



Referral Early Consultation

Date: April 19, 2021

To: Distribution List (See Attachment A)

From: Teresa McDonald, Associate Planner
Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2021-0028 – A&R MORTUARY SERVICES

Respond By: May 7, 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 the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included 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: A&R Mortuary Services

Project Location: 5436 Pirrone Road, between Pirrone Road and the MID Lateral No. 8, in the Salida area.

APN: 136-035-029

Williamson Act Contract: N/A

General Plan: Planned Development

Current Zoning: P-D 276 (Planned Development)

Project Description: Request to operate a holding facility for up to 26 deceased humans within an existing 2,000 square-foot warehouse on a 9,486 square-foot parcel in the P-D 276 (Planned Development) zoning district. The decedents are transported 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 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 stored in a 200 square-foot walk-in cooler within the building for up to six days. No embalming occurs on-site and no hazardous materials are stored on-site. Any biological waste is stored in a medical waste container. The facility is not open to the public or to family members of the decedents. The only persons permitted at the facility are the employees, 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. 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

STAFF APPROVAL APPLICATION NO. PLN2021-0028 – 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
	CA DEPT OF TRANSPORTATION DIST 10		STAN CO CEO
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF CORONER'S DIVISION
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	FIRE PROTECTION DIST: SALIDA		STAN COUNTY COUNSEL
	GSA:		StanCOG
	HOSPITAL DIST:		STANISLAUS FIRE PREVENTION BUREAU
	IRRIGATION DIST:		STANISLAUS LAFCO
	MOSQUITO DIST:		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:		TELEPHONE COMPANY: AT&T
	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD: UNION PACIFIC		US FISH & WILDLIFE
	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 1:		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
	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: STAFF APPROVAL APPLICATION NO. PLN2021-0028 – 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:

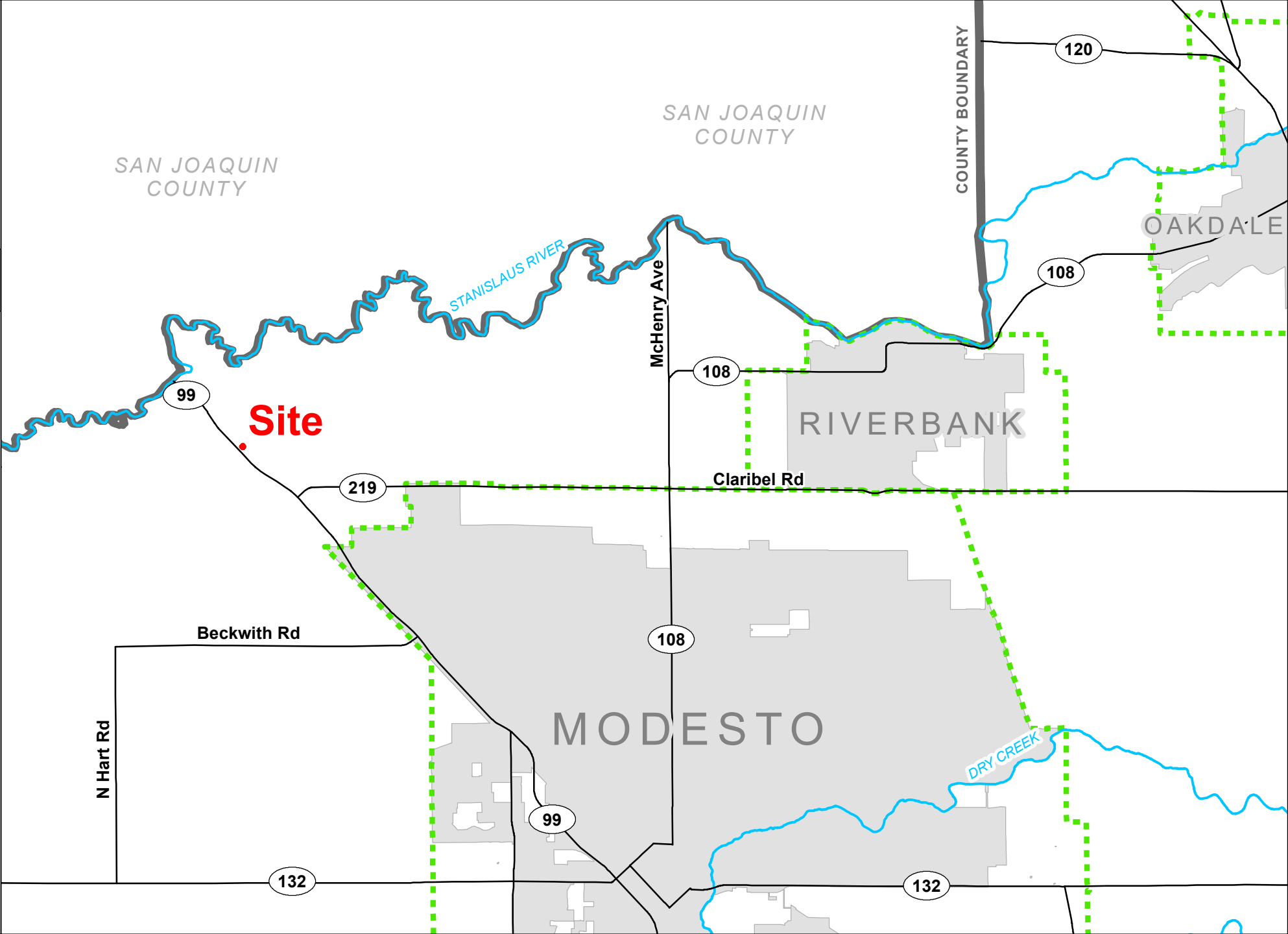
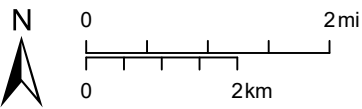
Name	Title	Date
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A&R MORTUARY
SERVICES
SAA
PLN2021-0028

AREA MAP

LEGEND

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



A&R MORTUARY
SERVICES


SAA
PLN2021-0028

GENERAL PLAN MAP


LEGEND

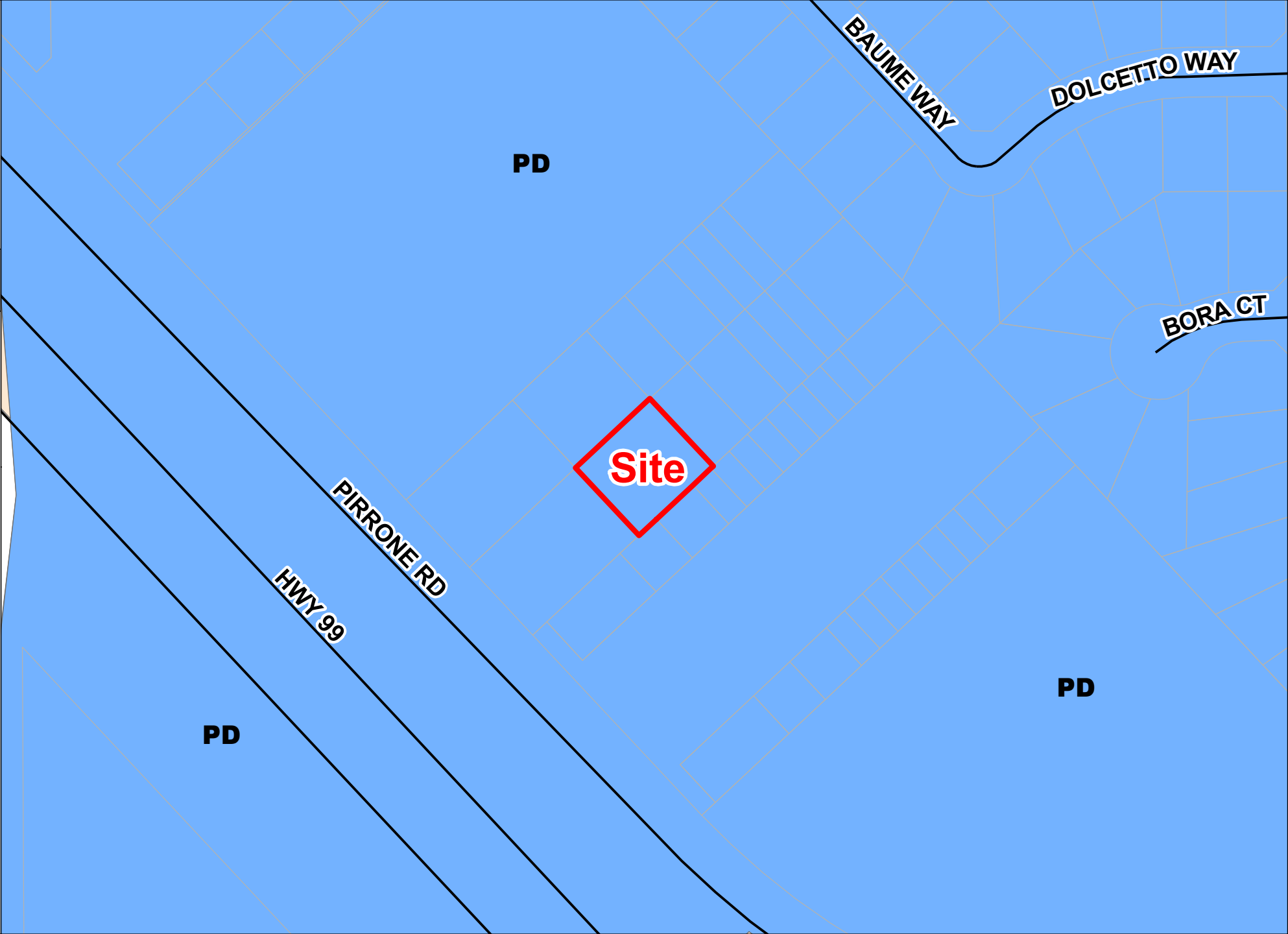
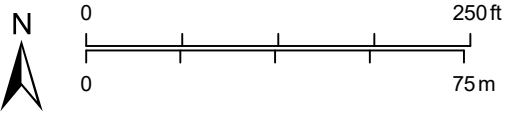
 Project Site

 Parcel

 Road

General Plan





 Planned Development






A&R MORTUARY
SERVICES
SAA
PLN2021-0028

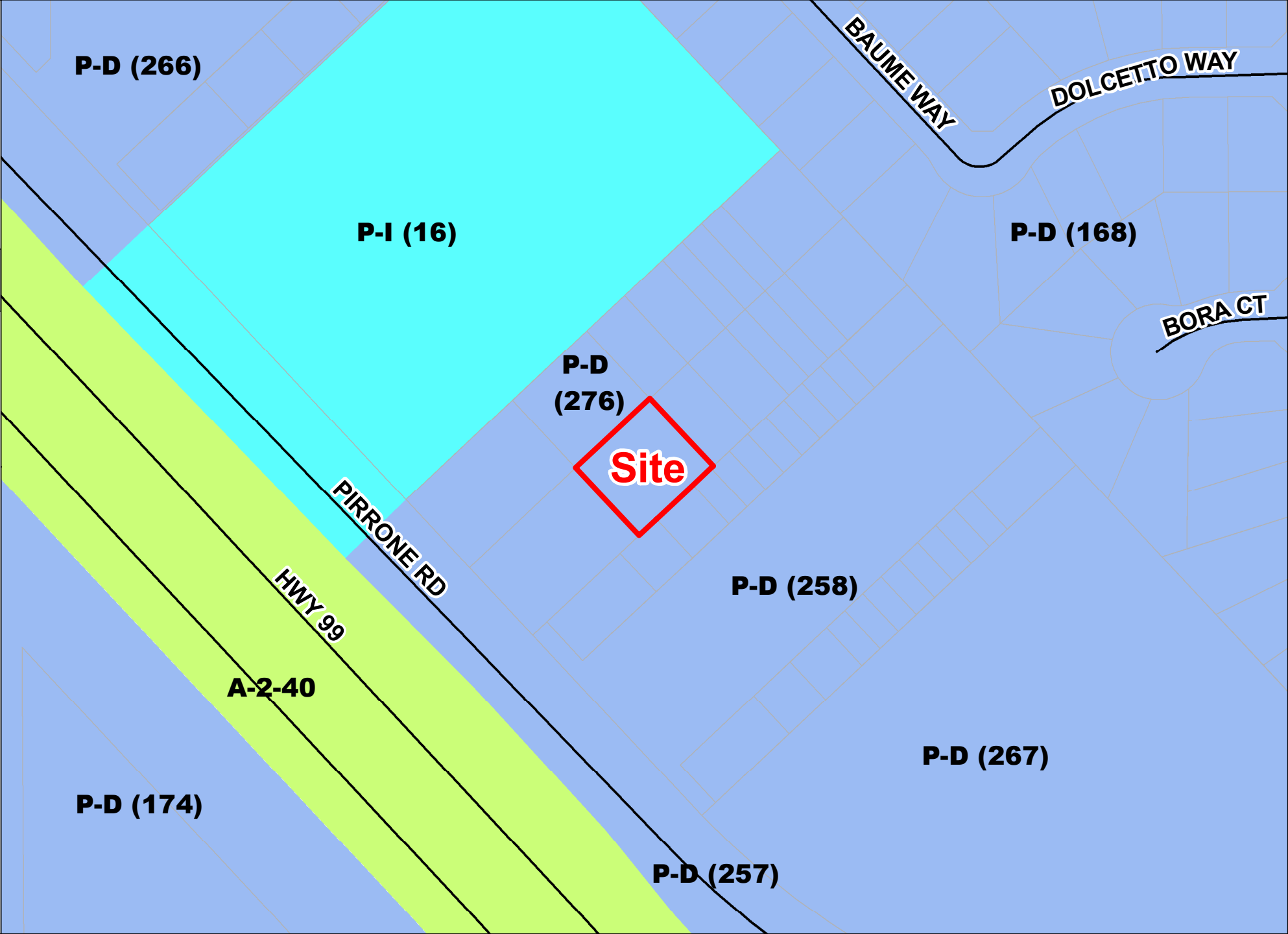
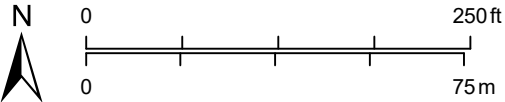
ZONING MAP

LEGEND

-  Project Site
-  City of
-  Parcel
-  Road

Zoning Designation

-  Planned Development
-  General Agriculture 40 Acre
-  Planned Industrial



A&R MORTUARY SERVICES


SAA
PLN2021-0028

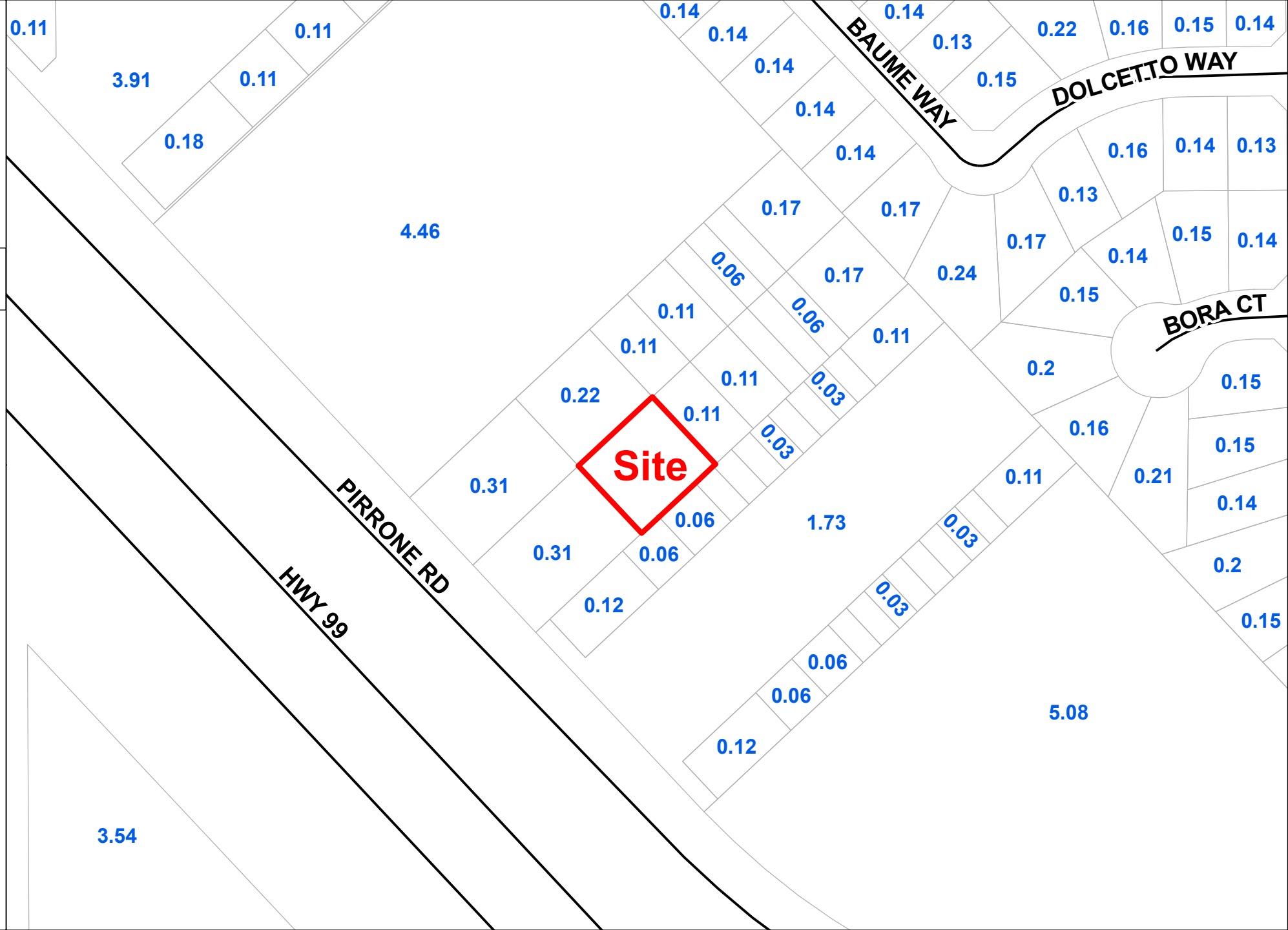
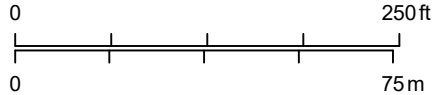
ACREAGE MAP

LEGEND

 Project Site

 Parcel/Acres

 Road



A&R MORTUARY SERVICES

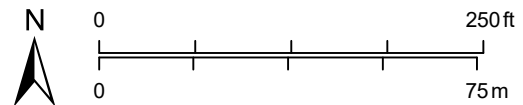
SAA
PLN2021-0028

2017 AERIAL AREA MAP

LEGEND

 Project Site

 Road



A&R MORTUARY SERVICES

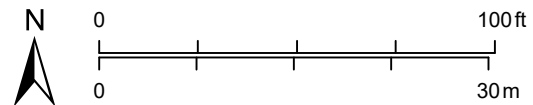
SAA
PLN2021-0028

2017 AERIAL SITE MAP

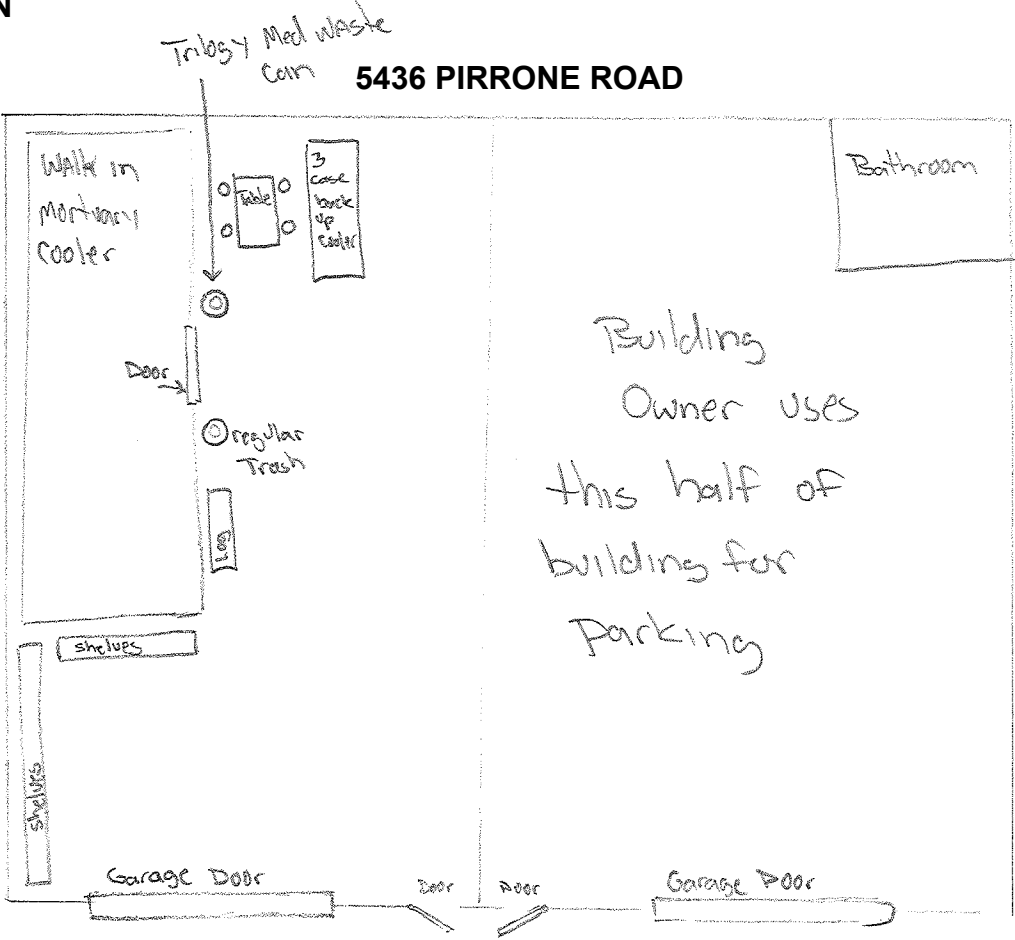
LEGEND

 Project Site

 Road



A&R MORTUARY
SERVICES
PLN2021-0028
FLOOR PLAN





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

S 33 T 2 R 8
ZONE PD 276
RECEIVED 3/18/21
APPLICATION NO. 21N2021-0028
RECEIPT NO. 559534

STAFF APPROVAL PERMIT APPLICATION

The undersigned hereby makes application for a Staff Approval Permit in accordance with the provisions of the Stanislaus County Code, Chapter 21.100 and any amendments to the same, and submits the following information for consideration:

1. NAME OF APPLICANT: (a) A & R Mortuary Services
Name of firm or person

(b) [REDACTED] (c) [REDACTED] (d) [REDACTED]
Address City, Zip Phone

(e) [REDACTED]
Email address

2. NAME OF PROPERTY OWNER: (a) _____
Name of firm or person

(b) _____ (c) _____ (d) _____
Address City, Zip Phone

3. LOCATION OF PROPERTY: 5436 Piccone Rd. Salida, CA 95368
Address

4. A DETAILED WRITTEN DESCRIPTION OF USE REQUESTED: Refrigerated holding of deceased human beings for hospitals and funeral homes. Storage only.

5. ASSESSMENT NO. & ACREAGE OF PROPERTY: APN # 136-035-029 acreage size: 9486.00 sq. ft. (0.22)

6. LIST THE NUMBER AND USE OF ALL EXISTING STRUCTURES ON PROPERTY:

1 building - half is used for A & R Mortuary Services and has 2 refrigeration unit for storage. the other half of the building is used by the owner of the property to store vehicles.

* 7. A DETAILED SKETCH SHOWING THE APPROXIMATE LOCATION OF ANY PROPOSED AND EXISTING STRUCTURES ON PROPERTY OR LAND IMPROVEMENTS WITH RESPECT TO ROAD INTERSECTIONS, EXISTING BUILDINGS AND/OR SIGNS.

* 8. IF THE STAFF APPROVAL NEEDS TO BE REFERRED OUT TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF NINE HUNDRED DOLLARS (\$900.00).

a. IF THE STAFF APPROVAL IS FOR A SINGLE FAMILY RESIDENCE IN THE AG ZONE, OR THE STAFF APPROVAL DOES NOT NEED TO BE REFERRED TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF THREE HUNDRED AND THIRTY THREE DOLLARS (\$333.00).