



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 6-1-07

REQUEST: USE PERMIT TO ALLOW A NEW, PRIVATE Date Complete: _____

18-HOLE GOLF COURSE WITH CLUBHOUSE, MAINTENANCE Date Published: _____

BUILDING, STORAGE CAVE, SWIMMING POOL, BOAT DOCK,

BOAT STORAGE PAVILION AND ACCESS ROAD

IMPROVEMENTS

ZA CDPC BS APPEAL

Hearing _____

Action _____

TO BE COMPLETED BY APPLICANT
 (Please type or print legibly)

Applicant's Name: WILLIAM CRISWELL

Telephone #: (707) 963-0313 Fax #: (707) 963-0313 E-Mail: BILL@CRISWELLRADOVANI.COM

Mailing Address: 1336-D OAK STREET ST. HELENA CA 94574

No. Street City State Zip

Status of Applicant's Interest in Property: OWNER

Property Owner's Name: LAKE LUCIANA, LLC

Telephone #: () - Fax #: () - E-Mail: _____

Mailing Address: SAME AS ABOVE

No. Street City State Zip

Site Address/Location: BARNETT ROAD NAPA COUNTY

No. Street City State Zip

Assessor's Parcel #: SEE ATTACHED Existing Parcel Size: SEE ATTACHED

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

William T. Criswell 5/24/07

Signature of Applicant Date

William T. Criswell 5/24/07

Signature of Property Owner Date

Print Name

Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 7,500.00 Receipt No. 63341 Received by: JB Date: 6/1/07

*Total Fees will be based on actual time and materials



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USE PERMIT PROJECT DESCRIPTION

Lake Luciana Golf Course

Pope Valley

May 29, 2007

APPLICANT / OWNER:

**Lake Luciana, LLC
1336 -D Oak Avenue
St. Helena, CA 94574**

APN's: 018-290-001, 018-290-002, 018-290-003, 018-290-005, 018-270-011, 018-270-012,
018 270-013, 018-080-054, 018-080-061 & 062

ACREAGE: 639.81 acres

GENERAL PLAN MAP DESIGNATION: AW, Agricultural Watershed

ZONING DESIGNATION: AWOS, Agricultural Watershed-Open Space

GENERAL PROJECT DESCRIPTION AND BACKGROUND:

The purpose of this Use Permit application is to obtain Napa County approval for a rural recreational use permit in the AWOS/AW designation. The rural recreational use is a new, 18-hole golf course, attendant buildings and site improvements, and improvement of existing dirt access roads to serve the golf course and existing parcels.

The Lake Luciana Golf Course is currently proposed on portions of nine separate parcels and consists of approximately 190 acres of developed areas in the Pope Valley area of Napa County. The Lake Luciana properties comprise a total of eighteen (18) existing parcels with sizes varying from 60 to 140 acres each, not all of which are part of this project; all of the Lake Luciana parcels and the proposed Golf Course are within the limits of the Juliana Mutual Water Company.

The entirety of the property included in this application is within the boundaries of the Juliana Mutual Water Company, which was initially established in 1997 with water rights granted to it by the California State Water Resources Board.

18-HOLE GOLF COURSE:

Design Overview

The golf course has been designed by Tom Doak and Jim Urbina of Renaissance Golf. Doak and his team at Renaissance Golf are recognized throughout the world as the preeminent "minimalist" golf course designers. The course and other improvements have been designed to complement the existing terrain and incorporate and protect the natural habitat. A team of consultants with specific expertise have

participated in the design of this project. A list of the team and a brief description of their abilities is attached.

Clubhouse and Associated Facilities:

The Golf Clubhouse sits on the western slope of the peninsula on the east side of Weeks Lake. The building consists of 4,429 s.f. and 1,960 s.f. of exterior deck space will be accessory to the golf course in the normal course of golf clubhouses, but will be limited to owners, members and guests. The club house will include locker rooms, lounge, shop and a small commercial kitchen which is intended to provide food service to golfers and will not be a restaurant open to the public. Additional facilities, including administrative space, a comfort station changing rooms and restrooms are shown on the project plans. These total approximately 2,200 s.f. of enclosed space, as shown on the plans. A 6000 s.f. maintenance building is proposed. A small cave for golf carts also is proposed.

Landscape Outdoor Patios, Terraces, and Decks

Outdoor decks, as shown on the architectural drawings, are designed to step down the slope and to connect to the swimming pool and lakeside areas via walkways. A small boat dock and small boat storage pavilion are also proposed. The recreational use of the lake will be limited to only canoes, kayaks, and small sailboats, and no motorized boats are proposed to be used.

Maintenance Facility and Restroom Buildings:

Golf course maintenance needs include areas for storage and maintenance of golf carts, mowers, small tractors, and other equipment as well as an area for employees including bathrooms and a break room. Areas are provided for storage of sand, top soil, soil amendments and mulches, and other materials.

Cleaning of golf carts and other golf maintenance equipment will be accomplished through the use of an on-site wash station that will capture sediments, grass clippings, and grease and oil-containing wash water for treatment and re-use. Any wash water discharged to the septic system will be pre-treated before disposal.

Bridges and Cart Paths:

In conjunction with Renaissance Golf, we are endeavoring to limit cart paths to areas where they are absolutely necessary to protect slopes and approaches to stream crossings from golf cart-induced erosion and soil damage. Tom Doak and his associates believe strongly in creating walking courses. Please refer to the enclosed Site Plan for specific cart path locations. Bridges are also proposed as shown on the enclosed Site Plan:

Golf Course Usage:

Usage of the Golf Course is primarily intended for the owners of the Luciana parcels and private members that pay for the use of the course and guests Tee times will be generously spaced to provide a quality experience which will limit the amount of daily play compared to other courses. We anticipate the following levels of usage:

Average Daily Usage: 60 rounds per day during the week; 100 rounds on a weekend day.

Peak Usage: 80 rounds per day on a peak day; 120 on peak weekend day.

Special Charity Events: 144 rounds

Tree Removal and Replanting:

As situated, the buildings will not require the removal of any trees. As the areas of golf play are being observed throughout the seasons and the need to remove trees may become evident. Should this be the case, removed trees will be replaced at a 3:1 ratio with the replacement trees being a minimum 24" box size. Any tree removal for the course will be analyzed in the environmental review process.

Soils, hydrology, biology and similar reports will be provided and analyzed in the environmental review phase.

