



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/1/2010

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: Mary M Doyle, Planner - 299-1350
SUBJECT: P10-000137 Use Permit Krupp Family Private Cemetery

RECOMMENDATION

KRUPP FAMILY CEMETERY / JAN KRUPP - USE PERMIT #P10-00137-UP

CEQA Status: The project is Categorically Exempt pursuant to Section 15304 of the California Environmental Quality Act (Class 4 - Minor public or private alterations to land) and Appendix B, Class 4 of the Napa County's Local Procedures for Implementing the California Environmental Quality Act. Class 4 exemption allows of minor alterations to the conditions of land under which this small private cemetery with a maximum 10 burial site qualify. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to establish a small private cemetery to include the following: (1) 8,000 square feet (0.18-acre) earth interment area for a maximum of 10 burial plots; (2) no structures, landscaping, lighting or signage; and (3) replacement in-kind of trees and/or other natural vegetation on a one-one ratio of any existing vegetation removed. The cemetery site is located in the southeast corner of a 160-acre parcel approximately 2 miles northwesterly off of Soda Canyon Road, approximately 6 miles north of the Soda Canyon Road intersection with Silverado Trail and within the Agricultural Watershed (AW) zoning district. (Assessor's Parcel Number: 032-030-010) Soda Canyon Road, Napa, Ca. 94558

Staff Recommendation: Find the project categorically exempt and approve the Use Permit with proposed conditions of approval.

Staff Contact: Mary Doyle, 299-1350 or mary.doyle@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Find the project Categorically Exempt pursuant to Section 15304 of the California Environmental Quality Act (Class 4-Minor private alternation to the conditions of land); and
2. Approve Use Permit no. P10-00137 UP based on findings 2-6 of Exhibit A and subject to the attached conditions of approval (Exhibit B).

Discussion:

The proposal before the Commission is to establish a small family cemetery 7,919 square feet (0.18-acre) in size, with a maximum 10 burial plots on a 160 acre parcel that is an operating vineyard. The site is at the southeastern corner of the parcel. The parcel itself is the farthest west parcel of the 7 individual adjacent parcels that make up the 1,000 acre Stagecoach Vineyards. The vineyards has been producing since the mid 1990's. Access to the parcel is via 11 private access easements across neighboring/adjacent parcels. These easements are not restrictive and do allow for access to the proposed cemetery site. The access is a gravel surface, mainly vineyard avenues/roads, and are approximately 20 feet in width and suitable for emergency vehicles. There are no changes anticipated nor necessary to these existing access conditions to accommodate the cemetery. The applicant has prepared an "access agreement" that grants permission for visitors to the cemetery from 8:00 a.m. to 6:00 p.m. seven days a week, providing the visitors understand the cemetery is located in an operating commercial vineyard.

The cemetery as proposed comes under the authority of the California Department of Consumers Affairs, Cemetery and Funeral Bureau. The Bureau requires that the proposed cemetery location be compatible or allowed by the local land use authority and require a copy of the Napa County application for the use permit. The applicant has applied to the Bureau for a Certificate of Authority to have a cemetery and attached a copy of this use permit application.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The project is Cateforically Exempt pursuant to Section 15304 of the California Enironmental Quality Act (Class 4 - Minor public or private alternation to the condition of land) and Appendix B, Class 4 of the Napa County's Local Procedures for Implementing the Califonria Environmental Quality Act. The Class 4 exemption allows for the minor alternations to the condition of land under which this small private cemetery with a maximum of 10 burial site qualify. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

An Environmental Impact Report was prepared and adopted (2008) for an expansion of the Stagecoach Vineyards (Krupp Family, LLC) included the 160- acre parcel on which the cemetery site (0.18-acre) is located. There were no special status species or any other resources of significance identified where the cemetery site is to be located. The cemetery site was not anticipated at the time the EIR was prepared/adopted. However, the proposed cemetery site was within the areas that was subject to previous environmental reivew and will not change any conclusions in the previous analysis. The previously adopted EIR (Stagecoach Vineryard #P06-0042-ECPA) relating to the project is on file and available for public review in the

Napa County Planning Division.

BACKGROUND AND DISCUSSION

Owner/applicant: Jan Krupp

Representative: James R. Bushey (PPI Engineering)

Zoning: Agriculture Watershed-AW

GP designation: Agriculture Resource – AR

Filed: April 12, 2010

Proposed Size: 7,919 square feet (0.18 acre)

Days and hours for visitation: Sunday-Saturday, 8:00 a.m.-6:00 p.m.

Parking: no designated area, parking will occur on the existing vineyard avenues

Proposed Visitation: unknown

Number of employees: none

Adjacent Zoning/Land Use/acreage:

North: AW/vineyard, open space/120 acres

South: AW/vineyard, open space/118 acres

East: AW/vineyard/193 acres

West: AW/open space/80 acres

Property History: The property has been planted in vineyard since 1995.

Code Compliance History:

There have been no issues. At this writing, the parcel is in compliance.

Discussion:

The proposed small private (10 plot) cemetery will be located in a producing 1,000+ acre commercial vineyard. The site is moderately sloped, rocky outcrop with trees and associated natural vegetation. The 10 plot locations have been sited to take advantage of the open areas within the mature trees. Earth interment is anticipated. No structures and no formal landscaping is anticipated. While no trees are anticipated to be

removed, should removal be necessary, there will be a replacement in-kind on a one for one ratio on site in the cemetery area.

Consistency with Standards:

1. Zoning: The project is consistent with the AW zoning district which allows a private cemetery with a use permit approval (County Code Section 18.120.010 (B)).
2. Building/Fire: As proposed, there are no structures necessitating compliance with Building and/or FIRE codes.
3. Public Works: As proposed, there are no activities under the Department of Public Works discretion.
4. Environmental Management: As proposed, there are no activities under the Department of Environmental Management discretion.

SUPPORTING DOCUMENTS

- A . Proposed Findings
- B . Proposed Conditions of Approval
- C . Review Agency Comments
- D . Application Material
- E . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell