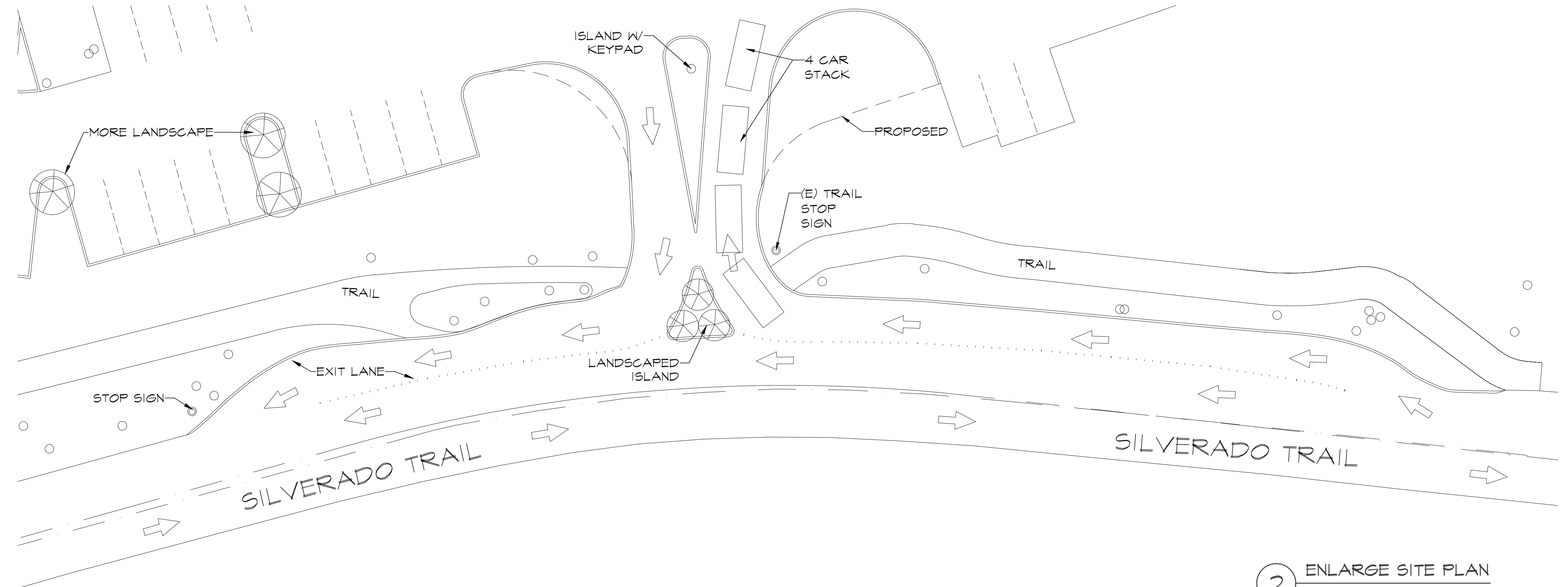
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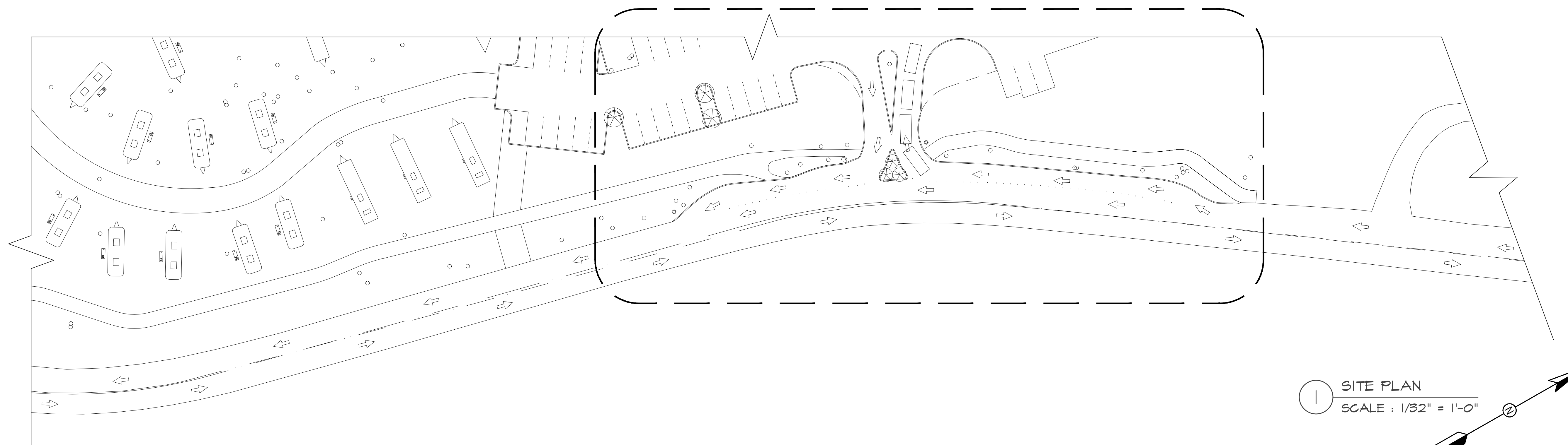
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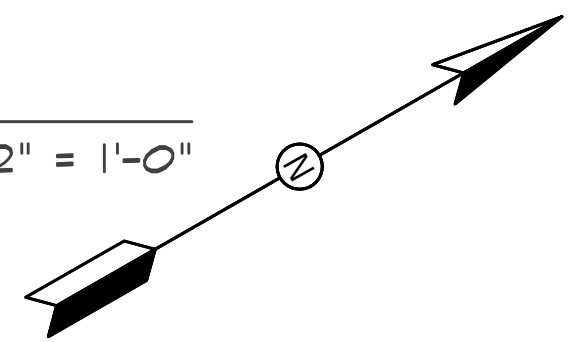
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2 ENLARGE SITE PLAN
 SCALE : 1/16" = 1'-0"



1 SITE PLAN
 SCALE : 1/32" = 1'-0"



February 14, 2025

VIA E-MAIL

Mayor Sedgley and Honorable Members of the City Council
955 School Street
Napa, CA 94559

Re: The Glamping Campground Project, PL22-0120

Dear: Mayor Sedgley and Honorable Members of the City Council

INTRODUCTION

Our client, AutoCamp, will be the operator of the glamping campground located on the west side of Silverado Trail between Hagen Road and Stonecrest Drive. The current owner has requested a zone change and permits to allow the operation of the project. The Planning Commission, by a 4 to 0 vote, recommended that the Council adopt a mitigated negative declaration and approve the project after listening to 24 members of the public who spoke for and against the project and to a Senior Engineer in the City's Public Works Department.

In a letter dated January 30, 2025, Katherine H. Falace, a shareholder in the Buckhalter law firm, argued that approval of the project would constitute the grant of a special privilege, one which could not be cured by a zoning text amendment, that an environmental impact report should have been prepared and that the project improperly depletes the City's housing inventory.

The remainder of this letter, together with responses prepared by City consultants, demonstrates that Ms Falace's concerns are misplaced and that the Planning Commission's recommendations should be followed by the Council.

LAND USES ALLOWED BY A ZONING ORDINANCE ARE DIFFERENT FROM A VARIANCE

A zoning ordinance prescribes the uses allowed in a particular zone. Government Code § 65850. The law is clear that "[t]he enactment of a zoning ordinance is a legislative function and is presumptively valid. The presumption may be upset if the evidence compels a conclusion that the ordinance is, as a matter of law, unreasonable or invalid. A zoning ordinance is unconstitutional only if no substantial reason exists to support the determination of the city council. If the reasonableness of the ordinance is fairly debatable, the ordinance must be upheld." *Ensign Bickford Realty Corp. v. City Council*, 68 Cal.App.3d 467, 474 (1977)(citations omitted).

A variance, on the other hand, may be granted “only when, because of special circumstances applicable to the property, . . . , deprives the such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.” Government Code § 65906.

In the case of the glamping campground, the Council is being asked to amend the City’s zoning ordinance and not to grant a variance. The question is not whether doing so represents a “special privilege” but rather whether there is evidence showing the public health, safety and general welfare will be advanced by the amendment, a finding required by §17.66.080 of the City’s Municipal Code. Section 3.B of the Planning Commission’s recommended ordinance amending § 17.52.515 of the City’s Municipal Code does just that by setting forth the reasons why the amendment is valid. Nothing in Ms Falace’s letter contradicts the Commission’s recommended finding.

THERE IS NO NEED FOR FURTHER ENVIRONMENTAL REVIEW

Ms Falace’s letter argues that the mitigated negative declaration (the “MND”) for the project should be rejected. In doing so, however, she neglects to cite the portions of the MND which deal with each of the problems that she claims exists.

The fire issue was examined in detail, MND at 144-148, and concluded “that no significant impacts would result from the proposed project’s implementation. As a result, no mitigation measures are required. (MND at 148.) An environmental impact report is required only where there is “substantial evidence . . . that the project may have a significant effect on the environment, . . .” Public Resources Code § 21080(e)(1). “Substantial evidence is not argument, speculation, unsubstantiated opinion or narrative, . . .” Public Resources Code § 21080(e)(2). There is no substantial evidence in the letter to show that the concerns regarding fire are well founded.

The traffic issue was examined in detail, MND at 122-130, and concluded that the impacts to transportation would be less than significant, MND at 125, and that mitigation would reduce impacts to less than significant for circulation, MND at 124, and for geometric design hazards, MND at 130. Further, the minutes of the Planning Commission’s October 17, 2024, hearing show that the Commission made “strong recommendations” that additional mitigation measures, consisting of the installation of a Class 1 bike trail and evaluation of the feasibility of the installation of a left-hand turn lane going northbound on Silverado Trail. Nor does the review by PRISM Engineering, attached to Ms Falace’s letter, of W-Trans’s August 7, 2024, transportation impact study provide any substantial evidence to support the need for further environmental review, consisting as it does of generalizations and sheer speculation. In fact, W-trans, the City’s traffic consultant, has already responded in a letter dated January 29, 2025, to PRISM’s review and concluded that W-Trans’s 2024 transportation impact study “remains adequate to address the potential impacts of the project as currently proposed.” (Letter at 4.) It should also be noted that Caltrans’s October 4, 2024, letter found no problems with the MND.

Finally, the issue of biological resources was examined in detail, MND at 38-63, and concluded that the project would have no impact on an adopted Habitat Conservation Plan or similar conservation plans, MND at 52 and that all of the potential impacts would be less than significant with the incorporation of mitigation measures, MND at 41, 44, 45, 47 and 49. The Department of Fish and Wildlife's September 30, 2024, letter made two recommendations, one involving Swainson's Hawk and the other impacts to streams and riparian areas. Both were dealt with in the mitigation measures contained in the MND, mitigation measure BIO-5, Roosting Birds, and BIO-6, Aquatic Resources Permitting.

In short, there is nothing before the Council which requires further environmental review.

THE PROJECT DOES NOT IMPROPERLY DEplete THE CITY'S HOUSING INVENTORY

Ms Falace's letter ends by arguing that approving the project would violate Municipal Code § 17.66.080. The Planning Commission's recommended ordinance dealt with that issue, stating, after quoting the finding required by § 17.66.080, that the finding should state:

"The Project does not request to rezone the property to a district with a larger lot size; therefore, the above finding is not applicable."

CONCLUSION

For all of the reasons stated above, AutoCamp asks that the council adopt the MND, that it approve the zoning text amendment and that it approve the permits sought so as to allow the glamping campground project to move forward.

Respectfully submitted,

Cox, Castle & Nicholson LLP


Kenneth B. Bley

KBB

From: [Mary Lueros](#)
 To: [Clerk](#)
 Subject: Fwd: Napa City Council to decide fate of controversial AutoCamp glamping resort - The Press Democrat
 Date: Thursday, February 13, 2025 3:53:19 PM

Mary Lueros
 Councilmember, District 3

City Manager's Office, City of Napa
 PO Box 660 / 955 School Street, Napa, CA 94559
 Phone (707) 258-7800 x5284
 Email mlueros@cityofnapa.org
 Website www.cityofnapa.org
 Social www.facebook.com/CityOfNapa · @CityOfNapa

Pothole? Graffiti? Litter? You can [make a service request online here!](#)

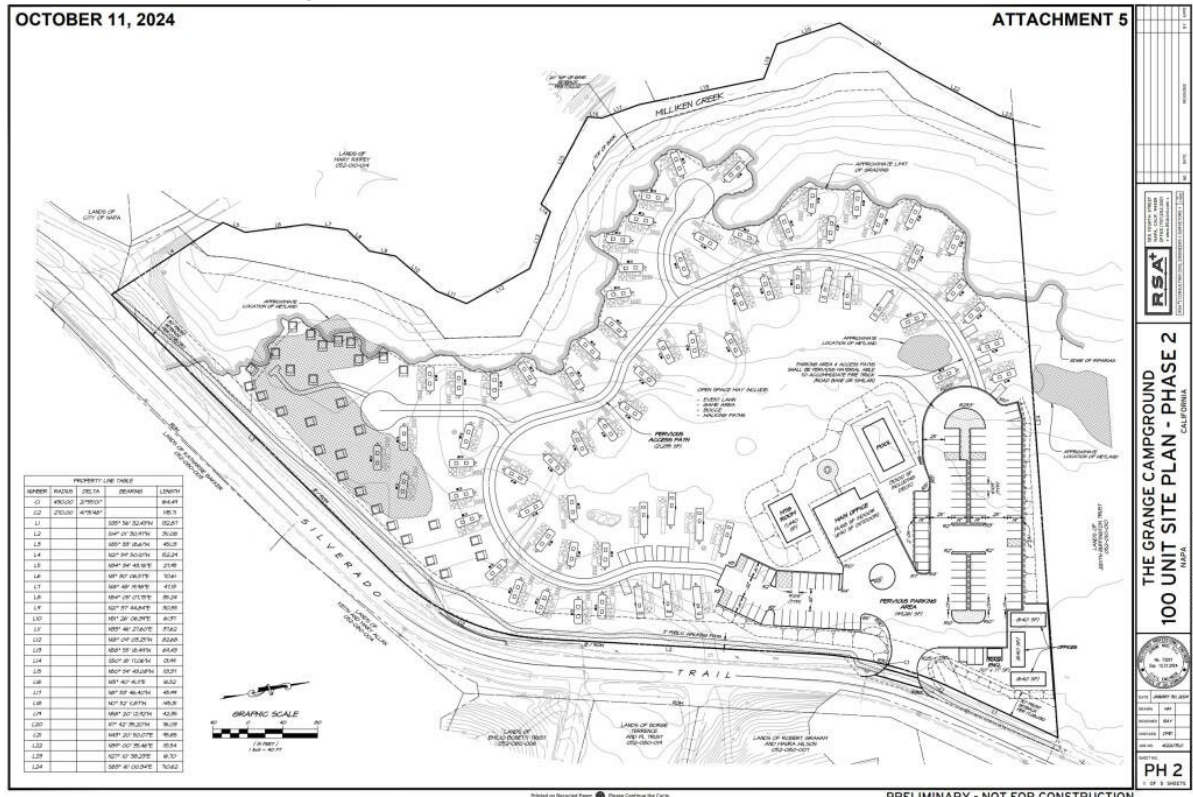
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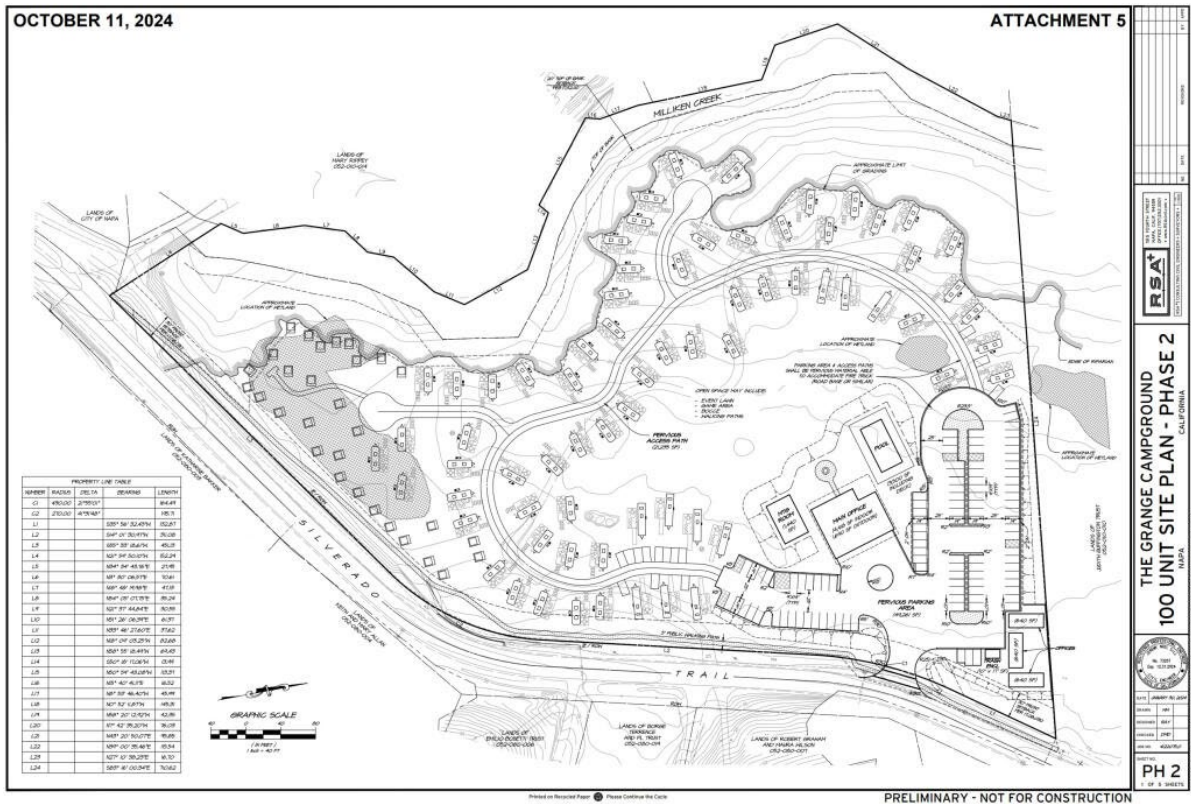
From: David Freed <dfreed@swgnapa.com>
 Subject: FW: Napa City Council to decide fate of controversial AutoCamp glamping resort - The Press Democrat
 Date: February 13, 2025 at 11:13:43 AM PST
 To: Justin Newberry <justin@napavalleydentistry.com>
 Cc: Mary Lueros <mary@marylueros.com>, David Freed <dfreed@swgnapa.com>

Hoping for a good outcome Justin - David Freed

Napa City Council to decide fate of controversial AutoCamp glamping resort

The project, backed by Santa Barbara-based outdoor lodging company AutoCamp, would sit along Milliken Creek between Hagen Road and Stonecrest Drive.





Slide 1 of 3

This Oct. 11, 2024, architectural rendering shows the proposed The Grange campground on an a roughly 12.5 vacant acres on the west side of Silverado Trail between Stonecrest Drive and Hagen Road at the north end of Napa. The project would construct a commercial campground with up to five permanent buildings, up to 100 glamping units, and recreational activity space, including the pool area shown here. (RSA+ via City of Napa)



EDWARD BOOTH
THE PRESS DEMOCRAT

A luxury glamping resort proposed along Napa's Silverado Trail has ignited fierce debate, with opponents warning of wildfire dangers and environmental harm, while supporters argue it could bring a much-needed economic boost.

On Tuesday, the Napa City Council will weigh in on The Grange Campground, a proposed 12 1/2-acre resort featuring up to 100 high-end camping trailers and tents, five permanent buildings, trails, and recreation areas. The project, backed by Santa Barbara-based outdoor lodging company AutoCamp, would sit along Milliken Creek between Hagen Road and Stonecrest Drive.

For months, critics have fought to block the development. A group called Residents Against Glamping Establishment, or RAGE, has rallied opposition, arguing the project poses a fire risk, increases traffic and disrupts the area's natural environment. Their [Change.org](#) petition had gathered 1,038 signatures as of Wednesday.

Beyond public opposition, the project could face legal hurdles. Attorney Katharine Falace of the Buchalter law firm in St. Helena sent a Jan. 30 letter to the City Council, alleging the city failed to conduct a sufficient environmental review under the California Environmental Quality Act.

She also argued that rezoning the site to allow a commercial venture on residentially zoned land amounts to granting AutoCamp a special privilege.

Since the Napa Planning Commission recommended project approval in October, AutoCamp representatives say they have worked to address community concerns. Bernie Corea, the company's director of acquisitions, said they have held community meetings, analyzed public feedback and made adjustments to the plan in response to concerns.

One of the biggest issues raised was bike and pedestrian safety. In response, the developers modified a planned pedestrian path to function as a separate Class 1 bike trail. They also identified a gap in sidewalk access near Milliken Creek and agreed to extend the sidewalk to improve connectivity.

Traffic congestion along Silverado Trail was another key concern, particularly the potential need for a left-turn lane. Although a traffic study found minimal impact, the developers have now limited access to right turns only when entering and exiting the resort.

Corea also defended the project's fire safety measures, saying the resort would actually reduce wildfire risk by clearing overgrown vegetation from the undeveloped site.

Campfires, he said, would be strictly controlled, with guests required to use AutoCamp's "GoodWood" fuel, which burns with fewer sparks, and specially designed grills that protect against smoke and sparks.

"It's such a controlled experience that (fire) doesn't have any ability to leave the campfires themselves," Corea said.

While the project has drawn strong opposition from residents, it has received backing from Napa's business community. The Napa Chamber of Commerce has recommended the council approve it, and Corea said business owners, winemakers and restaurateurs see the resort as a way to attract visitors and counter the impact of rising hotel prices and declining wine sales.

"We've sat down with countless business owners, winemakers, restaurateurs and really understand that they're feeling the pain," he said.

As the council prepares for Tuesday's decision, the debate remains heated. Whether the project moves forward or faces legal challenges could shape the future of similar developments in Napa.

You can reach Staff Writer Edward Booth at [707-521-5281](tel:707-521-5281) or edward.booth@pressdemocrat.com.

https://www.pressdemocrat.com/article/napa/napa-glamping-campground-autocamp/?utm_source=newsletter&utm_medium=email&utm_campaign=pd_napa&pupeml=27778



February 14, 2025

Napa City Council
955 School Street
Napa, CA 94559

RE: Letter of Support for The Grange/AutoCamp Napa Project
Item 12.A. Glamping Zoning Text Amendment

Board of Directors

Chair, Christi Coors Ficeli Goosecross Cellars
Michael Basayne, Solano-Napa SBDC
Andrea Clarke, M.D., Kaiser Permanente
Alonso Corona, SSAM, Inc.
Debra Dommen, Treasury Wine Estates
Justin Dragoo, BottleRock Napa Valley
Ken Frank, La Toque
Adam Ghisletta, Pinnacle Realty
Michael C. Holcomb, W Real Estate
Chuck Meyer, Napa Palisades Saloon
George Nielson, Nielson Construction
Richard Rybicki, Rybicki & Assoc.
Kevin Teague, Holman Teague
Suzanne Truchard, Engel & Volkers Napa

1556 First Street
Napa • CA • 94559

E admin@napachamber.com
O 707.226.7455

President & CEO Jeri Hansen
E Jeri@napachamber.com
O 707.254.1146

V.P. of Operations Philippa Perry
E Philippa@napachamber.com
O 707.254.1145

*Napa Chamber of Commerce is a 501(c)6,
Not-for-Profit Organization*

Tax ID# 94-0705300

Dear Mayor Sedgley and Members of the City Council,

The Napa Chamber of Commerce fully supports the proposed AutoCamp Napa project—a visionary outdoor lodging experience that will strengthen our local economy, promote sustainable tourism, and create meaningful opportunities for both businesses and residents.

As an organization dedicated to fostering economic and community development, we recognize AutoCamp’s proposal as a natural fit with our mission. This project will introduce a unique, high-quality outdoor hospitality experience that broadens Napa’s visitor base, generates increased business for local retailers and restaurants, and enhances our region’s economic diversity and vitality.

AutoCamp represents an innovative, eco-conscious use of the land, preserving open space while providing much-needed accommodations for families, young professionals, and travelers seeking a distinctive and immersive Napa experience.

Key Benefits of AutoCamp Napa:

Economic Growth & Business Support: By offering a lower-cost alternative to traditional resorts, AutoCamp will attract younger visitors and new demographics to Napa. Increased foot traffic will directly benefit local businesses, wineries, and restaurants while encouraging engagement with our region’s outdoor and nature-based activities.

Preservation of Open Space: The project will maintain much of the land’s natural beauty while incorporating public access and recreational opportunities, reinforcing Napa’s commitment to sustainability.

Community Benefits & Accessibility: AutoCamp will integrate local artisans, musicians, and wellness programs, as well as include a bike and pedestrian pathway. The potential for day-use access will foster a shared space that enriches both residents and visitors.

Public Safety Enhancements: AutoCamp has proactively addressed community concerns by implementing fire risk mitigation measures, fuel reduction efforts, and designated first responder staging areas.

Job Creation & Local Partnerships: The project will generate both construction and operational jobs while fostering partnerships with local wineries, chefs, and conservation groups, ensuring direct economic benefits to Napa's workforce and small businesses. The property owner and project leads have prioritized working with local professionals and firms. While the project's staffing needs are modest—consistent with the Planning Commission Staff Report of October 17, 2024—the developer is committed to hiring locally and providing stable employment and growth opportunities for Napa residents.

Additionally, the Napa Planning Commission has already recognized the project's value, approving it with a 4-0 vote in favor of moving forward.

As Napa continues to evolve, it is essential to welcome innovative projects that enrich our community, diversify our tourism and recreational offerings, and contribute to long-term economic sustainability. AutoCamp Napa embodies these ideals.

We strongly encourage the City Council to take the steps outlined in the staff report recommendations that will lead to the approval of the project.

Thank you for your time and consideration. We appreciate your leadership in shaping the future of Napa.

Jeri Hansen

A handwritten signature in cursive script that reads "Jeri Hansen". The signature is written in black ink and has a long, sweeping underline that extends to the right.

President & CEO
Napa Chamber of Commerce

cc: Napa Chamber Board of Directors
Napa Chamber Government Affairs & Policies Committee

From: [Cynthia Deutsch](#)
To: [Clerk](#)
Subject: Comment on Glamping Hearing 021825
Date: Friday, February 14, 2025 11:20:56 AM

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

I am Writing to **support the proposed Glamping Project on Silverado Trail**. My reason for supporting this project is because of the bike trail that is included.

The project proposes to build a multi-use bike path, similar to the Vine Trail and River Trail and paid for by the developer, from just south of Hagen Rd. at the north to the Milliken Inn driveway at the south on the west side of Silverado Trail. This is around a half mile of path along Silverado Trail where there are currently no bike lanes and no (or limited) shoulders for biking. The proposed path will include on- and off-ramps, making it accessible to bicyclists from Silverado Trail.

- **The project would increase safety for bicyclists and pedestrians.** Bicyclists riding south would now have a bike facility that has the highest level of separation from traffic, where Silverado currently has no shoulders or lanes for riding. This is the immediate benefit of the project; Caltrans has proposed extending bike facilities to Lincoln in the south and Trancas in the north (see more on that below).
- **It will increase connectivity of the bike network.** Residents who live north-east of the site have no alternative bike route for reaching Lincoln Avenue or Downtown, unless they are willing to ride a circuitous route—which is a barrier to many who ride for transportation.
- **It can mitigate traffic and reduce greenhouse gas emissions.** Some are worried that glampers will cause an increase in traffic. Bike facilities will offer both glampers and residents an alternative to driving, which can help mitigate traffic impacts, especially given that glampers are known to bring their bicycles on vacation. Glampers could much more feasibly ride north to destinations along Silverado, or south to downtown, BottleRock, etc. The more tourists or residents choose to ride instead of drive, the less they will emit greenhouse gases.
- **It will allow more tourists to ride more safely.** Silverado Trail is an iconic cycling route sought out by tourists, but currently this portion of the Trail is not considered bikeable by those who are not highly confident riders. It is a barrier to many Trail riders who are starting their rides from hotels in the City of Napa.

Sincerely,

Cynthia Deutsch

[REDACTED]

Napa, CA 94558

[REDACTED]

From: [linda bancke](#)
To: [Clerk](#)
Cc: [linda bancke](#)
Subject: Glamping Zoning Text Amendment Item #3802024
Date: Friday, February 14, 2025 11:31:09 AM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL]

To the Mayor and City Council of Napa,

Please support the development of this camping and recreational area for visitors to our beautiful valley. Napa needs an economic and carefully planned camping area that is affordable for people, especially families, to enjoy Napa County.

Linda Bancke

February 14, 2025

RE: Item #3802024

Glamping Zoning Text Amendment

Dear Mayor and City Council of Napa,

This letter supports the project referenced above.

I have lived in Napa for seventy years watching many, many types of projects and changes to the city. Many projects approved aim at expensive high-end experiences. The character of many of these projects nearly saturates our town and our surrounding county areas with experiences for exclusivity and they weigh on our environment.

The Grange will draw in families and those seeking to spend time in Napa with less fanfare. This project will invite inclusivity and welcome locals as well.

Too often the City of Napa spends time and money bringing about projects that can only be enjoyed by the very wealthy. Or, some beneficial projects are declined due to pressures presented by a small handful of locals that feel a personal disadvantage. This project is more inclusive to family activities, it supports social responsibility and invites a more natural experience. People of Napa can benefit from this project.

As well, all Napan's have received the inheritance of generosity and environmental support from the Mead family for generations. They have a long legacy of giving wholeheartedly lands and resources that all Napan's have had the benefit of.

This project, the Grange, will maintain the basic character of the land it situates and benefit both nature and people. What could be better?

I believe this project should be supported and approved. The delays have cost much time and resources already. Let's see this approved and let's move forward.

Thank you for your time in reading this letter.

Sincerely, Shelly Monte

From: [Nathan Davis](#)
To: [Clerk](#)
Cc: [Jeremy Sill](#)
Subject: Glamping Project at Hartle and Monticello - Autocamp
Date: Friday, February 14, 2025 11:52:42 AM
Attachments: [ATT00001.png](#)
[ATT00002.png](#)
[ATT00003.png](#)
[ATT00004.png](#)

You don't often get email from nathan.davis@winetrain.com. [Learn why this is important](#)

[EXTERNAL]

Hello,

I want to weigh in as a business leader, Visit Napa Valley Board Member, local, and dad of 3 young kids. I support this project for our community as a good thing for our long-term health as a destination.

Napa has a strong brand identity as an adult friendly destination with a foundation of alcohol day drinking as the main past time. In our world today, this just is not enough to remain competitive in the tourist destination marketing arena. Napa has always avoided family travel but today's young families are seeking sophisticated but fun destinations that help them feel welcome, appreciated, and comfortable. Adding a glamping accommodation option to our arsenal of reasons to visit, and in such a fantastic location in proximity to the upvalley experiences and downtown Napa city offerings, propels Napa to a new affluent demographic of traveler. This project helps round out our reasons to visit Napa and is marketing gold. Marketing gold turns into retail, restaurant, lodging, and activity partner revenue boost that then fuels our TOT and general fund to ensure living in Napa sustains at the high level we have grown accustomed.

I support this project and hope we can rely on you for yours,

Nathan Davis
General Manager



1275 McKinstry Street, Napa, CA 94559
(o) 707-251-5213
nathan.davis@winetrain.com

[Take a Tour](#)



From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: City Glamping Site
Date: Friday, February 14, 2025 1:12:47 PM

Sent from Beth Painter's iPad

Begin forwarded message:

From: Steve Hatton [REDACTED]
Date: February 14, 2025 at 12:14:02 PM PST
To: Beth Painter <bpainter@cityofnapa.org>
Subject: City Glamping Site

You don't often get email from shatton@nvusd.org. [Learn why this is important](#)

[EXTERNAL]

Hello City Council Member Painter,

As one of your constituents, I wanted you to know that I hope you APPROVE the proposed glamping proposal. Napa has a ton of hotels, but not much for people who might like to visit our city in an RV or as campers. Please consider this email when casting your vote.

Stephen Hatton
[REDACTED]
Napa High School

Michael A. Depatie

Napa, CA 94558

February 14, 2025

Honorable Mayor Scott Sedgley
Members of the Napa City Council
City of Napa
955 School Street
Napa, CA 94559

RE: Support for The Grange Campground Project

Dear Mayor Scott Sedgley and Members of the Napa City Council,

I am writing to express my enthusiastic support for the proposed The Grange Campground Project by AutoCamp in the City of Napa. As the former CEO of Kimpton Hotels and a proud local resident, I have observed firsthand the evolving travel trends that now favor innovative, experiential lodging. AutoCamp's concept is not only timely but also a forward-thinking initiative that will attract a diverse range of visitors to Napa.

Importantly, as a Board Member of AutoCamp, I know first-hand that AutoCamp is a thoughtful and responsible company that has conducted a thorough review of the environmental and safety impacts of this project. Their comprehensive planning process demonstrates a firm commitment to sustainability and community safety, ensuring that the development enhances our natural surroundings while prioritizing the well-being of both guests and neighbors. This level of diligence reflects AutoCamp's deep respect for the environment and its commitment to maintaining a positive reputation within the local community.

In addition to its environmental and safety initiatives, the AutoCamp project is poised to deliver significant economic benefits. By drawing new visitors to Napa, the development will support local businesses—from restaurants and wineries to boutique shops and outdoor recreation services. This influx of visitors will help stimulate the local economy, create job opportunities, and further solidify Napa's reputation as a progressive and innovative tourism destination.

I wholeheartedly endorse the AutoCamp outdoor development project and encourage the City of Napa to extend its full support to this initiative. I am confident that AutoCamp's commitment to environmental stewardship, safety, and community engagement will make it a valuable asset to our region and an exemplary model of modern, responsible tourism development.

Thank you for your time and consideration.

Sincerely,


Mike Depatie

From: [Bernie Corea](#)
To: [Clerk](#)
Cc: [Jeremy Sill](#)
Subject: AutoCamp Business Listing - Change in Directions - The Grange Campground
Date: Friday, February 14, 2025 2:00:40 PM
Attachments: [AutoCamp Business Listing Directions.pdf](#)

[EXTERNAL]

Hello Clerk,

Please see the attached instructions on how we have previously successfully changed Mapping Services to reroute customers to our driveway when we had to install a right-in right-out only access point on another project in Asheville, NC.

The same process will be followed for the proposed project in Napa.

To clarify statements read in the public comments, a property owner cannot unilaterally request to reroute with Mapping Service provides, but if there is a change in legal circulation, we as a business owner have the ability to identify this change and the Mapping Services will modify according to the legal routing. The Mapping Services will be updated prior to project opening.

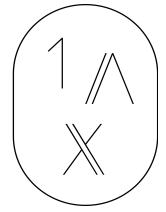
Please add this attachment to the record and let me know if you have any questions.

Kind regards,
Bernie Corea

Bernie Corea
Director of Acquisitions & Development
Cell (805) 284-5334

[AutoCamp Zion](#) and [Field Station Moab](#) are now available to book your next stay.





AutoCamp

Business Listings - Change to Directions

APPROACH

1. Create a Google Business Profile

Google Maps is populated by the information in the location's Google Business Profile ([AutoCamp Asheville example](#)). In order to make any changes to the map directions, a location representative must create and verify the Google Business Profile.

Steps to create -

[Create a Business Profile](#)

- Using a Google compatible email address, follow the prompts to populate the requested information. A phone number is required to create the profile, and other information can be added at a later date.

Verify a Business Profile

- Invite the local representative to the Google Business Profile using a Google compatible email address.
- Local representative accepts invitation using their mobile device.
- Local representative clicks "Verify" button.
- The user will be prompted to record a video with the following information -
 - Show surrounding area such as street signs or neighboring businesses (Your location should match the address you entered)
 - Show business name printed on permanent fixtures such as signboard (Your business name should match the name you entered AutoCamp Asheville)
 - Access staff-only areas, unlock entrance, or operate cash register (You need to show you're authorized to represent this business)
- Once the video is submitted and we are verified we can submit the changes to the star rating and directions.

2. Open a support ticket with Google Business Profile Help to change directions


The process starts with a generic support ticket to Google Business Profile Help

- When logged in to the same google email address that has access to the Google Business Profile, visit [Google Business Profile Help](#)


- Select “New more help? Contact Us”

Need more help?

Try these next steps:




Post to the help community
Get answers from community members



Contact us
Tell us more and we'll help you get there

- Follow prompts by selecting the business and explaining that you need to change the directions to the business, then select “Wrong Driving Directions”

Which business do you need help with?

 AutoCamp Asheville ▼

Only you can see this info

Tell us what we can help with:

I need to change the google map directions to my business

57/100

Choose the best description of this issue:

Wrong driving directions

How to fix address or pin

Report incorrect Street View image

Wrong changes to address or pin

Moved business

Other

- On Step 2 of the request, you will be prompted to read help articles, ignore these, and click “Next Step”
- Then, you will be asked to complete a form where you will explain the directions issue as clearly as possible upon submission, you’ll be given a case ID, and Google will email you a “Case Received” notification.

Provide additional information

- Reply to the “Case Received” notification and describe the issue with as much detail as possible. Written instructions along with a mock-up of the Google map with requested changes worked well at AutoCamp Asheville.

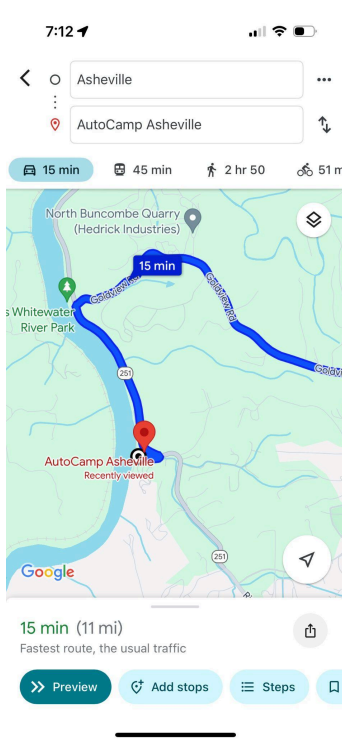


- At this point you should be connected with a human representative at Google who may ask for additional information such as road closed signs, do not enter signs, or even another video.

- Example of “Do Not Enter” sign at Asheville shared with Google Business Profile Help.



- The next steps are regularly checking Google Maps for updates, and persistently following up on the email with the case ID.
- After 6-8 weeks the issue should be resolved.



From: [Julie Maurer](#)
To: [Clerk](#)
Subject: Comment on Glamping Hearing 021825
Date: Friday, February 14, 2025 2:39:12 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear City of Napa Council Members,

I was happy to learn that the proposed glamping resort on Silverado Trail would include a Class I bike path along the frontage of the property and to the south of it down to Milliken Creek Inn. Bike facilities on Silverado have been in City plans for 29 years without any progress thus far. This project presents a unique opportunity to implement a bike path that is appropriate given speeds and volumes of adjacent vehicle traffic, one where the developer has agreed to bear the brunt of the cost, and one that could occur concurrently with nearby road improvements, potentially increasing integration with other City of Napa bike facilities.

I would appreciate being able to ride from downtown to Trancas, first along the flood project's coming path from the Oxbow to Lincoln Avenue and then along Silverado to Trancas, on separated and protected bike facilities. Making this route safer will increase opportunities for recreation and active transportation, for locals and tourists alike, and will increase access to further riding on Monticello Road and the iconic Silverado Trail—one of the most popular and beautiful places to ride in the Valley. This in turn could both increase support for businesses in those areas and grow Napa Valley's reputation as a bike-friendly destination.

Thank you for your consideration,
Julianne Maurer
[REDACTED] Napa 94558

Friday February 14, 2025

Mayor Scott Sedgley
Members of the Napa City Council
City of Napa
955 School Street
Napa, CA 94559

RE: Support for The Grange Campground Project

Dear Mayor Scott Sedgley and Members of the Napa City Council,

My name is Sushil Patel, and I am a local resident writing to express my strong support for the proposed Grange Campground Project by AutoCamp in the City of Napa. As someone who deeply values our community and its future, I believe this project will bring numerous benefits to Napa while respecting and enhancing our beautiful environment.

AutoCamp's innovative approach to lodging aligns perfectly with the evolving travel trends that prioritize unique and experiential stays. This project will attract a diverse group of visitors to our city, boosting local tourism and providing a fresh perspective on Napa's hospitality offerings.

I am confident in AutoCamp's commitment to sustainability and community well-being. Their thorough review of environmental and safety considerations demonstrates a responsible approach to development. AutoCamp's dedication to preserving our natural surroundings while ensuring the safety and comfort of both guests and residents is evident in their comprehensive planning process.

Moreover, the economic impact of the AutoCamp project will be significant. By drawing new visitors to Napa, this development will support local businesses, including restaurants, wineries, retail shops, and outdoor activity providers. The increased tourism will stimulate our local economy, create jobs, and reinforce Napa's status as a forward-thinking and dynamic destination.

I wholeheartedly support the AutoCamp Grange Campground Project and encourage the City of Napa to approve this initiative. AutoCamp's commitment to environmental stewardship, safety, and community engagement makes this project a valuable addition to our region and a model for responsible tourism development.

Thank you for your time and consideration.

Sincerely,



Sushil Patel

[Redacted]
Napa, CA 94558

Dear City Council Members:

I am writing to you today to support the The Grange Campground glamping project on Silverado Trail.

This project will bring a well-needed alternative and lower-cost option to Napa Valley where the prices to come and stay have ballooned since the pandemic. These high prices impact local businesses and restaurants as fewer people are now coming to Napa.

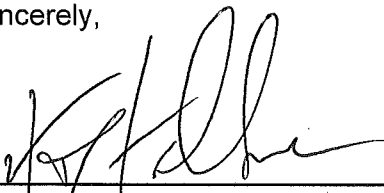
I believe this project is well conceived and respects the outdoor environment as it includes very few permanent structures and retains virtually all of the amazing oaks on the land. Additionally, the project will protect the riparian corridor along Milliken Creek and remove the current squatters that are camping by the creek and leaving their garbage and human waste along the creek causing pollution

The project will also develop a drastically needed Class I bike trail along its frontage which will make this stretch of the trail safer for bicyclists and walkers and will also serve as a catalyst to create more non-vehicular connections in the City of Napa which will ultimately reduce automobile created pollution.

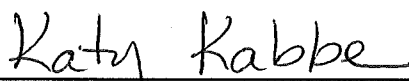
Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few and prohibit public access to the property.

We support this project and vision and hope that you will vote to approve.

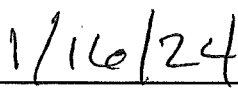
Sincerely,



Signature



Printed Name



Date

Napa Resident: Y / N

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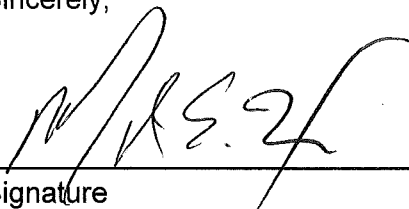
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Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few and prohibit public access to the property.

We support this project and vision and hope that you will vote to approve.

Sincerely,



Signature

Martin Harris

Printed Name

Jan 16 / 2025

Date

Napa Resident: Y / N

Dear City Council Members:

I am writing to you today to support the The Grange Campground glamping project on Silverado Trail.

This project will bring a well-needed alternative and lower-cost option to Napa Valley where the prices to come and stay have ballooned since the pandemic. These high prices impact local businesses and restaurants as fewer people are now coming to Napa.

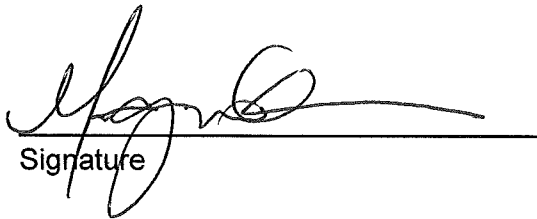
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Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few and prohibit public access to the property.

We support this project and vision and hope that you will vote to approve.

Sincerely,



Signature

Megan Van Courten

Printed Name

01/16/25

Date

Napa Resident: Y / N

Dear City Council Members:

I am writing to you today to support the The Grange Campground glamping project on Silverado Trail.

This project will bring a well-needed alternative and lower-cost option to Napa Valley where the prices to come and stay have ballooned since the pandemic. These high prices impact local businesses and restaurants as fewer people are now coming to Napa.

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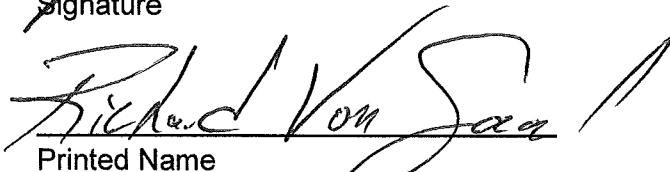
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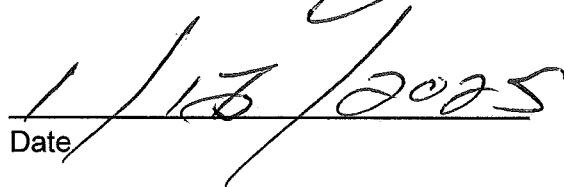
Sincerely,



Signature



Printed Name



Date

Napa Resident: Y N

Dear City Council Members:

I am writing to you today to support the The Grange Campground glamping project on Silverado Trail.

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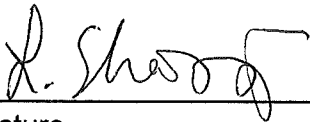
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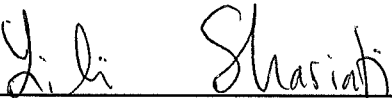
Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few and prohibit public access to the property.

We support this project and vision and hope that you will vote to approve.

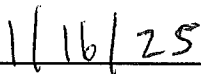
Sincerely,



Signature



Printed Name



Date

Napa Resident: Y / N

Dear City Council Members:

I am writing to you today to support the The Grange Campground glamping project on Silverado Trail.

This project will bring a well-needed alternative and lower-cost option to Napa Valley where the prices to come and stay have ballooned since the pandemic. These high prices impact local businesses and restaurants as fewer people are now coming to Napa.

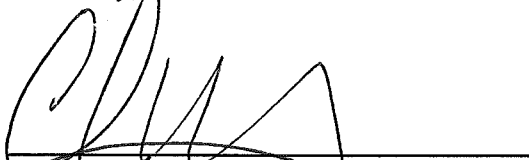
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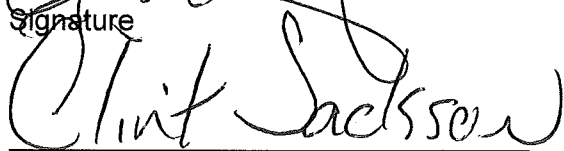
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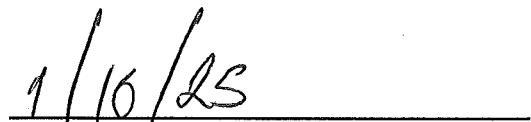
Sincerely,



Signature



Printed Name



Date

Napa Resident: Y / N

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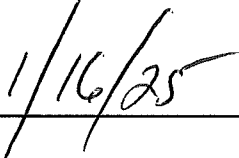
Sincerely,



Signature



Printed Name



Date

Napa Resident: Y N

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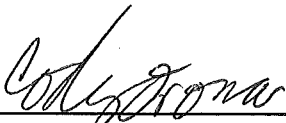
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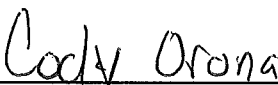
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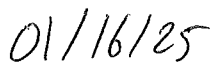
Sincerely,



Signature



Printed Name



Date

Napa Resident: / N

Dear City Council Members:

I am writing to you today to support the The Grange Campground glamping project on Silverado Trail.

This project will bring a well-needed alternative and lower-cost option to Napa Valley where the prices to come and stay have ballooned since the pandemic. These high prices impact local businesses and restaurants as fewer people are now coming to Napa.

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The project will also develop a drastically needed Class I bike trail along its frontage which will make this stretch of the trail safer for bicyclists and walkers and will also serve as a catalyst to create more non-vehicular connections in the City of Napa which will ultimately reduce automobile created pollution.

Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few and prohibit public access to the property.

We support this project and vision and hope that you will vote to approve.

Sincerely,



Signature



Printed Name



Date

Napa Resident: Y / N

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I am writing to you today to support the The Grange Campground glamping project on Silverado Trail.

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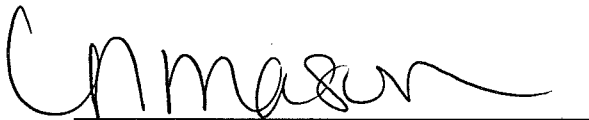
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Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few and prohibit public access to the property.

We support this project and vision and hope that you will vote to approve.

Sincerely,



Signature

Nicole Mason

Printed Name

1/16/25

Date

Napa Resident: Y / N

From: [Josh Phelps](#)
To: [Clerk](#)
Subject: Autocamp Project at Hartle and Monticello
Date: Friday, February 14, 2025 4:36:20 PM

You don't often get email from josh@groundedwineco.com. [Learn why this is important](#)

[EXTERNAL]

To Whom this may concern:

I am reaching out as a local winery owner and Napa Valley native to express my support for the Autocamp Project at Hartle and Monticello.

As someone who has grown up in this valley and witnessed the commercial growth here, I think it is critical that we have ways of welcoming young people (wine consumers) and people of all different demographics. Hotel prices have skyrocketed over the past decade and there are not as many affordable options for people to explore the valley. On top of just the wine business, there are so many ways to enjoy the outdoors here in Napa and a glamping option is perfect for that clientele. I am a St. Helena Eagle Scout and an avid outdoorsman so I can appreciate that. The location is also ideal with perfect proximity to downtown Napa, BottleRock, and the Silverado Trail to get upvalley.

Thank you for helping Autocamp successfully move forward with this project. It will be a great asset to our community!

Josh



From: [Douglas Marx](#)
To: [Clerk](#)
Subject: Comment on Glamping Hearing 021825
Date: Saturday, February 15, 2025 10:44:02 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear City of Napa Council Members,

I support the inclusion of the bike path that is proposed with the development of the glamping resort adjacent to the Silverado Trail.

Doug Marx
[REDACTED], Napa (Browns Valley)

From: [Heather Dooley](#)
To: [Clerk](#)
Subject: Comment on Glamping Hearing 021825
Date: Saturday, February 15, 2025 3:44:05 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear City of Napa Council Members,

I ride this section of Silverado Trl every week. It is dangerous. Here is an opportunity to put in a bike path that would increase rider & pedestrian safety...and have the developer pay for it !

I was happy to learn that the proposed glamping resort on Silverado Trail would include a Class I bike path along the frontage of the property and to the south of it down to Milliken Creek Inn. Bike facilities on Silverado have been in City plans for 29 years without any progress thus far. This project presents a unique opportunity to implement a bike path that is appropriate given speeds and volumes of adjacent vehicle traffic, one where the developer has agreed to bear the brunt of the cost, and one that could occur concurrently with nearby road improvements, potentially increasing integration with other City of Napa bike facilities. I would appreciate being able to ride from downtown to Trancas, first along the flood project's coming path from the Oxbow to Lincoln Avenue and then along Silverado to Trancas, on separated and protected bike facilities. Making this route safer will increase opportunities for recreation and active transportation, for locals and tourists alike, and will increase access to further riding on Monticello Road and the iconic Silverado Trail—one of the most popular and beautiful places to ride in the Valley. This in turn could both increase support for businesses in those areas and grow Napa Valley's reputation as a bike-friendly destination. Thank you for your consideration,

Heather Dooley
[REDACTED], Napa CA 94558

Dear City Council Members:

I am writing to you today to support the Autocamp glamping project on Silverado Trail.

This project will bring a well-needed alternative and lower cost option to Napa Valley where the prices to come and stay have ballooned since the pandemic. The Grange will bring experience to Napa which we do not currently have and drive sorely needed foot traffic to downtown.

I believe this project is well conceived and respects the outdoor environment as it includes very little structure and retains virtually all of the amazing oaks on the land. Additionally, the project will protect the riparian corridor along Milliken Creek and remove the current squatters that are camping by the creek and leaving their garbage and human waste along the creek causing pollution of the creek. Protecting local waterways in this way is ideal in my opinion.

The project will also develop a drastically needed "Class I" bike trail along its frontage which will make this stretch of the trail safer for bicyclists and walkers and will also serve as a catalyst to create more non-vehicular connections in the City of Napa which will ultimately reduce automobile-current pollution. With this type of bike trail and boost in E-bikes it's a simple way to get folks out of their cars and healthy.

Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few. Our downtown businesses need this type of support so we hope you will give this project your approval.

Sincerely,
Ed Morton
Napa Valley Resident

From: [OLIN RUSSUM](#)
To: [Clerk](#)
Subject: Support for The Grange Campground
Date: Sunday, February 16, 2025 6:04:21 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear Napa City Clerk,

We are writing to express our enthusiastic support for The Grange Campground project. As long-time residents of Napa, as well as involved in business locally, we strongly believe that this development will provide invaluable benefits to our community and visitors alike.

One of the key reasons we support this project is its commitment to offering a unique and experiential outdoor lodging option in Napa. The idea of providing a refreshing alternative to the more expensive resorts in the area is particularly important to us, as it ensures that families and those seeking a more affordable getaway will have the chance to enjoy the beauty of our region.

We are also impressed by the project's light-touch development plan, which focuses on minimal impacts to the land. The preservation of our natural surroundings is vital, and this plan promises to do so while still offering an exciting and sustainable new way to experience Napa's outdoors.

Additionally, we appreciate the emphasis on improving pedestrian and cyclist safety by incorporating a Class I bike path into the development. This will not only enhance the safety of those utilizing alternative transportation, but it will also contribute to a more connected and active community.

Lastly, the preservation of this property for the enjoyment of both locals and visitors speaks to the heart of what makes Napa such a wonderful place to live and visit. We are confident that The Grange Campground will enhance the sense of community, while offering a new, accessible, and safe space for everyone.

Thank you for your consideration of our support for this project.

Sincerely,
Olin Russum and Jessica Swan

[REDACTED]

From: [Andrew MacLaggan](#)
To: [Clerk](#)
Subject: I support the Grange campground project
Date: Sunday, February 16, 2025 6:56:13 PM

You don't often get email from a.maclaggan@pm.me. [Learn why this is important](#)

[EXTERNAL]

Dear City Council Members,

I am writing today to voice my support for the Grange campground project on Silverado Trail.

As a homeowner in the Alta Heights neighborhood, I look forward to the increased bicycle connectivity on Silverado Trail provided by the Class 1 bike trail to be built as part of the project.

Additionally, I would like to take advantage the other amenities provided by the project, such as the pool and the restaurant.

This is a good use of this difficult site which will flood periodically. It preserves most of the native trees and provides amenities to the city and neighborhood.

Yours truly,

Andrew MacLaggan, AIA

--

Andrew MacLaggan AIA | LFA

From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: Glamping Project on Silverado Trail
Date: Monday, February 17, 2025 6:12:41 AM

Sent from Beth Painter's iPad

Begin forwarded message:

From: Lowell Downey <[REDACTED]>
Date: February 16, 2025 at 10:15:34 PM PST
To: Beth Painter <bpainter@cityofnapa.org>
Subject: Glamping Project on Silverado Trail

[EXTERNAL]

Dear City Councilwoman Painter,

I'm writing to support the proposed Glamping Project on Silverado Trail coming before the City Council on Tuesday. This project speaks to our guests having a unique Napa experience, outside the hotel room, with opportunities to meet fellow travelers and share common space during the day and under the night sky. The creek is being protected, bike lanes and recreation areas added, right turn lanes in and only a right turn out has been created to prevent the hazardous left turn. I believe it will fit well within the community.

The economic pressure on Napa is increasing. This project most certainly will benefit Napa by providing jobs. As a commercial project, this project has a lower impact than building a hotel or, since it is residential, adding housing. My only request is, that on approval, the City require a low lighting impact on the space, preserving the night sky, less impact on migratory birds, and the adjoining neighbors.

Thank you for considering my thoughts.

Lowell

Lowell Downey
[REDACTED]
Napa, CA 94559

From: [Milli Pintacs](#)
To: [Clerk](#)
Subject: Letter of Support for AutoCamp Napa
Date: Monday, February 17, 2025 8:48:02 AM

[EXTERNAL]

RE: Autocamp Napa: The Grange

Dear Napa Council Members,

I have recently learned about an exciting new project AutoCamp Napa that will be in front of City Council tomorrow, Tuesday February 18th. I have had the opportunity to review the plans in detail. What I see is a new business idea that creatively and responsibly uses a piece of land in our city that has sat under-utilized. As someone whose own business focuses on serving Napa families, I am happy to see a business that not only is family friendly, but has also committed to allowing local families and schools to utilize amenities such as a pool without having to be overnight guests. This is a big deal for Napa, families do not have access to spaces like this.

I've also learned of the other possible uses of this property and can see that the impacts to the natural environment as well as the potential risks to our sensitive watershed would be far greater with something like a housing development.

Opponents to this project are citing the very same concerns they have cited in opposition to my project just up the road in Alta Heights, which would be Napa's first dedicated Child Development Center serving children and families from across Napa and would bring a desperately needed childcare facility to our community. We have already seen what damage it can cause when we allow small groups to dictate what the future of this city gets to or doesn't get to look like. The broader needs of the city cannot be overshadowed by the personal preferences of a small group of people unwilling to accept growth and progress, even if it poses a perceived inconvenience to some.

The outstanding group behind this project have already demonstrated their willingness to reasonably accommodate the concerns that neighbors have voiced. They have made good faith efforts to listen and respond to those concerns. I do not believe that further restrictions on these plans will have any additional impact beyond negatively affecting the viability of this project.

Please vote to approve this project and help bring an exciting new family-focused business to our community.

Sincerely,
Milli Pintacs

Founder/Head of School
Le Petit Elephant Nursery and Preschool

From: [Robert Pintacsi](#)
To: [Clerk](#)
Subject: AutoCamp Napa Project
Date: Monday, February 17, 2025 8:56:23 AM

You don't often get email from robertpintacsi@gmail.com. [Learn why this is important](#)

[EXTERNAL]

RE: AutoCamp Napa

Dear Concilmember,

I'm writing in regards to the Autocamp project that will be presented to the city council this week. As a resident of Napa and a business owner I would like to voice my whole hearted support for this project. After learning in depth details about the scope and planned operation of this site I am convinced it is one of the best uses for this piece of land within our city. Other uses would be far more destructive and disruptive to this sensitive natural landscape. As someone who has used similar campsites in other areas of California I have first hand experience with the expected traffic impact and flow. Learning of the planned mitigation measures already in place I do not believe that the concern of "more traffic" should be an allowable sticking point to prevent this project from receiving approval. In addition, people who use such campsites are coming to enjoy time in nature, be with family and friends, not to party and be rowdy. I feel that concerns over noise are also overblown and out of touch with how a campsite like this operates.

On a broader, yet related note, I would like to voice my concern that in the past few years the City of Napa has seen multiple projects and proposals stalled, stopped, and/or derailed by small groups of people unwilling to accept the idea of any "impact" to their neighborhood. They use vague environmental concerns to mask their true intentions. This city needs to progress into the 21st century. If we don't want to start using our prized agricultural lands and open spaces for new projects then we need to accept that creative use of empty and underutilized parcels within the city limits is the only way we can further develop our city. A vocal minority, who are only concerned with preserving their personal comforts, should not hold power over a city needing to support the broader economic and social needs of an entire community.

This project will create jobs, diversify and strengthen our economy, and protect a valuable piece of natural landscape along the Napa River. They have demonstrated a commitment to being responsible neighbors and it's a good fit for this community. I urge you to fully approve this project.

Regards,
Robert Pintacsi
606 Seminary St, Napa

Owner: St. Romedius Wine
Co-owner: Le Petit Elephant Nursery and Preschool

From: [Karen Kiely](#)
To: [Clerk](#)
Subject: Comment on Glamping Hearing 021825
Date: Monday, February 17, 2025 3:25:39 PM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL]

Dear City of Napa Council Members,

I was happy to learn that the proposed glamping resort on Silverado Trail would include a Class I bike path along the frontage of the property and to the south of it down to Milliken Creek Inn. Bike facilities on Silverado have been in City plans for 29 years without any progress thus far. This project presents a unique opportunity to implement a bike path that is appropriate given speeds and volumes of adjacent vehicle traffic, one where the developer has agreed to bear the brunt of the cost, and one that could occur concurrently with nearby road improvements, potentially increasing integration with other City of Napa bike facilities.

I would appreciate being able to ride from downtown to Trancas, first along the flood project's coming path from the Oxbow to Lincoln Avenue and then along Silverado to Trancas, on separated and protected bike facilities. Making this route safer will increase opportunities for recreation and active transportation, for locals and tourists alike, and will increase access to further riding on Monticello Road and the iconic Silverado Trail—one of the most popular and beautiful places to ride in the Valley. This in turn could both increase support for businesses in those areas and grow Napa Valley's reputation as a bike-friendly destination.

Thank you for your consideration,

Karen Kiely
Neill Allen
[REDACTED]
Napa

Sent from my iPad

From: [Phil Powell](#)
To: [Clerk](#)
Subject: In support of AutoCamp / Grange project
Date: Monday, February 17, 2025 5:27:59 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

Hello,

After studying the issues a bit and talking with a handful of folks, I support the project moving forward.

My areas of consideration are the benefit of a Class I bike path, the transient occupancy tax income, and the idea of bringing an incrementally different visitor to the city of Napa - all with a light touch environmentally. I think all of those are positive outcomes of the project.

I live in lower Alta Heights and drive past this property at least a few times a day. Any downsides of the project... I would feel. And I understand the immediate neighbor's concerns. However, I believe that the good outweighs the potential bad.

Sincerely,

Phil Powell

From: [Brendan Lesti BRE#01855197](#)
To: [Clerk](#)
Subject: Support for Glamping
Date: Monday, February 17, 2025 5:58:23 PM

You don't often get email from blesti@windermere.com. [Learn why this is important](#)

[EXTERNAL]

Hello-

Local family here. We wanted to please show our support for the Glamping Project called the grange. We think it would be an excellent addition to the Napa community!

Brendan Lesti / Associate Broker

DRE#01855197

707-337-0659

blesti@windermere.com

-Sent from my mobile device

From: [Steve Haas](#)
To: [Clerk](#)
Subject: Comment on Glamping Hearing 021825
Date: Monday, February 17, 2025 6:14:44 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear City of Napa Council Members,

I was happy to learn that the proposed glamping resort on Silverado Trail would include a Class I bike path along the frontage of the property and to the south of it down to Milliken Creek Inn. Bike facilities on Silverado have been in City plans for 29 years without any progress thus far. This project presents a unique opportunity to implement a bike path that is appropriate given speeds and volumes of adjacent vehicle traffic, one where the developer has agreed to bear the brunt of the cost, and one that could occur concurrently with nearby road improvements, potentially increasing integration with other City of Napa bike facilities.

I would appreciate being able to ride from downtown to Trancas, first along the flood project's coming path from the Oxbow to Lincoln Avenue and then along Silverado to Trancas, on separated and protected bike facilities. Making this route safer will increase opportunities for recreation and active transportation, for locals and tourists alike, and will increase access to further riding on Monticello Road and the iconic Silverado Trail—one of the most popular and beautiful places to ride in the Valley. This in turn could both increase support for businesses in those areas and grow Napa Valley's reputation as a bike-friendly destination.

Thank you for your consideration,

Steve Haas

[REDACTED], Napa

From: [Josh W.](#)
To: [Clerk](#)
Cc: [Josh W.](#)
Subject: Glamping site
Date: Monday, February 17, 2025 11:11:27 PM

You don't often get email from joshw@jil-design.com. [Learn why this is important](#)

[EXTERNAL]

To Mayor Sedgely and City Council Members,

I do apologize for this late email, for I am on travels out of the country with my family. It came to my attention the city had another meeting this week in regards to the proposed glamping project, and being that I could not be at the next council hearing I thought instead to put pen to paper and share my two cents.

As a residential developer and builder I am always looking for the next project. My general thought process is all the good properties have already been developed, so more often than not I am trying to find the diamond in the rough. A lot of the time it is common I am locating abandoned properties, properties that have fallen out of escrow, or properties outside the box can be transformed through time and effort. I am not shy to the efforts and I am always willing to put in the time. So it should be no surprise that I previously reviewed and evaluated the 12.5 acre property off Silverado for construction. The idea was simple, the concept would have been a few single family estate homes. Unfortunately, with the road noise and excessive requirements for fill due to site prep needs, among other issues that did not fit my needs, this project was not feasible for me to pursue.

I was also not a fan of clear-cutting all the trees on the site to accommodate the fill. The appeal to this property is within the charm the natural setting provides. I was not willing to take on a project that would have ultimately destroyed that charm.

Currently I have three development projects within the City of Napa limits. I routinely look at projects and properties for residential home development. I also own three properties in east Napa as well as a couple others within the city limits. Due to my residence I was sent the www.badfornapa.com website which had a petition link and gofundme pages. I reviewed these and did some of my own investigation, talking also to the City and project applicant.

My review of the opponent documents, website, and petition versus the actual project being proposed led me to write this email to you all. I found many of the bulletpoints in their petition to be blatantly false. Even to a non-developer/builder these are easy to see. There are 11 bullet points on their petition website. I wanted to list the ones that I believe are inaccurate and/or misleading.

- **Increased risk of traffic accidents:** Is there a letter somewhere to show me that this is true? I see the project is doing a right in/out and that seems fairly safe to me. I am also aware that several traffic experts have weighed in and have not stated this to be the case.
- **Increased risk of harm to cyclists:** Isn't the project proposing a separated bike path? I believe out of pocket, and not requested/required by the city. I travel this stretch of road frequently and agree it's dangerous now. We need this project to install the bike lane to create a safer facility for bikes and walkers. I do feel this would be a huge feature provided to the community.
- **Risk of wildfire from 100 outdoor fire pits:** I would presume the proposed controlled fire pits with the compressed wood products the team is proposing to use would be much safer than large outdoor firepits that are allowed to create bonfires as allowed for residential homes. The site has been vacant for a while and these types of vacant sites are usually prone to fires starting from outsiders
- **Air pollution from 100 outdoor fire pits:** I'm not an expert but in my experience the solo stoves and the compressed wood products produce little to no smoke. They are terrible for heat or cooking a steak on. I would venture to guess that if the site could be built out for homes that any amount of homes with outdoor fire pits would produce more smoke burning wood than 100 solo stoves with compressed wood product..
- **Noise Pollution from 100 noisy tourists :** I understand that people who have not been to a glamping site might think this however these are not noisy parties in the places I've been that do glamping. Also wasn't there a noise study done that said Silverado Trail is noisier than any camping/glamping facility would be to the neighbors?
- **Rezoning to commercial, if glamping no longer exists will a hotel be built on this?** This is obviously someone who didn't read the staff reports to understand the project or how this project will stay in the same zone.
- **Destruction of 13 acres of natural habitat:** Quite frankly, this use is probably the best use, other than maybe a park for preserving the natural habitat. I see there is a large riparian zone on the plans that is not being touched. I think "Destruction" is a bit misleading.
- **Increased stress on Napa Resources – water, sewer, electricity.** My understanding is projects in the City are allowed to connect to these facilities and the City and other agencies plan for this and also rely on the

income produced by rate payers. I also understand this project will be enhancing water and sewer facilities by replacing/repairing some aging facilities.

- **Building of a hotel/commercial project in a residential area:** It's my understanding that many commercial uses are allowed in residential zones. A quick review of the zoning tables for the RS Zone show this. I don't see this as a hotel in any fashion. It's an outdoor experience. I see Milliken Creek Inn just to the south, do the neighbors have an issue with them? Or what about Riverpoint just a stone's throw away?

As it appears, I would take the petitions and websites out of your consideration as they are obviously created out of anger and not based on facts.

I am a person who believes in property rights. I do think this project is well-crafted and carefully planned out. I urge you to approve the project. Napa deserves a facility like this with an operator like Autocamp. It will be a wonderful feature for the local community

Josh Winston
JIL Development

Sent from my iPhone

From: [Edward Primasing](#)
To: [Clerk](#)
Subject: Napa Glamping project-letter of support
Date: Tuesday, February 18, 2025 7:25:35 AM

You don't often get email from edward.primasing@pcci.com. [Learn why this is important](#)

[EXTERNAL]

Dear Honorable Mayor and Councilmembers,

My name is Edward Primasing and I'm the Director of Marketing and Business Development for Pacific Coast Building Products. I wanted to voice my strong support for the Glamping project up for Council review on Tuesday. I live in the Sacramento Area and frequently visit Napa Valley for business purposes as we have multiple businesses in the area. I'm in the building industry and we provide jobs supplying various materials for project just like this. You will see many of our products all over Napa. We manufacture and supply many products such as pavers, retaining wall blocks) drywall, clay brick and other high-quality products to the greater Napa Valley. In fact, one of our businesses (Gladding McBean) is celebrating its 150-year anniversary this year.

In my review of the project and in talking with the development team I understand much of the project will be designed with the environment in mind, placing high importance on permeable surfaces and sustainable building products. These sustainable and permeable elements are usually afterthoughts as they cost more money to purchase and install. Going the extra mile to create a site that respects the environment all while having high quality buildings and features is a rarity and I highly recommend you approve this project.

Respectfully yours,

Edward J. Primasing

Director of Marketing & Business Development | PCCI Marketing Department
10811 International Drive | Rancho Cordova, CA 95670
PH: [916.631.6604](tel:916.631.6604) | CELL: [916-534-0505](tel:916-534-0505)

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From: [Alesha Romero](#)
To: [Clerk](#)
Subject: Autocamp Support
Date: Tuesday, February 18, 2025 9:14:47 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear City Council Members:

I am writing to today to support the Autocamp glamping project on Silverado Trail.

This project will bring a well-needed alternative and lower cost option to Napa Valley where the prices to come and stay have ballooned since the pandemic. The Grange will bring experience to Napa which we do not currently have, and drive sorely needed foot traffic to downtown.

I believe this project is well conceived and respects the outdoor environment as it includes very little structure and retains virtually all of the amazing oaks on the land. Additionally, the project will protect the riparian corridor along Milliken Creek and remove the current squatters that are camping by the creek and leaving their garbage and human waste along the creek causing pollution of the creek.

The project will also develop a drastically needed "Class I" bike trail along it frontage which will make this stretch of the trail safer for bicyclists and walkers and will also serve as a catalyst to create more non-vehicular connections in the City of Napa which will ultimately reduce automobile created pollution.

Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few. Our downtown businesses need this type of support so we hope you will give this project your approval.

Sincerely,

Alesha Romero

February 17, 2025

Dear City Council Members:

I am writing to you today to support the Autocamp glamping project on Silverado Trail.

This project will bring a unique alternative and lower cost lodging and hospitality option to Napa Valley where the prices to come and stay have increased significantly since the pandemic. The style of hospitality is well aligned with many (if not most) wineries and other retail, etc. as it appeals to an (often) "younger" generation and those that seek outdoor experiences in addition to world-class winetasting, shopping and unparalleled culinary experiences.

Currently I live about ½ mile away from the project site and previously I owned and operated two (2) luxury bed and breakfasts here in Napa for over 10 years. So, I feel I can comment on this project with some relevant experience. Additionally, I had a delightful overnight stay at the Autocamp in Guerneville, where I was able to experience first-hand the luxury turnkey camping: well-appointed airstream camper, complete with outdoor seating, firepit and ready-to light eco-friendly wood bundles.

I believe the Napa project is well conceived and respects the outdoor environment as it includes very little structure and retains virtually all of the amazing oak trees on the land. Additionally, the project will protect the riparian corridor along Milliken Creek and remove the current squatters that are camping by the creek and leaving their garbage and human waste along the creek causing pollution of the creek.

The project will also develop a drastically needed "Class I" bike trail along its frontage which will make this stretch of the trail safer for bicyclists and walkers and will also serve as a catalyst to create more non-vehicular connections in the City of Napa which will ultimately reduce automobile created pollution.

Finally, this project will also serve as an amenity to locals and visitors alike versus the alternative of four luxury estate lots that would serve very few. Our downtown businesses need this type of support so we hope you will give this project your approval.

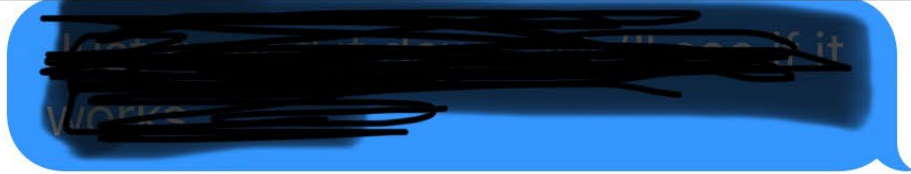
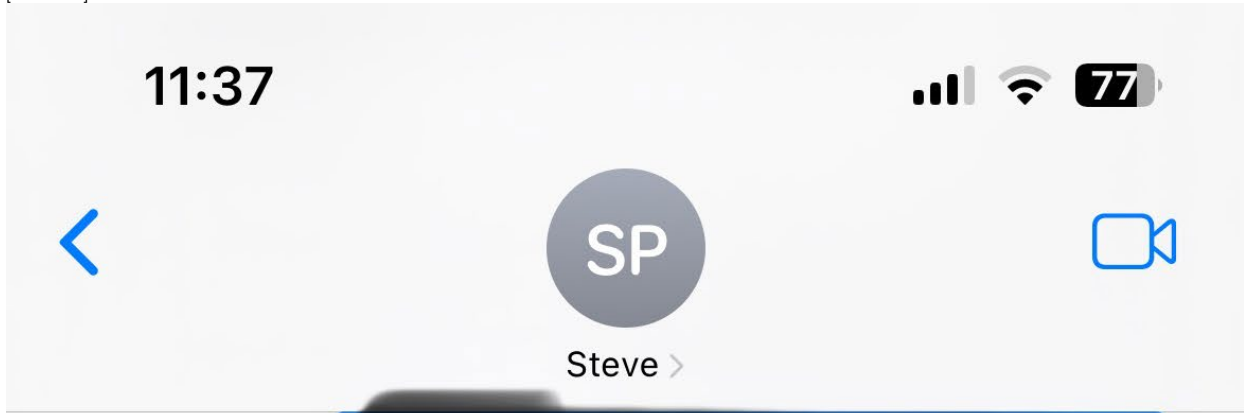
Sincerely,

Darcy Huether
1041 McKenzie Drive
Napa, CA 94559

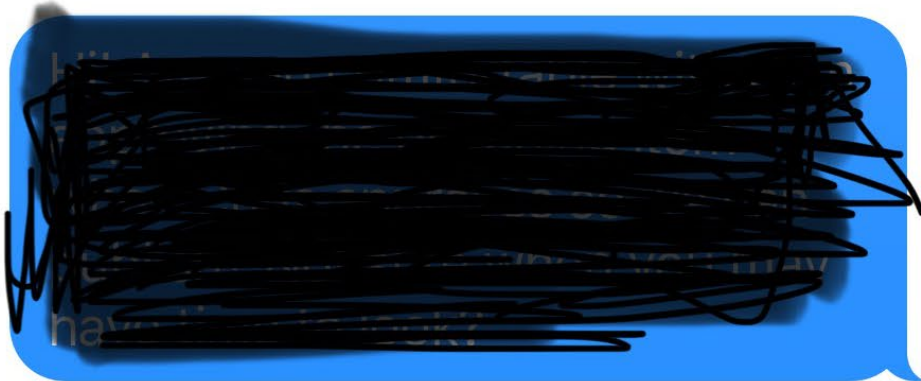
From: [Tiffany Carranza](#)
To: [Clerk](#)
Subject: FW: Glamping Supp
Date: Tuesday, February 18, 2025 11:45:13 AM

From: Tiffany Carranza
Sent: Tuesday, February 18, 2025 11:44 AM
To: Tiffany Carranza <tcarranza@cityofnapa.org>
Subject: Glamping Supp

[EXTERNAL]



Thursday 2:41 PM



Delivered

Today 8:10 AM

Hi Beth. Just reaching out to voice support for the glamping project on tomorrow's city council agenda.

We love this concept - it is perfect to help us attract younger and more budget conscious visitors to Napa Valley. We think it's a great usage of a challenging land site and will help demonstrate a diversity of product offering to our visitors. We do not typically take a public position on single projects, so that would hold true here. But we are very much supportive of this project moving forward. Thank you!



iMessage



Sent from my iPhone

From: [cody orona](#)
To: [Clerk](#)
Subject: AutoCamp Project Feedback
Date: Tuesday, February 18, 2025 12:34:00 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

Dear City Council Members,

I am writing to express my support for the Autocamp glamping project on Silverado Trail.

I believe this project to be a unique and valuable addition to Napa, fostering an appreciation for the outdoors and providing both visitors and locals with a novel perspective on the region. Autocamp has meticulously crafted a plan that harmoniously integrates with the surrounding natural environment, minimizing the impact on the ecosystem. Notably, their commitment to preserving the natural setting by removing only eight trees underscores their dedication to maintaining the area's pristine condition. Additionally, their proposal to construct a Class I bike trail along Silverado Trail will enhance the community's recreational opportunities.

As I am aware, squatters are currently encroaching on the creek area, leaving behind garbage and human waste that pose a threat to the water quality. As an avid fisherman, I have firsthand witnessed the detrimental effects of such pollution on our river system. I commend Autocamp for their unwavering commitment to addressing this issue and preserving our natural resources.

Furthermore, the project offers a more affordable accommodation option for tourists, particularly those seeking to experience Napa. During my wedding in 2022, several relatives from out of state traveled to attend, unfortunately, they were unable to afford the higher lodging costs in Napa. Had Autocamp been present at that time, they would have had a viable accommodation choice.

Autocamp is a reputable company that not only provides exceptional services but also demonstrates a strong commitment to philanthropy. Napa would be fortunate to have Autocamp as a valued member of our community.

Thank you for your consideration.

Sincerely,
Cody Orona

To: the Mayor and City Council of Napa

From: Parry Mead Murray (principle owner of the Silverado Trail parcel proposed for the glamping site); RE: Item # 3802024, Glamping Zoning Text Amendment

I'm Parry Mead Murray. As owner (along w/ two adult children) of the Silverado Trail parcel under consideration for the glamping/ recreational site currently proposed, please allow me to weigh in.

I understand full well the pressure that's upon you as the heated debate around this project has risen to fever-pitch, and it's simply time to bring the temperature down to a more reasoned level. Napa's Planning Commission unilaterally endorsed this visionary plan, directing the City to work with our team in finding the best path forward to the next step of City Council approval. At that time, the reception for it was cushioned in tentative curiosity and excitement as a very timely and creative venture. that might serve both Napa residents and visitors alike with an opportunity for recreational use and an affordable outdoor lodging experience.

Today, much of that same enthusiasm not only exists but has grown to include the support of numerous Napa restaurants, businesses, youth clubs, the wine industry and, recently, with the full support of the Napa Chamber of Commerce, including a recommendation for City Council approval. This support has existed and continues to exist for good reason, as it has been based on solid research, careful planning, and visionary thinking for Napa's present and future needs.

At the same time, however, starting with the neighbors' concerns around this plan, intensified online w/ viral-like spread of as much mis-information as valid concern, inflammatory rhetoric has resulted, shadowing a well-conceived plan that's been in the making for three years. Due to valid concerns around traffic and fire danger (alongside a hopeful wish for the site to remain in its entire natural state), let me assure you that the team is addressing each and every concern w/ respectful recognition of the "trepidation" that almost always comes with change.

I believe the real merits of the plan will be a sterling WIN-WIN-WIN for Napa's residents/ visitors, Napa's business/ wine community, and for protection (not "ruination," as some would have it) of significant riparian corridor.

Some Historical and Family Legacy Context: We've been around Napa a long time, ie. since 1913, when two Mead brothers purchased parcels on Atlas Peak that eventually consolidated to become Mead Ranch, a 1300 acre homestead w/ vineyard and surrounding wilderness that four succeeding generations enjoyed as a seasonal or full-time residence. Our family history, ethics, and contributions to Napa (and beyond) demonstrate we've always held Napa's best interests at heart, often combining land conservation and public access. Amidst biologists and community-focused relatives, my siblings and I grew up learning what it means to be both environmentally-conscious and civic-minded.

My father acquired the Silverado 12.5 acre parcel in the early 1970's as a 17 acre parcel, then partially split it w/ a family friend and neighbor. The remaining 12.5 acres sat vacant for over 50 years despite many proposals that came and went, including a City park, which the City, at the time, was uninterested in acquiring. As a CITY parcel, however, it was still ultimately destined in our minds to be utilized in some fashion. Flood concerns, funding, regional natural disasters, a pandemic, politics and delays all played a part in nothing taking hold until the property finally re-surfaced as a much cherished and valued piece of City open space w/ new potential.

Family Contributions: In 1991, my sister, father and I placed a conservation easement with the

Napa County Land Trust over all of Mead Ranch, where we've always welcomed friends, hikers, ornithologists, botanists (including Native Plant enthusiasts), 4H club members, writers, artists, photographers, and so on). This gift to the County of Napa was designed to protect the ranch and critical habitat in perpetuity, as well as to set an example in Napa and surrounding property owners.

My father was an integral force in championing friends and colleagues in the formation of the Napa Ag Preserve, done to prevent important agricultural lands from going under pavement. He also played a role w/ friends and founders in growing the Land Trust's capacity to protect thousands more acres within the County at large, again combining conservation and public access.

In 2019, following my sister's early death, Mead Ranch was made a family legacy gift to the Land Trust, establishing full ownership and future management of 1300 plus acres for conservation, public access, enjoyment and education .

As a volunteer with the Land Trust for several years, my own efforts included work on the Project Committee, where I advocated strongly to enforce donor wishes, specifically in seeing Eve Connolly's request come to fruition, today a much-loved property where new generations learn to care for land, animals and the ecosystem around them. Additionally, I was on the task force to arrange for onsite management for the Archer Taylor Preserve, where the public can hike and enjoy solace amongst the Redwoods.

Following three years as a member of the Grape Growers Association, where I emphasized a lean toward certified organic practice, I was appointed to the Napa River Watershed Task Force for another three years. It was during this term that Napa sought to establish protective setbacks and other standards (for both industry practice and policy alike) in order to prevent soil erosion, protect groundwater, and promote watershed conservation.

Personal Responses to Voiced Legal / other Issues:

CEQA review: It is my position that the City has more than performed adequate CEQA review. It needs to be remembered that this project has the LEAST amount of environmental impact of all projects proposed to date, involves far less fill, far greater reduction of run-off due to lower Sq. footage of impervious surface area, as well as far greater retention of tree and riparian canopy (protecting creek/ riparian corridor temperatures and subsurface groundwater).

Fire risk reduction: Due to the clearing of blackberry and underbrush (w/ constant monitoring of such) as well as previous removal of homeless encampments, these ongoing efforts provide for a safer, fire-free setting in general. It wasn't that many years ago that a fire emanated from an encampment and a few acres burned before the fire was extinguished. The very stringent controls required onsite will additionally prevent any remote chance of this sort of occurrence.

Residential Zoning versus Recreational/ Commercial Use of Property (via a Zoning Text Amendment): Since the City in the past has not approved low density or even slightly higher density housing (due to flood concerns, improved now w/ flood waters draining into wetlands), even turning down a park proposal once due to lack of City funding, amid resistance to other projects w/ simple day use, "Residential Zoning" to the degree that it pencils out for us, has NOT worked. Our hands have been tied too often. Opportunities for open space within City limits were discouraged or rejected, costing us heavily. Even Bob Massaro (who was adamant about housing needs) stated on the record that he supported the glamping project as a better and

more appropriate use of the land. One of the REASONS for a Zoning Text Amendment is to adjust zoning to meet current needs/ appropriateness of a specific plan/ project and/ or site, hence the defensible justification for this proposed amendment.

Please take all these matters into earnest consideration, especially in distinguishing what is reasonable and beneficial based on sound science/ study VERSUS what is an awful lot of inflamed rhetoric. This is a CITY parcel, after all, despite a long period of a more “park-like ambiance.” We’ve invested huge time, energy and funding AND goodwill to “offer up” a best and highest use of the land that means more inclusion of local residents and visitors than exclusion. In presenting a creative, fitting use of the land in an aesthetically high-end setting, it is still more likely than not to draw birds and wildlife to its canopy and corridor. It’s a quietly-run operation, not a drop from the sky “get-rich-quick” scheme by outsiders.

Knowing it follows suit within our family legacy to honor both land/ riparian conservation in conjunction with public access and enjoyment is deeply meaningful. May we embrace a promising endeavor.

Most sincerely,
Parry Mead Murray

From: [Chuck Meyer](#)
To: [Tiffany Carranza](#)
Cc: [Steve Potter](#)
Subject: AutoCamp Napa Glamping Project Support
Date: Tuesday, February 18, 2025 1:58:32 PM

You don't often get email from chuck@napapalisades.com. [Learn why this is important](#)

[EXTERNAL]

As a Napa business owner, resident, and someone deeply invested in the long-term economic vitality of our community, I am writing to express my strong support for the AutoCamp Napa project. This innovative outdoor lodging concept presents a valuable opportunity to diversify our local economy while maintaining the integrity and character that make Napa such a special place to live and visit.

AutoCamp's approach to hospitality offers a fresh, sustainable alternative to traditional accommodations, catering to a broader range of visitors—including younger travelers, families, and outdoor enthusiasts. These are the very groups of people that Napa has historically struggled to attract. I have heard from multiple wineries that these demographics are crucial to their continued success in this extremely challenging economy. By expanding our tourism offerings, this project will drive increased patronage to local businesses, restaurants, and wineries, creating a ripple effect of economic benefits across multiple sectors.

Let's also be clear, Napa is also struggling to attract this demographic as a viable destination for residence. There are certainly many reasons that Napa is struggling to attract younger families, but it could not hurt to bring more of them here to visit. Projects like this can signal that young people and young families are welcome here.

Beyond its economic contributions, AutoCamp prioritizes responsible land use by preserving open space and implementing thoughtful environmental protections. Its design aligns with Napa's sustainability goals while enhancing public access to recreational spaces. Additionally, the project's commitment to fire mitigation measures and public safety infrastructure demonstrates a proactive approach to community concerns.

As a resident myself, I certainly understand the concerns of the homeowners near the project and I am sensitive to their concerns. However, I do believe that this project actually increases the possibility that the land adjacent to them maintains its natural beauty and wide-open appeal. From what I have heard, the developers do seem earnest in their commitment to open dialogue with the community.

From job creation and local business partnerships to increased tourism and sustainability initiatives, AutoCamp Napa represents the type of thoughtful, forward-thinking development that will strengthen our region for years to come. I urge the City Council to approve this project and support its potential to contribute to Napa's continued success.

Thank you for your time and consideration. I appreciate your leadership in guiding Napa's growth in a way that balances economic prosperity with environmental responsibility.

--
Chuck Meyer

NAPA PALISADES BEER COMPANY and SALOON

1000 Main St. Suite 100

Napa, CA 94559

cell: 707.980.3111

www.napapalisades.com

chuck@napapalisades.com

From: [Mary Lueros](#)
To: [Clerk](#)
Subject: Fwd: Grange Glamping Project
Date: Tuesday, February 18, 2025 5:44:21 PM

Mary Lueros

Councilmember, District 3

City of Napa

PO Box 660 / 955 School Street, Napa, CA 94559

Phone (707) 258-7800 x5284

Email MLueros@cityofnapa.org

Website www.cityofnapa.org

Social www.facebook.com/CityOfNapa · @CityOfNapa

Begin forwarded message:

From: S Freeman <[REDACTED]>
Date: February 18, 2025 at 5:07:37 PM PST
To: Mary Lueros <mlueros@cityofnapa.org>
Subject: **Grange Glamping Project**

You don't often get email from stacilynn06@sbcglobal.net. [Learn why this is important](#)

[EXTERNAL]

Ms Lueros,

I am encouragi g you to vote NO on this project. Any long time Napan can recall years upon years of flooding in this area. That's just one reason for this project not to proceed. The other reasons are quality of life for residents due to traffic congestion, noise and smoke. You were wlected to be a voice for residents, not a rubber stamp for irresponsible, unwanted development. When will Napa stop, when there is no more open space for anyone?

Regards,
Staci Freeman

From: [Mike Dooley](#)
To: [Clerk](#)
Cc: [Charles Shinnamon](#)
Subject: Silverado Trail Glamping Comments
Date: Tuesday, February 18, 2025 5:52:21 PM
Attachments: [2025 Glamping response.pdf](#)

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

City Clerk:

I am not able to attend tonight's meeting but attached are my comments against the proposal

Sincerely

Mike Dooley

[REDACTED]

From: [Stu Knigge](#)
To: [Clerk](#)
Subject: Comment on Glamping Hearing 021825
Date: Tuesday, February 18, 2025 3:25:42 PM

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[EXTERNAL]

Dear City of Napa Council Members, I was happy to learn that the proposed glamping resort on Silverado Trail would include a Class I bike path along the frontage of the property and to the south of it down to Milliken Creek Inn. Bike facilities on Silverado have been in City plans for 29 years without any progress thus far. This project presents a unique opportunity to implement a bike path that is appropriate given speeds and volumes of adjacent vehicle traffic, one where the developer has agreed to bear the brunt of the cost, and one that could occur concurrently with nearby road improvements, potentially increasing integration with other City of Napa bike facilities. I would appreciate being able to ride from downtown to Trancas, first along the flood project's coming path from the Oxbow to Lincoln Avenue and then along Silverado to Trancas, on separated and protected bike facilities. Making this route safer will increase opportunities for recreation and active transportation, for locals and tourists alike, and will increase access to further riding on Monticello Road and the iconic Silverado Trail—one of the most popular and beautiful places to ride in the Valley. This in turn could both increase support for businesses in those areas and grow Napa Valley's reputation as a bike-friendly destination.

I am slightly concerned with the end of the path at the north end. The plans appear to show the path ending at 1913 Silverado Trail, approximately 150 ft before Hagen Rd. To continue north will require crossing Silverado Trail. That section of Silverado curves right (travelling south) and is a blind corner, crossing at the red light at Hagen Rd would be safer but there is no crosswalk and no button to push to change the light. Of course my preference would be for Cal Trans to address the shoulders on both sides, but it will be safer then it is now.

Thank you for your consideration,
Stuart Knigge

[REDACTED]

From: [Jeremy Bates](#)
To: [Clerk](#)
Subject: The Grange Campground (AutoCamp) Project Feedback
Date: Tuesday, February 18, 2025 6:44:37 PM

You don't often get email from jbates@sigilarch.com. [Learn why this is important](#)

[EXTERNAL]

Hello,

I am writing in support of the above-referenced project. As an Architect and a conservationist, I am usually disappointed in development projects that all too often decimate open space and restrict public access to green belts (for both people and migratory fauna). This one seems like a good blend between commercial and environmental goals. Thank you for your time and consideration,

--

Best Regards,

Jeremy Bates

SIGIL ARCHITECTURE + DESIGN

19201 Sonoma Hwy #384
Sonoma, CA 95476
(707) 343-8920
www.sigilarch.com

From: [Banyan Gallagher](#)
To: [Clerk](#)
Subject: Support AutoCamp project
Date: Wednesday, February 19, 2025 6:14:02 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Dear City Council Members:

I am writing today to express my support for the Autocamp glamping project on Silverado Trail.

This initiative will offer a much-needed, lower-cost alternative in Napa Valley—a welcome option given the steep rise in lodging costs since the pandemic. With the expertise of The Grange, this project will bring a new level of experience to Napa and generate essential foot traffic in our downtown area.

I believe the project is thoughtfully designed, honoring the natural environment by incorporating minimal structures and preserving nearly all of the remarkable oaks on the property. Moreover, it will protect the riparian corridor along Milliken Creek while addressing current issues with illegal camping, which has led to pollution from garbage and human waste.

In addition, the project includes plans for a critical "Class I" bike trail along its frontage. This trail will improve safety for bicyclists and pedestrians and act as a catalyst for more non-vehicular connections throughout Napa, ultimately helping to reduce automobile-related pollution.

Finally, this project will serve as a valuable amenity for both locals and visitors, in stark contrast to the alternative proposal of four luxury estate lots that would serve only a few. Our downtown businesses need this support, and I hope you will approve this promising project.

Sincerely,

Banyan Gallagher