LAND USE:

Rural recreational uses are permitted by the County where the following findings are made:

- A. The use is shown by evidence in the record to be appropriately located.
- B. There is a demonstrated need for the use within the County.
- C. The use does not significantly affect the ability to conduct existing agriculture uses on site or nearby.
- D. The use does not significantly affect potential agricultural operations on site or nearby.
- E. The use itself would not be adversely affected by adjacent agricultural activities.
- F. The use is not growth-inducing.
- G. The use serves local needs.

The golf course and recreation facilities are conveniently located near the primary intended users in the area and are designed and located to avoid natural habitat and steep slopes. There is a lack of quality 18-hole golf courses in this area of the County and this use will fulfill that need. The project will not affect the ability to conduct future agricultural uses or impact existing agricultural operations on the site or nearby, and the rural activities will be coordinated with the adjacent agricultural use. Agriculture has been proven to be compatible on and adjacent to golf courses throughout the County. The project will also not permanently remove land from agricultural potential in the future as golf courses can and have been converted to successful agricultural operations in the County. The project does not propose any modifications to the General Plan or to increase density in the area, and will not induce additional growth. All future land use activities on the Luciana property will be in conformance with the General Plan and AW zoning designation. The use will serve the local needs in two ways: It will serve the owners of the adjacent parcels and will serve needs of Napa and regional citizens because it fulfills a demand for additional unique recreational facilities. The project also will be an asset to the County by providing an additional venue for hosting tournaments benefiting non-profit organizations. How this project satisfies the required findings will be further analyzed in the environmental review process.

On the 18 Luciana parcels and other nearby parcels, this application anticipates agricultural and residential uses consistent with the AW zoning designation. The parcels controlled by the Applicant are not being proposed for any development at this time, but may be sold or otherwise used for single family residential purposes which is allowed as a permitted use under the County's zoning regulations. The applicant is not proposing any resort or recreational use for the other parcels and use of the parcels will be consistent with County zoning and the General Plan.

ROAD SYSTEM and ACCESS:

Road access to the Golf Course, its facilities, and the existing parcels will come from Pope Valley Road and from Barnett Road via existing private roads through existing easements. Luciana Drive will be a twenty-foot (20') paved road that will cross Pope Creek over an existing bridge and then follow existing dirt and rock roads to an area below the Weeks Lake Dam. At that point, East Luciana Drive and West Luciana Drive will diverge with Luciana Drive following an existing road up to Weeks Lake and then along the southeast side of Weeks Lake to serve the golf course. East Luciana Drive will continue easterly and northerly to serve existing residential parcels on the east side of the golf course. West Luciana Drive will leave Luciana Drive slightly east of Pope Creek and will follow existing dirt and gravel roads northerly and easterly to serve existing parcels on the northwest and north side of the Golf Course. The project plans to use and improve existing roads.

Appropriate Fire Department turnouts will be included at intervals in conformance with Napa County Standards. Additionally, turnouts will be provided on either end of the Pope Creek Bridge to allow emergency vehicles to pass unimpeded.

In anticipation of uses consistent with the County's zoning, the proposed includes certain stream crossings for the roads to allow future owners or development on the adjacent properties to create access driveways to parcels. These crossings are included in this application so that appropriate environmental analysis can be conducted at this time to ensure any future driveways or access drives are well planned and coordinated to minimize impacts. Those crossings are further discussed below.

Parking:

47 parking spaces are proposed near the Clubhouse for golfers and Clubhouse employees. 23 parking spaces are proposed at the Maintenance Facility for the Golf Course maintenance employees.

GRADING and EROSION CONTROL PLANS and GEOTECHNICAL REPORTS:

The Grading Plans and Erosion Control Plans submitted with this application have been prepared by Riechers Spence & Associates in conjunction with Renaissance Golf. Prior to the start of grading, an appropriate Storm Water Pollution Prevention Plan (SWPPP) will be prepared in conformance with State of California requirements and a Notice of Intent (NOI) will be submitted to the California Regional Water Quality Control Board. Both of these latter documents are typically prepared at the time of construction rather than during the permitting process.

In keeping with County Standards, a soils report has been prepared by RGH Consultants, Inc., Geotechnical Engineers and Geologists, demonstrating that the proposed uses are compatible with the geology and soils of the site.

STREAM SETBACKS:

Per the enclosed Plans, the project proposes the following uses and structures within Stream Setbacks, which is allowed by Use Permit under NCC 18.108.025.

1. Portion of golf hole #15 and golf hole #16. The project proposes a Restoration Project for this location where decades of cattle grazing have damaged the stream banks, have destroyed streamside vegetation, have impaired water quality, and have caused significant erosion. A preliminary draft of LSA's riparian restoration plan is attached.
2. Luciana Drive access along the southeastern and eastern sides of Weeks Lake. These dirt access roads have been in place for several decades; proposed grading and paving improvements will

substantially reduce the amount of sediments from these dirt roads into Weeks Lake and into other water bodies.

3. Golf Clubhouse Access Drive along the southern side of the peninsula at Weeks Lake. There is an existing dirt road along this side of the Lake. Adhering to the setback would require significantly more grading as pushing this drive further north would cause cutting into the hill slope.

4. Elimination of the "Blue Line Stream" designation for the former stream through the middle of the golf course. Waters that formerly flowed into this area were diverted when Granary Lake was built many years ago and they now flow in a westerly and northwesterly direction from Granary Lake. Documentation is included in this application package confirming that this area is no longer a wetland due to this change in drainage characteristics for the site.

5. Multiple stream/waterway crossings, included on the plans, which have been designed to minimize impacts.

Per Section 18.108.025 E 1, 2, 11 & 12 of the Napa County Zoning Code, maintenance and improvement of existing development and the construction of recreational roads such as cart paths within stream setbacks may be found to be exempt from the stream setbacks. These sections primarily discuss agricultural uses, but may also be applied to any non-native vegetation and activity such as golf fairways. Structures, new roads, or other non-exempt work is proposed in this application as an "Exemption" under NCC 18.103.040. How the project meets the required findings and meets zoning consistency will be analyzed in the environmental review process.

The project also anticipates installing a new irrigation system for the course; stream crossings will be handled by hanging irrigation mains from new bridges or by boring and jacking the new pipes completely under the beds of the streams or wetlands. All new bridges will be clear spans that avoid any work within the bed or bank of the drainage course. These bridges are the least damaging alternative for the purpose of crossing the various drainages inasmuch as they are completely fre-span over the drainage and will not impinge within the waterways. Appropriate building permits will be obtained from the County Building Department.

WATER ANALYSIS

A Phase 1 water analysis prepared by Riechers Spence & Associates has been included as required by Napa County Standards. However, the proposed Golf Course will not use ground water for irrigation. Instead, water will be supplied by the Juliana Mutual Water Company, which has water rights granted by the State of California. Further, water has been specifically allocated for the golf course parcels by the Water Company.

As noted above, Renaissance Golf and David Wilber have specifically designed the golf course to minimize water usage. Grass types have been chosen for this particular micro-climate and are particularly drought and hot weather resistant. The roughs will be grassed with native grass species that are heat and drought tolerant. Lastly, the golf course irrigation system is being designed with water conservation in mind. Each of the sprinkler heads in the course is individually controlled via a central computer. Further, there will be a series of sensors throughout the course that will automatically shut off individual heads once a preset moisture level is reached.

Water for the Clubhouse, the Maintenance Facility, and the Restrooms will be supplied by well water per Napa County Environmental Management Standards, as described in the Phase 1 water analysis.

WASTEWATER TREATMENT AND DISPOSAL

An analysis prepared by Riechers Spence & Associates has been included. Individual new septic systems will be provided to serve the Clubhouse and the Starter Shack, each of the restrooms, and the maintenance facilities.

FIRE PROTECTION

The project site is accessible from Pope Valley Road and Barnett Road with subsequent access roads provided as described above. The on-site driveways are designed to meet County and fire department standards. The Clubhouse and the Maintenance Facility building will be sprinklered as required by CDF. Per conversations with the County Fire Marshal, Granary Lake will serve as the water storage reservoir as water in the reservoir will be cycled regularly as the irrigation water supply pond for the golf course. All of the reservoirs on the property may be used for fire protection purposes.

APPENDIX 1; GOLF COURSE DESIGN TEAM

- **Renaissance Golf:**

Tom Doak, President of Renaissance Golf and Lead Designer for Lake Luciana. Doak is known in the golf world as a "Minimalist". In his own words, this is how he describes that term.

Minimalism in golf design is a guiding philosophy, based on the founding principle of early golf: we play the ball as it lies. The minimalist's objective is simply to route as many holes as possible whose main features already exist in the landscape, and accent their strategies without over killing the number of hazards.

Jim Urbina, Senior Associate and Project Manager for Lake Luciana. Jim taught Tom Doak how to shape golf holes when they both worked for Dye Designs in the 1980's. In twenty-two years in the golf business, he has worked on more than twenty new courses, and has been lead associate on six of Renaissance Golf's projects, most recently at Pacific Dunes and The Rawls Course. Jim's eye for detail as a shaper has made him the perfect consultant to such courses as Pasatiempo, The Valley Club, Yeamans Hall, and San Francisco Golf Club, where Renaissance Golf sought to rebuild bunkers and greens precisely to their original design.

- **Balance Hydrologics, Inc.; Barry Hecht, PG, CEG, CHg, Senior Principal.** Mr. Hecht has been consulting for more than thirty years in many areas of habitat hydrology, hydrogeology, and geomorphology.
- **Olberding Environmental, Inc.; Jeff Olberding, President.** Mr. Olberding is the principal of this organization dedicated to the conservation of natural resources and to the preservation of Wetlands throughout the San Francisco Bay Area.
- **Wilber Turf & Soil Services; David Wilber, Principal.** Mr. Wilber has developed a specialty of working with golf courses on their Integrated Pest Management (IPM) planning and operations with focus on Eco-Agricultural Methods. He also has significant expertise in the use of native grass species that are drought and heat tolerant.
- **Blankinship & Associates, Inc.; Mike Blankinship, P.E., Principal.** Mr. Blankinship's expertise related to the golf course is in the application of environmental science and engineering to evaluate and solve problems related to water quality, pesticide and fertilizer use, and environmental compliance.
- **Riechers Spence & Associates, Inc.; Hugh Linn, P.E., Principal.** RSA has significant expertise in golf course grading plan execution, site planning, and erosion control.
- **Smith & Smith, Inc., Landscape Architects; William Smith, Principal.** Smith & Smith is a landscape architecture and planning firm with a reputation of creating and enhancing award winning landscapes.
- **Johnson-Fain Partners, Inc.; Scott Johnson, AIA, Senior Partner.** Mr. Johnson is most recently the Dean of Graduate School of Architecture at the University of Southern California. Most notably of his local design projects is Opus One Winery in Oakville.
- **Dickenson, Peatman & Fogarty, attorneys, Kevin Teague, Director.** DP&F has over 40 years of experience in land use entitlements in Napa County.

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): SEE ATTACHED
- B. Project Phases: ☐ one ☒ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: 9/05 Phase 2: 9/09
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months
☒ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: _____
- F. Additional Licenses/Approval Required:
District: _____ Regional: _____
State: DEA Federal: ACOE

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): 20,000
Proposed total floor area on site: 15,000
Total development area (building, impervious, leach field, driveway, etc.): 24 ACRES
New construction: ☒
existing structures or portions thereof to be utilized: _____
existing structures or portions thereof to be moved: _____
- B. Floor Area devoted to each separate use (in square ft):
living: _____ storage/warehouse: _____ offices: .25 ACRE
sales: _____ caves: 2500 SF other: .25 ACRE
septic/leach field: 2 ACRES roads/driveways: 21.75 ACRES
- C. Maximum Building Height: existing structures: _____ new construction: 35'
- D. Type of New Construction (e.g., wood-frame): WOOD FRAME
- E. Height of Crane necessary for construction of new buildings (airport environs): _____
- F. Type of Exterior Night Lighting Proposed: LOW DIFFUSE LIGHTING
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes _____ No ☒
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):
☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr ☒ Type V (non-rated)
(Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	_____	<u>70</u>
B. Customer Parking Spaces:	_____	<u>52</u>
C. Employee Parking Spaces:	_____	<u>18</u>
D. Loading Areas:	_____	<u>-</u>

IV. TYPICAL OPERATION

	Existing	Proposed
A. Days of Operation:	_____	<u>365</u>
B. Expected Hours of Operation:	_____	<u>DAYLIGHT</u>
C. Anticipated Number of Shifts:	_____	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	_____	<u>20</u>
E. Expected Number of Part-Time Employees/Shift:	_____	<u>-</u>
F. Anticipated Number of Visitors		
• busiest day:	_____	<u>144</u>
• average/week:	_____	<u>300</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	_____	<u>5</u>
• average/week:	_____	<u>2</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities
Food Serving Facilities

• restaurant/deli seating capacity:	<u>20</u>
• bar seating capacity:	<u>-</u>
• public meeting room seating capacity:	<u>-</u>
• assembly capacity:	<u>-</u>

B. Residential Care Facilities (6 or more residents)
Day Care Centers

	Existing	Proposed
• type of care:	_____	_____
• total number of guests/children:	_____	_____
• total number of bedrooms:	_____	_____
• distance to nearest existing/approved facility/center:	_____	_____

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>WELL</u>	<u>JMWC</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	Yes ___ No <u>X</u>	<u>JMWC</u> Yes ___ No <u>X</u>
C. Current Water Use (in gallons/day): Current water source:	_____ _____	_____ _____
D. Anticipated Future Water Demand (in gallons/day):	<u>4940</u>	_____
E. Water Availability (in gallons/minute):	_____	_____
F. Capacity of Water Storage System (gallons):	<u>5000</u>	<u>25000</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>TANK</u>	<u>TANK</u>
F. Completed Phase I Analysis Sheet (Attached):		

II. LIQUID WASTE

	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>SEPTIC</u>	_____
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	Yes ___ No <u>X</u>	Yes ___ No <u>X</u>
C. Current Waste Flows (peak flow in gallons/day):	_____	_____
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>4940</u>	_____
E. Future Waste Disposal Capacity (in gallons/day):	<u>4940</u>	_____

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>GARBAGE CO.</u>	_____
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>ON-SITE</u>	_____

IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	_____	_____
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	_____	_____

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

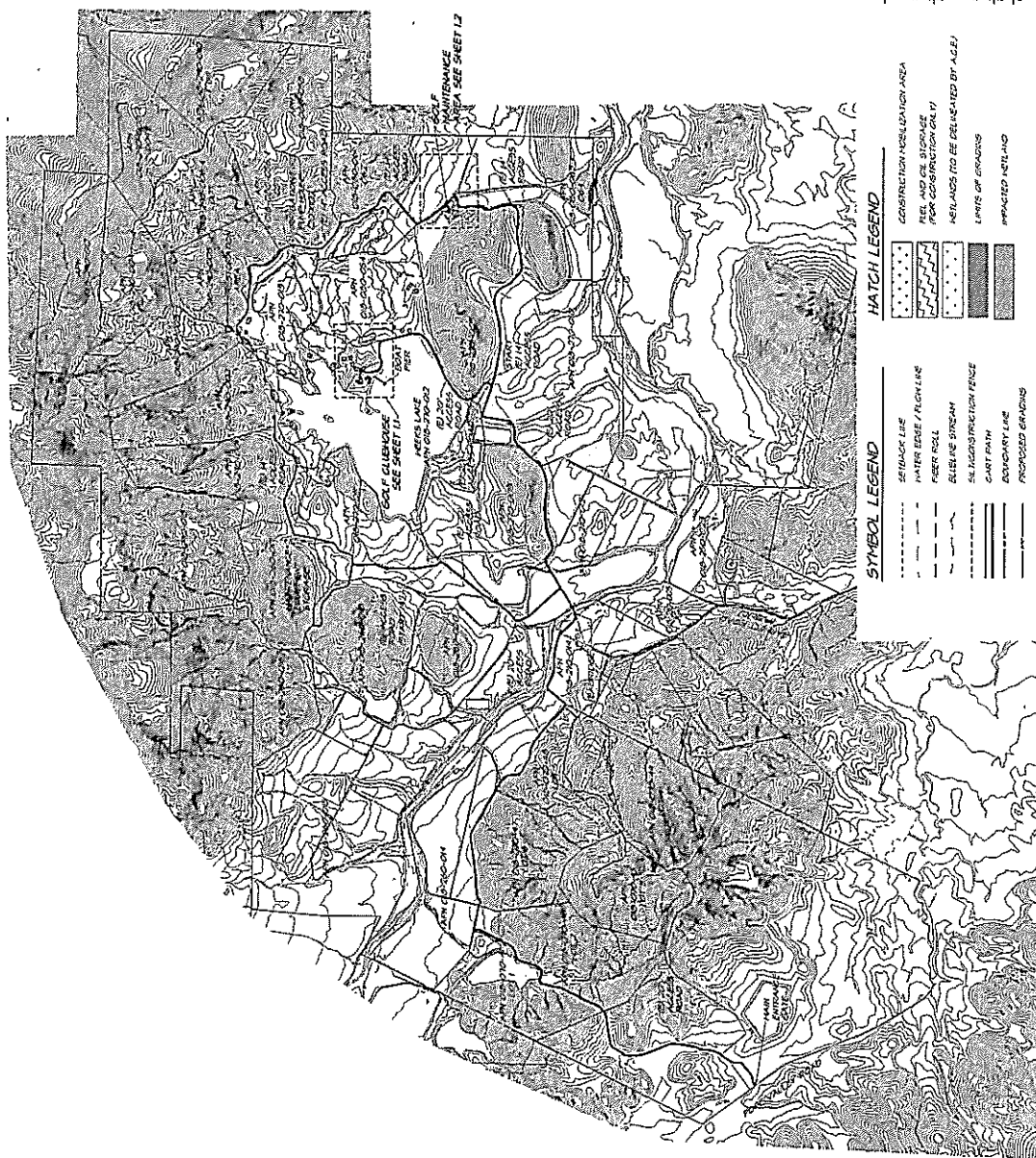
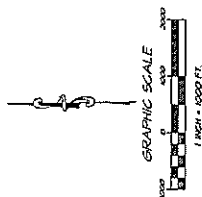
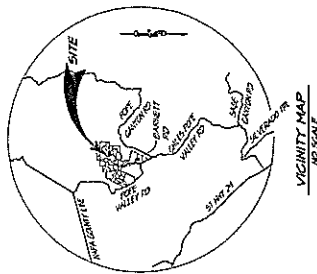
In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

William T. Cusimelli
Applicant

William T. Cusimelli
Property Owner (if other than Applicant)

5-24-07
Date

LAKE LUCIANA GOLF COURSE
Project Identification

[illegible]

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SHEET INDEX






10	GOLF COURSE CLIENTS: GROUNDING AND UTILITY PLAN	SITE ACCESS PLAN
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12	MAINTENANCE AREA GROUNDING AND UTILITY PLAN	
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16	SECTIONS AND DETAILS	
17	CLIFFHOUSE LANDSCAPE	
18	MAINTENANCE AND LANDSCAPE DETAILS	
19 - 23	CLIFFHOUSE AND MAINTENANCE ELEVATIONS	

PARKING SUMMARY

SOLE GLIDERS		
STANDARD	5	45
ACCESSIBLE	15	2
TOTAL		47

SOLE MAINTENANCE BUILDINGS		
STANDARD	5	22
ACCESSIBLE	15	1
TOTAL		23

HATCH LEGEND

	CONSTRUCTION NOTIFICATION AREA
	PETROL AND OIL STORAGE (FOR CONSTRUCTION ONLY)
	INSTANTANEOUSLY TO BE DEMOLISHED BY A.G.E.U.
	LIMITS OF GRADING
	CUT AND FILL

SYMBOL LEGEND

	SEQUOIA LINE
	WATER EROSION / FLOW LINE
	POWER POLE
	SLEEVING STREAM
	SLASH PROTECTION FENCE
	CANT PAINT
	BOUNDARY LINE
	PROMISED GRADING
	EXISTING GRADING
	PRESSURE ZONER
	DOMESTIC WATER
	WASTE WATER

NOTE:
ALL ROADS OVERLAY EXISTING
VEHICLE RURAL ROADS AND
TASHEHIS EXCEPT WHERE NOTED

PROJECT INFORMATION:

OWNER:	LACE LICHARA, LLC
MAILING ADDRESS:	1035 E. GATE STREET SUITE 100 MILWAUKEE, WI 53214 TEL: 414-488-0283
SITE ADDRESS:	DANNETT ROAD MAYN COUNTY, GA
PROPOSED AVAL:	PORTIONS OF: 630-000-024 630-000-001 / 002 630-000-003 630-230-001 630-230-002 630-230-003 630-230-004 630-230-005

המחברת מודה לרבותן על שיתפו אותה במסע זה, ובעיקר לרבותן שסייעו לה להבין את חשיבות המחקר, ובעיקר לרבותן שסייעו לה להבין את חשיבות המחקר, ובעיקר לרבותן שסייעו לה להבין את חשיבות המחקר.

USE PERMIT
LAKE LUCIANA
GOLF COURSE

1027 For, $\sqrt{a^2 + b^2} \geq \sqrt{a^2} = |a|$

HEET TITLE
SITE OVERVIEW PLAN

RECMIJECY

DATE _____

ADD FILE	PROJECT NUMBER
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USE PERMIT
LAKE LUCIANA
GOLF COURSE

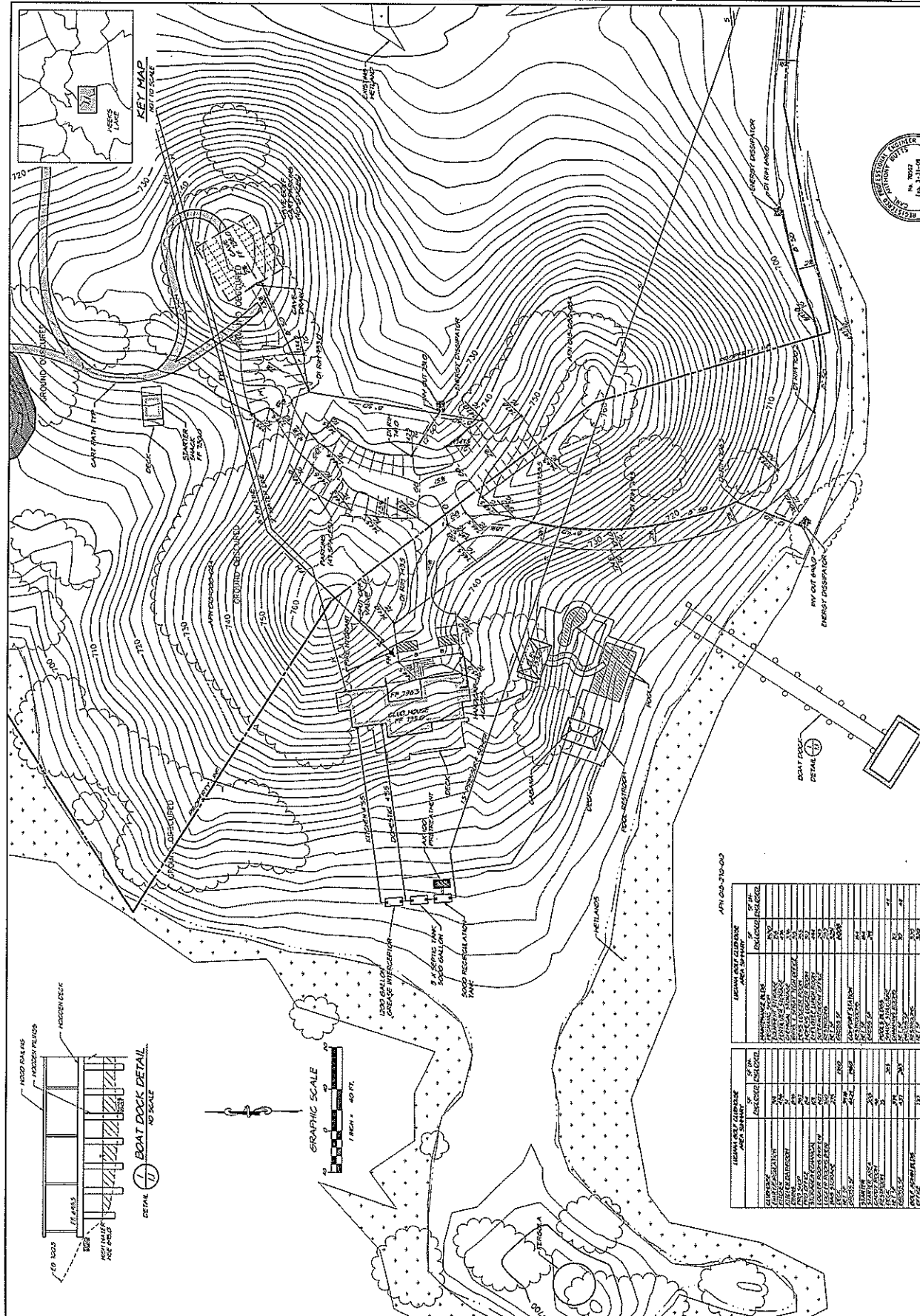
SHEET TITLE
GOLF COURSE CLUBHOUSE
GRADING AND
UTILITY PLAN

ARCHITECT

DATE _____

LEAD FILE	PROJECT NUMBER
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**RUECHERS
'SPENCE**
CONSULTING CIVIL ENGINEERS
1000 West 10th Ave.
Suite 400
Wichita, KS 67202-1000
Tel: 316-262-4444

[illegible]

NOTICE OF DEEDS

USE PERMIT
LAKE LUCIANA
GOLF COURSE

五、《说文解字》

SHEET TITLE
GOLF COURSE GRADING
AND
UTILITY PLAN

DATE _____

CADD FILE PROJECT NUMBER

SHEET NUMBER

1.5

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JOHNSON FAIN
ARCHITECTURE • PLANNING • INTERIORS
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SMITH SMITHS
LandClear Architects
Environment & Planning
1501 North Pole
San Francisco, CA 94123
T-415-441-0332 F-415-643-3242

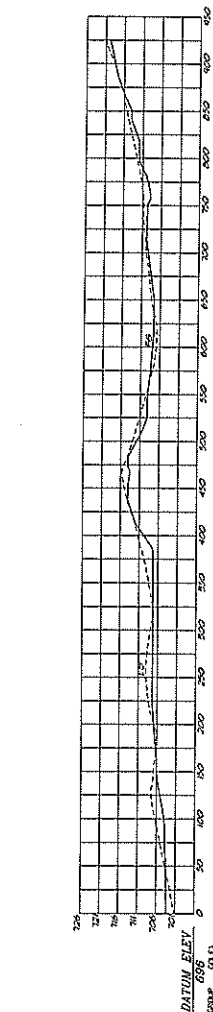
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USE PERMIT LAKE LUCIANA GOLF COURSE	NOT FOR CONSTRUCTION

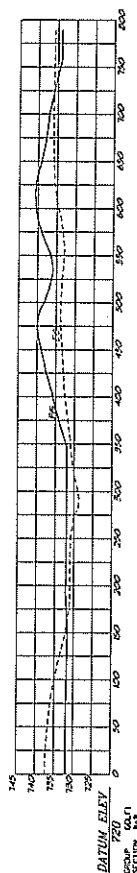
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	CADD FILE	SHEET NUMBER

1.5.1

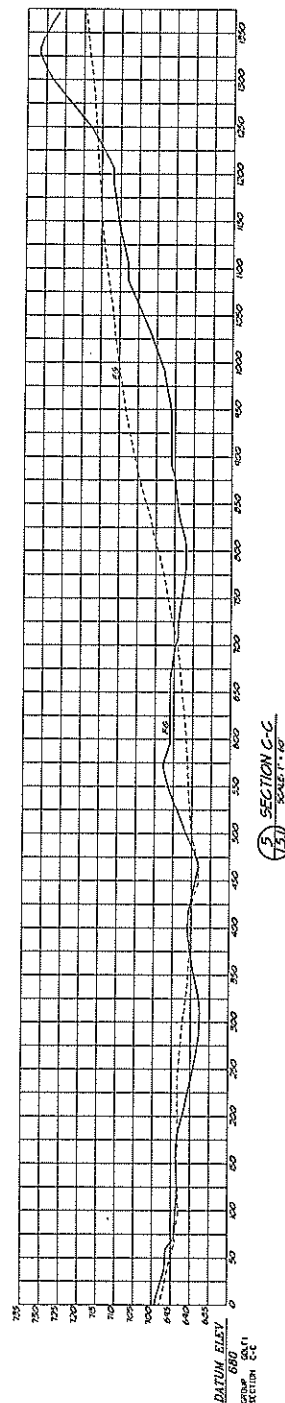
CONFIDENTIAL



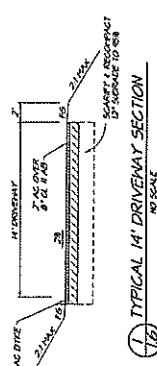
SECTION A-A
SCALE 1" = 60'



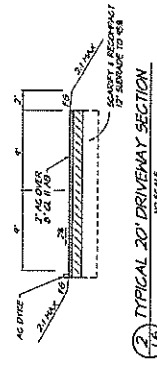
4 SECTION B-B
151 SCALE: 1" = 60'



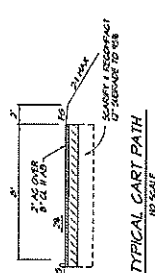
5 SECTION C-C
SCALE: 1" = 10'



1 TYPICAL 14' DRIVEWAY SECTION
NO SCALE



2 TYPICAL 20' DRIVEWAY SECTION
1.6' NO SCALE



TYPICAL CART PATH
NO SCALE



NOV 19 1952 AM 11:30M CLEVELAND

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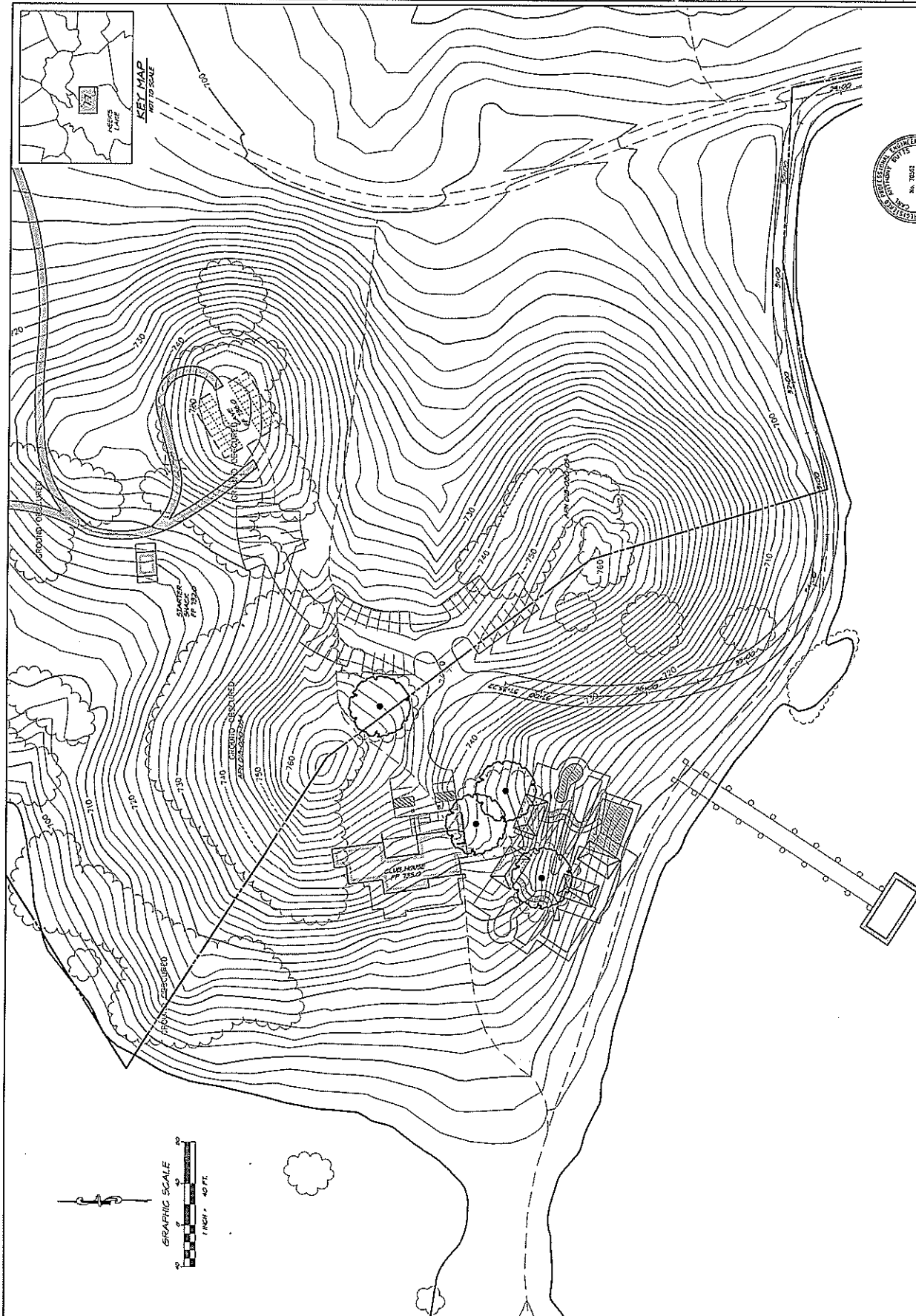
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SHEET TITLE
GOLF COURSE CLUBHOUSE
LANDSCAPE PLAN

ARCHITECT	CADD FILE	SHEET NUMBER	PROJECT NUMBER

17.

FORTRAN 95-2004 10/10/04 9:41 AM



AD-65-012, 1965, For Study by SAC

NO ACTION BY BOSTON OFFICE

JOHNSON FAIN

2201 NORTH DODDWAY
COR ANGLETON, CA 95012
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HILMS & SMITH

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1301 North Point
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[illegible]

USE PERMIT
LAKE LUCIANA
GOLF COURSE

NOTES ON THE CONTRIBUTORS

SHEET TITLE
MAINTENANCE AREA
LANDSCAPE AREA

ACHARYA

72Y0

CADD FILE	PROJECT NUMBER
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SHEET NUMBER

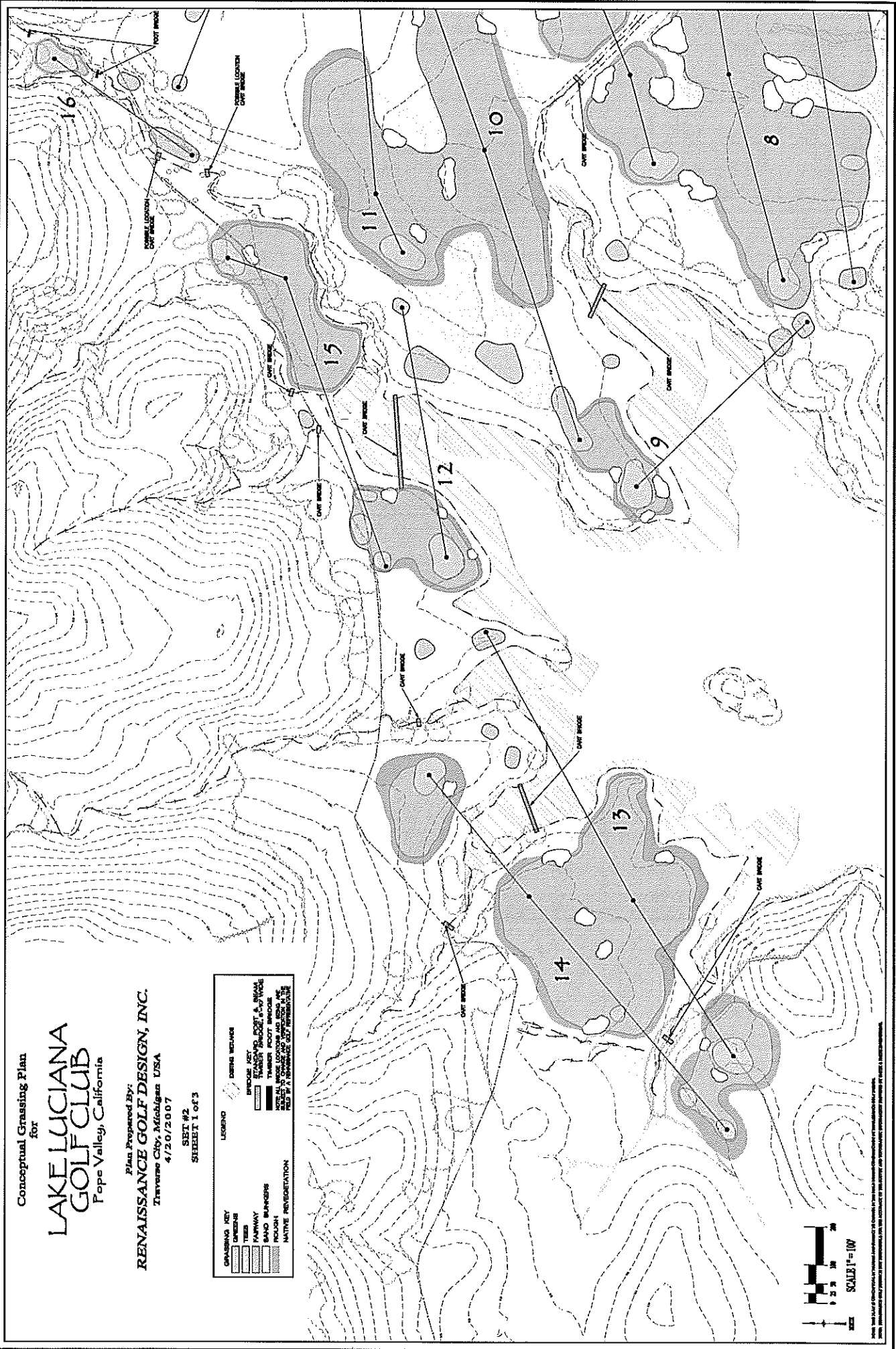
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142 NORTH OAK PARK, ILL. 60064



