

## Project Description

The Glamping campground would be located on an approximately 12.5-acre site in the City of Napa, California (Assessor's Parcel Number 052-010-011). The site is located on the west side of Silverado Trail between Stonecrest Drive and Hagen Road and is currently undeveloped. The project site is bounded by rural single-family residential to the north, and Milliken Creek and unincorporated Napa County land to the west. California State Route 121 (CA-121) directly abuts the site to the east and to the south.

The project would construct a commercial campground with up to five (5) permanent buildings, up to one hundred (100) glamping units, and recreational activity space. Building 1, the Main Office would consist of a check in area, small convenience market, restrooms, prep kitchen and lounge/seating areas. The total indoor and outdoor main building space, including conditioned building and adjacent outdoor area up to 8,000 square feet. There would be an outdoor pool lounge area with a permanent deck (4,000sf) and pool 3,000 square feet. Building 2 will be a meeting room of no more than 1,500 square feet of conditioned space. Buildings 3- 5 would be storage, back of house/office and maintenance supply buildings of up to 640 square feet each. The 100 glamping units would be a mix of camper trailers (airstreams or similar) and canvas tents on platforms (yurts); the project would exclude the use of personal travel trailers and RV's. The recreational activity space could consist of a children's playground, bocce ball courts, internal trail space, a lawn, and outdoor game areas. The drive aisle surface is proposed to be a permeable surface that is all weather and can be used by emergency vehicles. Additionally, we would request that sale and consumption of alcohol be part of the permit. We would apply for a type 70 license if available. A small portion of the main building would be dedicated to serving alcohol.

The project would construct one (1) driveway to serve as primary access from Silverado Trail (CA-121). A 14' wide drive aisle would be extended from the driveway around the parcel providing access to the buildings and parking lot areas. A walking path would be constructed along the highway frontage extending pedestrian access from the north side of the parcel to the south with connections to the internal trail space.

The site contains a General Plan Designation of Very Low Density Residential and is zoned RS 40 (Single-Family Residential), and within the FP (Floodplain Management) and TI (Traffic Impact) Overlay Zone Districts.

The projected timeline for the project is currently as follows:

- Anticipated City Council Approval: December 2024
- Building and Grading permit design phase: December 2024-July 2025
- Commence Construction: August 2025
- Complete horizontal construction: November 2025
- Complete Buildings/Pool/glamping units: June 2026
- Open to public: June 2026

Construction Equipment expected to be used.

- Grader
- Dump Truck
- Concrete Trucks
- Bulldozer

- Backhoe

The employees expected for the project include 4 full time employees (administrative, security, maintenance), 4 part time housekeeping staff and 5 additional part time staff for peak periods including pool use, grange hall use, etc. It is expected maintenance of landscape areas and site would be subcontracted.

The property and use would follow City required noise ordinance and quiet times. Check-in for guest will be from 2pm-9pm daily. Check out will be 11am. An administrative staff person will arrive at 6am daily at the site. Check-in staff will be located in the main office so when guests arrive, they will be directed to sign in and obtain the site information. A security person or some other form of staff will be available nightly between 9pm and 6am.

The pool, recreation areas and main office will be available to overnight guests and then available to locals on a reservation and space available basis. On occasion, the facilities could be available during periods of lower occupancy as an educational or recreational opportunity for local youth groups within the community. The coordination efforts would be handled on a case-by-case basis as occupancy permits.

The site is located within a flood zone of Milliken Creek. A portion of the project is within the FEMA floodway and a portion within the FEMA floodplain. During the rainy season of November – March, the recreational units in the floodway will be relocated off-site. During the event of a forecasted flood the remaining units in the floodplain will be moved up to the parking lot areas which are on higher ground and will be out of the floodplain.

Lastly, the site has been designed to minimize disturbance to the existing natural resources. The design will remove 8 oak trees varying in size from 6" up to 48". Additionally, the fill needed for the permanent structures and surrounding area will be the only fill placed on the site.