

**DRAFT**  
**NAPA COUNTY**

**CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION**  
**MINUTES**

**AUGUST 6, 2008**

1. **CALL TO ORDER / ROLL CALL**  
Meeting called to order at 9:03 a.m.  
Commissioners Terry Scott, Bob Fiddaman, Jim King, Rich Jager and Heather Phillips present.
2. **PLEDGE OF ALLEGIANCE**  
Hillary Gitelman led the salute to the Flag.
3. **CITIZEN COMMENTS AND RECOMMENDATIONS**  
None.
4. **APPROVAL OF MINUTES**  
Minutes for May 7 & 20, 2008 were approved as presented.  
BF-JK-HP-RJ-TS
5. **DIRECTOR'S REPORT**  
Hillary Gitelman presented the report.
  - BOARD OF SUPERVISORS ACTIONS
    - ▶ The Planning Director thanked the Commission and Staff for attending the mobile study session on August 5, 2008.
  - OTHER DEPARTMENT ACTIVITIES
    - ▶ There will be another meeting on Workforce Housing August 12, 2008 at 6:00 p.m. held at the County Library.
6. **AGENDA REVIEW**  
Robert Nelson presented the review. No changes.
7. **DISCLOSURES**  
All Commissioners Present visited all Public Hearing sites of this Agenda.
8. **PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY**  
None

9. PUBLIC HEARING ITEMS

A. 10:00 a.m.

**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 Napa County Planning Commission Wednesday, August 06, 2008 Page 3 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.

**Commission voted to extend the Public comment Period from August 20, 2008 to September 18, 2008.**  
**BF-JK-HP-RJ-TS**

10. ADMINISTRATIVE ITEMS - None

11. DEPUTY DIRECTOR'S REPORT

John McDowell presented the report.

- DISCUSSION OF ITEMS FOR THE **AUGUST 20, 2008 CDPC** MEETING
  - ▶ **Bennett Lane Winery – (Continued from July 16, 2008)**
  - ▶ **Proposed Land Use Amendment (PLUMA) 10:00 a.m.**



- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

**12. COMMISSIONER COMMENTS / COMMITTEE REPORT**

Commissioner Phillips will not be available for the September 3, 2008 Meeting.

**13. FUTURE AGENDA ITEMS**

- #00338-UP, 1 year after opening – Caldwell Winery
- #02082-UP, May 2008 – Del Dotto Winery
- #03457-UP, 1 year after opening – Kendal – Jackson (Formerly Pecota) Winery
- #P06-0102, 2 years after opening – Frank Family Winery

**14. ADJOURNMENT**

Adjourned to the Regular Meeting of the Conservation Development and Planning Commission meeting of August 20, 2008.

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TERRY SCOTT, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

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MELISSA VON LOESCH, Clerk

Key

Vote: RJ = Rich Jager; JK = Jim King; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused