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Agenda Date: 2/18/2009

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

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

REPORT BY: John McDowell, Deputy Director - 299-1354

SUBJECT: Lake Luciana LLC - Lake Luciana Golf Course - Use Permit # P07-00398-UP

RECOMMENDATION

LAKE LUCIANA LLC. – LAKE LUCIANA GOLF COURSE - USE PERMIT APPLICATION P07-00398-UP

CEQA Status: Final Environmental Impact Report Prepared.

A Draft EIR was prepared and a public hearing was held on the Draft EIR during the 78 day public comment and review period. Written responses to comments received during the public review period have been incorporated into a Final EIR consisting of the Draft EIR, public and agency comments, responses to comments, and required clarifications and changes to the text of the Draft EIR. The Planning Commission will consider approval or denial of the project following certification of the Final EIR.

Request: Approval of a request to construct an 18-hole championship golf course, attendant buildings and site improvements including lake side recreational uses with a small boat dock and boat storage pavilion and to improve existing dirt access roads to serve the golf course and nearby parcels. Proposed activities associated with the golf course would include the following: 1) Removal of existing vegetation and grading of fairways, cart paths and ancillary buildings including installation of landscaping and irrigation systems; 2) construction of a new clubhouse building with kitchen and eating area for golfers; 3) construction of a swimming pool, small boat dock and provision of canoes, kayaks and small sailboats for use on Lake Luciana; 4) construction of a golf cart storage cave and maintenance building; 5) construction of approximately 25 stream, lake and wetland crossings including riparian habitat restoration; and 6) construction, widening and improvement of the primary access road from Lake Luciana to Pope Valley Road intersecting approximately 1,000 ft. north of Ink Grade to 20 feet except in areas where widening would impact sensitive environmental features. The proposal further includes a request for a Use Permit exception to the County's Conservation Regulations to allow portions of existing roads to encroach into the required stream setbacks and a request for an exception to the County's Road and Street Standards. The proposed golf course is located on approximately 226 acres along the northern edge of Weeks Lake in Pope Valley. The applicant has also proposed reconfiguration of 17 adjacent parcels which occupy approximately 1,180 acres generally north and east of Lake Luciana. Reconfiguration of the parcels is within the scope of the Final EIR prepared for this project, although the proposed lot line adjustments do not require Commission approval. The parcels would be sold individually following execution of a conservation easement or similar deed restriction to protect the northern ridgeline of 15 of the adjacent parcels from future development. The project site is located

approximately one mile northeast of the terminus of Barnett Road within an Agricultural, Watershed and Open Space land use designation and an Agricultural Watershed zoning district. (Assessor's Parcel #'s: 018-260-017, 018-290-001 to -013, 018-080-056 to -058, -061 and -062, 018-270-013 and -054, 018-240-009, 018-080-063 and -064) Pope Valley.

Staff Recommendation: That the Planning Commission adopt a motion of intent to certify the Final Environmental Impact Report and approve the project with conditions of approval.

Staff Contact: Ronald Gee 299-1351, rgee@co.napa.ca.us

CONTINUED FROM THE JANUARY 21, 2009 AND FEBRUARY 4, 2009 REGULAR MEETINGS.

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Adopt a motion of intent to certify the Final EIR and to approve or disapprove the Lake Luciana Golf Course Use Permit # P07-00398-UP, Conservation Regulation Use Permit Exception, Exception to the Road and Street Standards, and Mitigation Monitoring & Reporting Plan; and
2. Direct County Counsel to prepare required findings in the form of two draft resolutions and continue the public hearing to 9:00 AM or later on March 4, 2009 to allow for consideration and adoption of the final resolutions.

Discussion:

A public hearing on this item occurred on January 21, 2009; over 40 speakers commented on the Final EIR/Response to Comments, the merits of the project, and submitted letters both in support and in opposition to the proposal. Due to time limitations and the need for additional public hearing, the Commission continued the item to February 4, 2009.

On February 4, 2009 meeting, although additional public testimony was taken, the Commission continued public hearing to February 18, 2009 at the applicant's request. Commissioner's were provided copies of the January 21, 2009 staff report and the written materials submitted at, and prior to, the February 4, 2009 hearing.

Copies of additional letters and statements submitted after February 4, 2009 are attached to this updated report. In the event that additional materials are submitted prior to the February 18, 2009 meeting, those materials will be forwarded to the Commission as soon as possible.

The January 21, 2009 staff report and letters submitted for February 4, 2009 hearing are available for download through the County's website at the "Agenda and Minutes" link under "Planning Commission" for the "1/21/2009 Meeting". The report and letters are located in "Supporting Documents" under Item "9A".

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

A . Comment Letters, February 18, 2009

B . Comment Letters, February 4, 2009

Napa County Planning Commission: Approve

Reviewed By: John McDowell