

“C”

CEQA  
Exemption Memorandum

Lamoreaux Family Cemetery Use Permit  
P24-00327-UP  
Planning Commission Hearing – April 16, 2025



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

Main: (707) 253-4417  
Fax: (707) 253-4336

**Brian D. Bordona**  
Director

To: Brian D. Bordona, PBES Director	From: Andrew Amelung, Planner II
Date: April 16, 2025	Re: P24-00327 Lamoreaux Family Cemetery Categorical Exemption Determination 2200 W Oak Knoll Ave, Napa, CA APN: 034-190-018-000

**Background:**

On November 26, 2024, the applicant submitted a request for approval of a use permit to establish a small, private family cemetery to include the following: (1) 2,400 square-foot (0.05-acre) interment area for a maximum of 10 burial plots; and (2) associated burial or grave marker head stones. The cemetery site is located on a small knoll in the southern portion of a 40.0-acre parcel on the north side of W Oak Knoll Ave, approximately 0.59 miles west of State Highway 29, within the Agricultural Preserve (AP) zoning district, located at 2200 W Oak Knoll Ave, Napa, CA 94558. APN: 034-190-018-000.

**Existing Conditions and Environment Setting:**

The site is located on a flat area surrounded by native trees approximately 200 feet to the south of the primary residence and is accessed from W Oak Knoll Ave through an existing gate and driveway that crosses APN: 034-190-019-000 to the east of the project parcel. This parcel, and 56 percent of the project parcel, are owned by the Oak Knoll Ranch Preserve, LLC, which is also owned and managed by the applicant and property owner. The property consists of old growth valley oak groves and natural open space surrounded by vineyards.

**Entitlement History:**

Development history on the parcel primarily consists of a series of building permits associated with ministerial permitting. The existing vineyards would not have required Erosion Control Plans as they are located on generally flat areas on the Napa Valley floor. Three temporary event permits have been issued on the parcel in 2004, 2008, and 2018.

**CEQA Exemption Criteria and Analysis:**

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. This project qualifies as an exempt activity under one section of Article 19:

Class 4: Minor Alterations to Land [California Code of Regulations (CCR) §15304]

The project constitutes a private or public minor alteration to the condition of land and does not involve the removal of healthy, mature, scenic trees. Earth interment is proposed. Grading will occur on slopes less than five percent and the digging of graves at an approved cemetery does not require a grading permit. No structures are proposed other than simple head stones that do not require a building permit. No trees will be removed, and ongoing maintenance of the family plot is allowed in accordance with the Napa County Engineering Division's conditions concerning any prep or post construction earth disturbance. Pre-interment site preparation for a burial is allowed as needed upon issuance of a cemetery use permit. Visitation will occur with burial services and on occasion after interment by family and friends. This small, family cemetery will not be open to the public. Two existing owl boxes are located within the vicinity as the project location is within an Owl Habitat as identified by the California Natural Diversity Database. No impacts on owl habitat are expected as there will be no tree removal and minimal occurrences of ground disturbance that is anticipated to be years apart from each other is expected.

The proposed project as conditioned not change the existing baseline conditions or trigger exceptions described in CEQA Section 15300.2, and does not present any potential for cumulative impacts, significant effects, impacts on scenic highways, development on hazardous waste sites, or impacts on historical resources.

**Conclusion:**

The project is categorically exempt from CEQA under Section 15304.