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Use Permit and Conservation
Regulations Exception Application

NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

USE PERMIT APPLICATION
NON-RESIDENTIAL & RESIDENTIAL USES

Before you file an application...

Before you submit your application materials, and generally as early in the process as possible, you may schedule a Pre-Application Review Meeting (or Pre-App) with a member of the Planning Department Staff. The Pre-App is helpful as it will give you an opportunity to: get initial feedback from Planning Staff; discuss the specific items which will need to be included in your submittal; and, (as necessary) review the property's history and the County's environmental sensitivity mapping. Please give the Planning Division a call at 707.253.4417 or send us an email at planning@countyofnapa.org to schedule a meeting.

Contents

- ___ General Application Form
- ___ Use Permit Checklist of Required Application Materials
- ___ **Signed** Indemnification Form
- ___ **Signed** Hourly Fee Agreement
- ___ Voluntary Best Management Practices Checklist for Development Projects Form



Planning, Building, & Environmental Services
 1195 Third Street, Suite 210
 Napa, CA 94559
 Main: (707) 253-4417
 Fax: (707) 253-4336

PLANNING APPLICATION FORM

Applicant Information

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Applicant's Name: Ray Zucker, Wildlands	Phone: (916) 435-3555	E-Mail Address: rzucker@heronpacific.com
Applicant's Mailing Address: 3301 Industrial Avenue	City: Rocklin	State/Zip Code: CA 95765
Property Owner's Name: (if different from Applicant) Eternal Preserve Holdings LLC	Phone:	E-Mail Address:
Property Owner's Mailing Address: 3301 Industrial Avenue	City: Rocklin	State/Zip Code: CA 95765
Agent's Name: (if different from Applicant) Bruce Fenton, RSA+	Phone: (707) 252-3301	E-Mail Address: bfenton@rsacivil.com
Agent's Mailing Address: 1515 Fourth Street	City: Napa	State/Zip Code: CA 94559
Other Representative: (Engineer/Architect)	Phone:	E-Mail Address:
Representative's Mailing Address:	City:	State/Zip Code:

Property Information

Project Name and Address: Howell Mountain Cemetery, 1225 Howell Mountain Road

Assessor's Parcel Number(s): 018-120-016 and -027

Site of site (acreage and/or square footage): 105 acres and 4.3 acres

General Plan Designation: Conservation Cemetery Zoning: AW

Application Type¹ (For Staff Use)

Administrative	Zoning Administrator	Planning Commission/ALUC/BOS	Misc. Services
<input type="checkbox"/> Admin Viewshed	<input type="checkbox"/> Certificate of Legal Non Conformity	<input type="checkbox"/> AG Preserve Contract	<input type="checkbox"/> Use Determination
<input type="checkbox"/> Erosion Control Plan: Track II	<input type="checkbox"/> Viewshed	<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Status Determination
<input type="checkbox"/> Erosion Control Plan: Track I	<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Airport Land Use Consistency Determination	
<input type="checkbox"/> Fence Entry Structure Permit	<input type="checkbox"/> Road Exception	<input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment	
<input type="checkbox"/> Land Division/Mergers	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Use Permit	
<input type="checkbox"/> Site Plan Approval/Modif.		<input type="checkbox"/> Major Modification	
<input type="checkbox"/> Temporary Event: _____		<input type="checkbox"/> Variance	
<input type="checkbox"/> Very Minor Modification		<input type="checkbox"/> Zoning Map/Text Amendment	
<input type="checkbox"/> Addressing		<input type="checkbox"/> Road Exception	
<input type="checkbox"/> Signs		<input type="checkbox"/> Con. Reg. Exception	
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

¹: Include corresponding submittal requirements for each application type.


Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by Board of Supervisor Resolution No. 2018-102 including the establishment of an hourly fee application agreement and initial deposit (Section 80.250 Hourly Project Policies and Procedures). Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.



 Property Owner's Signature and Date 2/3/20

 Property Owner's Signature and Date

Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.



 Applicant's Signature and Date 1-27-2020
DLM @ WILD LANDS

Application Fees	
Date Received: _____	Deposit Amount \$
Received by: _____	Flat Fee Due \$
Receipt No. _____	Total \$
File No. _____	Check No

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

- General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.
- Application Fee:** Total Fees are based on actual time and materials. A deposit in the amount of **\$10,000, check made payable to County of Napa.**
- Read and Sign the Hourly Fee Agreement**
- Detailed Project Description:** The Project Description should address all of the applicable items listed below:
 1. Existing site conditions and uses.
 2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
 3. Days of the week and hours of operation.
 4. Maximum number of employees per shift and hours of shifts.
 5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
 6. What is your water supply? How/where is liquid/solid waste disposed?
- To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**
Submit **three (3) 24" X 36"** and **one 11" x 17"** copies of plans consistent with information contained in the *Building Department Site Plan Handout*.
- To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**
Submit **three (3) 24" X 36"** and **one 11" x 17"** copies of plans with the following information and details:
 1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
 2. Use of each area within each structure/building.
 3. Location of emergency exists.
- To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**
Submit **three (3) 24" X 36"** and **one 11" x 17"** copies of plans with the following information and details:
 1. All relevant dimensions.
 2. Exterior materials.
 3. Exterior colors.
 4. Existing grade.
 5. Finished grade.
 6. Finished floor level.
 7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.
- Technical Information and Reports**
The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.
 1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
 2. Traffic Study consistent with Traffic Impact Study Preparation Requirements link:
<https://www.countyofnapa.org/DocumentCenter/View/2514/Requirements-for-Preparation-of-Traffic-Impact-Studies-PDF>
 3. Archeological/Cultural Resources Study (consistent with State of California requirements)
 4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
 5. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)

- 6. Water Availability/Groundwater Study (consistent with the WAA Guidance Document adopted by the Board 5/12/2015)
- 7. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)
 - Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
 - Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
 - Visual Impacts Study (Photographic simulations)
 - Geological/Geotechnical Hazard Report – Alquist Priolo Act
 - Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
 - Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
 - Other: _____
 - Other: _____

Additional Information Required by the Environmental Health Department:

- 1. Soil Evaluation Report if an on-site septic system is proposed.
- 2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
- 3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
- 4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
- 5. Completed Business Activities form, enclosed.
- 6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.
- 7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

Please click on Other Information tab at <https://www.countyofnapa.org/1904/Environmental-Health-Division> for forms and handouts related to use permit application submittal.

Additional Information Required by the Engineering Services:

Please contact Engineering Services for any additional handouts or forms related to use permit application submittal.

Please Note

While this checklist includes all information generally required to process a Use Permit application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Planning Manager, and in particular in those cases where non-winery commercial uses (such as restaurants) are proposed. **The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.**

Plans and Studies provided electronically via CD, USB Drive and/or DropBox link.

