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A Commitment to Service

Agenda Date: 3/18/2009

Agenda Placement: 10A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

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

**REPORT BY:** Laura Anderson, Attorney IV - 259-8252

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

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### **RECOMMENDATION**

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

**CEQA Status:** Denial not subject to CEQA. State CEQA Guidelines Section 15061(b)(4).

**Project Status and Request:** The public hearing is closed. County Counsel's office requests consideration and adoption of a Resolution denying the Lake Luciana Golf Course Use Permit # P07-00398-UP. On February 18, 2009, the Commission adopted a motion of intent (3:2) to deny the project and directed County Counsel to prepare a resolution consistent with the Commission's intent.

**Project Description:** 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 the proposed resolution denying approval of the project.

**Staff Contact:** Laura Anderson, Deputy County Counsel, 259-8252, [landers1@co.napa.ca.us](mailto:landers1@co.napa.ca.us)

### **EXECUTIVE SUMMARY**

On February 18, 2009, the Commission heard and considered evidence submitted from the Applicant, Staff, and members of the public regarding the project and closed the Public Hearing. The Commission adopted a motion of intent (3:2) to deny the project and directed County Counsel's office to prepare a resolution consistent with the Commission's intent and to bring it back to the Commission on March 18, 2009, for consideration and adoption.

### **Procedural Requirements:**

1. Chair announces the agenda item.
2. Staff reports on the item.
3. Questions by the Commission.
4. Chair invites interested parties, if they would like, to comment on the findings. Comments shall be limited to whether the resolution accurately reflects the Commission's expressed intent and shall not be related to the merits of the project.
5. Member makes a motion.
6. Different member seconds the motion.
7. Board discussion and debate on the motion.
8. Chair calls for the vote.
9. If roll call vote requested by member, Clerk calls the roll.
10. Chair announces the result of the vote.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

Denial not subject to CEQA. (CEQA Guidelines Section 15061 (b)(4).)

### **BACKGROUND AND DISCUSSION**

On February 18, 2009, the Commission held its final public hearing on the Lake Luciana project. After hearing and

considering all of the evidence submitted from the Applicant, Staff, and members of the public regarding the project, the Commission closed the public hearing. Thereafter, the Commission adopted a motion of intent to deny the project and directed County Counsel's office to prepare a resolution consistent with the Commission's expressed intent and to return the proposed resolution to the Commission on March 18, 2009, for consideration and adoption. A proposed resolution that reflects the Commission's intent is attached.

The public hearing is closed. Public comment is limited to whether or not the proposed resolution accurately reflects the Commission's intent as expressed on February 18, 2009.

### **SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell