



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 6/20/2012

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: Chris Cahill, Planner - 707.253.4847

SUBJECT: Enchanted Hills Camp Aerial Trekking Course, Use Permit No. P11-00394

RECOMMENDATION

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)

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Drop the item from the agenda.

Discussion:

The applicant has requested that the item be dropped from this agenda in order to allow them to meet with neighbors and "document the project more fully." As the item is not being continued to a date certain, new public noticing will be required prior to any eventual hearing on the matter.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina