



Referral Early Consultation

Date: September 1, 2021

To: Distribution List (See Attachment A)

From: Kristen Anaya, Assistant Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2021-0073 – A&R MORTUARY SERVICES

Respond By: September 20, 2021

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Suzanne Rosebrough, A & R Mortuary Services

Project Location: 5436 Pirrone Road, between Highway 99 and the Vintner Estates subdivision, in the Salida area

APN: 136-035-029

Williamson Act Contract: Not Applicable

General Plan: Planned Development

Current Zoning: Planned Development (P-D) (276)

Project Description: Request to amend the permitted uses associated with the Planned Development (P-D) (276) zoning district to allow for the operation of a holding facility for up to 26 deceased humans within one of two existing 2,000 square-foot suites in a warehouse on a 9,486 square-foot parcel. P-D (276) was zoned to allow uses permitted by the Planned Industrial zoning district pursuant to Stanislaus County Code Section 21.42.020. Mortuary service establishments are not identified in the permitted uses, nor is it similar to the allowed uses as determined by the Planning Director. In instances where uses not identified in the current zoning's permitted uses are proposed, a Rezone is required to permit the new use. The applicant has declined to apply for a Rezone application and is instead requesting to allow the holding facility via a Use Permit, leaving it to the discretion of the Planning Commission to determine whether the use is allowable with a Use Permit.

Decedents are transported to the proposed facility from local funeral homes, hospitals, and law enforcement agencies. Up to six decedents may be delivered per day and are brought to the site by A & R employees. Upon arrival, the transport vehicle (either minivan or cargo van) will park inside the facility and the roll up door will be closed prior to the decedent being unloaded. The decedents are then stored in a 200 square-foot walk-in cooler within the building for up to six days. No embalming or autopsies occur on-site and no hazardous materials are stored on-site. Any biological waste is stored in a medical waste container; however, biological waste associated with the facility is primarily gloves used during transport. The facility is not open to the public or to family members of the decedents. The only persons permitted at the facility are employees of A&R Mortuary, members of the Stanislaus County Coroner's Division, and funeral home employees. The hours of operation for delivery are 24 hours a day, seven days a week. Decedents are released Monday through Friday, from 8:00 a.m. to 5:00 p.m. A & R Mortuary Services employs up to 6 staff which will visit this location; however, only up to two employees are on-site at one time. The site is served by the City of Modesto for water and Salida Sanitary for sewer, and has access to County-maintained Pirrone Road.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

USE PERMIT APPLICATION NO. PLN2021-0073 – A&R MORTUARY SERVICES

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: SALIDA SANITARY	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	FIRE PROTECTION DIST: SALIDA FIRE	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS & TUOLUMNE RIVERS GROUNDWATER BASIN ASSOC.		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE MOSQUITO		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: SALIDA	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: SALIDA UNION		USDA NRCS
X	SCHOOL DIST 2: MODESTO CITY SCHOOLS		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2021-0073 – A&R MORTUARY SERVICES

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:






Name	Title	Date
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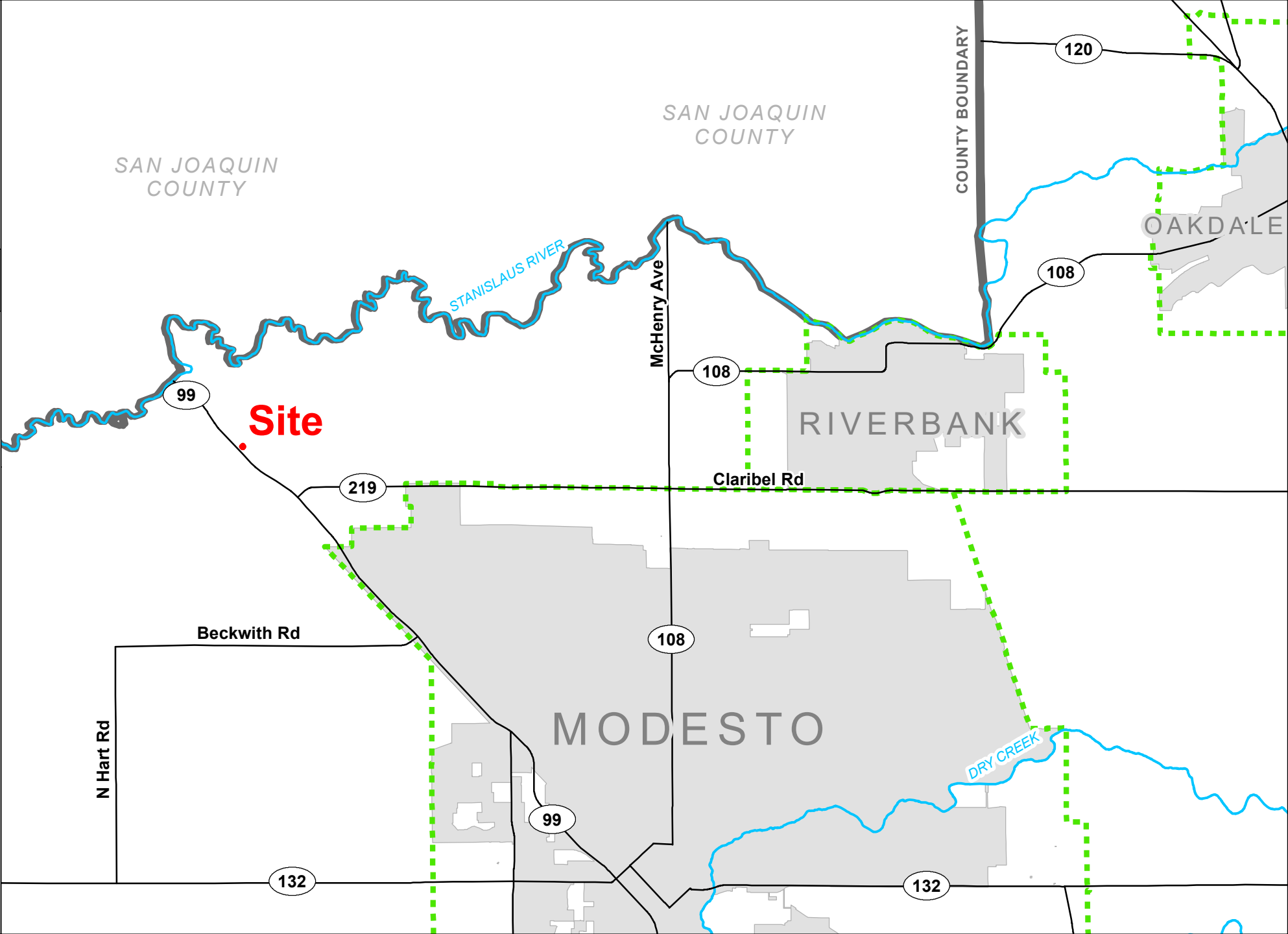
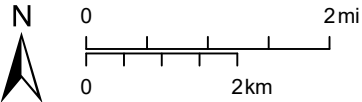
A&R MORTUARY
SERVICES

UP
PLN2021-0073

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



A&R MORTUARY
SERVICES

UP
PLN2021-0073

GENERAL PLAN MAP


LEGEND

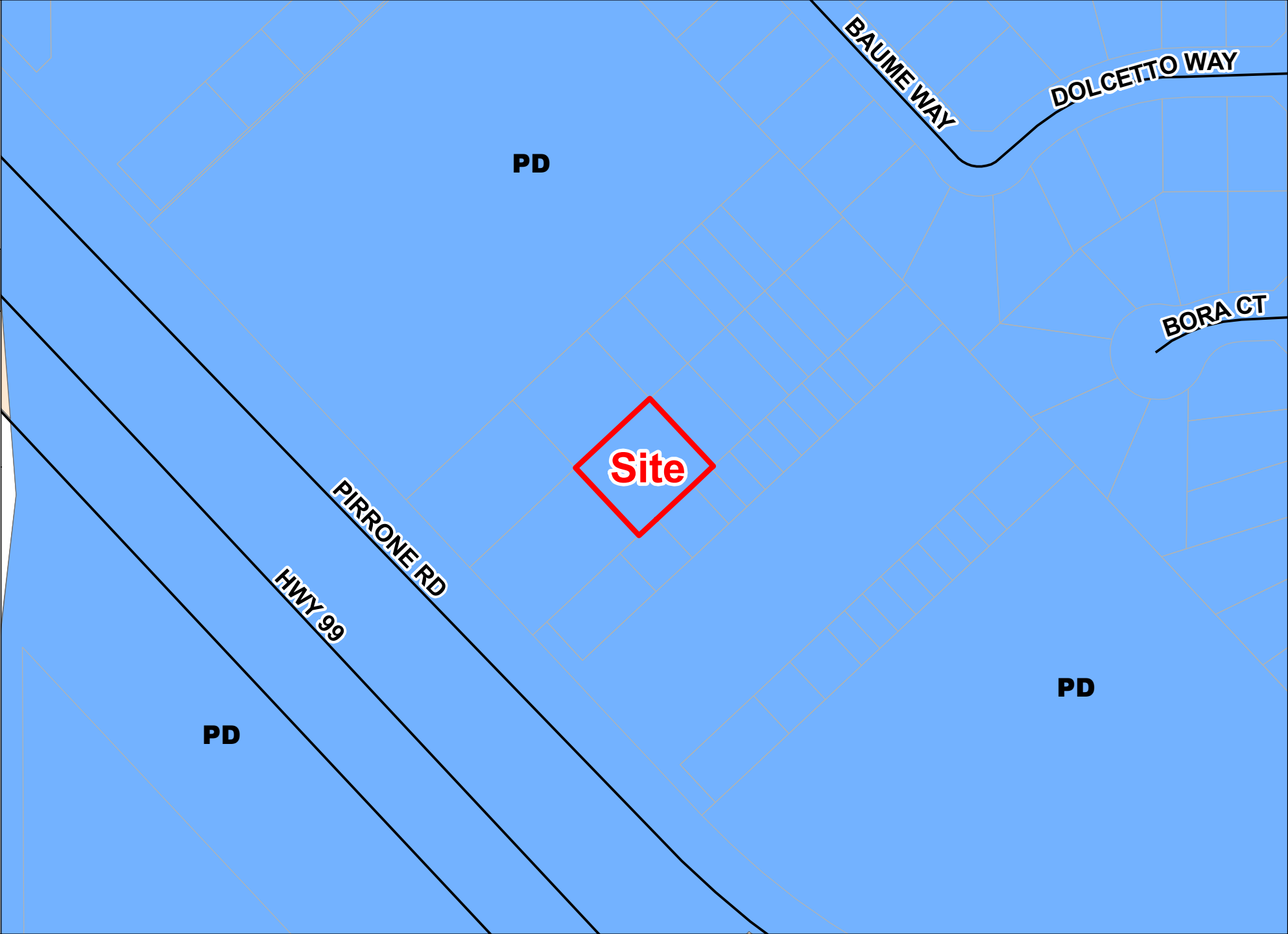
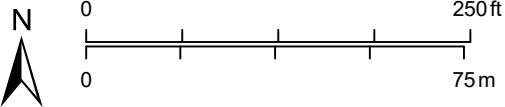
 Project Site

 Parcel

 Road

General Plan

 Planned Development



A&R MORTUARY SERVICES

UP
PLN2021-0073

ZONING MAP

LEGEND

 Project Site

 City of


 Parcel

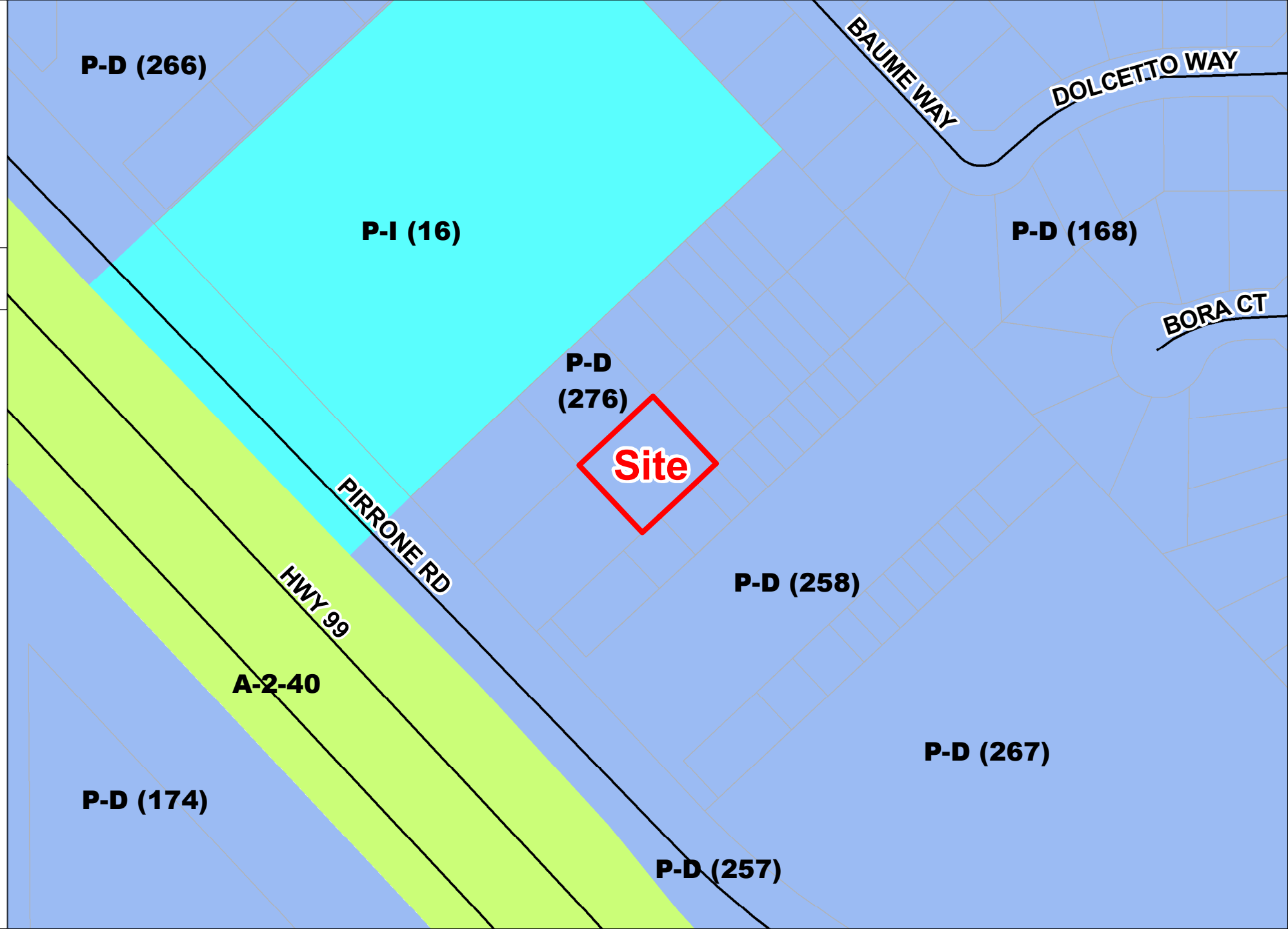
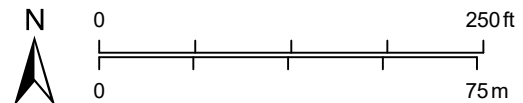
 Road

Zoning Designation

 Planned Development

 General Agriculture 40 Acre

 Planned Industrial



A&R MORTUARY SERVICES

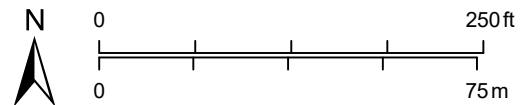
UP
PLN2021-0073

2017 AERIAL AREA MAP

LEGEND

 Project Site

 Road




A&R MORTUARY SERVICES

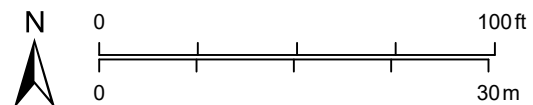
UP
PLN2021-0073

2017 AERIAL SITE MAP

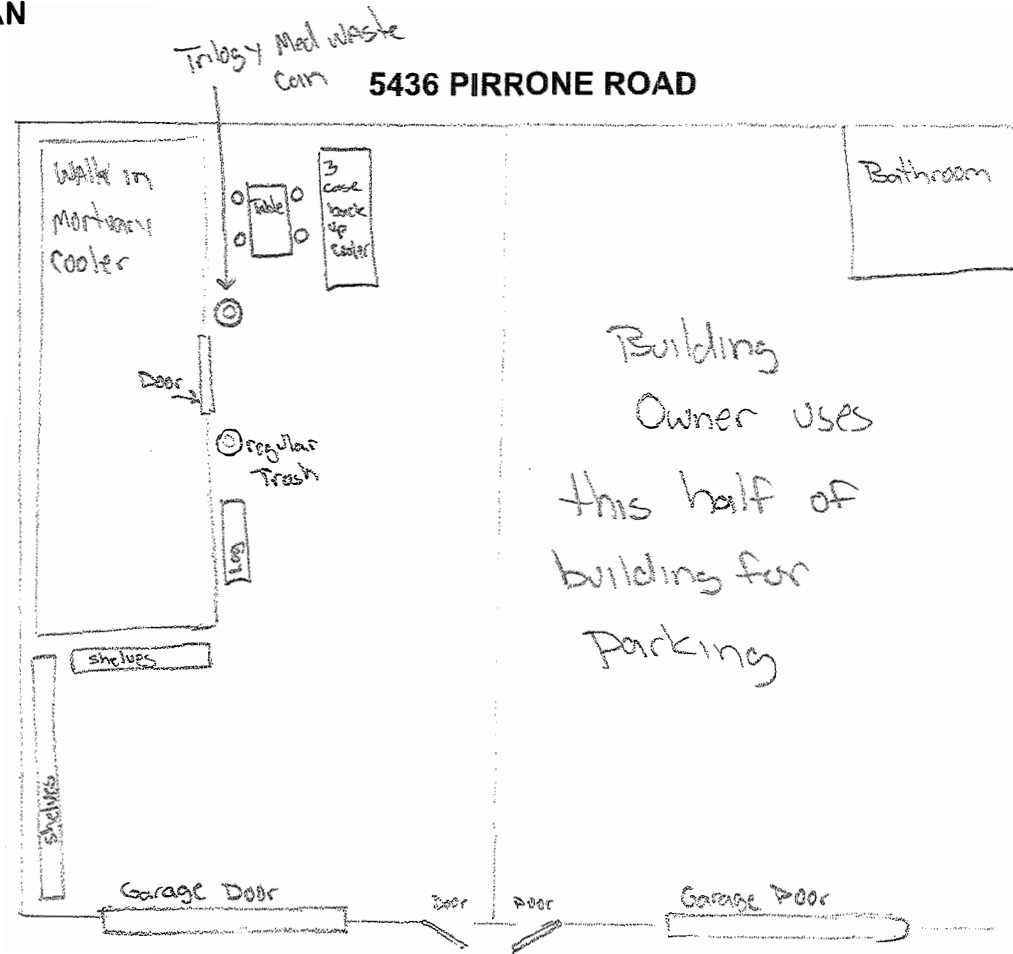
LEGEND

 Project Site

 Road



**A&R MORTUARY
SERVICES
PLN2021-0073
FLOOR PLAN**







DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

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Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|-------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map |
| <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): UP PLN2021-0073

Date: 7/28/21

S 33 T 2 R 8

GP Designation: P-D

Zoning: P-D271a

Fee: \$ 4989

Receipt No. 561583

Received By: KA

Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

This is simply a cold storage facility for human remains.
We have a mortuary cooler which holds up to 26 cases.
All remains are put in body bags and tagged before they get
to our location. We hold for local hospitals when they run out of room.
* please see attached sheet for more information.

Project Information Continued

Our company employs approximately 30 people. However, only about 6 staff members come to this location. They only come to drop off or pick up human remains that we are holding. We go days without any cases being dropped off and/or picked up. We have some days where we may have 4 cases coming from the hospital. We do not have staff on site otherwise.

This location is a warehouse. It has a large roll up garage door. All vehicles that come to the location must back into the garage and close the door before they can drop off or pick up any human remains. We have a walk-in refrigeration unit that is designed to store human remains. Again, all remains are placed into body bags and are correctly identified and tagged prior to arrival at the storage facility. Once they get to the facility they are placed into refrigeration and they are logged into a book, as well as on the board.

We do not deal with the general public. Only our staff, funeral home staff, and County coroner staff are allowed to come to our facility. Every case is then signed out when they are picked up. We do not do any embalming, preparation, harvesting, or autopsies at our facility. We are strictly a holding/storage.

While the holding facility is new, our company is not. We are primarily a mortuary transport company. We hold coroner transport contracts with the counties of Placer, Merced, and Mariposa. We work with many funeral homes from Merced county to Sacramento county. We have been working with Doctors Hospital of Modesto as well as Memorial Medical Center for holding when a case is too large for their holding or when they are full.

Our refrigeration unit is equipped with a CoolBot monitoring alarm which notifies us, via email and text, if the cooler ever goes above 48 degrees Fahrenheit, or if the cooler loses power or internet access. If the power was out too long and the temperature was getting too high, we have arrangements in place with local funeral homes to bring all cases there. We have two Ring cameras installed inside of the warehouse. They are motion activated. The warehouse is in a business park which is gated. We utilize a hazardous waste company, Trilogy MedWaste, to pick up the used gloves and masks.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 136 Page 035 Parcel 029

Additional parcel numbers: _____

Project Site Address
or Physical Location:

5436 Pirrone Rd.
Salida, CA 95368

Property Area:

Acres: 9,486.00 ^{0.22} or Square feet: ~~8000~~ 9486.00

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Used as storage for current tenant/owner.

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Existing General Plan & Zoning: Planned Development

Proposed General Plan & Zoning: Planned Development
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Business Park: Various businesses - land survey company, motorcycle club, empty bldg. reather, painting Co., Internet co., residences

West: Simpson Stoneworks, Bair Rugs Carpet Mill outlet, freeway

North: A gym, Trademark Pool and Spa, further into the next lot is Storage Star

South: Kelly-Moore Paints and other businesses in the bus. park. Further back is SJVC Modesto

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: None

Yes ☐ No ☒

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☐ No ☒

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes ☐ No ☒

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☐ No ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 9,486.00 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 0 Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____

N/A

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) N/A

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) N/A - Already there.

UTILITIES AND IRRIGATION FACILITIES:

- Yes ☒ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Modesto Irrigation District

Sewer*: Salida Sanitary District

Telephone: _____

Gas/Propane: _____

Water**: City of Modesto

Irrigation: _____

***Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

****Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No.

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☐ No ☒ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ No ☒ Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): 0.22 sq. ft.

Type of use(s): half of the bldg. will be used as storage for human remains. The other half is used as storage by the owner.

Days and hours of operation: M-F 9:00AM-5:00PM is when funeral homes or the County Coroner can come to pick remains up. Human remains may be brought in 24/7.
Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: 50

Number of employees: (Maximum Shift): 4 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 2

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 0

Estimated hours of truck deliveries/loadings per day: 0

Estimated percentage of traffic to be generated by trucks: 0

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: _____

Warehouse area: 9,486.00

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) _____

Yes ☐ No ☒ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

We do have a hazard waste can for gloves that are used while moving human remains. We have a special waste company come once a month to take the garbage.

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Pirrone Rd.

Yes ☒ No ☒

Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes ☐ No ☒

Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes ☐ No ☒

Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☐ Overland

☒ Other: (please explain) Existing system.

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)