



A Tradition of Stewardship
A Commitment to Service

SPECIAL MEETING AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

**Wednesday June 20, 2012
10:00 AM**

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>CHAIR</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>VICE-CHAIR</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>COMMISSIONER</i> <i>Matt Pope</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>	<i>SECRETARY-DIRECTOR</i> <i>Hillary Gitelman</i>	<i>COMMISSION CLERK</i> <i>Melissa Gray</i>		

The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 1195 Third Street, Suite 305, Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

APPEAL PROCEDURE:

If you do not agree with the Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item, you may appeal the Commission's action to the Napa County

Board of Supervisors. Appeal must be filed within ten (10) working days from the date of the Commission's action. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 310 in Napa. If you have any question concerning the appeals procedure, please call (707) 253 4580 and request assistance.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

Agenda available on line at www.countyofnapa.org

1. CALL TO ORDER / ROLL CALL**2. PLEDGE OF ALLEGIANCE****3. CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Conservation, Development & Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. APPROVAL OF MINUTES

Clerk of the Commission requests approval of Minutes for the meeting of:
March 21, 2012 (All Commissioners present)

5. DIRECTOR'S REPORT / ADMINISTRATIVE ITEMS**A. JOINT SESSION SCHEDULED 10:00 - 11:00 AM**

Joint meeting of the Board of Supervisors and Planning Commission with discussion and possible direction to staff regarding the following topics:

1. Code enforcement program status report: accomplishments and ongoing efforts.
2. Pending special projects requested by the Commission and the Board.
3. Other issues of mutual interest.

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY****A. BRYAN BASHIN / LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED / ENCHANTED HILLS
CAMP AERIAL TREKKING COURSE - USE PERMIT No. P11-00394
CEQA Status:**

Negative Declaration Prepared. According to the proposed negative declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Requests: Three to five year termed **Park and Rural Recreation Use Permit** to establish a commercial zip line* ("aerial trekking course") facility at the existing Lighthouse for the Blind Enchanted Hills Camp. The proposed facility includes: 1.) seven zip lines ranging from 205 to 2,500 feet in length, anchored to trees and/or constructed freestanding platforms; 2.) a 90 foot long rope bridge ("Burma bridge"); 3.) a 450 square foot check-in and gift shop building; 4.) temporary toilet facilities in a two stall restroom trailer; 5.) a 25 car parking lot; 6.) a maximum of 100 by-appointment customers per day; 7.) hours of operation from 8AM to 7:30PM; 8.) a maximum of 10 employees; 9.) removal of two Douglas fir trees and topping of three redwoods; and 10.) driveway improvements including new pavement, gravel shoulders, and/or paved drivable swales resulting in an overall

widening of the existing Enchanted Hills entry drive from +/- 16' to +/- 18'. **Road and Street Standards Exception** to allow one nonconforming section of driveway (18' width required, 16' proposed).

** A zip-line consists of a pulley suspended on a cable mounted on an incline. It is designed to enable a user propelled by gravity to travel from the top to the bottom of the inclined cable, usually made of stainless steel, by holding on or attaching to the freely moving pulley.*

The 312 acre project parcel is located on the east, or down slope, side of Mount Veeder Road, approximately 2 ½ miles south of its intersection with Dry Creek Road, within the AW (Agricultural Watershed) zoning district. APN: 034-030-012. 3410 Mount Veeder Road, Napa, Calif., 94558.

Staff Recommendation: Drop the item from the agenda for renoticing at a future date in order to address neighbor concerns.

Staff Contact: Chris Cahill, (707) 253-4847 or chris.cahill@countyofnapa.org

(ITEM TO BE DROPPED FROM THE AGENDA AND RENOTICED AT A FUTURE DATE)

9. PUBLIC HEARING ITEMS

A. SET MATTER - 11:00 AM

RAYMOND VINEYARDS AND CELLAR / RAYMOND VINEYARDS WINERY USE PERMIT MAJOR MODIFICATION APPLICATION NO. P11-00156

CEQA Status: Mitigated Negative Declaration Prepared. According to the proposed Mitigated Negative Declaration, the project would have potentially significant effects on Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

Request: Approval of a Use Permit Modification #P11-00156 requesting approval of the following: 1) Increase visitation from 400 to 500 total visitors (400 public and 100 by-appointment only); 2) Increase production from 750,000 gallons per year to 1.5 million gallons per year; 3) Adoption of a marketing plan to allow 50 total events, not to exceed eight per month:(a) 2 events per year for up to 500-people (b) 4 events per year for up to 250-people (c) 6 events per year for up to 150-people (d) 12 events per year for up to 100-people; and (e) 26 events per year for up to 50-people; 4) Improve the existing wastewater treatment ponds and enlarge the spray fields; 5) Expand the domestic wastewater treatment; 6) Construction of 50 additional parking spaces for a total of 130 parking spaces; 7) Inclusion of food and wine pairing as part of tours and tasting; 8) Construction of a left-hand turn lane on Zinfandel Lane; 9) Construction of 210 sq. ft. outdoor restrooms;10) Remodel the existing 855 sq. ft. pool house to be converted to private tasting;11) Remodel the existing 4,070 sq. ft. residence to be converted to partially 2,764 sq. ft. of private tasting and a 1,338 sq. ft. residence; 12) Construction of a vineyard viewing platform; 13) Increase the tours and tastings hours of operation from 10 am to 4 pm to 10 am to 6:30 pm;14) Increase the production hours of operation from 6 am to 6 pm to 6 am to 10 pm 30 weekdays in a calendar year;15) Increase the number of employees by 66 from 24 to 90;16) Construction of 17,400sq. ft. of production space and interior modifications, including the conversion of 10,670 sq. ft. of production space to accessory space, including a commercial kitchen;17) Modify the existing conditions of approval to allow for outdoor events;18) Conversion of the existing swimming pool to landscape, and 19) Display of public art within one-acre of landscape. The project is located on a 60.72 acre lot located on the south side of Zinfandel Lane approximately 0.3 miles east of its intersection SR 29, within the Agricultural Preserve (AP) zoning

district. (Assessor's Parcel No's 030-270-013 &-031). 849 Zinfandel Lane, St. Helena, California, 94574.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve Use Permit Modification P11-00156 as conditioned.

Contact: Kirsty Shelton, (707) 299-1377, Kirsty.Shelton@countyofnapa.org

10. ADMINISTRATIVE ITEMS - None

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **JULY 18, 2012 MEETING**
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

13. FUTURE AGENDA ITEMS

- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185-UP, 1 year after opening - Ca' Nani Winery
- #P10-00123-MOD, 1 year after opening - MJA Vineyards
- #P10-00206-UP, 1 year after opening - for visitation - Caravan Serai Winery
- #P10-00177-MOD, 1 year after opening - Kelham Winery
- #P11-00464-MOD, 1 year after final occupancy - Oakville Grocery

14. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON JUNE 14, 2012 AT 4:30 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Melissa Gray (By e-signature)
Melissa Gray, Clerk of the Commission