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Agenda Date: 8/6/2008

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: RONALD GEE, PLANNER III - 707.253.4417
SUBJECT: Lake Luciana Golf Course Draft EIR Public Comment Hearing

RECOMMENDATION

LAKE LUCIANA LLC - LAKE LUCIANA GOLF COURSE - USE PERMIT # P07-00398-UP PUBLIC COMMENT HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

Request: The public is invited to submit verbal or written comments on the adequacy of the Draft Environmental Impact Report (DEIR) at this time. Written comments on the DEIR will be accepted until August 20, 2009 at 4:45 p.m. at the Conservation, Development and Plan Department located at 1195 Third Street, Suite 210, Napa. Attention: Ronald Gee. Consideration of the proposed use permit for approval or denial will occur at a future public hearing before the Planning Commission after completion of the Final Environmental Impact Report (FEIR).

Proposal: Approval to construct an 18-hole championship golf course with associated recreation facilities including 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 dining area for golfers; 3) construction of a swimming pool facility, 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 a 20 feet wide primary access road from Lake Luciana to Pope Valley Road intersecting approximately 1,000 feet north of Ink Grade. The proposed project also includes the pending reconfiguration of 17 adjacent, individual parcels owned by the project applicant and the creation of a conservation easement along the northern ridgeline of 15 of those adjacent parcels, to be sold individually for future use determined by individual owners. The proposed golf course is located on approximately 226 acres generally east of Lake Luciana and the 17 adjacent parcels occupy approximately 1,180 acres generally north and east of the Lake Luciana. The overall project site is located approximately one mile northeast of the terminus of Barnett Road. (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 take testimony from the public on the adequacy of the Draft EIR.

Staff Contact: Ronald Gee 299-1351

EXECUTIVE SUMMARY

The purpose of this hearing is to take verbal and/or written comments from any interested persons concerning the adequacy of the Draft Environmental Impact Report (DEIR) prepared for the proposed golf course project. All comments received at the hearing, and during the public comment period that closes on August 20, 2008, will be responded to in the Response to Comments volume of the future Final Environmental Impact Report (FEIR). In addition to hearing public testimony, Planning Commissioners may also provide verbal and/or written comments on the adequacy of the DEIR at their own discretion either at this meeting or prior to the close of the public comment period. It is estimated that the responses to comments will be finalized before the end of 2008, with the project returning to the Planning Commission for a public hearing within shortly after completion of the document. Public notice will be sent when the use permit hearing is scheduled.

Copies of the Draft Environmental Impact Report are available at the Conservation, Development and Planning Department, and may be downloaded from the County website. Members of the public should contact any member of the Conservation, Development or Planning Department staff to obtain a copy, or contact Ronald Gee at 299-1351.

Proposed Action: Take public testimony.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Pursuant to Section 15087 of the State California Environmental Quality Act (CEQA) Guidelines, the Draft EIR has been prepared. A Notice of Completion was filed with the State Clearinghouse on July 3, 2007. The proposed project could result in significant impacts, unless suitable mitigation measures are implemented, in the areas of: Aesthetics, agricultural resources, biological resources, geology and slope stability, hazards and hazardous materials, hydrology and water quality, and transportation and traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Pursuant to Section 15087 of the State California Environmental Quality Act (CEQA) Guidelines, an Initial Study and Draft EIR have been prepared for the proposed golf course project. A Notice of Completion was filed with the State Clearinghouse on July 3, 2007 which began a mandatory 45-day public comment and review period for the Draft EIR document.

Written comments on the Draft EIR will be accepted from Monday, July 7, 2008 to 4:45 p.m. on Wednesday, August 20, 2008 at the following address: Napa County Department of Conservation, Development and Planning, 1195 Third Street, Suite 210, Napa, CA 94559, Attn: Ronald Gee, Project Planner.

All comments submitted as part of this public hearing and throughout the comment period will be reviewed and given a formal response in the Final EIR prepared for the project.

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell