

Subject: Request for Continuance – The Grange Campground

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

On behalf of The Grange Campground Applicant Team, we sincerely appreciate your time, consideration, and engagement with our proposed project. We are especially grateful for your dedication in reviewing the project in detail and for staying with us past midnight at the February 18, 2025, City Council hearing.

For over four years, we have worked diligently—both financially and administratively—to navigate the City's planning process and the thorough California Environmental Quality Act (CEQA) review. Our goal has always been to develop a project that aligns with Napa's community values, ensures all impacts are mitigated, and contributes positively to the region. Below is a brief timeline of our engagement with the City:

Project Timeline & Engagement with City

- **2021:** The property owner proposed additional housing; the Planning Commission recommended exploring alternative land uses.
- **2021-2022:** Met with Planning Commissioners and City Council Members on-site, receiving positive feedback for a Camping/Glamping concept.
- **2022:** Went to the Planning Commission to determine if Recreational Use allowed by Use Permit in the current zoning included Camping/Glamping. Response was overwhelmingly positive. The Planning Commission advised staff to proceed to determine how to include Camping/Glamping under the Recreational Use with Applicant.
- **2022-2024:** Application submitted per staff guidance; CEQA review commenced with City-selected consultants. The applicant complied with all City and legal requirements.
- **2024:** Project unanimously approved by the Planning Commission, with a recommendation to explore a left-turn lane for enhanced safety.
- **2024-2025:** Extensive stakeholder outreach led to voluntary project modifications to improve safety and address neighborhood concerns.
- **2025:** City Council hearing—indications of general support with recommended modifications.

Summary of City Council Feedback & Key Considerations

Following the February hearing, we carefully reviewed Council's feedback, rewatched the hearing multiple times, and took detailed notes. It was clear that while there was general support for the proposed use, some modifications were necessary to address Council and public concerns.

Below is a bullet-point summary of the key concerns raised during the meeting:

- **Unit Count**

- General support for a reduction in unit count, with a preferred range of **70-80 units**, leaning toward the lower end.
- **Access & Traffic Safety**
 - General support for a **Right-In, Right-Out only** access configuration, with direction to study a Left-Turn block mechanism with CalTrans.
 - Some preference for a left turn lane.
- **Wood-Burning Fire Pits**
 - Concerns about fire risk and air quality impacts.
 - General preference for eliminating **wood-burning fire pits** and replacing them with **staff-controlled propane community fire pits**.
- **Development in the Floodway**
 - Questions about the scope of improvements contemplated with placing units in the floodway and their impacts to the Creek.
 - Concerns about washing units in the floodway.
- **Event Transportation**
 - Questions expressed about how the applicant will assist with the transportation of guests during events like Bottlerock and other large community events in the downtown area or Silverado Trail.
- **Emergency Vehicle Access**
 - Questions expressed about adequate emergency vehicular access.

Request for Formal Continuance & Opportunity for Refinement

During the hearing, we were given a short window—approximately 10 minutes—to modify the project. Due to the complexity of the proposal and the multiple components requiring discussion, there was some confusion regarding the proposed changes. Consequently, a motion was made for a unit count higher than what we had actually proposed.

Recognizing the importance of ensuring a clear and well-vetted proposal, we respectfully request a formal continuance of the project. This will allow us to:

- Clearly define the proposed modifications made on February 18th.
- Work closely with City staff and CEQA consultants to ensure feasibility and compliance.
- Return with a refined proposal that directly addresses your concerns to ensure a successful project for the Greater City of Napa and neighborhood.

We also appreciate City Attorney Diaz's closing statement:

“You can leave it alone at this point, the applicant could always come back to staff, staff can always bring something back to you in the future.”

We have relied on this statement in good faith and respectfully request the opportunity to bring the revised project back before Council.

Commitment to a Collaborative Process

Our intent with this letter is to reaffirm our commitment to a transparent, collaborative, and thoughtful process. This project was not rushed—it has been carefully shaped over four years with direct guidance from City leadership. We deeply value the opportunity to contribute to Napa in a way that aligns with community priorities, addresses environmental and safety concerns, and provides a unique, beneficial use for a challenging site.

Based on Council's comments, we are confident that through continued dialogue and further modifications, we can arrive at an optimal solution that balances community concerns with a world-class project.

We sincerely appreciate your time and consideration and look forward to the opportunity to present a refined proposal that reflects both the City's vision and the community's interests.

Respectfully,

The Grange Campground Applicant Team