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Mark B. Heintz

Print Name of Property Owner

Raymond Zucker, DLM @ Wildlands

Print Name Signature of Applicant (if different)

[Signature]

Signature of Property Owner

1/31/20

Date

[Signature] 1-27-2020

Signature of Applicant

Date

Hourly Fee Agreement

PROJECT File: _____; request for _____

_____. I, _____, the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ _____ as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.


Name of Applicant responsible for payment of all County processing fees (Please Print):

Raymund Zucker, DLM @ Wildlands

Mailing Address of the Applicant responsible for paying processing fees:

3301 INDUSTRIAL AVE
ROCKLIN, CA 95765

Signature:*



Email Address: RZUCKER@HERON PACIFIC.COM

Date: 1-27-2020

Phone Number: 916-435-3555

*ATTENTION - The applicant will be held responsible for all charges.

Adjoining Property Owner List Requirements

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1,000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. The list may be expanded to include other affected property owners at the discretion of the Planning Director as well as individuals having a request for notice on file with the Commission Clerk.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information. While the mailing list is not necessarily required at initial project submittal, the project cannot be noticed for hearing without it.

Instructions to the Title Company

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers and mailing addresses on an 8½" by 11" sheet of Avery #5160 Laser Labels so that this information can be readily used in mailing by the Planning, Building & Environmental Services Department.
2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.

If you have any questions, please contact the Planning, Building & Environmental Services Department at (707) 253-4417.



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A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Howell Mountain Cemetery 018-120-016 & -027
Project number if known: _____
Contact person: Ray Zucker
Contact email & phone number: rzucker@heronpacific.com 916-435-3555
Today's date: _____

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing Plan To Do

ID # BMP Name

BMP-1 Generation of on-site renewable energy

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

BMP-2 Preservation of developable open space in a conservation easement

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

Already Doing Plan To Do

BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

BMP-4 Alternative fuel and electrical vehicles in fleet

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Potential annual fuel or VMT savings

BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

BMP-6 Vehicle Miles Traveled (VMT) reduction plan

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- employee incentives
- employee carpool or vanpool
- priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
- bike riding incentives
- bus transportation for large marketing events
- Other:

Estimated annual VMT

Potential annual VMT saved

% Change

Already Plan
Doing To Do

BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

BMP-8 Solar hot water heating

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

BMP-9 Energy conserving lighting

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

CF or LED lighting will be used.

BMP-10 Energy Star Roof/Living Roof/Cool Roof

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

BMP-11 Bicycle Incentives

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

Bike rack will be provided to support the recreational use of the proposed trail system. Directional signs will also be installed along the trail.

BMP-12 Bicycle route improvements

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Plan
Doing To Do

BMP-13 Connection to recycled water

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

BMP-14 Install Water Efficient fixtures

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

New office building will be designed with water efficient fixtures.

BMP-15 Low-impact development (LID)

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

BMP-16 Water efficient landscape

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

WELO will be adhered to.

BMP-17 Recycle 75% of all waste

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Plan
Doing To Do

BMP-18 Compost 75% food and garden material

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

BMP-19 Implement a sustainable purchasing and shipping programs

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

Proposed office building has been positioned to meet this BMP with use of existing trees.

BMP-21 Electrical Vehicle Charging Station(s)

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

BMP-22 Public Transit Accessibility

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Plan
Doing To Do

BMP-23

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

BMP-24 Limit the amount of grading and tree removal

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

Plan has taken into consideration limited tree removal and best use of terrain (contours) for its site access.

BMP-25 Will this project be designed and built so that it could qualify for LEED?

BMP-25 (a) **LEED™ Silver** (check box BMP-25 and this one)

BMP-25 (b) **LEED™ Gold** (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c) **LEED™ Platinum** (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Plan
Doing To Do

BMP-28 Use of recycled materials

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

BMP-29 Local food production

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

BMP-30 Education to staff and visitors on sustainable practices

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

Energy conservation signs and dedicated recycle bins.

BMP-31 Use 70-80% cover crop

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site

By selecting this BMP, you agree not to burn the material pruned on site.

BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?

BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?

Intended use for the land is a conservation cemetery.

Comments and Suggestions on this form?

Sources:

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at the Project Level available at http://ag.ca.gov/global_warming/pdf/GW_mitigation_measures.pdf*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
7. *U.S. Department of Energy (2010). Cool roof fact sheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentcontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

USE PERMIT APPLICATION
NON-RESIDENTIAL & RESIDENTIAL USES

COUNTY OF NAPA
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

USE PERMIT
EXCEPTION TO CONSERVATION REGULATIONS

APPLICATION PACKET

1. Checklist
2. Application Review Procedures
3. Application
4. Supplemental Application Form
5. Indemnification Statement
6. Hourly Fee Agreement
7. Adjoining Property Owner Requirements
8. Plan Requirements
9. Sample Graphics

PRE-SUBMISSION REQUIREMENTS

Prior to the submission of your application materials, please call Planning Division Secretary at (707) 253-4417 to schedule a pre-submittal application review meeting (See Completeness Checklist). The purpose of the meeting is to review your application to make sure it is complete for submittal. According to state law, your application will receive a determination of completeness within thirty (30) days after submittal.

USE PERMIT EXCEPTION TO CONSERVATION REGULATIONS

APPLICATION CHECKLIST

1. X Completed signed application
2. X Completed supplemental application form
3. X **Signed** Indemnification statement
4. X **Signed** Hourly Fee Agreement
5. X Site Location Map (on 7" by 7½" portion of a 7½-minute U.S. Geological survey topographic map)
4. X Complete Site Plan with all existing and proposed improvements shown, including structures, parking, roads, driveways, easements and leach field.
5. X Title Insurance Co. Certified List of All Property Owners within 1000 feet of the subject parcel specifying name, address, and parcel number.
6. X Assessor's pages used in compiling property owners list.
7. X Make checks out to the **County of Napa**. (*Amount to be determined at the pre-application meeting*).
8. N/A Pre-Submittal application review meeting with Planning Division Staff (Date: _____)
9. X Additional information that may be required by Planning Division.
10. N/A Erosion Control Plan only for agricultural projects (vineyard conversions, etc.)

APPLICATION REVIEW PROCEDURES

USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS

A Use Permit for an exception to the Conservation Regulations must be approved by the Planning Commission prior to development. Development may not begin until all necessary permits have been obtained, including any building or grading permits.

NOTE: The Use Permit application is not complete until all the information listed on the checklist is submitted for review.

The Use Permit applies to the land, not to the property owner. Therefore, once a Use Permit is approved for a given parcel of land, any new owner may operate under the same Use Permit pursuant to the conditions and applicable mitigation measures under which it was approved.

THE INFORMATION THAT YOU PROVIDE IN THE USE PERMIT APPLICATION, INCLUDING THE SUPPLEMENTAL APPLICATION AND EROSION CONTROL PLAN WILL PROVIDE THE BASIS FOR THE EVALUATION OF YOUR APPLICATION, INCLUDING ENVIRONMENTAL REVIEW. THE INFORMATION WILL ALSO BE USED AS A BASIS FOR THE ESTABLISHMENT OF CONDITIONS OF APPROVAL.

Application

1. The attached application and supplemental information forms require that you provide some basic information as well as a detailed erosion control plan for the proposed project. Prior to submittal, the applicant must schedule a pre-application meeting with a representative of the Planning Division to determine whether or not the proposed project can meet the minimum standards and requirements of the Conservation Regulations. When the application is submitted, a filing fee is collected to cover the costs of processing and analysis time, legal advertising, field investigations, and similar matters.
2. Within 30 days of receiving an application, the Planning Division will review the materials submitted to make sure that all the items listed on the application completeness checklist have been provided. Each item submitted will be reviewed for accuracy and completeness. In addition, an initial environmental review of the project will be undertaken. If all pertinent items on the checklist have been provided, each item supplied is complete and accurate, and no additional environmental data is needed, the application will be deemed complete. All applications accepted for processing will be referred to applicable County and public agencies for review, recommendation, and conditions. If the application is incomplete the applicant will be informed as to what additional materials, information and/or studies are needed to make the application complete. Upon submission of **all** the materials requested, the application will be found complete and distributed for review and comment.

Processing Time Limits

3. Use Permit applications are subject to processing time limits pursuant to California Government Code Section 65950. Generally, upon a determination by the County that the application is complete, the County is required to take action on a Use Permit within 180 days unless an environmental impact report (EIR) is required pursuant to the California

Environmental Quality Act of 1970 et seq. If an EIR is required, the permit must be approved or denied within 1 year.

Environmental Assessment

4. After any application has been accepted as complete, an assessment of the project's potential impact(s) on the environment will be conducted. If the Planning Division determines, based on that assessment, that the project is exempt from further environmental review, the project will be scheduled for a noticed public hearing. If the project is located in any recognized environmentally sensitive area or has other potentially significant environmental impacts, one or more detailed studies may be required to determine the extent of these impacts. If it is determined that significant environmental impacts could result from the project, the applicant will be required to prepare an Initial Study/Mitigated Negative Declaration or an Environmental Impact Report (EIR).

Public Hearing

5. Upon completion of the environmental assessment for the project and preparation of the appropriate environmental document (i.e., categorical exemption, negative declaration, or EIR), the project will be scheduled for a noticed public hearing before the Planning Commission. The purpose of the hearing is to receive public testimony, evaluate the appropriateness of the environmental determination made by the Planning Division, determine compliance with County regulations, and either approve or deny the project. A notice of public hearing containing a brief description of the project and the date, time, and location of the hearing will be published and mailed to all property owners within 1000 feet of the project site, 30, 20 or 10 days prior to the scheduled hearing.
6. At the public hearing, the report and recommendation of the Planning Division is presented. The applicant and project proponents are given an opportunity to present testimony in support of the Use Permit. Opponents to the request are given an opportunity to express their reasons why the environmental determination is not appropriate or why the Use Permit should not be granted. At the close of the hearing, the Planning Commission will consider the request, the Planning Division Report, and the testimony received during the public hearing and take formal action to approve, conditionally approve, or deny the Use Permit.

Appeal

7. Following action on the project, there is a 10 working day appeal period before the use permit becomes effective. During this period, the decision of the Planning Commission may be appealed to the Board of Supervisors by a County department, the applicant, or project opponents by filing a written appeal on a form provided by the Department, including payment of an appeal fee that varies with the length of the public hearing that has been held on the project. Once a proper appeal has been filed, a public hearing on the appeal will be set within 90 days. At the conclusion of the public hearing, the Board will either approve, deny, or modify the decision or action being appealed. Reconsideration of the Board's action can be sought if a request for reconsideration is filed within 30 days of the Board's decision.



A Tradition of Stewardship
A Commitment to Service

FILE # _____

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR USE PERMIT
EXCEPTION TO CONSERVATION REGULATIONS

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: _____

TYPE OF APPLICATION: _____ Date Published: _____

REQUEST: _____ Date Complete: _____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

PROJECT NAME: Howell Mountain Cemetery

Assessor's Parcel #: 018-120-016 and -027 Existing Parcel Size: 105 acres and 4.3 acres

Site Address/Location: 1225 Howell Mountain Road Angwin, CA 94508
No. Street City State Zip

Property Owner's Name: Eternal Preserve Holdings LLC

Mailing Address: 6558 Lonetree Blvd. Rocklin, CA 95765
No. Street City State Zip

Telephone #: (916) 435 - 3555 Fax #: () - E-Mail: _____

Applicant's Name: Raymond Zucker

Mailing Address: 6558 Lonetree Blvd. Rocklin, CA 95765
No. Street City State Zip

Telephone #: (916) 435 - 3555 Fax #: () - E-Mail: rzucker@heronpacific.com

Status of Applicant's Interest in Property: Vice President

Representative Name: Jim Bushey

Mailing Address: 2800 Jefferson Street Napa, CA 94558
No. Street City State Zip

Telephone # (707) 253-1806 Fax #: () - E-Mail: jbushey@ppiengineering.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Signature of Applicant Date MM 9 2025

Raymond Zucker
Print Name

Signature of Property Owner Date 5/9/2025

Mark Heintz
Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee Deposit: \$ _____ Receipt No.: _____ Received by: _____ Date: _____

SUPPLEMENTAL APPLICATION FORM
USE PERMIT EXCEPTION TO CONSERVATION REGULATION

1. Please explain the reason for the exception request.

Due to the nature of the property it will be necessary for access pathways to traverse some areas over 30% slope and less than 50% slope. These trails will require minimal grading, only that sufficient to allow passage of all-terrain utility vehicles.

2. Are there any alternatives to the project which would not require an exception? Please explain.

No. The interment areas would not be accessible any other way.

3. Describe how the project can meet the findings described in Section 18.104.040 A (structural or road project), or Section 18.108.040B (agricultural project).

Section 18.108.040.A. Structural/road development projects

a. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading: (Please describe).

Trails will be sited to avoid trees, stream setbacks, and slopes greater than 50%. The driveway has been aligned to minimize tree removal and grading. The philosophy of this project is to maintain the existing landform and vegetation to the maximum extent feasible in order to create a natural environment for interment of human remains.



b. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project, including the following elements:

- i. Multiple-floor levels which follow existing, natural slopes;
- ii. Foundation types such as poles, piles, or stepping level which minimize cut and fill and the need for retaining walls;
- iii. Fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

The welcome center will be a single-story structure constructed on a relatively flat portion of an existing homestead site. The foundation will likely be concrete slab-on-grade. All aspects of this project are designed to blend with the existing environment to the extent feasible.

- c. The development project minimizes removal of existing vegetation , incorporates existing vegetation into final design plans, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

The project proposes removal of approximately 0.6 acre of vegetation on the 110 acre property resulting in retention of over 99% of existing vegetation.

4. Adequate fire safety measures have been incorporated into the design of the proposed development.

The project has been reviewed by Jason Downs, County Fire Marshall, and his comments have been fully incorporated.

5. Disturbance to streams and watercourses shall be minimized, and setbacks shall be retained as specified in Section 18.108.025.

No impacts to streams and watercourses is anticipated. Setbacks are shown on the TSD plans dated April 1, 2025.

6. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

See Biological Resources Reconnaissance Survey prepared by WRA Environmental Consultants dated August 2024.



Section 18.108.040.B. Agricultural projects, or Agricultural roads as defined by Planning, Building, and Environmental Services, Engineering Division

7. The erosion rate that results two years from the completion of the proposed agricultural development does not exceed the soil tolerance factor approved by the Natural Resource Conservation Service for the soil type, topography and climatic conditions in which the project is located;

N/A

8. Impacts on streams and watercourses are minimized, and adequate setbacks along these drainageways are or will be maintained.

N/A

9. The project does not adversely impact sensitive, rare, threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

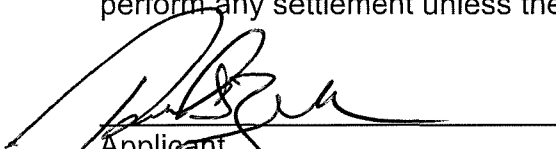
N/A

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

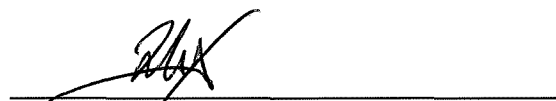
Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.



Applicant
May 9, 2025

Date



Property Owner (if other than Applicant)
P20-00030

Project Identification

Hourly Fee Agreement

PROJECT File: P20-00030 _____; request for
Eternal Preserve Holdings LLC

_____. I,
Raymond Zucker _____, the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ _____ as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

Raymond Zucker

Mailing Address of the Applicant responsible for paying processing fees:

Eternal Preserve Holdings, LLC

6558 Lonetree Blvd.

Rocklin, CA 95746

Signature:*

Email Address:


rzucker@heronpacific.com

Date:

MAY 9, 2025

Phone Number:

916-435-3555

*ATTENTION - The applicant will be held responsible for all charges.

ADJOINING PROPERTY OWNER LIST REQUIREMENTS

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses and the assessor's parcel numbers of the property owned.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information.

INSTRUCTIONS TO TITLE COMPANY

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers, and mailing addresses on an 8½" by 11" sheet of Avery #5351 Plain Paper Copier Labels so that this information can be readily copied on to new labels for use in mailing by Planning, Building, and Environmental Services.
2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled, on the pages.

If you should have any questions, please contact the Planning, Building, and Environmental Services at (707) 253-4417.

PLAN REQUIREMENTS

SITE LOCATION MAP REQUIREMENTS

One (1) copy of a site location map. Said map shall consist of a 7" by 7 1/2" portion of the **7 1/2 minute** U.S. Geological Survey Topographic map that covers the project vicinity or an accurate reproducible copy thereof. This map section shall be pasted or taped (not stapled) in the space provided on the site location map blank contained in this application packet. The following information shall be **accurately** plotted thereon:

- a) The location of the boundary lines of all existing parcels involved and any new parcels to be formed.
- b) The location of all existing improvements to be used including but not limited to existing access roads.
- c) The location of all new improvements proposed including but not limited to buildings and access roads/driveways. For the purpose of this section proposed building sites on parcel/subdivision maps along with all the associated improvements necessary to put a home at the location selected shall be considered as "new improvements".

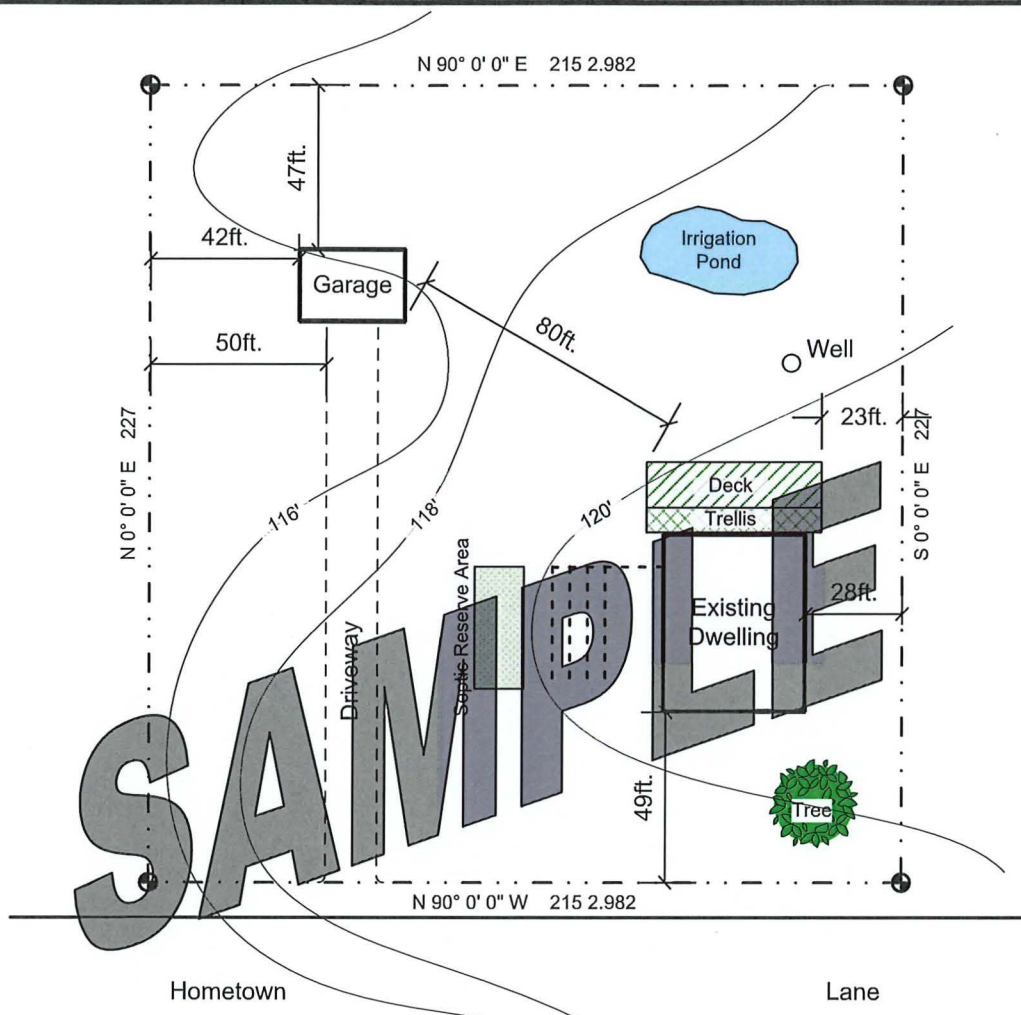
The location of all boundary lines and improvements plotted must be accurate to within 50 feet (i.e., 1/20th of an inch).

The symbols to be used in preparing this location map are specified in the legend on the site location map blank provided.

EROSION CONTROL PLAN REQUIREMENTS

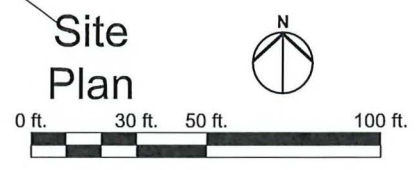
Four (4) additional copies of the erosion control plan and narrative prepared in accordance with Section 18.108 et seq. of the county Code.

A clear, clean, readable, black-line reduction on 11" X 17" paper may be required to accompany the project. This will be determined at the Pre-application meeting.



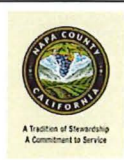
Each different plan shall fill a minimum 11" x 17" sheet of paper.
 Plans and notes shall be legible.
 Provide all of the information requested in the title blocks.
 Indicate the scale and show a North Arrow on each site plan.
 Did you remember to:

- Show access to property.
 - Show all property lines and the distances of all structures to those property lines.
 - Show all roads, streets, driveways, rivers, reservoirs, dams, creeks, streams, paths and the distance from centerline of roads, streets and highways.
 - Show all buildings and/or structures on the property, existing and proposed and the distances between those buildings and/or structures.
 - Show all easements.
 - Show all water wells, fire hydrants, water storage tank(s), LP gas tank(s).
 - Show all septic system(s) and required 100% expansion area (reserve area). *
 - Show stock pile(s) of dirt, soil, rocks and/or earth.
- Five copies of the site plan are required for all building permits.



* Reserve area is a County code requirement. You must identify an adequate reserved area on your site plan. This reserve area will be reviewed on a case by case basis. If you have a very small parcel or a parcel with unusual site constraints you may be required to prove reserve area before a clearance on your building permit may be issued.

APN:
Name:
Address:
Phone:



COUNTY of NAPA
 OFFICE OF PLANNING, BUILDING & ENVIRONMENTAL SERVICES
 Sample Site Plan for Permit Submission

Howell Mountain Cemetery

Project Description

July 2025

Natural Passages, LLC, proposes to develop the Howell Mountain Cemetery, a green burial cemetery, on a 110-acre site in Napa County (project). The site will be developed as a green burial cemetery and managed as a conservation property. Howell Mountain Cemetery will be the first cemetery in the region devoted entirely to green burial.

Howell Mountain Cemetery is a place where a physical body can become a part of the earth in a natural setting. A conservation cemetery or green burial cemetery is a way of caring for the dead with minimal impacts. The site is well-suited for a conservation cemetery because of its accessibility, visibility, and economic opportunities for environmental restoration and enhancement. The Howell Mountain Cemetery will contribute to land conservation in Napa County and continue to provide visitors with access to a managed trail system.

Project Location

The project site is in unincorporated Napa County, north and west of Howell Mountain Road and east of Ink Grade Road, approximately three miles north of Angwin. The street address is 1225 Howell Mountain Road.

Site Characteristics

The 110-acre site is irregularly shaped and consists of APNs 018-120-016 (105 acres) and 018-120-027 (4.3 acres). Ink Grade Road and Howell Mountain Road are on the southwest and southeast sides of the site.

The site is densely vegetated with trees and brush, and contains scattered rock outcroppings. Two unimproved north-south dirt roads extend through the site. One of the roads terminates near two single-story structures. The unoccupied buildings consist of a small cabin (built in the late 1940s) and a kitchen and garage built in the late 1950s. The wood-sided structures are on a slope and partially supported with wood piers. The remainder of the site is undeveloped.

A septic tank is adjacent to the cabin, and a water storage tank is southeast and upslope from the kitchen/garage. A well (Napa County Permit E15-00784) is on the south side of the site, and an electric transformer adjacent to Howell Mountain Road provides electric service to the structures.

Eternal Preserve Holdings, LLC owns the site.

General Plan and Zoning

General Plan Designation. The site is designated in the Napa County General Plan as Agriculture, Watersheds and Open Space (AWOS). The proposed project is consistent with the intent of the AWOS General Plan land use category because the project would not alter the natural setting of the site and development standards for the AWOS designation in General Plan Policy AG/LU-20.

Zoning Designation. The site is zoned Agricultural Watersheds (AW). Development on the site is subject to the development standards contained in Napa County Code (NCC) 18.040.010.

Conditionally-Permitted Use. NCC 18.120.010.B permits cemeteries in any zoning district with a conditional use permit.

Conservation Cemetery

The Howell Mountain Cemetery is a proposed green burial cemetery. Green burial, or natural burial, is a way of caring for the dead with minimal impacts that aids in the conservation of natural resources. Green burial necessitates the use of non-toxic and biodegradable materials, such as caskets, shrouds, and urns. Howell Mountain Cemetery is a place where a physical body can become a part of the earth in a setting that preserves and restores natural habitats and open space. With no grave markers other than natural markers made from small native rocks, graves will not be visually distinguishable from undisturbed restored habitat.

As open space properties, conservation cemeteries offer lower plot densities than traditional cemeteries, limitations on visible markers, and prohibit burial vaults and embalming. Only fully-biodegradable caskets are used. Conservation burial cemeteries rely on natural habitat and native plantings to reduce demands for chemical fertilizers, and water-intensive landscaping.

Although the conservation cemetery concept is relatively new, green burial practices and traditions are not new ideas. Approximately 150 years ago, most funerals were green funerals. People frequently died from disease and injury, and embalming rarely occurred. Bodies were buried in family plots on the family property or in a local cemetery. The practice of chemical embalming originated during the Civil War as a means to preserve bodies to transport soldiers back to their homes. Modern-day death care has evolved into an industry that is focused heavily on burial merchandise. Conventional burial requires a significant amount of concrete for vaults, metals and hardwoods for caskets, and chemicals for embalming. It also requires substantial amounts of water, fertilizer, and unsustainable resources to maintain green lawns and non-native species at cemeteries.

As a green burial cemetery, the Howell Mountain Cemetery will offer a simplified alternative to the resource-intensive practices of a traditional burial.

Site Layout and Facilities

The Howell Mountain Cemetery will function as an open space preserve with trails and the parking areas serving as a trailhead. The site is designed with conservation as a priority, and improvements avoid natural resources.

Interment Areas. Approximately 16.19 acres of the 110-acre site (14.7% of the site) are designated for interment areas and will accommodate plots and gravesites. Eight interment areas (A-H) range in size from 0.18 to 7.52 acres and have been shaped to avoid steep terrain, stream setbacks and impacts to trees. All of the interment areas are in the north part of the site. The interment areas are set back a minimum of ten feet from

the north, east and west property lines. Within interment areas, existing debris will be removed and ladder fuels will be managed while retaining existing vegetation when possible. No landscaping is proposed.

Trails. Approximately 1.5 miles of trails will provide access for pedestrians and operations vehicles to plots within interment areas, as shown on Figure 1. The proposed trails will be eight-feet in width with maximum cross slope of 15%, max longitudinal slope of 28% and 12.5' vertical clearance., consistent with the County's standard for Special Purpose Ways. Typical trail cross-sections are shown in the Preliminary Plans prepared by TSD Engineering, Inc. dated April 1, 2025 (reference Detail L on Sheet 6). In some cases, the proposed trails will follow the alignments of existing informal trails on the site. The trails will be used by staff and visitors as the sole access to interment areas. Trail access points will be gated to restrict vehicle access and allow pedestrian passage. The trail system will include a trail map posted at the trailhead near the welcome center, "Keep on Trails" signage, benches, and wayfinding features.

Trail construction will consist of brush clearing and, in some instances, will require minor grading to create safe pedestrian and maintenance vehicle passage and to prevent erosion from drainage. Trails will consist of native material and will not include additional surfacing with the potential exception of wood chips. Trail construction will occur in phases as access to the interment areas is needed to accommodate plots. No grading will occur outside of the trail alignments.

Trails will be well-maintained but kept natural and unimproved. Since the slopes vary, operations staff will use carts to transport visitors in need of assistance accessing the site. During operations, trails will not be used if they are impassable. Trails will be open for hiking use by the public during cemetery hours of operation (dawn to dusk daily, year-round).

Driveway. The existing road to the east will be converted into a driveway with a minimum width of 22 feet (including shoulders) that would extend from Howell Mountain Road into the site and terminate at a turnaround area north of the welcome center. The turnaround area is designed to accommodate fire trucks. Please refer to the TSD Engineering plans dated April 1, 2025.

The existing road to the west will not be improved but will be maintained for emergency vehicle access. The southern end of this road connects to Howell Mountain Road and has an existing gate that will remain locked to restrict access to the public. A Knox Lock or similar will be installed to allow access to emergency personnel.

Parking. Thirty-eight (38) parking spaces will be provided including thirty-one (31) spaces parallel and diagonal to the driveway, six spaces adjacent to the welcome center, and one accessible space adjacent to the welcome center. Several of these parking spaces are oversized to accommodate shuttles or stretch vehicles with higher capacity. Cemetery guests and the general public can utilize the driveway to access the welcome center and trails. If a funeral or memorial is planned that requires more parking than what is available onsite, shuttles will be arranged to the welcome center.

Welcome Center. A single-story 509 square foot (sf) (15.7' x 32.5') welcome center will be located at the end of the driveway. Cemetery hours of operation and site operations information will be posted at the

welcome center. The building will include two restrooms accessible from the exterior of the building. The building will be constructed using poured concrete and/or CMU block, with steel roof framing, stone veneer accents, stained wood accents, and a seam metal roof. Building colors will be charcoal gray, tan, with natural wood.

Offsite Office. An offsite office space will be rented in downtown St. Helena on either Main Street, Oak Avenue, or Railroad Avenue, north of Pope Street and south of Pine Street to facilitate sales and daily operations of the cemetery while minimizing daily commuter traffic trips to the cemetery itself. Refer to the “Circulation and Parking” section below for details regarding anticipated traffic to and from the site.

Storage. Storage of landscape equipment, operations equipment, and all-terrain vehicles will occur in 20-foot steel storage containers (conex containers) strategically placed on the property. Two storage containers will be strategically placed to support maintenance. One container will be placed in the northeast portion of interment area E and another will be placed in the mid-eastern portion of interment area H. These storage containers are mobile, durable, do not require ground disturbance, are fireproof, and no trees will be removed to accommodate them. They will be painted to be concealed with the environment and will be accessed by staff during maintenance or burial preparation times. No additional outdoor storage is proposed.

Restroom. The welcome center building will include two accessible all-gender restrooms. The restrooms are available for visitor use and will be accessible from the exterior of the building.

Gate. At the project entry on Howell Mountain Road, a gate is planned and will remain open during operating hours. The gate will also include an automatic open/close function to allow visitors to exit the property outside of operating hours. The gate will be custom fabricated using steel and concrete.

Signage. Signage will be designed into the entry gate supports to identify the Howell Mountain Cemetery and street address. The sign component on the sides of the gate will be a maximum of 4' x 5' with a modern-rustic aesthetic, made of weathering steel with cut out letters and designs. The core of the sign will be concrete with an anchored footer.

Small signs will be placed on property lines denoting private property, cemetery use, and on trails for safety and orientation. Additionally, “NO PARKING ANY TIME” Sign R-26 (CA) signs will be placed near the driveway along Howell Mountain Road.

Lighting. Motion-activated short-range lights will be mounted above the doorways on the welcome center. No other lighting is proposed on the site.

Landscaping. The site is densely vegetated, and no landscaping is proposed in the interment areas. Low-profile landscaping is planned adjacent to the welcome center.

Grading. Limited grading (0.69-acre impact area) is proposed for construction of the driveway and parking areas and to create a pad for the welcome center. There are anticipated to be ±4,239 cubic yards of cut and ±717 cubic yards of fill, for a net of ±3,522 cubic yards of export. Grading for the trail corridor will be

minimized to the extent feasible with an anticipated cut of ± 900 cubic yards and $\pm 2,650$ cubic yards of fill for a net of $\pm 1,750$ cubic yards of fill. Reference the TSD Engineering Plans dated April 1, 2025 for further information.

Existing Structures. The existing cabin, kitchen/garage, concrete holding tank (spring box), and pump treatment shed will be demolished.

Utilities and Services

Water. Water was historically supplied to the cabin via a pipe connected to a developed spring located upslope. The spring development consists of a concrete holding tank (spring box) that was reportedly supplied by a natural spring. This is typical of spring development for remote rural residential development in the 19th and 20th centuries. During a site inspection conducted by PPI on July 2, 2025, it was observed that the spring box, a partially-buried rectangular concrete box approximately 12 feet by 6 feet and at least 6 feet deep, is currently breached with evidence of long-term deterioration. There is no hydrophytic vegetation at the site or in the surrounding area and no evidence that such existed in the past. Based on observations and experience the spring likely dried up decades ago.

Water supply for the new facilities will be provided from a proposed well near the welcome center (reference Sheets 2 and 3 of the Plans by TSD Engineering). There is a proposed underground water tank that will convey water to the fire hydrant on the driveway via a four-inch line, and a two-inch water line will convey water to the welcome center. Water will be used for the fire hydrant, restroom and welcome center.

Maximum annual water demand is estimated at 0.41 acre-feet (AF) per year per the Water Availability Analysis (WAA) conducted by RSA+ dated January 31, 2020. Note that after the WAA was completed the project description has changed to move the office and daily office workers to an offsite location, minimizing the number of people traveling to and utilizing the site on a daily basis. The WAA still assumes that all employees would be located onsite which presents a more conservative analysis of potential groundwater impacts. Even with the more conservative assumption that all employees would be working daily on the property, the proposed groundwater use is 0.41 AF/year while the potential recharge on the property is estimated at 46 AF/year.

Wastewater. An on-site septic system will provide wastewater disposal. The leach field and septic tank will be southeast of the welcome center.

Solid Waste. Solid waste generation is projected to be equivalent to that of a single-family residential unit. Solid waste collection containers on the site will be collected from containers on the site and stored in large totes on the northeast side of the welcome center. Solid waste will be stored in totes and collected by a private hauler. Green waste (e.g., landscape materials, trimmings) will remain on-site and repurposed as mulch.

Fire. The site is served by Napa County Fire Department. The Angwin (Station 18) and Pope Valley (Station 20) fire stations are 2.3 and 1.8 miles from the site, respectively.

Electricity. Electricity will be provided by Pacific Gas and Electric (PG&E).

Off-Site Improvements

No off-site improvements are needed for the implementation of the project. The project will utilize an existing offsite office space that will be leased in the area.

Vegetation

Tree Removal. The 110-acre site is densely vegetated and the design of the project prioritizes tree preservation. Nevertheless, construction of the driveway will require removal of 27 trees as shown on Sheet 7 of the TSD Engineering Preliminary Plans. There will be no tree removal within the interment areas, as the graves will be sited to preserve existing trees.

Timber Harvest Permit. Several of the 27 trees proposed for removal are timber species regulated by the California Department of Forestry and Fire Protection (CAL FIRE). As stated above, the total impact area for construction of the driveway and welcome center is 0.69 acre. As such, a Registered Professional Forester (Scott Butler, RPF #1851) will be preparing a less-than-3-acre timber conversion exemption for this project.

Vegetation Retention and Mitigation. NCC 18.108 requires vegetation retention and mitigation for vegetation impacted. NCC 18.108.020.C requires that, in the AW zoning district, a minimum of seventy percent of vegetation canopy be maintained as part of any use involving earth-disturbing activity. NCC 18.108.020.D requires mitigation for the removal of vegetation cover by permanent replacement or preservation of comparable vegetation on an acreage basis at a minimum of a 3:1 ratio, where on-site areas with slopes of 30% or less and outside of stream setbacks are prioritized for replacement or preservation. Construction of on-site improvements will result in an impact to vegetation cover, including removal of vegetation, on approximately 0.6 acres. This project proposes to retain 99% of the tree canopy that exists on the property on areas under 30% slope and outside of stream setbacks, exceeding the 70% retention requirement and meeting the 3:1 tree preservation ratio. Please reference Figure 2 and the 3:1 Tree Preservation Calculations table enclosed herein.

Phasing and Construction Schedule

Phasing. Phasing of the project will occur as demanded by the market for burials. The first phase of the cemetery will consist of all improvements to the driveway from Howell Mountain Road, parking spaces, welcome center, new water well, and septic system. The second phase will include the buildout of all interment areas and trail systems.

Construction Schedule. The first phase of the cemetery will be constructed in 2026. The first phase improvements (driveway, parking, welcome center), will take approximately six months to construct and will take place during the grading season between April 1 and October 15. The second phase (interment areas and trail system) will take approximately four months to complete and will overlap with the first phase, taking place between June 15 and October 15.

Cemetery Operations

Onsite Staffing. The cemetery will employ approximately two people on the property, including a cemetery manager and maintenance/operations staff. A minimum of one person will be on-site during business hours. Business hours at the onsite welcome center will be from 7 am to 3 pm Monday through Friday, with one employee available by appointment on Saturdays and Sundays. Business operations and sales will occur off-site. The project is expected to generate an average of 108 trips per day. Cemetery guests account for 94 trips and the general public accounts for 14 daily trips to use the trail network. Please refer to Table 7 on page 14 of the Traffic Analysis prepared by W-Trans dated June 15, 2023 for additional details regarding the anticipated numbers of customers to the onsite welcome center.

Offsite Staffing. There will be one employee working daily at the offsite office building from 9 am to 5 pm Tuesday through Saturday. Tuesdays, Thursdays, and Saturdays are open house days while Wednesdays and Fridays will be site tour days.

Hours of Operation. The hours of operation of the cemetery itself will be dawn to dusk daily, year-round. During hours of operation, the gate at the entry will remain open, and trails will be available for public use.

Burial Service Scheduling. The cemetery manager will schedule all burials so that there are no unscheduled events and parking is available for visitors. Two to three burials will occur daily on average. As operations ramp up, approximately five burials could occur per day.

Memorial Gatherings. Small memorial gatherings may be held at the plot. The project does not include the facilities to accommodate indoor gatherings.

Cemetery Buildout. At full buildout, the interment areas will accommodate approximately 17,340 full body burials and 35,530 plots for cremains (interred or scattered). The pace of burials in the interment areas is entirely market-driven. It is estimated that the cemetery would reach capacity in approximately 80 to 100 years.

Pet Burial. A portion of one or more of the interment areas may be used for pet burials.

Salutary Gunfire. Salutary gunfire will be prohibited except for military service burials.

On-Site Circulation. No vehicles will access the site beyond the terminus of the driveway and fire truck turnaround. Trail access points will be gated to restrict vehicle access and allow pedestrian passage. All-terrain vehicles will be used by employees to maintain the site, and all-terrain passenger carts will be used to transport visitors.

Interment Process

Interment Area and Plot Mapping. The limits of interment areas and plots will be mapped and recorded consistent with the California Health and Safety Code and set forth by the California Cemetery and Funeral Bureau. Location pins will be set every five to ten spaces on every other row of plots. All burial locations will be GPS mapped, and plot locations will be available at the office.

Plot Sizes and Configuration. Plot sizes and grave placement will vary based on natural conditions such as slope, soil structure, and vegetation densities. The spacing around plots in conservation cemeteries is larger and more irregular than in conventional cemeteries due to variations in natural conditions (e.g., slope, vegetation, etc.). Plots are sized to accommodate adjacent natural features such as trees and rocks and to allow for the irregular pattern of natural habitat.

Approximately 80% of interment areas will be used for graves and the remaining portion used for cremains. Plots will be sized to allow the grave to be situated in the center of the plot among natural constraints. No trees will be removed for interment.

Grave Excavation and Restoration. Excavated graves will be sized to fit the vessel or container that will be interred. A typical adult full-body grave is approximately 3.33 x 10 feet, and an urn grave approximately 1.66 x 2.00 feet. Excavation and site restoration activities will be performed with small, mechanized equipment or manual labor to limit site impacts and avoid impacts to vegetation. After interment, the soil and vegetation will be restored over the grave and set by the operations staff. Vegetation restored on the top of the burial will be lightly compacted by hand equipment. Plots will be observed for settlement and irregular ground surfaces corrected with placement of additional soil as necessary to avoid ponded water.

Burial Methods. A full-body interment requires the body to be preservative-free. Decedents will be embalmed with non-toxic products, and all burial containers will be 100% biodegradable and non-toxic. Metal caskets and fasteners, synthetic linings, formaldehyde glues, and high volatile organic compounds (VOC) finishes are prohibited. For a green burial, all caskets will be constructed from wood, grasses, reeds, bamboo, or other natural materials. All burial shrouds must be made of natural plant or animal fibers; outer burial containers, such as concrete liners, metal vaults, partitions, and slabs, are prohibited.

The body can be buried in a biodegradable coffin or a shroud, allowing the body to decompose naturally, thereby enriching the soil ecology. Cremated remains may be mixed with an additive to make the ashes chemically available to plants and soil organisms, thereby enriching soil ecology.

Grave Identification. If desired, simple grave markers made of select rock from the site or wood with names and dates etched on them may be placed flush with the ground at the gravesite after interment. Rocks will not be polished or shaped, or of other material. Markers will not be anchored to the ground.

Regulatory Requirements. Interment rights are sold for one-time use only. Interments will be performed according to the California Health and Safety Code's rules and regulations and as set forth by the California Cemetery and Funeral Bureau. Natural Passages will operate the cemetery under a Certificate of Authority (cemetery license) from the State Cemetery and Funeral Bureau.

Circulation and Parking

Site Access. Howell Mountain Road, located on the south and east edges of the site, will provide primary access to the site, and a driveway with a minimum width of 22 feet would extend north to the site and terminate at the fire truck turnaround south of the welcome center. No vehicular access is proposed from the site to Ink Grade Road.

Trip Generation. Based on traffic patterns of traditional cemeteries and similar conservation cemeteries, a graveside interment service typically generates 15-25 vehicles. On limited occasions, graveside interment services could generate approximately 30-40 vehicles. Daily visitors will create three to five daily vehicle trips a day during the week and up to eight customer trips on Saturdays, and operations staff will generate about two daily vehicle trips. Daily visitors to the offsite office will create three to four daily trips with up to eight customer trips on Saturday, and one worker trip. On peak memorial days (e.g., Mother's Day, Father's Day, Christmas, etc.), the cemetery could generate approximately 100-125 vehicle trips throughout the day. Peak periods for the conservation cemetery do not coincide with morning or evening peak commute hours. Please refer to the Traffic Analysis prepared by W-Trans dated June 15, 2023 for additional details regarding the anticipated numbers of customers to the offsite office.

Vehicle Parking. The maximum daily parking demand of the project will consist of the parking requirements associated with an interment service (15-25 vehicles), daily visitors (5-8 vehicles), and operations staff (two vehicles). This scenario represents a typical maximum daily parking demand. Occasionally, an interment service will generate more vehicle traffic (30-40 vehicles). The NCC does not identify a specific parking standard for cemeteries. NCC 18.110.030 allows the Planning Commission to determine the number of parking spaces required for any use specifically not listed in the NCC.

Thirty-eight (38) parking spaces will be provided including thirty-one (31) spaces parallel and diagonal to the driveway, six spaces adjacent to the welcome center, and one accessible space adjacent to the welcome center. Several of these parking spaces are oversized to accommodate shuttles or stretch vehicles with higher capacity. If a funeral or memorial is planned that requires more parking than what is available onsite, shuttles will be arranged to the welcome center.

Bicycle Parking. Eight bicycle parking spaces are planned in racks near the welcome center.

Site Management

Resource Avoidance and Management. The proposed project avoids impacts to trees and other vegetation, special status species, steep slopes, and other resources. The cemetery will be managed as a conservation site. Long-term management will include monitoring and control of invasive species using adaptive management strategies. Perpetual management of the site will be conducted by Wildlands and funded by the facility's endowment.

Fuel Load Management. Fuel load management measures will include thinning vegetation and clearing defensible space around parking, improvement areas, interment areas, and buildings and maintaining fuel break areas. No burning is proposed for vegetation management.

Natural Passages

The Howell Mountain Cemetery green burial cemetery will be developed, owned, and managed by Natural Passages, LLC. As a developer of conservation cemeteries, Natural Passages is committed to responsible long-term land preservation and stewardship.

Natural Passages operates the 160-acre Morgan Oaks Eternal Preserve green burial cemetery in Placer County, northeast of Sacramento. Morgan Oaks Eternal Preserve was opened in summer 2020.

Natural Passages is a new company established by the founder of Wildlands, a national leader in habitat development and land management with mitigation projects throughout the Western United States. Wildlands has a 25-year history of preserving, enhancing, and protecting nearly 40,000 acres on the West Coast with its conservation and mitigation banking projects. Wildlands has over 75 active projects, 45 of which are within the greater Sacramento region, totaling nearly 12,000 acres. Wildlands is now applying its experience and expertise in land conservation to the protection of land for use as a meaningful living legacy. Natural Passages' development of conservation cemeteries is a logical extension of the habitat enhancement, conservation, and protection activities performed by Wildlands.



Multi-Passenger Carts/Utility Vehicles

Visitors to the site would be transported by multi-passenger carts or all-terrain utility vehicles similar to these shown.