



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/19/2011

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: Sean Trippi, Principal Planner - 299-1353

SUBJECT: Golf Course Restaurants Zoning Ordinance Amendment P11-00094-ORD

RECOMMENDATION

GOLF COURSE RESTAURANTS ZONING ORDINANCE TEXT AMENDMENT P11-00094-ORD

CEQA Status: The proposed amendment is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, and Section 15305, Class 5 - Minor Alteration in Land Use Limitations.

Request: County sponsored Zoning Ordinance text amendment to allow restaurants and banquet facilities at the two existing golf courses located in the proximity of the Airport Industrial Area Specific Plan to be open to the general public as an accessory use. The Eagle Vines Golf Course is located at 580 S Kelly Road; APNs 057-070-018, 057-070-001, 057-006-070. The Chardonnay Golf Club is located at 2555 Jameson Canyon Road; APN 057-070-019.

Ordinance Title: AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING SECTIONS 18.104.040 OF CHAPTER 18.104 OF TITLE 18 OF THE NAPA COUNTY CODE REGULATING EXISTING RESTAURANTS AND BANQUET FACILITIES GOLF COURSES LOCATED WITHIN ONE MILE OF THE AIRPORT INDUSTRIAL AREA.

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors.

Staff Contact: Sean Trippi, (707) 299-1353, sean.trippi@countyofnapa.org

EXECUTIVE SUMMARY**Proposed Action:**

That the Planning Commission:

1. Recommend to the Board of Supervisors that they find the proposed ordinance exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, and Section 15305, Class 5 - Minor Alteration in Land Use Limitations.
2. Recommend to the Board of Supervisors that they find the proposed ordinance consistent with the Napa County General Plan for the reasons articulated in this staff report and adopt the proposed ordinance.

Discussion:

Both the Chardonnay and Eagle Vines golf courses, located in close proximity to the Airport Industrial Area, include restaurant, bar and banquet facilities. Currently however, those facilities are limited to serving only those patrons and their guests that play golf that day or in connection with a golf event. The proposed text amendment would allow the restaurants and banquet facilities at both golf courses to be open to the general public. The two restaurants would provide additional dining options to employees within the nearby Airport Industrial Area, which has very few eating establishments in the vicinity. The proposed text amendment would only apply to existing golf courses within a one mile of the boundary of the Airport Industrial Area Specific Plan area.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, and Section 15305, Class 5 - Minor Alteration in Land Use Limitations. The proposed Zoning Ordinance text amendment does not result in expansion of existing facilities or new development, but would allow use of the existing facilities by the general public versus golf playing patrons only.

BACKGROUND AND DISCUSSION**Background:**

The Chardonnay golf course was originally approved in 1986 with subsequent modifications over the years. The Eagle Vines golf course was originally approved in 2000. Subsequent modifications to the Eagle Vines use permit have also been approved over the intervening years. Both projects are located on property zoned AW - Agricultural Watershed, but included restaurants, bars and banquet facilities. These activities were approved as accessory

uses to the golf courses in order to comply with zoning limitations prohibiting restaurants and events centers on agriculturally-designated property. Consequently, the restaurant and events activities were restricted to only the patrons who played golf that day and their guests, or to activities conducted in connection with a golf event.

In addition to golf tournaments and associated post-tournament banquets, both establishments offer their facilities for a variety of events and banquets. Both golf courses offer memberships packages for event customers as a means of ensuring that the event is accessory to golf course use.

The proposed text amendment would recognize current business operations at the two golf courses and would not limit restaurant use to only those patrons playing golf. The banquet facilities could also be utilized for uses that were not exclusively linked to golfing activities. For years, both clubs have been conducting a variety of activities that do not appear to be solely related to golf. As an aside, staff has not received a single complaint regarding the operations or activities at either golf course. No additional development beyond that which was originally entitled by use permit would occur as a result of this zoning text amendment. Eagle Vines use permit currently authorizes an 8,220 sq. ft. events building and a 12,400 sq. ft. clubhouse. To date, approximately 9,071 sq. ft. of floor area has been constructed housing the restaurant, bar, clubhouse and the golf shop and administrative offices in a separate structure. Events at Chardonnay are currently conducted within an approximately 6,000 sq. ft. semi-permanent tent. Upon approval of this ordinance, Chardonnay could apply for a use permit modification to replace the tent with a permanent structure.

General Plan and Zoning Consistency:

California law requires local jurisdictions to maintain consistency between their general plan and zoning. Both golf courses are in the Agricultural Watershed zoning district which allows "Parks and Rural Recreation" uses, such as golf courses with associated accessory uses, upon approval of a use permit. The Eagle Vines golf course and the western portion of the Chardonnay golf course have a General Plan designation of Industrial. The remainder of the Chardonnay site has a General Plan designation of Agriculture, Watershed and Open Space. According to Table AG/LU-B the AW zoning designation is consistent with all General Plan designations. All of the structures on the Eagles Vines property are contained within the Industrial land use designation. All of the structures on the Chardonnay site lie within the Agriculture, Watershed and Open Space land use designation.

This ordinance will clarify the extent of accessory uses that may be conducted in association with these golf courses, and will simplify use permit compliance monitoring. As noted above, both golf courses, inclusive of these restaurants, bars and events spaces, were granted use permits and were found to be consistent with the General Plan policies and zoning regulations as part of the use permit approvals. This ordinance quite simply recognizes these existing uses for what they are and have been for many years. Since approval of the two golf courses, the county updated the General Plan in 2008, reiterating that agriculture and related activities are the primary land use in the County (Policy AG/LU-1). The 2008 General Plan update also included goals and policies promoting a diversity of business opportunities that do not conflict with agriculture, and that the County values existing businesses and business retention strategies are integral to meeting the County's economic goals (Goal E-2, Policy E-6).

SUPPORTING DOCUMENTS

A . Proposed Ordinance

Napa County Planning Commission: Approve

Reviewed By: John McDowell