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Recommended Conditions of Approval and Final Agency Approval Memos

Airport Land Use Commission Hearing – July 1, 2026

Recommended Conditions of Approval

Napa Renewable Resources Project 2.0

Compatibility Determination P25-00305

South of 820 Levitin Way, Napa (APN: 057-090-087) and 600 Tower Road, Napa (APN 057-110-025)

This permit encompasses and shall be limited to the project commonly known as Napa Renewable Resources Project 2.0 Compatibility Determination, located at south of 820 Levitin Way, Napa (APN: 057-090-087) and 600 Tower Road, Napa (APN: 057-110-025). Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees to ensure compliance is achieved.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 Project Scope

The permit encompasses and shall be limited to:

The Project proposes the annexation of a 2.87-acre parcel (APN 057-090-087), and the construction of a new Biomass Conversion Facility (BCF). The Project would increase permitted throughput to an average of 1,000 tons per day (1,500 tons peak) to meet new state regulatory demands. In addition, the Project proposes to use a portion of the parcel to north 600 Tower Road (APN 057-110-025) for inert (concrete, dirt, and gravel) materials processing and storage.

PART II

2.0 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

- a. The Napa Renewable Resources Project (NRRP) 2.0 project shall complete a wildlife hazard assessment (WHA) leading to a wildlife hazard management plan (WHMP), to include baseline data, data after the imminent NRRP 1.0 modifications expected to reduce wildlife attractant and assess data after the proposed City of Napa NRRP 2.0 Project is implemented at the recycling facility. The WHMP will be prepared using the same biological expertise as the Napa County Airport WHMP. The airport will update its 2017 plan. The plans will identify relevant species and populations posing a danger to aircraft in the area, characterize the habitat, water, and food sources that are attractants to significant animal and bird populations, and identify recommended approaches based on data to coordinate habitat modification, hazing, and depredation activity. The scope of work for the Airport WHMP will adhere to FAA Advisory Circular 150-5200-33C and 150-5200-38.
- b. Noise associated with the BCF will not exceed the exterior noise limits described in Napa County Code Section 8.16.070, Table 8.16.070 Exterior Noise Limits, which is 75 dBA anytime.
- c. **AIRCRAFT OVERFLIGHT EASEMENT**
Upon building permit submittal, the permittee shall submit verification that an avigation easement has been recorded on the property that provides for the right of aircraft operation, overflight and related noises, and for the regulation of light emissions, electrical emissions, or the release of substances such as steam or smoke which could interfere with aircraft operations.