LAKE LUCIANA
GOLF CLUB
Pope Valley, California

SET #2
Sheet 1 of 3

[illegible]

Conceptual Grassing Plan
for
**LAKE LUCIANA
GOLF CLUB**
Pope Valley, California

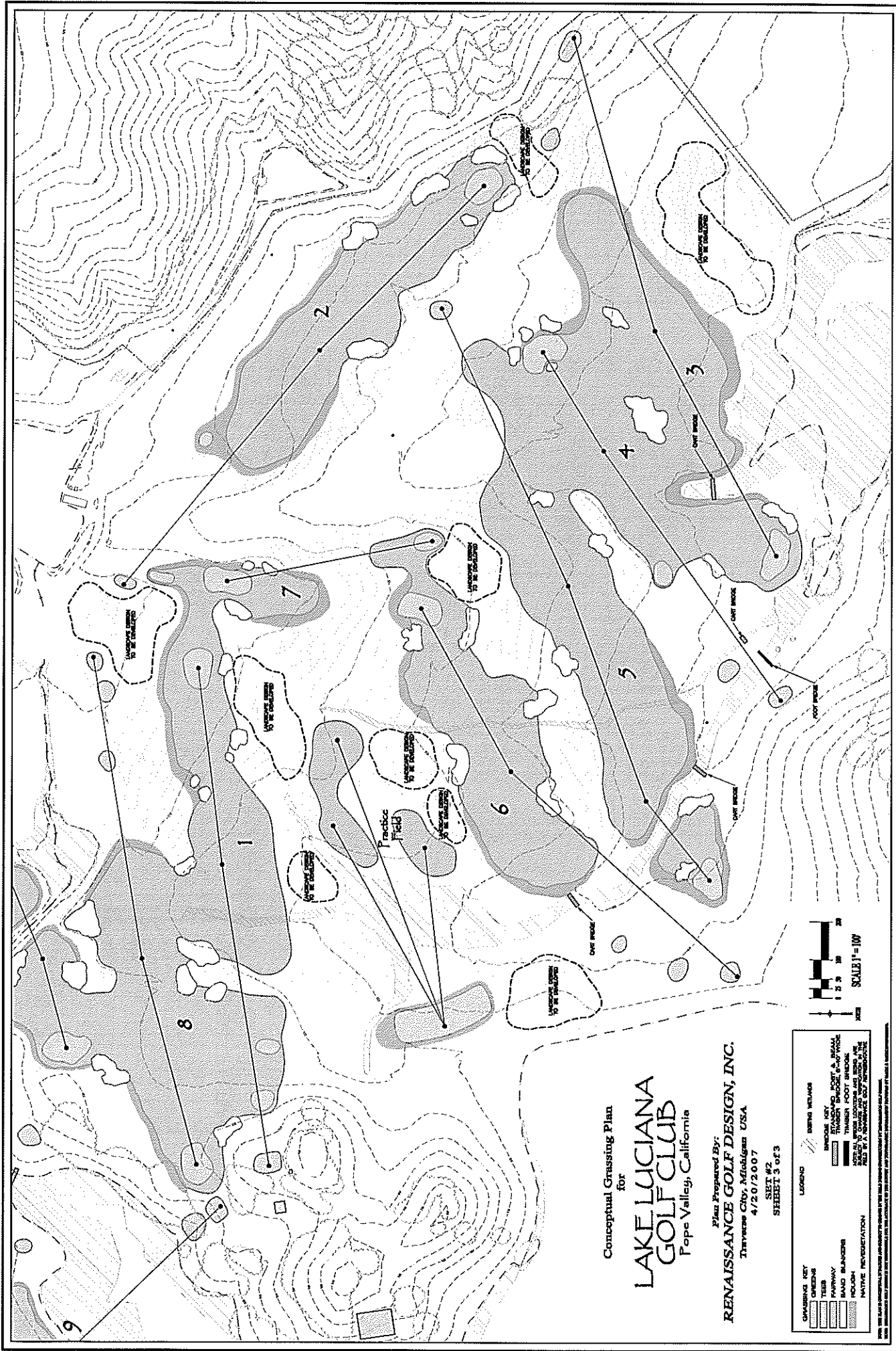
Plan Prepared By:
RENAISSANCE GOLF DESIGN, INC.
Traverse City, Michigan USA
4/20/2007

SHEET #2
SHEET 2 of 3

LEGEND	
	CHASSIS KEY
	DRIVEWAY
	TRAIL
	FAIRWAY
	SAND BUNKERS
	POLOM
	NATIVE RESTORATION
	DETERMINED
	STANDARD, PORT 1.5, BROAD
	THIN, BROAD, PORT 2.5, BROAD
	NOTE: ALL BROAD LOCATIONS ARE 100' WIDE
	NOTE: ALL PORT LOCATIONS ARE 50' WIDE



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Conceptual Grassing Plan
for
**LAKE LUCIANA
GOLF CLUB**
Pope Valley, California

Plan Prepared By:
RENAISSANCE GOLF DESIGN, INC.
TAYLORVILLE, OHIO, 43091-1000
4/20/2007

SHEET #2
SHEET 3 OF 3

LEGEND	
CONCEPTUAL NET	OVERWOODS
THIN WOODS	THICK WOODS
BROAD WOODS	POLYON
NATIVE VEGETATION	



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