

8A

RED HAWK VINEYARDS, LLC  
P. O. Box 145  
Pope Valley, California 94567  
707-965-3430

CCPC  
MEETING

FEB 4 2009

AGENDA ITEM  
NO. \_\_\_\_\_

February 4, 2009

BY FAX TO 253-4336

Napa County Planning Commission  
1195 Third Street  
Napa, CA 94559

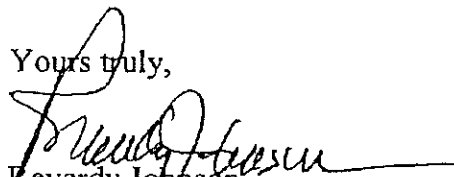
Ladies and Gentlemen:

Please add me to the list of those objecting to the Lake Luciana development plan.

I own and operate a vineyard at 6027 Pope Valley Road. While Pope Valley is cold in the winter and hot in the summer, there is nothing that makes Pope Valley, and the area of Lake Luciana in particular, unsuitable for agriculture. Rather this is simply a case of a real estate developer that wishes to convert agricultural land to a golf course that is more complementary to its other non-agricultural uses.

The public has reaffirmed its priority of preserving land in agricultural use. Approval of a golf course at Lake Luciana would be a flagrant violation of that public priority for private benefit.

Yours truly,

  
Reverdy Johnson

RJhs

8A

From: jennifer baerwald <jenbwald@hughes.net>  
To: Fiddaman Bob <fidd@earthlink.net>; Phillips Heather  
<heatherp@comcast.net>  
Cc: Gitelman Hillary <hgitelman@co.napa.ca.us>  
Date: 2/2/2009 5:59:26 PM  
Subject: Fwd: Lake Luciana Golf Course Project

Dear Chairman Fiddaman and Planning Commissioners:

Thank you for your time in considering the many complex issues surrounding the FEIR and Use Permit for the Lake Lucian Golf Course Project.

I hesitate to take still more of your time but in recent days I have been struck by the multiple headlines emphasizing our dire water situation: "Worst Drought Ever", San Francisco Chronicle, 1/30/09; "In California, Hot Dry Conditions Stir Drought Concern", Wall Street Journal, 1/14/09; "California Entering Third Year of Drought", Imperial Valley News, 1/29/09; "State Farmers Curb Planting to Cope with Drought", Napa Register, 1/24/09; "AmCan Prepares to Curb Water Use", Napa Register, 1//29/09; "We may be at the start of the worst California drought in modern history", Lester Snow, Director of the California Department of Water Resources, quoted in USA Today, 1/30 09.

> >

These warnings surely must sound alarms with regard to Finding C. of Section 18.08.390, "The use does not significantly affect the ability to conduct existing agriculture on site or nearby." In the drought years of the mid 70's, as Gary Dowling pointed out in his letter of January 21, 2009, there was insufficient water to meet the irrigation needs of the Juliana vineyard growers. Over the intervening years, these vineyards have increased water use by more than 50%. With an anticipated drought, which may be "the worst in modern history", water for Juliana vineyard agriculture may become minimal or insufficient. However, the vineyards would be competing with the Lake Luciana golf course, which would require four times as much water per acre as the vineyards. If water were diverted to the proposed golf course, this would indeed significantly and negatively impact "the ability to conduct existing agriculture uses on site".

Sincerely,

Jennifer Baerwald  
2221 Barnett Rd.  
Pope Valley

**Gee, Ronald**

---

**From:** hollydowling@hughes.net  
**Sent:** Monday, February 02, 2009 3:53 PM  
**To:** Gee, Ronald  
**Subject:** Letter on Lake Luciana

February 2, 2009

County of Napa  
Conservation Development and Planning  
1195 Third Street, Suite 210  
Napa, California 94559

Dear Planning Commissioners, Hilary Gitelman and Ron Gee:

Local real estate ads are already touting the draw of the Lake Luciana golf course. "Buy now, in the up and coming area of Pope Valley, "buy now, ranch near the new luxurious golf course"! Some in Pope Valley would gain economically by potential work, or increased property values, but a private golf course would not serve Pope Valley.

The Aetna Springs resort offered local "Heritage Memberships" to residents of Pope Valley for \$300 per year. I've been told that even with 150 memberships, (a large portion of Pope Valley residents), that the resort isn't making it. A "Friends of Aetna Springs" membership is now being offered for free to try and get local people to use the clubhouse and golf course to keep the resort going. The likelihood of a significant portion of Pope Valley, or even Napa County residents buying into Lake Luciana, which has membership prices many times the cost of those at Aetna Springs, seems remote.

The water issues addressed by the California Department of Fish and Game and the Farm Bureau are significant problems. The golf course would use four times as much water, per acre, as local vineyard. Ground water re-charge is dubious, with the wells high on the slide-prone hills, and the house and septic systems clustered around the golf course. What happens to agricultural uses, as well as domestic, when rainfall is severely limited, as is now the case?

The County has spent two years negotiating the new General Plan. Should we be twisting the rules already, to make something fit that doesn't? The Juliana Vineyard property has been the site of many development proposals over the years. The developers say the golf course can be returned to vineyard if it fails. I say the vineyard can be turned into a golf course at a later date, when there is a need and local demand, not merely a poorly timed desire to enrich investors and speculators.

Respectfully yours,

Gary Dowling

2483 Pope Canyon Road

02/03/2009

Pope Valley, CA 94567  
(707) 965-1729

Tom and Laurie Clark  
305 Brookside Drive  
Angwin, California 94508

**RECEIVED**  
FEB 02 2009  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

December 20, 2009

Napa County Planning Commission  
1195 Third Street  
Napa, CA 94559

Dear Commissioners,

*I fully support the approval and creation of the Lake Luciana Golf Course.*

*I have worked and farmed our land in Pope Valley for many years, gaining a deep appreciation for its rural, agrarian lifestyle.*

*As opposed to previous proposed developments, the planners for the Lake Luciana golf course have submitted a proposal which maintains this quality of life for all existing residents and allows others the opportunity to enjoy Pope Valley.*

*As a farmer and winemaker, I am typically concerned anytime land is being used for reasons other than pure agriculture.*

*In this case, the land cannot viably support traditional agriculture or grazing – a golf course presents a good alternative.*

*I have reviewed the plans for the Luciana golf course and find the proposal to strike a nice balance between recreation preservation.*

*Finally, I appreciate the preservation of adjacent hillsides and ridge tops as open space. Doing so, maintains the pristine views when travelling through the valley.*

*Please approve the Luciana Golf Course as currently proposed.*

*Sincerely,*

Tom Clark

Jim Anderson  
Principal  
The Cypress Group  
PO Box 512  
Rutherford, CA 94573

**RECEIVED**

FEB 02 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

January 19, 2009

Napa County Planning Commission  
1195 Third Street, Suite 310  
Napa, CA 94559

Dear Chairman Scott and Commissioners,

My wife Courtney and I are the proprietors of They Cypress Group, a key management recruiting firm specializing in the premium wine industry.

Among the assets and destination qualities important to attracting and retaining executive management to support the area's wine industry are lifestyle amenities similar to what is being proposed at Lake Luciana; hence, we are very interested in seeing the Luciana Golf Club approved. From a purely personal perspective, access to a private club of this caliber would be very beneficial to our family and strengthens the desirability for the northern part of Napa Valley as a place to live and raise a family.

Pope Valley is a wonderful part of the greater Napa Valley experience and based on my review of the golf course plan, the development team has taken great care to integrate the 18 hole course and related amenities within the existing natural surroundings. Attracting a golf course designer with the reputation of Tom Doak will bring golf in Napa Valley to a level very few communities will have the opportunity to achieve.

Courtney and I have met with the principals of the Criswell Radovan team and we have complete confidence that the Lake Luciana Golf course will be every bit as beautiful as the work they completed at Calistoga Ranch.

Our family and the members of the Cypress Group are completely in favor of this golf club and look forward to enjoying the benefits of membership; we hope the Planning Commissioners agree and confirm this permit.

Sincerely,

Jim Anderson

c: Diane Dillon, Napa County Supervisor

Bob Fiddaman  
Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, California 94559

January 29, 2009

Dear Chairman Fiddaman,

I am very interested in seeing the Lake Luciana Golf Course become a reality.

I attended the Wednesday, January 21 Planning Commission meeting to better understand why anyone would object to such a great plan.

You may recall, I completed a "Speakers Card" indicating that I would state my thoughts "If necessary". Given the number of speakers it is very understandable why my name was not called. I was impressed that the majority of the speakers were at the hearing in support of the golf course.

There is one point the Luciana opposition tried to make which I must correct. They claim only a small group of elitist comprised of a very small number of the wealthiest people in Napa will join the golf club. This is not accurate!

I am a Napa resident and have already signed up to reserve a Napa County membership. I look forward to becoming an active member of the club. Unfortunately, I am not one of the wealthiest individuals in this County or city. Playing the game of golf in a setting such as Lake Luciana is exactly the type of outdoor recreation that is meaningful to me. Spending time outdoors at this type of setting is important enough that I will allocate a portion of my income on a membership. I have many friends in Napa who also enjoy golf and I am confident that a number of other local golfers will also be signing up soon.

Please approve this golf course so that we have a truly world class, environmentally friendly and beautiful place to play in our County.

Sincerely,

  
Mickey Gourley

**RECEIVED**

FEB 02 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

From: Gary Geiger <g\_geiger@mac.com>  
To: <fidd@earthlink.net>  
Cc: Gary Geiger <g\_geiger@mac.com>  
Date: 1/30/2009 1:46:26 PM  
Subject: Lake Luciana Golf Course

Chairman Bob Fiddaman  
Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, California 94559

January 30, 2009

Dear Chairman Fiddaman,

Last Wednesday, I had the honor of speaking before you and the other Planning Commissioners in support of the Lake Luciana golf course.

As one of the first to provide my point of view, I could not respond to some of the comments made later by the projects? opposition. While I will leave all the technical, legal and code related matters to the experts, there is one point I do feel qualified to rebut. One or more of the opponents indicated Luciana is not for those who live in Napa except the top ten richest residents.

You should know that I signed a Membership Agreement to Lake Luciana at approximately the same time as four of my close Pope Valley resident friends. None of us can claim to be one of the 10 wealthiest people in Napa Valley.

We do intend to fully activate our membership once presented in final format and enjoy one of Tom Doak?s masterpieces.

All Napa County residents should be thrilled to have a chance for a Tom Doak, environmentally sensitive, golf course in our area. My golfing friends and I humbly request that you approve the Lake Luciana golf course.

Sincerely,

Gary Geiger  
1220 Madrona Ave  
St Helena, CA 94574



## Napa County Planning Commission

Dear Commissioners,

Thank you so much for your time and careful listening on last Wednesday. I wanted to quickly address three issues I didn't have a chance to talk about last week.

1. I would ask that you delay certifying or not certifying the EIR until after you have addressed the use permit issues of consistency with the general plan and meeting the recreational findings. The EIR repeatedly states that these issues must be addressed in order for there to be no significant impacts (see response to my letter C13 page 152 of the final EIR). As you may imagine I do not think the EIR is adequate at this point, but I do not want to waste the developer's time and money by continuing the EIR process until after these issues have been settled.

2. I want to give you a brief history of these parcels. The property was bought by Butte Oil Company in the late seventies. The proposed golf course parcels were planted in 1979. Portions were replanted, as explained in Mike Wolf's letter, due to market considerations in the eighties. In 1994 they were abandoned due to failure from phylloxera. As you know many Napa Valley vineyards and the other vineyards on this property failed due to phylloxera around this time also. In the early 1990s Juliana-Pacific collaboration between Juliana Vineyards and Pacific Union real estate company) purchased the property from Butte Oil. In 1996 Juliana Pacific applied to the county for a domestic water company using the Week Lake. They wanted to develop the lots around the lake for estate homes but were unable to find ground water sources after extensive drilling. The Board denied their application as growth inducing. Pacific Union gave up development plans for the property. Many parts of the old Pope Valley Ranch were sold to different wineries and a large portion including blocks 34 and 35 was sold to the real estate developer Triad. In 2005 Cristwell and Rodavan started buying parcels on the ranch and near by as well as Aetna Springs including vineyard blocks 34 and 35 (the proposed golf course site).

As you can see the vineyards on the project site were successful for many years, abandoned due to phylloxera and never replanted because the property was bought by a series of real estate developers who saw the Week Lake and the surrounding lands as a development opportunity.

3. I want to address Dr Cass's remarks in more detail. His company did an extensive and very detailed analysis of the soils of this property. I have no argument with his scientific methods or findings. We can all agree that Maxwell Clay presents farming challenges. However, both his written report and Mr. Anamosa's peer review carefully never state that a majority of the soils on this property are Maxwell Clay, because that would be untrue. In his oral testimony he implied that the vineyard failed due to the poor soils which is untrue (it failed due to phylloxera), and he was forced to admit that it is strictly economics that makes a golf course development better for this property than vineyards. Both Mike Wolf and Manny Rios have farmed this land and say it can produce quality

grapes and be economically viable as vineyard. Developers will always be able to make more money with recreational uses and housing developments than with agriculture. Though Measure J (is it now P?) protects Ag land from rezoning, if you accept this developers economic argument then many areas of the county will be opened for recreational redevelopment. What return on investment is the county going to guarantee land owners?

The potential for agriculture on this site is not low and we have presented evidence that these soils could be effectively farmed right now. Therefore the golf course does significantly impact the potential for agriculture on this site, and this conversion of agricultural lands to recreational use should be denied.

Thank you once again for your time,

Sally Kimsey  
7227 Pope Valley Rd  
Pope Valley CA 94567  
965-2675

David Goodrich  
1597 Greenwood Avenue  
Calistoga, CA 94515

Bob Fiddaman  
Chairman  
Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, California 94559

Chairman Fiddaman,

This is the second letter I have written to the Napa County Planning Commission in support of Lake Luciana.

I was fortunate to attend the Wednesday, January 21, 2009; Napa County Planning Commission's public hearing regarding Lake Luciana. Unfortunately, I had to leave the meeting early, for business and family reasons in Washington DC, which prevented me from speaking with the commission directly regarding my support for Lake Luciana (I have attached my initial letter outlining my support for your reference).

I am compelled to write to you again as my early departure from the meeting did not allow a response to the opposition's inaccurate allegations that Lake Luciana will "only serve the ten wealthiest Napa residents". While I consider my family to be blessed, we are certainly not one of the "ten wealthiest Napa residents". As I stated in my original letter, I love to play golf and believe Lake Luciana could be one of the preeminent courses not only in Napa County, but California as well as the world (as evidenced by previous designs completed by Tom Doak). In fact, I have acted upon this belief by consummating a Lake Luciana Napa Valley Reservation Agreement.

During last week's meeting, you heard praise for Tom Doak's design work. As a golf enthusiast, I cannot overemphasize the value Tom brings to Lake Luciana in terms of environmentally sensitive design and attracting golfers who appreciate nature.

I respectfully request the Napa County Planning Commission approve Lake Luciana adding an incredible and appropriate amenity to our region.

Please do not hesitate to contact me with any questions or comments.

I would be happy to discuss this letter with you at your convenience.

Sincerely,

/s/David M. Goodrich, CPA  
David M. Goodrich  
President  
La' Oasi Vigna LLC  
(866) 815-0498  
(707) 974-4159

Napa County Planning Commission  
1159 Third Street, Suite 210  
Napa, CA 94558

December 9, 2008

Commissioners:

I have prepared this letter to support the proposed Luciana Golf Club (LGC).

In preparing this letter, I wanted to examine the subject from three perspectives: (1) as a vineyard owner/operator who has lived in Napa County for over a decade (2) as a retired financial executive as well as (3) a professional golfer (my current profession).

### **Vineyard Owner/Operator**

As a vineyard owner/operator, I have two concerns with regard to any proposed project in Napa County: (1) highest and best use of the property as well as (2) environmental impact.

#### Highest and Best Use

Generally, I am steadfastly against the conversion of vineyard into alternative uses. Close to my home just west of Calistoga, this issue is especially acute as I have seen the City of Calistoga recently consider, to my dismay, converting several large **viable** (and I want to emphasize **viable**) vineyard parcels (ie: greater than 20 acres) into multiple home sites.

However, the LGC proposes to convert vineyard that is currently **not viable** (in terms of yield, net profits, positive cash flow) into an operation that will clearly bring greater vitality, splendor and commerce to Pope Valley, specifically, as well as the entire Napa County.

When I consider these obvious benefits, in comparison to ongoing failing vineyard operations and/or multiple home sites (with the associated increased traffic and supplemental utility infrastructure cost to Napa County), the LGC is the highest and best use of the property.

#### Environmental Impact

As a vineyard owner/operator, there are certain aspects of golf courses, specifically their related environmental impact, which have historically created apprehension on my part. However, leveraging off my professional golf background, this apprehension has been allayed through a comprehensive effort of research and education.

Sound environmental practices **are** implemented on golf courses as evidenced by the following:

- Studies indicate that, when properly applied, pesticides and fertilizers do not leach into groundwater in any appreciable amounts.
- Modern turfgrass management practices greatly reduce the potential for leaching or runoff into water supplies.
- Pesticides and fertilizers are used only on certain portions of the golf course. The rest of the property consists of natural areas not maintained with turf care products. These areas provide a home for wildlife and include a diverse variety of native plants and trees.

- Golf course superintendents are among the best-educated and most conscientious users of chemical management tools.
- Many golf course superintendents enter the profession because of a love of nature and the outdoors, and are strongly committed to conservation. A recent survey shows superintendents give extremely high priority to maintenance practices that do not have a negative impact on the environment.
- Most golf courses compost grass clippings and leaves, which reduces the amount of waste in landfills.
- When effectively irrigated, healthy turfgrass provides numerous environmental benefits. Properly maintained turfgrass: produces oxygen (carbon dioxide exchange) and cools the atmosphere, prevents soil erosion, filters natural and synthetic contaminants from rainfall and irrigation, recharges critical groundwater supplies as well as provides crucial "greenspace".
- As a result of computerized irrigation systems and improved turfgrass varieties, courses now use less water more efficiently to achieve the same level of conditioning.
- Golf courses provide key sanctuaries for birds and other wildlife.

When these ideals are supplemented with the selection of Tom Doak, who is world renowned for his minimalist style (<http://www.doakgolf.com/minimalist.asp>), as the course architect, one can easily imagine that LGC would not only minimize its' environmental impact through sound environmental practices but also by the way it would intermingle in the "fabric" of Pope Valley.

### **Retired Financial Executive**

As a retired financial executive who provides gratis consulting services to small wineries as well as various not-for-profits in Napa County, I have witnessed how the current status of the economy is adversely affecting the wine industry in Napa County. These issues are more sensitive in Pope Valley given a local economy even more reliant on the wine industry than the Napa Valley.

The LGC will provide a multitude of community benefits, independent of the struggling wine industry, including:

- A diversity of employment opportunities (both skilled and semi-skilled jobs)
- Improvements that add value to land, thus increasing the local property tax base. In essence, the LGC would become the property tax "anchor" for Pope Valley (which will be especially vital considering the current controversy surrounding property taxes in Pope Valley and the associated allocation for the education of students from Pope Valley).
- The LGC, and related facilities, would become the central location for social interaction and community events (an essential criteria considering Aetna Springs is currently the only place for lunch/dinner in the Pope Valley).
- The LGC would become the primary civic benefactors in Pope Valley providing major contributions to charities to Pope Valley, specifically, as well as the entire Napa County.

### **Professional Golfer**

As a professional golfer for the past five years, I have observed the industry struggle to gain a foothold in the Wine Country and co-exist as an alternative for the tourist dollar, as well as supplement tax revenue, with the wine industry. As new courses have been built in the area, they have been built, generally, in the context of providing a challenge to the accomplished golfer as opposed to a greater goal of acting as the foundation for a golf destination area rivaling Monterey, California.

The LGC will provide this foundation beginning with the course designer, Tom Doak. As anyone involved in the golf industry in the past decade knows, Tom Doak fashioned one of the seminal golf course designs in the last century with Pacific Dunes in Bandon, Oregon (chosen by PGA.com's Advisory Board as one of The World's Most Beautiful Golf Courses). What one might not be aware of is how Pacific Dunes transformed and hyperbolically improved the surrounding economy, generally, as well as, specifically, other golf courses in the area. The job opportunities created in the local area, tangential to Pacific Dunes, lead to an explosive revitalization (like many communities on the Oregon coast, Bandon had significant fishing and timber industries, which were greatly diminished by the end of the last century) in, and around, Bandon that continues up through the present time (in the face of the current economic crisis). Another one of Tom Doak's influential designs, Ballyneal is providing similar economic benefits in the surrounding area of Holyoke, Colorado.

Similar to the commission of Tom Doak, the management personnel were purposely chosen for their innate knowledge of the operations of a golf destination property on par with Monterey, California, Bandon, Oregon as well as Holyoke, Colorado.

With the current economic crisis adversely affecting golf courses in Napa County far worse than the wine industry, the LGC will provide an underpinning which will lead to a recovery and, eventually, a flourishing golf destination.

\*\*\*\*\*

As one can see from these three perspectives, I enthusiastically support the LGC. Having associated with every level of personnel in the proposed organization, I can assure you they are well aware of their responsibility as community leaders, stewards as well as representatives of Pope Valley, specifically, as well as the entire Napa County. Their determination to go forward, even with the knowledge they will be under the constant scrutiny and pressure such aspirations demand, is a credit to them and amplifies my support.

Thank you for this opportunity.

Please do not hesitate to contact me with any questions/comments.

Sincerely,

/s/David M. Goodrich, CPA  
David M. Goodrich  
CEO/Manager  
La' Oasi Vigna LLC  
Wine is sunlight held together by water...  
1597 Greenwood Avenue  
Calistoga, California 94515

[davidgoodrich@aol.com](mailto:davidgoodrich@aol.com)  
[davidgoodrich@onebox.com](mailto:davidgoodrich@onebox.com)

Office: (866) 814-0498  
Mobile: (707) 974-4159

RON

FRED AND CATHY BERINGER  
2071 DOLLARHIDE ROAD  
SAINT HELENA, CALIFORNIA 94574

DECEMBER 20, 2009

NAPA COUNTY PLANNING COMMISSION  
1195 THIRD STREET  
NAPA, CA 94559

DEAR COMMISSIONERS,

WE SUPPORT OF THE LUCIANA GOLF COURSE IN POPE VALLEY.

HAVING SPENT A CONSIDERABLE AMOUNT OF TIME DURING OUR YOUTH AND ADULT YEARS  
ENJOYING VARIOUS TYPES OF RECREATION AND NOW ENJOYING OUR HOME IN POPE VALLEY,  
WE ARE VERY EMOTIONALLY VESTED IN THIS SPECIAL PLACE.

OUR FAMILY SUPPORTS THE VITICULTURAL AND FARMING NATURE OF POPE VALLEY, YET WE  
ALSO REALIZE THERE IS A PLACE FOR VARIETY.  
AS SUCH, WE WELCOME OUR NEW LAKE LUCIANA NEIGHBORS AND THE PRESENCE OF A HIGH  
QUALITY GOLF COURSE.


WE HAVE REVIEWED THE PLANS FOR THE LUCIANA GOLF COURSE AND FIND THE PROPOSAL TO  
STRIKE A NICE BALANCE OF ACTIVITY GENERATION AND PRESERVATION.  
THE USE OF THIS LAND WHICH CANNOT VIABLY SUSTAIN VINEYARD OR GRAZING AS A GOLF  
COURSE MAKES GREAT SENSE.

LIKE ALL OF US, WE EVOLVE AND THE LAKE LUCIANA GOLF COURSE AS PROPOSED IS PART OF  
THAT EVOLUTION.  
WE BELIEVE IT IS THE RIGHT PLACE AND TIME FOR THIS TYPE OF RECREATION TO EXIST IN  
POPE VALLEY ALONG WITH ALL THE OTHER ACTIVITIES WE CURRENTLY ENJOY.

IT APPEARS THE CRISWELL/RADOVAN TEAM HAS BEEN VERY SENSITIVE TO THE LOCAL  
ENVIRONMENT BY PROPOSING CONSERVATION OF ADJACENT HILLSIDES AND PRESERVATION  
AREAS.  
THE GOLF COURSE WILL ALSO SUPPORT LOCAL CHARITIES THROUGH EVENTS, SCHOOLS WITH  
INCREASED TAX REVENUES AND CREATE JOBS FOR LOCAL RESIDENTS.

PLEASE APPROVE THE LUCIANA GOLF COURSE AS CURRENTLY PROPOSED.

SINCERELY,



RECEIVED

JAN 30 2009

NAPA CO CONSERVATION  
DEVELOPMENT & PLANNING DEPT

Scott Brown  
2249 James Creek rd,  
Pope Valley Ca, 94567  
1/20/09

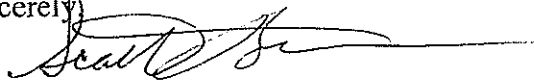
RBN

To Napa Valley Planning Commission  
1195 third st. Napa Ca 94558

Dear Commissioners,

My family has been here in Pope Valley since 1969. I truly find it to be a very special place and feel very fortunate to live here. I do enjoy the rural aspects of the valley and that being one of the things that make it such a great place to raise my family. I also know that nothing can stay the same forever. When we first moved to Pope Valley we were considered crazy now people are envious of our beautiful surroundings. Pope Valley was bound to be discovered eventually and now it has. I have seen the plans for the golf course and future home sites. The conservation area planned for every site and accompanying access road has the least amount of impact on the surrounding area as possible. The golf course has only two to three buildings planned, and are very small. The project will bring tax revenues and jobs to our area. In these dark economic times that is a nice light to see. I have done some research on golf courses and Tom Doak's name is known for sensitivity to the surrounding environment. I do not feel that the project will have a huge impact on the valley. I doubt we will notice any traffic. Change is bound to come and I truly feel that this project has the valley's best interest in mind.

Sincerely,



Scott Brown, and Family.

RECEIVED

JAN 27 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



**Gee, Ronald**

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**From:** Gitelman, Hillary  
**Sent:** Monday, January 26, 2009 8:30 AM  
**To:** Gee, Ronald  
**Cc:** Anderson, Laura; McDowell, John  
**Subject:** FW: Lake Luciana letter  
**Attachments:** Lake Luciana Matt.doc

FYI

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**From:** GGBGinny@aol.com [mailto:GGBGinny@aol.com]  
**Sent:** Sunday, January 25, 2009 2:56 PM  
**To:** Gitelman, Hillary  
**Subject:** Lake Luciana letter

Hillary, It just occurred to me that I didn't bring enough copies to give one to you on Wednesday. I am sorry, and here is what I submitted.

As you can tell, I think that this project would become well-known, but that the aim of recreation in the AW is not high-end commercial.

Also, I have not found what they plan to do about guests at Aetna Springs playing at Lake Luciana. I'm sure they tell us somewhere, but I can't find it.

Looking at the next few weeks, I sure hope that you are well-rested! I can't remember this many important decisions in a row. Cheers,

Ginny

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**A Good Credit Score is 700 or Above. See yours in just 2 easy steps!**

## **Lake Luciana –**

Here are some things I want to discuss at the Lake Luciana hearings on Wednesday.

I am going to ignore the “Conditions of Approval” ideas. They are flawed, especially in the area of water monitoring, and mitigations, but my time is limited.

### **I do not believe that the project meets the findings required.**

The important thing to remember is that in several places in the earlier staff reviews the following point is made: even when the staff thinks the applicant can meet the required finding, it is really up to the members of The Commission to make that determination.

Section 18.1004.350.D requires that no nighttime light or glare is visible off site. This is a very rural area, and even a golf club operation and parking areas will cause glare at night. In addition, there are a total of 54 new dwellings, with 51 of them being on adjacent hillsides, and they will be visible at night.

### **Special attention should be paid to the necessary findings of Section 18.104.390, ALL of which must be met. Here they are:**

**A.** The evidence is shown by evidence in the record to be appropriately located.

A full golf course with facilities, three dwelling units, a brand new public access road, and 51 dwelling units on the nearby hills is being proposed. Letters, even from supporters, say that it is OK to locate this here because they can't see it! That is not evidence. If it were, then anything you can't see from where you live or drive would be appropriate for similar proposals.

What IS evident is that Pope Valley is an extremely rural area, and there is nothing in the area as large and as concentrated as this development. Therefore the proposal does not meet the requirement.

**B.** There is a demonstrated need for the use within the County.

Facts and common sense show that this resort will need to find almost 500 local families who can afford, and will prefer, this golf course to others in the vicinity. This won't happen. Of the 135,000 people in Napa County, fewer than 23,000, ( or **@1,900 households**), live within a 45 minute to 60 minute drive. Even with a higher than average income in St. Helena, this won't produce a demonstrated need for a \$100,000 membership club. St. Helena is also within a 45-60 minute drive of Hidden Valley, Napa Valley, and Silverado, where memberships become available regularly.

As you know, American Canyon has the next-highest family income, but that won't generate many memberships because they have four golf courses within 45 minutes drive. The letter writers are right – this course is built to attract visitors nationwide.

There are currently six eighteen-hole courses in Napa County, to serve 6,430 local households, and golf is declining in popularity! In short, there is NOT a demonstrated need for this unless Napa County needs remote, automobile-based, tourism, and more absentee owned mansions.

**C.** The use does not significantly affect the ability to conduct existing agriculture uses on site or nearby.

This MAY be true, but only if the Lake is not over-subscribed in dry years for irrigation of vineyards. I do not find evidence of any metering nearby, so no firm conclusion can be reached..

**D.** The use does not significantly affect potential agricultural operations on site or nearby.

Here we do have evidence of abandoning potential agricultural lands on this site. When these soils are turned into a golf course, no agricultural use is envisioned. A careful reading of the record shows that Maxwell clay soils ARE producing grapes successfully, and we know that there are rights to the lake for irrigation. Also, a careful reading of the soil reports states that the golf course lands are almost all Maxwell clay. The soils report also states that there are five other soil types being used for the project, and that each of these would be even better for grape production.\*

As for mitigation, this deserves careful thought. They propose adding another layer of protection for other existing vineyard acres. Note that these are not NEW acres of potential agriculture. Thus, all of the potential on site is gone. The correct conclusion is that to exchange potential lands for existing ones will always result in a loss of potential agriculture on site. It is conceivable that all AW parcel owners could convert from potential to another use by using this mitigation.

There might be a mitigation possible by re-zoning lands other than AW into the AW.

**E.** The use itself would not be adversely affected by adjacent agricultural activities.

True, unless there is not enough water.

\*Laffer letter, pp 139-142

F. The use is not growth inducing.

This is an area where each Commissioner needs to examine the past, as well as the current proposal. Silverado's conversion from a private ranch was clearly growth inducing. There are still hopes for adding a hotel or condo-hotel to the courses southeast of the Hwy 29/Jamieson Canyon intersection.

As for the project itself, there are three ways in which it is growth inducing. 1) It is NOT insignificant to add 54 dwelling units to a small rural area in Pope Valley. 2) The map on P.18 shows that there are many parcels adjacent to the new road and to the project. Their owners will want to use any means (lot line adjustments?) to enhance their value. 3) The third inducement to growth would be the approval of the project. Remember that although this is a golf course, there are other for-profit recreational uses that could "fit" into AW, if you find they are appropriate when they are out of sight, or if they use lot line adjustments to mask their subdivision nature, or if they are more for high end tourism than for local residents, or if they remove potential ag lands.

G. The use serves local needs.

I think that the discussion of Paragraph B covers this fairly clearly, but the truth is that it does not serve local needs, unless we count tax receipts for the local school district as the deciding factor. All of the other County services will show increased service costs for a development this far away from urban or even emergency services.

I have not included many of the other effects, such as increased emissions, or encouraging more traffic on a marginal roadway system. But I hope that you will decide that this project cannot meet the required findings of the General Plan.

Thank you,

Ginny Simms  
21 Oak Grove Way  
Napa, CA 94559  
224-2105

Att: General Plan Sections

## General Plan Sections

Section 18.104.350 of the Napa County Code provides the following environmental performance standards for recreation uses and facilities in Napa County.

D. Nighttime Lighting. No light or glare shall be produced that is visible off-site.

Section 18.104.390 of the Napa County Code provides the following recreation findings for recreation uses and facilities in Napa County:

- 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.

## Napa County Planning Commission

Dear Commissioners,

Thank you so much for your time and careful listening on last Wednesday. I wanted to quickly address three issues I didn't have a chance to talk about last week.

1. I would ask that you delay certifying or not certifying the EIR until after you have addressed the use permit issues of consistency with the general plan and meeting the recreational findings. The EIR repeatedly states that these issues must be addressed in order for there to be no significant impacts (see response to my letter C13 page 152 of the final EIR). As you may imagine I do not think the EIR is adequate at this point, but I do not want to waste the developer's time and money by continuing the EIR process until after these issues have been settled.

2. I want to give you a brief history of these parcels. The property was bought by Butte Oil Company in the late seventies. The proposed golf course parcels were planted in 1979. Portions were replanted, as explained in Mike Wolf's letter, due to market considerations in the eighties. In 1994 they were abandoned due to failure from phylloxera. As you know many Napa Valley vineyards and the other vineyards on this property failed due to phylloxera around this time also. In the early 1990s Juliana-Pacific collaboration between Juliana Vineyards and Pacific Union real estate company) purchased the property from Butte Oil. In 1996 Juliana Pacific applied to the county for a domestic water company using the Week Lake. They wanted to develop the lots around the lake for estate homes but were unable to find ground water sources after extensive drilling. The Board denied their application as growth inducing. Pacific Union gave up development plans for the property. Many parts of the old Pope Valley Ranch were sold to different wineries and a large portion including blocks 34 and 35 was sold to the real estate developer Triad. In 2005 Cristwell and Rodavan started buying parcels on the ranch and near by as well as Aetna Springs including vineyard blocks 34 and 35 (the proposed golf course site).

As you can see the vineyards on the project site were successful for many years, abandoned due to phylloxera and never replanted because the property was bought by a series of real estate developers who saw the Week Lake and the surrounding lands as a development opportunity.

3. I want to address Dr Cass's remarks in more detail. His company did an extensive and very detailed analysis of the soils of this property. I have no argument with his scientific methods or findings. We can all agree that Maxwell Clay presents farming challenges. However, both his written report and Mr. Anamosa's peer review carefully never state that a majority of the soils on this property are Maxwell Clay, because that would be untrue. In his oral testimony he implied that the vineyard failed due to the poor soils which is untrue (it failed due to phylloxera), and he was forced to admit that it is strictly economics that makes a golf course development better for this property than vineyards. Both Mike Wolf and Manny Rios have farmed this land and say it can produce quality

grapes and be economically viable as vineyard. Developers will always be able to make more money with recreational uses and housing developments than with agriculture. Though Measure J (is it now P?) protects Ag land from rezoning, if you accept this developers economic argument then many areas of the county will be opened for recreational redevelopment. What return on investment is the county going to guarantee land owners?

The potential for agriculture on this site is not low and we have presented evidence that these soils could be effectively farmed right now. Therefore the golf course does significantly impact the potential for agriculture on this site, and this conversion of agricultural lands to recreational use should be denied.

Thank you once again for your time,

Sally Kimsey  
7227 Pope Valley Rd  
Pope Valley CA 94567  
965-2675

## Gee, Ronald

---

**From:** Roy Hagar [rthagar@hughes.net]  
**Sent:** Thursday, January 22, 2009 6:39 PM  
**To:** Gee, Ronald  
**Subject:** Names of Citizens against Lake Luciana

**Attachments:** DVD name list.cwk.pdf; ATT6102783.txt



DVD name  
list.cwk.pdf (39 KB)



ATT6102783.txt  
(238 B)

Ron,

Here's a list of the people who agreed to let us use there names in the list which followed the slide show the other day. Please see that a copy of the list gets to the Commissioners. I'm also sending a hard copy via USPS, too.

Many thanks,

Roy Hagar  
5611 Chiles Pope Valley Road  
Pope Valley, CA 94567



The following  
organizations and citizens  
support efforts to  
preserve the rural  
character of Pope Valley  
and oppose the Lake  
Luciana Golf Course  
planned development.

## ORGANIZATIONS

Berryessa Trails  
and Conservation

\* \* \* \*

Sierra Club

\* \* \* \*

Save Rural Angwin

\* \* \* \*

Napa County  
Farm Bureau

\* \* \* \*

Get a Grip on Growth

## CITIZENS

Jan Amador  
Mark Amador  
Kellie Anderson  
Hans Baerwald  
Jennifer Baerwald  
Karen Baker  
Bernadette Ballicks  
Deana Banks  
JR Beatty  
Rich Bellows  
Sarah Belyea  
Linda Bertolli

Paul Bertolli  
Rich Bertolli  
Sarah Bertolli  
Larry Bettinelli  
Marsha Bettinelli  
Betty Bickford  
Patricia Blackwell  
Lewis Bledsoe  
Julie Bolander  
Jean Boyce-Smith  
Paula Bradley  
Boots Brounstein  
Dal Burns  
Mary Burton  
Phil Burton  
Joe Callizo  
Alice Carey  
Les Carpenter  
Armine'e Chahbazian  
Christine Coil  
Bill Dakin  
Gail Dakin  
Mike Damonte  
Shannon Damonte  
Peggy Dickson  
Kamala Dietz  
Samantha Dorger  
Gary Dowling  
Holly Dowling  
John Eddy  
Pearl Eddy  
Clay Edinger  
Elizabeth Edinger  
Liesel Eisele  
Volker Eisele  
Margaret Eldred  
Robert Eldred  
Chuck Elles

Sandy Elles  
Kim Elliot  
Cameron Fisher  
Andrew Florends  
Lori Ford  
Kathleen Forni  
Jan Gaffney  
Marje Gaffney  
Mark Gaffney  
Tom Gamble  
Susan Garbini  
Michelle Gerdeilla  
Jody Gleffi  
Geoff Godfrey  
Kirk Grace  
Lynn Grace  
Roy Hagar  
Susan Hagar  
Bill Hardin  
Elizabeth Hardin  
Joe Hardin  
Matthew Hardin  
Patti Hardin  
Chad Hole  
Ann Holmes  
Fred Holzknect  
Sharon Holzknect  
Herb Howe  
Julie Jerome  
Phil Jerome  
Jason Jordan  
Bob Kaufman  
Connie Kay  
Guy Kay  
Barry Kessey  
Paul Kimsey  
Sally Kimsey  
Jill Klein

Carol Kunze  
Jean Kvendset  
Olav Kvendset  
Helen LeBlanc  
Michele LeBlanc  
Bill LeFever  
Pati LeFever  
David Lincoln  
Denise Lincoln  
Jim Lincoln  
Mary Ann Loomas  
Cora Loveland  
Peter Matthiasson  
Ian MacGregor  
Jeanine McElwain  
Dee McFarland  
Tom McFarling  
Vivian McFarling  
Ray McGowan  
Texie McGowan  
Nancy McNamara  
Pat Meade  
Ursula Meade  
Melinda Mendelson  
Ralph Mendelson  
Bob Midkiff  
Donna Morgan  
Elizabeth Morgan  
Suzanne Morrill  
Mary Mosher  
Caria Murphy  
Peter Nissen  
Mark Oberschulte  
Marc Pandone  
Cio Perez  
Paula Peterson  
Cecilia Rasmussen  
Ken Rasmussen

Dawn Redlaczky  
Manuel Rios  
Beth Rodda  
Dieter Rohfleisch  
Molly Rowe  
Lisa Rowe-Lopez  
Ellie Sanders  
Marilyn Schwartz  
Anne Scott  
Marjorie Shacknow  
Leigh Sharp  
Rich Silvestrin  
Shannon Silvestrin  
Ginny Simms  
Margaux Singleton  
Peggy Smith  
Zeke Smith  
Meg Stallard  
Tom Stallard  
Leslie Stanton  
Charlotte Stark  
Bob Struve  
Linda Struve  
Ron Taddei  
Joan Tauzer  
Chris Thompson  
Megan Thompson  
Norma Tofanelli  
Paul Tofanelli  
Tony Tofanelli  
Vince Tofanelli  
Barbara Tonsberg  
Wayne Tonsberg  
John Tully  
Marsa Tully  
Saundra Valentine  
Al Wagner  
David Wampler

JoAnn Wampler  
Gwen Warburton  
Jim Watson  
Margaret Watson  
Wendy Watson  
Andy White  
Becky White  
Bill White  
Colette White  
Emily White  
Hannah White  
Johnnie White  
Johnny White  
Laura White  
Sarah White  
Ezra Whiteside  
Nyla Wiebe  
Robert Wiebe  
Charlotte Williamson  
Michael Williamson  
Elizabeth Williamson-  
Kenady  
Betty Wilms  
Eric Wilms  
Laura Wilms  
Paul Wilms  
Susanna Wilms  
Ciela Wilson  
Judy Wilson  
Mike Wolf  
Tyler York  
Karen Yost  
Ron Yost  
Karin Zehm  
Mary Zunt

RON

Steve Rossi  
Chief, Pope Valley Volunteer Fire Department  
Pope Valley, California 94567

January 16, 2009

Napa County Planning Commission  
1195 Third Street  
Napa, CA 94559

Dear Commissioners,

This letter expresses my support, both as an individual and as the Pope Valley Fire Department's Chief, for the Luciana Golf Course.

I have toured the golf course site and have a good understanding of the outcomes this proposal will have for Pope Valley.

As a resident of Pope Valley, the Luciana plan appears to be a very reasonable use of their land in a productive, low impact manner.

The private golf club will create only a few additional vehicles on our roads with numerous offsetting benefits. Such as; tax revenues, local jobs, preservation of Pope Valley ridgelines and increased property values.

As Chief of the Pope Valley Fire Department, I have found the Luciana leadership team to be very interested and willing to improve our local emergency services by directly assisting the Pope Valley Volunteer Fire Department with staff and equipment. While only in the initial stages of development, I am confident a long term mutually supportive relationship will exist between Luciana and the Fire Department, benefitting all Pope Valley residents.

Please approve the Luciana Golf Course as currently proposed.

Yours truly,

*Steve Rossi* Chief Pope Valley Fire

Steve Rossi

Cc: Diane Dillon

RECEIVED

JAN 22 2009

NAPA CO CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



January 15, 2009

Napa County Planning Commission  
1195 Third Street  
Napa, CA 94559

To Whom It May Concern:

I am writing in support of the proposed Lake Luciana Golf Course in Pope Valley. I feel very strongly that the developers have done the necessary research and put a great deal of consideration into this course. Metamorphosis has had the opportunity to work with this developer on the golf course at Aetna Springs and was impressed with the manner in which they managed to integrate the golf course into the natural surroundings. It appears that the goal of the project at Lake Luciana will be to blend in with the natural environment.

Metamorphosis has been in business in Napa for over thirteen years and we vigorously support environmentally conscious projects that are designed to bring more low impact tourism and business to the Napa Valley.

Please approve this project for the benefit of the residents and business of the Napa Valley.

Sincerely,

A handwritten signature in black ink, appearing to read "Colin Ewart", written over a horizontal line.

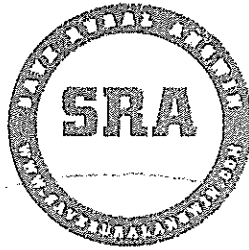
Colin Ewart  
General Manager

**RECEIVED**

JAN 21 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT





January 14, 2009

Dear Editor,

Save Rural Angwin's mission is "To protect agriculture and the natural environment, the twin sources of Napa County's prosperity and quality of life." Though our efforts have been focused on land use issues related to Angwin, we cannot ignore the cumulative impacts of development proposals that threaten to negatively affect the agricultural economy and quality of life for our neighbors in Pope Valley.

Save Rural Angwin believes that the need for preservation of agricultural lands for agricultural uses in Pope Valley is a fact beyond questioning. Vineyards, cattle grazing and open space characterize the 'working agrarian landscape' of Pope Valley and the Napa County General Plan states "The County shall recognize and preserve the rural character of Pope Valley by ensuring that future decisions do not adversely affect the quality of Pope Valley's environment."

The proposed development of a private golf resort complex, restaurant, bar, swimming pools, golf cart 'caves', roads, parking lot and numerous estate home sites threaten the agricultural economy and character of Pope Valley. Save Rural Angwin, therefore, supports our Pope Valley neighbors in opposing the proposed development at the Dick Week Lake (called "Lake Luciana" by the developers).

A commercial project of this nature is unquestionably an urban use of agricultural lands and completely inappropriate for Pope Valley.

Sincerely,

Allen Spence  
Spokesperson  
Save Rural Angwin

cc: Napa County Board of Supervisors  
Napa County Planning Commission  
Napa County Farm Bureau  
Sierra Club

**STEERING COMMITTEE**

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*Steven Boosko*

*Duane Crank*

*Walker Eisele*

*Michael Flackert*

*Donna Morgan*

*Virgil Morris*

*Adam Pease*

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*Met Varadman*

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*Marion Winiarski*

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JAN 21 2009

IVARI CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT

12081

Mark Beringer  
16 Cove Ct.  
Napa, CA 94559  
(707)312-0321

January 15, 2009

Napa County Planning Commission  
1195 Third Street  
Napa CA 94559

Dear Commissioners,

This letter is in support of approving the Luciana Golf Course in Pope Valley.


I was born and raised in St. Helena and chose to return to this area to live with my wife and raise my three children. For us, Pope Valley has always been the place to run off to when you wanted to have some fun or just relax. It is also home to my parents, Fred and Cathy Beringer.

Years ago, we would play, fish, hunt and socialize on and around what is now referred to as Lake Luciana. We would like to see activity brought back to this local resource in a responsible manner.

The Luciana Golf Course proposal strikes a healthy balance between generating appropriate activity and preserving the natural beauty of Pope Valley. I am pleased to see that considerable thought was incorporated into the overall planning with respect to protecting hillsides and views from around the area.

Please approve this project as currently designed.

Yours truly,



Mark Beringer

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JAN 21 2009  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT

January 7, 2009

Napa County Planning Commission  
1195 Third St.  
Napa, Ca. 94559

To whom it may concern,

I'm a 25 year resident of Napa County. My wife and family – born and raised here. We have friends who reside in beautiful Pope Valley. I have worked up there as well as attended annual Pope Valley functions. I am very familiar with the area and I know the site has been surveyed. From what I understand this area is not very suitable for vineyard/agricultural use. To be honest, I am thankful for that. With a low environmental impact I think the Lake Luciana Golf Course would allow people to enjoy the natural surrounding beauty while bringing in some much needed revenue for the area. With 2 courses in the area, just maybe, we could bring life back to the Aetna Springs Resort. With all the development happening, lets keep this one in our favor.

Thank You,



Christopher Sanders  
1039 Vassar Dr.  
Napa, Ca. 94558

**RECEIVED**

JAN 21 2009

NAPA CO CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

1001

Brian W. Morris  
2350 Lakepark Drive  
Napa, CA 94558

January 11, 2009

Napa County Planning Commission  
1195 Third Street  
Napa, CA 94559

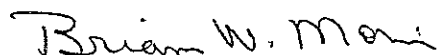
Dear Commissioners,

I am in support of the project of Lake Luciana in Pope Valley. It sounds like a great project and would be a great asset to Pope Valley and Napa County. The designer, Tom Doke does a masterful job with minimal grading. This site is the former site of a vineyard. Building a golf course surrounded with 40-acre agriculture parcels would be in keeping with that use.

I have been a resident of Napa since 1980 and enjoy going up to Pope Valley for bicycle rides but would like to see development in this region without heavy commercial activity. The restoration of the Aetna Springs Resort is another piece of the past that we can't let go of. There have been a couple of failed efforts to revitalize this resort. This would be a great opportunity to revitalize the resort.

