

Wildhaven Napa at Spanish Flat

Proposal Overview

Wildhaven *Napa*

The CCC proposes redeveloping the former Spanish Flat Resort into Wildhaven Napa, a year-round premier glamping destination and flagship Wildhaven resort.

Spanish Flat operated from the late 1950's until 2008/2009 with 123 tent & RV sites plus a restaurant, store, marina and boat rentals. Sun Communities submitted a proposal in 2021 to redevelop Spanish Flat into the "Outpost" with 79 cabins & glamping tents, restaurant/bar, store, boat rentals, etc.

Wildhaven Napa's proposed size and operations are comparable to both previous operations and Sun's proposal, and our glamping accommodations are exactly what modern travelers are seeking:

Large, comfortable accommodations that immerse guests in nature with seamless indoor/outdoor spaces, large picture windows with lake views, and private decks/patios furnished with fire ring, furniture & hammocks.

- **60 glamping tents**, including a mix of "Premium" tents with en suite bathrooms and "Classic" tents with shared bathrooms.
- **40 cabins**, all with en suite bathrooms & kitchenettes.

Central lodge, Day Use Area, Marina with 75 boat slips, boat rentals, launch ramp, trailer parking and potentially gas (TBD on permitting), and **Health & wellness**.

At all Wildhaven resorts, we prioritize local engagement through several channels:

Staffing, Sourcing, Partnership, and Giving back: We will work with local contractors and project teams whenever possible.

Wildhaven Napa *Site Plan*

Wildhaven Napa will consist of 4 core area of operations:

1 - Day Use Area: Picnic, swimming beach, playground, restroom facilities

A - Check in kiosk

B - Maintenance & operations facilities

C - F&B: Food truck with bar or similar, plus covered dining area with large fire pit

2 - Marina with 75 boat slips, boat launch & parking, as well as boat rentals

3 - Glamping resort area, with 80 tents & cabins

H - Bathhouse & event space

I - Lodge w/ reception, store, F&B, event space, office

J - Staff housing/RVs

K - Summit pergola & lake viewpoint

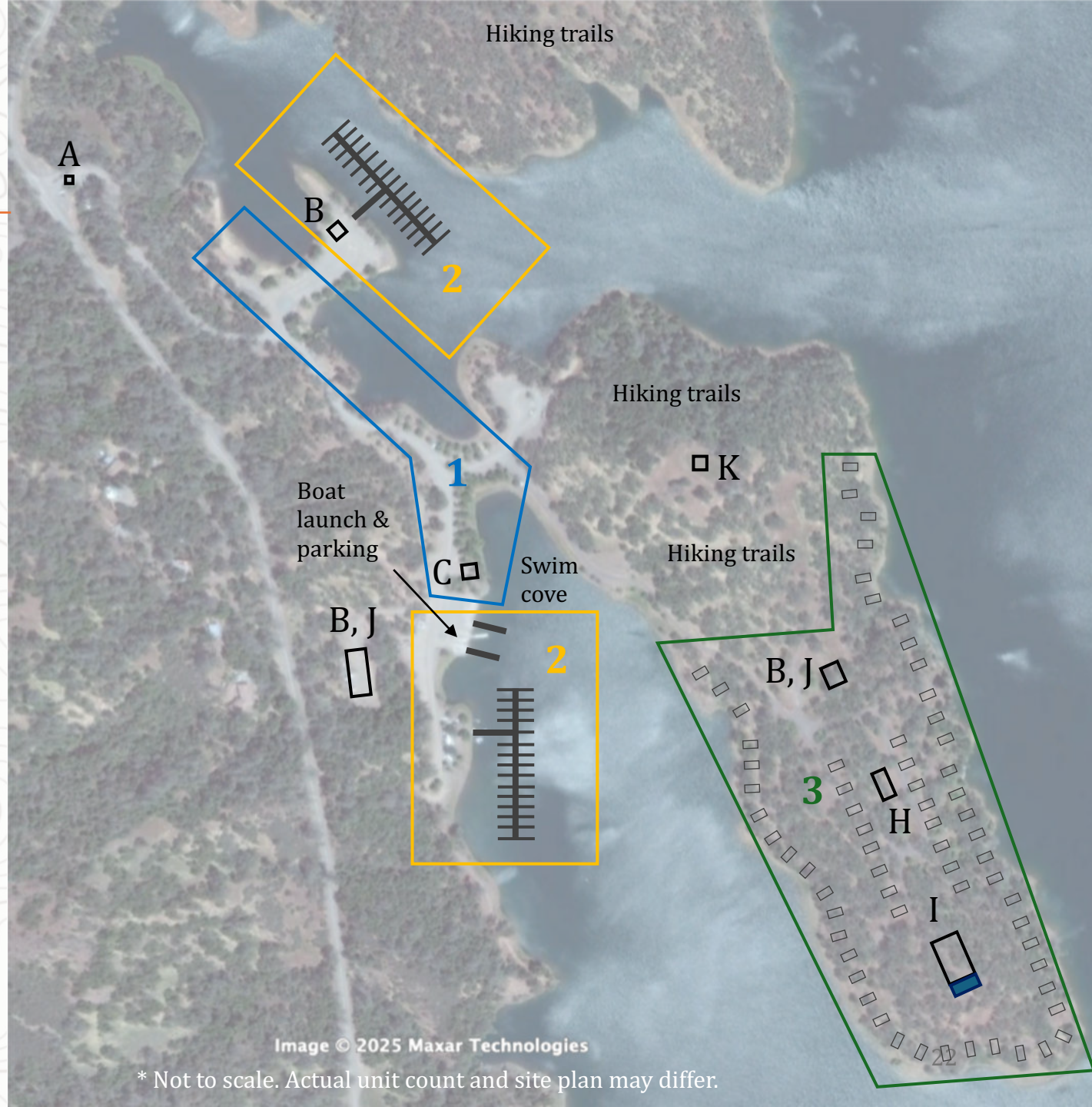


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* Not to scale. Actual unit count and site plan may differ.

Amenities for *adventuring & relaxing*

Wildhaven Napa will feature all of the amenities that the Spanish Flat RFP and Sun proposals highlighted, which are also the amenities that guests expect from a top-rated glamping resort:

Resort	Entertainment	Health & Wellness	Nature
• Lodge w/ reception & store	• Live music	• Pool & spa	• Hiking trails
• Lodge restaurant & bar	• Wine/beer tastings	• Sauna	• Communal fire pits
• Pool & hot tub	• Lawn games	• Fitness center	• Astronomy nights
• Day use swimming beach	• Kids activities	• Yoga & meditation	• Guided nature hikes
• Day use restaurant & bar	• Special events	• Massage	• Fly fishing
• Day use picnic area	• Boat rentals	• Hiking trails	• Paddle sports