I hope you will see this project as preserving the agricultural roots of the area and the preservation of the historical Aetna Springs Resort.

Sincerely,



Brian W. Morris

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JAN 21 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT



January 9, 2009

Napa County Planning Commission  
Attn: Mr. Robert Fiddaman, Chair  
Napa County Administration  
1195 Third Street  
Napa, CA 94559

Reference: **Lake Luciana Golf Course – Pope Valley**

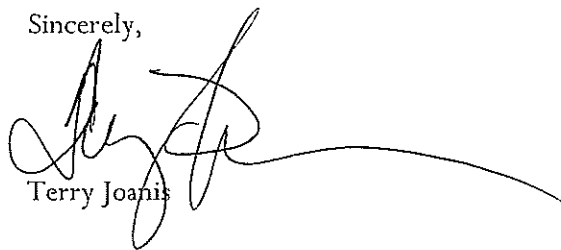
Dear Commissioners:

I am writing to express my favor for the Lake Luciana Golf Course project that I understand will be presented for your consideration on 1/20/09.

I believe the project will be a great asset to Napa County and Pope Valley. My understanding is that it is a low impact proposal and I believe it will provide much needed employment not only during the construction, but of course once it is operating.

I hope you will approve this project.

Sincerely,



Terry Joanis

6468 Washington Street, #35  
Yountville

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JAN 21 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT

**Gee, Ronald**

---

**From:** kellie anderson [kelliegato@gmail.com]  
**Sent:** Tuesday, January 20, 2009 8:04 PM  
**To:** Gee, Ronald  
**Cc:** jmacdowell@co.napa.ca.us; Heather Phillips; tkscott@aol.com; Bob Fiddaman; Jim King  
**Subject:** Lake Lucianna Comment Letter FEIR  
**Attachments:** FEIR comment letter Pope Valley.doc

Dear Mr. Gee,

Please find my attached comment letter for the Lake Luciana Golf Course Use Permit Application #P07-00398-UP.

Thank you for your service,

Kellie Anderson  
Angwin

01/21/2009

Mr. Ron Gee  
Napa County Conservation Development and Planning Department  
1195 Third Street  
Napa CA 94559

January 20, 2009

RE: Lake Luciana FEIR, Use Permit Application #P07-00398-UP

On Saturday and Sunday January 17<sup>th</sup> & 18<sup>th</sup>, young cowboys and cowgirls from all over northern California converged on the Hardin Ranch in Pope Valley. These young people came to partake in the annual tradition of spring calf branding. This group of neighbors, family, and young backaroos from Cal Poly San Luis Obispo, in the long tradition of the Hardin Ranch, tended to the inoculating, branding and castrating of this years crop of healthy calves. The group of visitors to the Hardin Ranch worked, made new friends, ate heartily and experienced the heartbreakingly beautiful place that is Pope Valley.

A large part of the experience of Pope Valley is derived from the undeveloped, rural setting. From the Hardin Ranch, one can see the chamise covered hills, grassy open oak wood lands and distant forested peaks. To stand on this spot on the earth and experience this 'once in a life time' place, is to be struck by the beauty of the surrounding open space, the absence of development, truly the craft of nature.

Yet, the conclusions of the Lake Luciana FEIR ignore the aesthetic value and the cultural and economic importance of agriculture to the Pope Valley community and fail adequately discuss the limited water resource upon which this community depends.

This FEIR reduces the rural agricultural character of Pope Valley to a disjointed group of 'impact analysis' and unsupported 'mitigation measures'. The FEIR's conclusion that impacts of this project on "aesthetic and visual resources" would be less than significant are unsupported by common sense and factual information. The development of estate homes on the surrounding hillsides each with a second dwelling unit and guest cottage, would irrevocably alter the undisturbed open vistas of the Pope Valley landscape and constitute a significant impact to those who live, farm and ranch within Pope Valley.

The General Plan states in Policy **AG/LU 99 The County shall recognize and preserve the rural character of Pope Valley by ensuring that future decisions do not adversely affect the quality of Pope Valley's environment.** Yet the project proponent states (pg. 82) "That the FEIR authors continue to believe that the rural character of Pope Valley is a matter of *perception*."

While I would agree that Pope Valley is indeed *perceived* as a rural, agrarian community by the vast majority of the Pope Valley's residents, visitors, elected officials, decision makers and the General Plan, the project proponents have not made a reasoned analysis of the impacts such urban development would have on Pope Valley's rural landscape. The proponents conclusion that the "proposed project would not affect the setting or the integrity" of Pope Valley because "the project would not be visible from much of Pope Valley" is unsubstantiated by fact and to the contrary, would be visible to those very families who have lived and farmed in Pope Valley

for generations. Indeed, urban features such as golf course, swimming pools, club house etc. are the antheses of what one thinks of when they think of Pope Valley.

The proposed project is inherently incompatible with agricultural uses and would impact near by agriculturalists. The proposed golf course would be immediately adjacent to cattle ranching operations. The DEIR states on page 67 that the development of the project would be considered "urbanizing." Who is responsible should a hearty 2,000 pound bull decide the grass IS truly greener on the other side and busts his way through the "wildlife friendly " fencing onto the fairway? The issue of impacts to adjacent agricultural activities are not adequately supported by project proponents.

How is the use of the scarce to non existent ground water in Pope Valley, to fill swimming pools, run a restaurant and bar, to satiate the demands of hundreds of county club members their guests, and employees, compatible with agricultural uses of ground water for livestock and crops? This urban use of ground water is in conflict with several policies in the recently adopted General Plan including the following:

**Goal Con 11-Prioritize the use of available groundwater for agricultural and rural residential uses rather than for urbanized areas and ensure that land use decisions recognize the long-term availability and value of water resources in Napa County.**

**Policy CON- 51Recognizing that groundwater best supports agricultural and rural uses, the County discourages urbanization requiring net increases in groundwater use and discourages incorporated jurisdictions from using groundwater except in emergencies or as part of conjunctive-use programs that do not cause or exacerbate conditions of overdraft or otherwise adversely affect the County's groundwater resources.**

Yet, the project proponents claim that (pg. 113 FEIR) "the project is unlikely to have a significant negative effect on groundwater outside of the project area" and includes the bizarre statement that "significant return flows via the septic system would replenish site groundwater". This conclusion offers little comfort to those who have prudently relied on the limited ground water for legitimate agricultural activities.

Project proponents have not adequately supported their claim that ground water can be replaced by septic system flows. Rather this indicates a shocking lack of concern for existing farmers and ranches who must rely on this limited groundwater.

The inadequacies and erroneous conclusions of this FEIR can not be ignored. The impacts of an urban development of this scale in Pope Valley represents a no turning back moment in history. Meeting the needs of the future generations of Pope Valley's agricultural families has little to do with the creation of a "fashion corridor". This FIER is inadequate on any level to justify conversion of productive agricultural land to a private golf resort.

Kellie Anderson  
Angwin