



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

DATE: March 1, 2022

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager  
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David A. Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC,  
Attn: Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, CASp,  
Attn: Dan Mather  
Resources Division, Solid Waste, Attn: Amina Flores-Becker  
Development Engineering, Attn: Kevin Nehring, Senior Engineer  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Nadia Lopez/Martin Querin/Wendy Nakagawa  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Brian Spaunhurst/Gloria Hensley  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes  
Agricultural Commissioner, Attn: Melissa Cregan  
Sheriff's Office, Attn: Captain Mark Padilla, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice  
County Counsel, Attn: Alison Samarin, Deputy County Counsel  
U.S. Fish and Wildlife Service, San Joaquin Valley Division,  
Attn: Matthew Nelson, Biologist  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CALTRANS, Attn: David Padilla  
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov  
State Water Resources Control Board, Division of Drinking Water, Fresno District,  
Attn: Jose Robledo. Cinthia Reyes  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chuckchansi Indians, Attn: Heather Airey/Cultural Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Director  
Table Mountain Rancheria, Attn: Leanne Walker-Grant, Tribal Chairperson  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department

San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
Attn: PIC Supervisor  
North Central Fire Protection District, Attn: George D. Mavrikis, Fire Marshal  
North Kings GSA, Attn: Kassy D. Chauhan, Executive Officer  
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com

FROM: Jeremy Shaw, Planner  
Development Services and Capital Projects Division

SUBJECT: Unclassified Conditional Use Permit Application No. 3692 (amending CUP No. 270)  
and Initial Study No. 7948

APPLICANT: Service Corporation International (SCI) Fresno Memorial Gardens

DUE DATE: March 14, 2022

The Department of Public Works and Planning, Development Services and Capital Projects Division has prepared an Initial Study for Unclassified Conditional Use Permit Application No. 3692 proposing to amend Unclassified Conditional Use Permit No.270 and allow the construction and operation of a 9,952 square-foot funeral chapel with related offices, including an additional 3,977 square feet of covered exterior area, located on the undeveloped portion of the previously approved cemetery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The project site is located on the southeast corner of W. Whitesbridge Ave. (State Route 180) and S. Polk Ave. approximately one mile west of the city limits of the City of Fresno (APN:326-030-81S, 07S, & 10)(175 S Cornelia Avenue) (Sup. Dist.: 1).

We must have your comments by **March 14, 2022**. Any comments received after this date may not be used.

**NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Jeremy Shaw, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4207 or jshaw@fresnocountyca.gov via email.

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*Activity Code (Internal Review):* **2432**

Enclosures

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Jeremy Shaw, Planner	Area Code: 559	Telephone Number: 600-4207	Extension: N/A
Project Applicant/Sponsor (Name): SCI Fresno Memorial Gardens	Project Title: Initial Study No. 7948 and Unclassified Conditional Use Permit Application No. 3692		
Project Description: Amend CUP No. 270 to allow the construction and operation of a 9,952 square-foot funeral chapel with related offices, including an additional 3,977 square feet of covered exterior area, located on the undeveloped portion of the previously approved cemetery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.			
Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3692, staff has concluded that the project will not have a significant effect on the environment.  It has been determined that there would be no impacts to Air Quality, Biological Resources, Energy, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Utilities and Service Systems, and Wildfire.  Potential impacts related to Agricultural and Forestry Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, have been determined to be less than significant.  Potential impacts relating to Aesthetics, Cultural Resources, Geology and Soils, Transportation and Tribal Cultural Resources have determined to be less than significant with compliance with the included Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – March 2, 2022		Review Date Deadline: Planning Commission – April 14, 2022	
Date:	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Jeremy Shaw Planner	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**  
Initial Study No. 7948, Unclassified Conditional Use Permit Application No. 3692
- 2. Lead agency name and address:**  
Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721-2104
- 3. Contact person and phone number:**  
Jeremy Shaw, Planner, (559) 600-4207
- 4. Project location:**  
The project site is located on the southeast corner of W. Whitesbridge Ave. (State Route 180) and S. Polk Ave. approximately one mile west of the city limits of the City of Fresno (APN:326-030-81S, 07S, & 10)(175 S Cornelia Avenue) (Sup. Dist.: 1).
- 5. Project sponsor's name and address:**  
Service Corporation International (SCI) Fresno Memorial Gardens  
1929 Allen Parkway  
Houston, TX 77019
- 6. General Plan designation:**  
The subject parcel is designated as Agriculture in the County Adopted Edison Community Plan.
- 7. Zoning:**  
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**  
Amend CUP No. 270 to allow the construction and operation of a 9,952 square-foot funeral chapel with related offices, including an additional 3,977 square feet of covered exterior area, located on the undeveloped portion of the previously approved cemetery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The project site is located on a vacant parcel adjacent to an existing cemetery, and surrounding land uses are a mix of both medium and low density residential and limited agricultural production.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**  
None

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Under the provisions of Assembly Bill (AB) 52, the County was required to provide notice of preparation of this Initial Study to Native American tribes who had previously indicated interest in reviewing CEQA projects. Notices were sent on December 7, 2020, to the appropriate Tribal government representatives. None of those Tribal governments responded to the notice.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

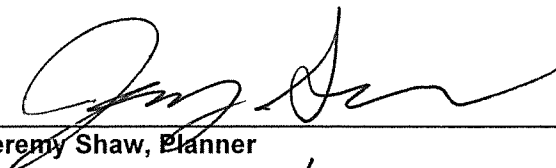
- |   |   |
|---|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Biological Resources               |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Greenhouse Gas Emissions           |
| <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Mandatory Findings of Significance |   |

**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:**

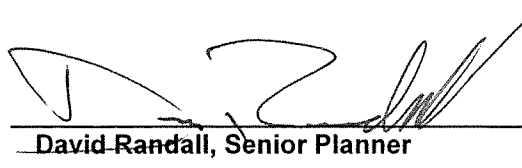
On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

**PERFORMED BY:**

  
\_\_\_\_\_  
Jeremy Shaw, Planner  
Date: 2/25/2022

**REVIEWED BY:**

  
\_\_\_\_\_  
David Randall, Senior Planner  
Date: 2.25.22

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study No. 7948 and  
Unclassified Conditional Use Permit  
Application No. 3692)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

**I. AESTHETICS**

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**II. AGRICULTURAL AND FORESTRY RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 1 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 1 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

**IV. BIOLOGICAL RESOURCES**

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

**V. CULTURAL RESOURCES**

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

**VI. ENERGY**

Would the project:

- 1 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

**VII. GEOLOGY AND SOILS**

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
  - 1 ii) Strong seismic ground shaking?
  - 1 iii) Seismic-related ground failure, including liquefaction?
  - 1 iv) Landslides?
- 1 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 3 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

**VIII. GREENHOUSE GAS EMISSIONS**

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 2 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

**X. HYDROLOGY AND WATER QUALITY**

Would the project:

- 1 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 1 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
  - 1 i) Result in substantial erosion or siltation on or off site;
  - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
  - 1 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
  - 1 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

**XI. LAND USE AND PLANNING**

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

**XII. MINERAL RESOURCES**

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

**XIII. NOISE**

Would the project result in:

- 1 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

**XIV. POPULATION AND HOUSING**

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and



businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

#### XV. PUBLIC SERVICES

Would the project:

- 1 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
  - 1 i) Fire protection?
  - 1 ii) Police protection?
  - 1 iii) Schools?
  - 1 iv) Parks?
  - 1 v) Other public facilities?

#### XVI. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

#### XVII. TRANSPORTATION

Would the project:

- 3 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 1 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 3 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

#### XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 3 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  - 3 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
  - 3 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

#### XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

#### XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 1 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 1 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

#### XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 3 a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- 1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Documents Referenced:**

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR

Fresno County General Plan Background Report

Fresno County Zoning Ordinance

Fresno County Important Farmlands 2016 Map, State Department of Conservation

Air Quality and Greenhouse Gas Emissions Analysis Memorandum for the Proposed Fresno Memorial Gardens Project, by LSA, dated July 30, 2021

Fresno Memorial Gardens Trip Generation and Vehicle Miles Traveled Memorandum, by LSA, dated July 30, 2021

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# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## EVALUATION OF ENVIRONMENTAL IMPACTS

**APPLICANT:** SCI Fresno Memorial Gardens

**APPLICATION NOS.:** Initial Study No. 7948 and Unclassified Conditional Use Application No. 3692

**DESCRIPTION:** Amend CUP No. 270 to allow the construction and operation of a 9,952 square-foot funeral chapel with related offices, including an additional 3,977 square feet of covered exterior area, located on the undeveloped portion of the previously approved cemetery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The project site is located on the southeast corner of W. Whitesbridge Ave. (State Route 180) and S. Polk Ave. approximately one mile west of the city limits of the City of Fresno (APN:326-030-81S, 07S, & 10)(175 S Cornelia Avenue) (Sup. Dist.: 1).

### I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**FINDING:** NO IMPACT:

No scenic vistas or other scenic resources, buildings or other physical features were identified, and the site is not located in the vicinity of a designated scenic drive or state scenic highway.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is currently vacant land in an area predominately characterized by agricultural production, with row crops, vineyards and orchards. It is adjacent to the existing cemetery which contains several existing structures. The project proposes the expansion of the existing cemetery, with the construction and operation of the new funeral home. If approved the new structure will alter the visual character of the area particularly as it pertains to public views of the property from State Route 180 and S. Polk Avenue. The project site, including parking areas, internal circulation roads, and new entrance gate onto S. Polk Avenue comprises approximately six and one-half acres. However, the proposed use is consistent and complimentary with the adjacent cemetery, and the proposed building and parking areas will occupy a small portion of the existing 38.55-acre parcel, and therefore not constitute a substantial change in the visual character of the area.

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

\* **Mitigation Measure(s)**

1. *All outdoor lighting shall be hooded and directed downward and away from adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The 38.55-acre parcel on which the funeral chapel is proposed to be constructed is classified as prime farmland according to the 2016 Important Farmlands Map. Available records and applicant submitted photos indicate the property has been recently

cultivated with field (row) crops, but is currently vacant and has been recently tilled. The project site will occupy approximately 3.5-acres of the 38.55-acre parcel. The project will remove a small area of prime farmland from production, leaving the remaining balance, approximately 35.55-acres available for intermittent agricultural production. However, the subject parcel is part of a previously approved master planned cemetery. As such, the property has been approved for expansion of the existing cemetery grounds. As the use has been previously approved, impacts related to conversion of Farmland would be less than significant.

B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

The subject property is not restricted under Williamson Act Contract.

C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or

D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The subject property does not contain forest land, timberland or timberland production zoned land.

E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project, if approved will not result in the conversion of Farmland as the cemetery use has been previously approved, and may be expanded accordingly. The property may be farmed intermittently until such time that the cemetery is expanded.

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will be subject to all San Joaquin Valley Air Pollution Control District rules. The project is not anticipated to result in exceedance of any established Air District thresholds of significance and will therefore not be in conflict with or obstruct implementation of any identified air quality plans, adopted by the Air District.

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Air Quality and Greenhouse gas Analysis prepared for this project by LSA, dated June 8, 2021, analyzed the potential for short term project construction emissions generated by activities such as site preparation, grading, paving, building construction and architectural coatings, as well as reactive organic gases ROG, particulate matter and toxic air contaminants(TAC's) from gasoline and diesel emissions.

Based upon the California Emissions Estimator Model (CalEEMod) modeling projections, short term (temporary) construction emissions for the anticipated 8–10-month construction schedule, are not anticipated to result in a cumulatively considerable net increase of any criteria pollutants, including those for which the San Joaquin Valley Air Basin is in non-attainment, including PM 2.5, PM 10, 1-hour Ozone, and 8-hour Ozone.

Long term operational emissions such as those associated with mobile sources like vehicle trips, and energy consumption of electricity and natural gas, and area sources such as architectural coatings and the use of gas-powered landscape maintenance equipment were also analyzed through CalEEMod. The analysis concluded that no significance threshold for criteria pollutants would be exceeded as a result of project operation.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

The nearest sensitive receptor to the project site is a single-family dwelling located approximately 1,200 feet northwest of the project site, another is located approximately one quarter-mile east northeast of the site. Although project construction emissions may produce airborne pollutants which may affect nearby sensitive receptors; based upon CalEEMod projections in the Air Quality and GHG Analysis, those pollutants are not anticipated to exceed any District significance thresholds, and will therefore no result in the generation of substantial pollutant concentrations. Additionally, the implementation of minimization measures such as control of fugitive dust through the use of dust suppressants like water or chemical stabilizers would further reduce impacts to sensitive receptors.

- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

Odors generated by construction emissions would be present at the site, however such emissions would be temporary and not anticipated to result in objectionable odors.

Operational emissions are likewise not anticipated to result in objectionable odors as there are no uses proposed which would produce objectionable odors.

#### IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

According to the California Department of Fish and Wildlife, California Natural Diversity Database (CNDDDB) BIOS web mapping application, no candidate, sensitive or special-status species have occurred on or near the project site. There were a number of identified occurrences of the San Joaquin Pocket Mouse in a buffer area within one half-mile of the project site, however, the Pocket mouse is not a candidate, sensitive or special status species.

- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

The project site is not located in proximity to any identified riparian habitat. There are no natural streams or man-made watercourses on the subject property. A search of the National Wetlands Inventory wetlands mapper did not identify any wetland features on the property, which would support riparian habitat.

- C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: NO IMPACT:

There are no identified state or federally protected wetlands located in the vicinity of the project site.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

No migratory fish or wildlife species habitat or nursery sites were identified on or near the project site. The project involves the construction and operation of a new funeral home on an approximately 3.5-acre portion of the northwest quadrant of the 38.55-acre subject parcel. The entire subject parcel is part of a previously approved master plan for the cemetery, although not yet fully developed. The property has been farmed intermittently and as such the ground is highly disturbed and has been irrigated regularly.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The project will not conflict with any identified local policies protecting biological resources. The project will not include the removal of any protected trees. The project may involve the removal of some existing mature shrubs along the northern property frontage adjacent to State Route 180 (W. Whitesbridge Ave).

- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

No habitat conservation plans, community conservation plans, or state habitat conservation plans were identified by any reviewing agencies, which pertain to the project site or immediate vicinity.

## V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project is not located in an area of the County identified as being at increased sensitivity for archaeological/cultural resources, and no historical resources were identified on the project site. However, in the event that previously undiscovered cultural resources are unearthed during project construction, the following mitigation measure has been included.



\* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project will involve construction of a 9,952 square-foot building to be operated as a funeral chapel adjacent to an existing cemetery. Construction is anticipated to last from eight to ten months, and as such is not expected to cause a significant environmental impact from wasteful, inefficient or unnecessary consumption of energy resources during construction, and will be required to comply with applicable Air Resources Board regulation pertaining to the use of off-road diesel fueled construction equipment, and the energy efficiency provisions of the current California Green Building Standards Code.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
  2. Strong seismic ground shaking?
  3. Seismic-related ground failure, including liquefaction?
  4. Landslides?

FINDING: NO IMPACT:

The project site is not in an area designated as being at an increased risk of strong seismic ground, ground failure including liquefaction or landslides resulting from the rupture of a known earthquake fault, according to Figures 9-5 (Probabilistic Seismic Hazards 10% Probability in 50 years) and 9-6 (Landslide Areas and Areas of Subsidence) of the Fresno County General Plan Background Report.

B. Result in substantial soil erosion or loss of topsoil?

FINDING: NO IMPACT:

The project site is not located in a Generalized Erosion Hazard Area as identified by Figure 7-4 (Erosion Hazards in Western Fresno County) of the FCGPBR.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

The subject property is not located in an area identified as having soils with a moderately high to high expansion potential according to Figure 7-1 (Expansive Soils) of the Fresno County General Plan Background Report; nor is it in an area identified as being at increased risk of landslide or subsidence according to Figure 9-6 (Landslide Hazards and Areas of Subsidence) of the FCGPBR.

E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

FINDING: NO IMPACT:

The project's proposed septic system will be required to be installed under permit and inspection by the Fresno County Department of Public Works and Planning, Building and Safety Section, and be subject to all applicable requirements related to onsite wastewater treatment systems, including but not limited to proper design, capacity and setbacks from water wells.

F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

No paleontological resources were identified in the project analysis, however, to address the possibility that previously undiscovered subsurface paleontological resources may be unearthed during ground disturbance, the following mitigation measure has been included.

\* **Mitigation Measure(s)**

1. *If a paleontological resource is found, regardless of depth or setting, ground-disturbing activities shall cease within 50 feet of the find and a qualified paleontologist contacted. The qualified paleontologist shall evaluate the significance of the resources and recommend appropriate treatment measures.*

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will generate GHG emissions during the projected eight-month construction schedule. According to the conclusions of the Air Quality and Greenhouse Gas Analysis prepared for this project construction of the project is anticipated to generate approximately 92.5 metric tons of CO<sub>2</sub>e (equivalent). Long term GHG emissions were anticipated to be approximately 144.6 metric tons of CO<sub>2</sub>e per year. The San Joaquin Valley Air Pollution Control District has not adopted thresholds of significance for Greenhouse Gas emissions; however, a project's GHG emissions can be evaluated for consistency with applicable state GHG reduction plans. Based upon the anticipated quantity of GHG emissions from both construction and operation, projected by CalEEMod estimates, the project's cumulative contribution to GHG emissions will be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: NO IMPACT:

The project does not propose the use, transport or disposal of any hazardous materials, the accidental release of which would result in a significant hazard to the public.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

Construction of the project may result in temporary hazardous emissions from the use combustion of diesel fuel used by trucks and off-road construction equipment; however, the project site is not located within one-quarter mile of an existing school. The nearest identified school is located approximately one (1) and one-quarter mile east southeast of the project site.

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Environmental Protection Agency's NEPAAssist mapping tool, the existing cemetery easterly adjacent to the project is identified as a hazardous waste facility under the Resource Conservation and Recovery Act and regulated under permit.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an identified airport review area or airport land use plan; the nearest public airport is located approximately three (3) and one-third miles east of the project site.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project does not propose any improvements which would interfere with an adopted emergency response plan or evacuation plan.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The project site is not located in an area identified as being at risk from wildland fire. The project is located on relatively flat level terrain, within an area characterized by irrigated agriculture and sparse residential development.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: NO IMPACT:

The project is not anticipated to result in impacts to water quality nor violate any water quality standard. No waste discharge is proposed with this project. The project was reviewed by the State Water Resources Control Board, Division of Drinking Water (Waterboard), which did not express any concerns related to water quality. The Waterboard regulates public water systems and will require the cemetery to obtain a permit to operate as a non-community water system. The cemetery has installed a new domestic well which will serve the existing and proposed facilities.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The project proposes minimal ground water use. No concerns were expressed by the groundwater sustainability agency or the County Water and Natural Resources Division.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
1. Result in substantial erosion or siltation on or off site?
  2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
  3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
  4. Impede or redirect flood flows?

FINDING: NO IMPACT:

The project may alter the drainage of the site due to the addition of new impervious surfaces including the proposed building and parking area which comprises approximately 3.0-acres of the 38.55-acre subject parcel. However, any runoff created by the addition of new impervious surfaces would be directed to a proposed storm water retention basin proposed in the southwest portion of the project site and would not result in off site flooding, on or off-site erosion or siltation, or contribute runoff water in excess of the proposed storm water retention basin. The project site is not in an area prone to flood.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

The project site is not located in an area prone to tsunami or seiche, or flood from Dam Failure or within a 100-year flood inundation area as per Figures 9-7 and 9-8 of the Fresno County General Plan Background Report.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The project is not anticipated to use substantial amounts of water during construction or operation. No conflicts with existing sustainable groundwater management plans, or water quality control plans were identified. The project proposes water supplied by a new onsite well which will be required to be permitted as a transient non-community, public water system through the State Water Resources Control Board, Division of Drinking Water.

## XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT:

The project will not physically divide an established community nor conflict with any identified land use plan, policy or regulation adopted for pr

## XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

The project site is not located in an identified mineral resources area, according to Figures 7-7 (Mineral Resource Locations) 7-8 (Principal Mineral Producing Locations 1997-1998), and 7-9 (Generalized Mineral Resource Zone Classifications) of the Fresno County General Plan Background Report.

## XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: NO IMPACT:

Construction of the project may result in some temporary increase in localized ambient noise and ground borne vibration from heavy construction equipment; however, operation of the project is not anticipated to result in a substantial increase existing noise level; additionally, operation of the project will be subject to the provisions of the Fresno County Noise Ordinance.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not located within an airport land use plan, nor within two miles of an airport.

## XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?; or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project is not anticipated to induce substantial population growth, nor does the project propose the construction of any new homes or displace any existing housing or people.

## XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:
  - 1. Fire protection;
  - 2. Police protection;
  - 3. Schools;
  - 4. Parks; or
  - 5. Other public facilities?

FINDING: NO IMPACT:

The project will not require the provision of new or physically altered governmental facilities.

## XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?



FINDING: NO IMPACT:

The project is not anticipated to result in increased use of existing neighborhood parks or other recreational facilities that would cause substantial physical deterioration of the park or facility. The nearest regional park to the project site is located approximately one and one-quarter mile southwest. The project will not include the development of any recreational facilities.

## XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The project proposes to take primary access from N. Polk Avenue, a County maintained road; and secondary access via a new internal road connecting to the existing cemetery, via S. Cornelia Avenue. There were no issues or concerns expressed by any reviewing agencies with the proposed location of the Polk Avenue access driveway, or the use of the existing access from Cornelia Avenue. However, Polk Avenue is classified as a local road in the County's General Plan requiring a minimum of 60 feet of right-of-way. Polk Avenue currently has 40 feet of right-of-way, therefore the dedication of an additional 10 feet of right-of-way along the parcel frontage of APN 326-030-81s frontage will be required. S. Cornelia Avenue is classified as an arterial in the County's General Plan requiring a minimum of 106 feet of right-of-way. S. Cornelia currently has 40 feet of right-of-way, therefore the dedication of an additional 33 feet of right-of-way along the parcel frontage of APN 326-030-07S will be required, in order to be consistent with the provisions County General Plan Transportation and Circulation Element, and to accommodate any new traffic generated by the proposed development.

The project site also has frontage on State Route (SR) 180 (W. Whitesbridge Avenue). According to Caltrans, SR 180 is ultimately planned to be a four-lane expressway with a 170-foot right of way width. Currently the section of SR 180 along which the subject parcel has frontage, has between 100-110 feet of right-of-way. However, any development must be based upon the ultimate right-of-way.

The project will be required to obtain the necessary encroachment permits for work within the right-of-way and to respect the ultimate right-of-way for the road as indicated in the County's General Plan. The County General Plan provides that a Level of Service (LOS) C is acceptable on non-urban County roads. Based upon the trip generation analysis prepared for this project, there would be no LOS issues as result of the added traffic trips.

\* **Mitigation Measure(s)**

1. *In order for the project to be consistent with the provisions of the Fresno County General Plan Transportation and Circulation Element, and to accommodate any new traffic generated by the proposed development, the following Mitigation Measures shall be implemented prior to occupancy of the proposed funeral home:*

- i. Polk Avenue currently has 40 feet of right-of-way, therefore the dedication of an additional 10 feet of right-of-way along the subject parcel frontage, identified as APN 326-030-81s, shall be required along S. Polk Avenue.
- ii. Cornelia currently has 40 feet of right-of-way, therefore the dedication of an additional 33 feet of right-of-way along the subject parcel frontage, identified as APN 329-030-07S, shall be required along S. Cornelia Avenue.

B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: NO IMPACT:

Vehicle Miles Travelled (VMT) associated with this project were evaluated by the Applicant's consultant LSA and summarized in a Trip Generation and VMT memorandum dated June 8, 2021. The memorandum concluded that the project would generate approximately 250 weekly trips, and approximately ten additional employee trips per day, which is well below the threshold of 110 trips per day established by the State Office of Planning and Research, Technical Advisory On Evaluating Transportation Impacts In CEQA, dated December 2018.

C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: NO IMPACT:

None of the reviewing agencies and departments concerned with traffic and transportation, expressed concern that the project would increase hazards to surrounding roadways. The project was reviewed by the California Department of Transportation (Caltrans), the Fresno County Department of Public Works and Planning, Design Division, and the Road Maintenance and Operations Division. Because the subject project has frontage along State Route 180 (W. Whitesbridge Ave.). Caltrans has recommended that large events utilize the existing westbound State Route 180 left turn lane at Cornelia avenue for ingress into the projects site, instead of the Polk Avenue entrance; and that the proposed access driveway off of S. Polk be located at least 470 feet south of its intersection with SR 180. The anticipated traffic generated by the proposed operation is not projected to exceed the threshold of 500 new trips and therefore no Traffic Impact Study was required by the County, however, the project is expected to generate up to 100 or more one-way trips, or 50 round trips

during funeral/memorial services; therefore, a Traffic Management Plan is required to address the additional traffic generated by such events.

\* **Mitigation Measure**

2. *Prior to issuance of building permits, a Traffic Management Plan, prepared by a licensed Traffic Engineer, shall be submitted for review and approval, to the Design Division and the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning. Operation of the proposed Funeral Home shall be in substantial conformance with the Traffic Management Plan, as approved by the Design Division and the Road Maintenance and Operations Division..*

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project will be required to comply with the requirements of the current Fire Code and Fresno County Ordinance Code as they pertain to emergency access standards.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
  1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
  2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

See Mitigation under Section V Cultural Resources.

\* **Mitigation Measure(s)**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist*

*shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

## XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: NO IMPACT:

The project proposes a new onsite wastewater treatment system (OWTS) to serve the proposed facility. The new septic system will be subject to permits and inspections and be subject to the provisions of the Fresno County Local Area Management Program (LAMP), the Fresno County Ordinance Code.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: NO IMPACT:

The project proposes to use approximately 200 gallons per day provided by a newly constructed onsite well. The project site is not located in an area designated as being water short. The project was reviewed by the Fresno County Department of Public Works and Planning, Water and Natural Resources Division, which determined that the proposed water supply would be adequate to serve the project.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: NO IMPACT:

The project will be served by a new onsite wastewater treatment system.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

FINDING: NO IMPACT:

The project is not anticipated to generate solid waste in excess of State or local standards, or the capacity of local infrastructure.

- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project will be required to comply with applicable State and local statutes and regulations with regard to solid waste.

## XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The project site is not located in a designated State Responsibility Area for purposes of fire protection, nor in an area otherwise at increased risk from wildfire.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or

animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

No impacts to fish and wildlife species or their habitat were identified. No historical, cultural or tribal cultural resources were identified, however, in the event the previously undiscovered historical, cultural or tribal cultural resources are found during development, mitigation has been included requiring a halt to work until the origin and disposition of such resources can be ascertained.

\* **Mitigation Measure(s)**

1. See Mitigation Measures under Sections V and XVIII above.
- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

No cumulatively considerable impacts were identified, however, since the project does have the potential to create impacts through the generation of new traffic during events on surrounding roads, which is in addition to the current traffic counts, and that which may be added by other projects, including transportation infrastructure projects for road widening and the addition of new travel lanes, or new intersection stop control or signalization which may occur in the vicinity in the future.

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: NO IMPACT:

No potential for substantial adverse effects on human beings, resulting from the project were identified.

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3692, amending CUP 270, staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to Biological Resources, Energy, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Utilities and Service Systems, and Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Hydrology and Water Quality have been determined to be less than significant.

Potential impacts relating to Aesthetics, Cultural Resources, Geology and Soils, Transportation and Tribal Cultural Resources have determined to be less than significant with compliance with the included Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.

JS

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3600-3699\3692\IS CEQA\CUP 3692 Initial Study Writeup.docx



E20221000041

# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED  
FEB 25 2022  
TIME 12:21 pm  
By *Jessica Muñoz*  
FRESNO COUNTY CLERK  
DEPUTY  
For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 7948 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY NO. 7948** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3692** filed by **SCI FRESNO MEMORIAL GARDENS**, proposing to amend CUP No. 270 to allow the construction and operation of a 9,952 square-foot funeral chapel with related offices, including an additional 3,977 square feet of covered exterior area, located on the undeveloped portion of the previously approved cemetery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southeast corner of W. Whitesbridge Ave. (State Route 180) and S. Polk Ave. approximately one mile west of the city limits of the City of Fresno (APN:326-030-81S, 07S, & 10) (175 S Cornelia Avenue) (Sup. Dist.: 1).

Adopt the Mitigated Negative Declaration prepared for Initial Study No. 7948, and take action on Unclassified Conditional Use Permit Application No. 3692 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS No. 7948 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

### Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from March 2, 2022, through April 1, 2022

Email written comments to [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov), or mail comments to:

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION  
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200  
The County of Fresno is an Equal Employment Opportunity Employer



E202210000041

Attn: Jeremy Shaw  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721

IS No. 7948 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at [www.co.fresno.ca.us/initialstudies](http://www.co.fresno.ca.us/initialstudies). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Jeremy Shaw at the addresses above.

### **Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on April 14, 2022, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Jeremy Shaw (559) 600-4207.

Published: March 2, 2022

**PROGRAM ACCESSIBILITY AND ACCOMMODATIONS:** The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at [jpotthast@fresnocountyca.gov](mailto:jpotthast@fresnocountyca.gov). Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Unclassified Conditional Use Permit Application No.3692 & Initial Study No.7948

Lead Agency: Fresno County Contact Person: Jeremy Shaw
Mailing Address: 2220 Tulare Street, 6th Floor Phone: (559) 600-4207
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
Cross Streets: Whitesbridge Ave. (SR 180) & S. Polk Ave. and SR 180 and Cornelia Avenue Zip Code: 93706
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 62.18
Assessor's Parcel No.: 326-030-81S/326-030-07S/326-030-06S Section: 10 Twp.: 14S Range: 19E Base: MDBM
Within 2 Miles: State Hwy #: State Route 180 Waterways: Houghton Canal
Airports: N/A Railways: SJVR Schools: Madison Elementary

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ X ] Mit Neg Dec Other:

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ X ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ X ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[ X ] Aesthetic/Visual [ ] Fiscal [ X ] Recreation/Parks [ X ] Vegetation
[ X ] Agricultural Land [ X ] Flood Plain/Flooding [ X ] Schools/Universities [ X ] Water Quality
[ X ] Air Quality [ X ] Forest Land/Fire Hazard [ X ] Septic Systems [ X ] Water Supply/Groundwater
[ X ] Archeological/Historical [ X ] Geologic/Seismic [ X ] Sewer Capacity [ X ] Wetland/Riparian
[ X ] Biological Resources [ X ] Minerals [ X ] Soil Erosion/Compaction/Grading [ X ] Growth Inducement
[ ] Coastal Zone [ X ] Noise [ X ] Solid Waste [ X ] Land Use
[ X ] Drainage/Absorption [ X ] Population/Housing Balance [ X ] Toxic/Hazardous [ X ] Cumulative Effects
[ ] Economic/Jobs [ X ] Public Services/Facilities [ X ] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Agriculture/ AE-20/ Agriculture (County Adopted Edison Community Plan)

Project Description: (please use a separate page if necessary)

Amend CUP No. 270 to allow the construction and operation of a 9,952 square-foot funeral chapel with related offices, including an additional 3,977 square feet of covered exterior area, located on the undeveloped portion of the previously approved cemetery in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

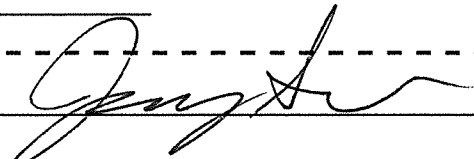
- |   |  |
|---|--|
| <input type="checkbox"/> Air Resources Board                            | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                      | <input checked="" type="checkbox"/> Pesticide Regulation, Department of      |
| <input checked="" type="checkbox"/> Caltrans District #6                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #                          |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #4               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of   | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date March 2, 2022 Ending Date April 1, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Land Development Services, Inc.</u>	Applicant: <u>SCI Fresno Memorial Gardens</u>
Address: <u>623 Van Ness Avenue</u>	Address: <u>1929 Allen Parkway</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Houston, TX 77019</u>
Contact: <u>Dirk Poeschel</u>	Phone: <u>(713) 525-9089/ (559) 268-7823</u>
Phone: <u>(559) 445-0374</u>	

Signature of Lead Agency Representative:  Date: 2/25/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

DATE: November 9, 2020

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director  
Department of Public Works and Planning, Attn: John R. Thompson, Assistant Director  
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager  
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David A. Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather  
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather  
Resources Division, Solid Waste, Attn: Amina Flores-Becker  
Development Engineering, Attn: Kevin Nehring, Senior Engineer  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Nadia Lopez/Martin Querin/Wendy Nakagawa  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spauhurst/Gloria Hensley  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes  
Agricultural Commissioner, Attn: Melissa Cregan  
Sheriff's Office, Attn: Captain Mark Padilla, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice  
County Counsel, Attn: Alison Samarin, Deputy County Counsel  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson, Biologist  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CALTRANS, Attn: Dave Padilla  
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist  
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo. Caitlin Juarez  
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson  
Native American Heritage Commission (NAHC), Attn: Katy Sanchez  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst

Picayune Rancheria of the Chuckchansi Indians, Attn: Heather Airey/Cultural Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/ Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Leanne Walker-Grant, Tribal Chairperson  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
North Central Fire Protection District, Attn: George D. Mavrikis, Fire Marshal  
North Kings GSA, Attn: Kassy D. Chauhan, Executive Officer  
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com

FROM: Jeremy Shaw, Planner  
Development Services and Capital Projects Division

SUBJECT: Unclassified Conditional Use Permit Application No. 3692 and Initial Study Application No. 7948

APPLICANT: Service Corporation International (SCI) Fresno Memorial Gardens

DUE DATE: November 23, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to amend Unclassified Conditional Use Permit No.270 and allow the construction and operation of a new funeral chapel facility consisting of a 15,560 square-foot building with related offices westerly adjacent to the existing cemetery, on a 38.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The project site is located on the south side of West Whitesbridge Avenue (State Route 180) between South Polk Avenue and South Cornelia Avenue, and approximately one mile west of the nearest city limits of the City of Fresno Sup. Dist.: 1) (APN:326-030-81S, 07S, & 10)(175 S Cornelia Avenue).

We must have your comments by **November 23, 2020**. Any comments received after this date may not be used.

**NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Jeremy Shaw, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4207 or jshaw@fresnocountyca.gov via email.

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*Activity Code (Internal Review): 2384*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 10/7/20

CUP 3692

(Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services and Capital Projects Division 2220 Tulare St., 6th Floor Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class )/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow a CUP to allow a 12,700 +/- sq. ft. funeral chapel and related offices at an existing cemetery in the AE-20 zone.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: south side of SR 180 between Cornelia and Hayes Street address: 175 S. Cornelia Ave. Fresno CA 93706

APN: 326-030-815 Parcel size: 38.55 AC. Section(s)-Twp/Rg: S 10 - T 14 S/R 19 E

ADDITIONAL APN(s): 326-030-075 & 326-030-10

I, Dirk Roedel Land Dev. Serv. Inc. (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include SCI Freno Memorial Gardens and Dirk Roedel Land Dev. Serv. Inc.

CONTACT EMAIL: kowfney@dplds.com/dirk@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3692 (Amend CUP 270) Fee: \$4,569.50
Application Type / No.: Pre-App Credit Fee: \$-247.00
PER/Initial Study No.: IS7948 Fee: \$5,151.00
Ag Department Review: Fee: \$93.00
Health Department Review: Fee: \$92.00
Received By: J.S. Invoice No.: 134956 TOTAL: \$10,598.50

UTILITIES AVAILABLE:

WATER: Yes [ ] / No [X] Agency: private well
SEWER: Yes [ ] / No [X] Agency: private septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T - S/R - E

Related Application(s):
Zone District:
Parcel Size:

APN # - - -
APN # - - -
APN # - - -
APN # - - -

over.....



Development Services  
and  
Capital Projects  
Division

Mail To:  
Dirk Poeschel Land  
Development Services, Inc.  
923 Van Ness Ave Ste. 200  
Fresno, CA 93721

Pre-Application Review

Department of Public Works and Planning

NUMBER: 20-101808  
APPLICANT: Dirk Poeschel  
PHONE: 559-445-0374

PROPERTY LOCATION: 175 S Cornelia Ave Fresno, CA 93706  
APN: 326 - 030 - 07S/10 ALCC: No  Yes  #            VIOLATION NO.             
CNEL: No  Yes            (level) LOW WATER: No  Yes            WITHIN 1/2 MILE OF CITY: No  Yes             
ZONE DISTRICT: AE20; SRA: No  Yes  HOMESITE DECLARATION REQ'D.: No  Yes   
LOT STATUS:

Zoning: ( ) Conforms; ( X ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No  Yes  ZM#            Initiated            In process           

Map Act: ( ) Lot of Rec. Map; ( X ) On '72 rolls; ( ) Other           ; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No  Yes  DISTRICT:            PERMIT JACKET: No  Yes

FMFCD FEE AREA: ( X ) Outside ( ) District No.:            FLOOD PRONE: No  Yes

PROPOSAL Amendment to CUP 270 to allow expansion of an existing cemetery (Fresno Memorial Gardens) to allow a funeral chapel and related offices in the AE20 zone district.

COMMENTS: APN's 326-030-81S & 326-030-09 are included on site plan for SPR.

ORD. SECTION(S): 853.B.3 BY: H. McGill DATE: 3/9/20

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture ( ) GPA:           

COMMUNITY PLAN: Edison ( ) JAA:           

REGIONAL PLAN:            ( X ) CUP: 4,569.50 (507)

SPECIFIC PLAN:            ( ) JRA:           

SPECIAL POLICIES:            ( ) JVA:           

SPHERE OF INFLUENCE:            ( ) JAT:           

ANNEX REFERRAL (LU-G17/MOU):            ( ) JTT:           

PROCEDURES AND FEES:

( ) MINOR VA:           

( X ) HD: 992.00

( X ) JAG COMM: 93.00

( ) ALCC:           

( X ) IS PER: 5,151.00

( ) Viol. (35%):           

( ) Other:           

Filing Fee: \$ 10,805.50

Pre-Application Fee: - \$247.00

Total County Filing Fees: \$10,558.50

COMMENTS:           

FILING REQUIREMENTS:

( X ) Land Use Applications and Fees

( X ) This Pre-Application Review form

( X ) Copy of Deed / Legal Description

( X ) Photographs

( ) Letter Verifying Deed Review

( X ) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.

( X ) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

( X ) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

( X ) Project Description / Operational Statement (Typed)

( ) Statement of Variance Findings

( ) Statement of Intended Use (ALCC)

( ) Dependency Relationship Statement

( ) Resolution/Letter of Release from City of             
Referral Letter #           

BY: JEREMY SHAW DATE: 3-10-20  
PHONE NUMBER: (559) 600 - 4207

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

( ) COVENANT

( ) MAP CERTIFICATE

( ) PARCEL MAP

( ) FINAL MAP

( ) FMFCD FEES

( ) ALUC or ALCC

( X ) SITE PLAN REVIEW

( X ) BUILDING PLANS

( X ) BUILDING PERMITS

( ) WASTE FACILITIES PERMIT

( X ) SCHOOL FEES

( X ) OTHER (see reverse side)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

WHEN RECORDED, MAIL TO:

Department of Transportation  
Right of Way Department  
2451 West Shaw Avenue  
Fresno, CA 93722

State Business - No recording fee  
(Gov. Code 6703)  
DEPT. OF TRANSPORTATION

By *John J. [Signature]*  
RIGHT OF WAY AGENT

Fresno County Recorder  
William C. Greenwood

DOC- 2000-0054353

Post 2-Chicago Title Company

Friday, MAY 05, 2000 08:00:00

FRE \$0.00

T&I Pd \$0.00

Nbr-0000331337

adv/RB/1-4

Posted on Record Map

By: DWR

Date: 7/19/00

*VCAN*

**ORIGINAL  
GRANT DEED  
(CORPORATION)**

CHICAGO TITLE  
466888-1

APN 326-030-06

Space above this line for Recorder's Use

NO TRANSFER TAX

District	County	Route	Post	Number
06	FRE	180	KP 83.81	83285

SCI CALIFORNIA FUNERAL SERVICES, INC., formerly known as

Fresno Memorial Gardens, a California Cemetary Corporation

a corporation organized and existing under and by virtue of the laws of the State of CALIFORNIA, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the unincorporated territory, County of Fresno, State of California, described as:

(DESCRIPTION FOLLOWS ON PAGE 2)



That portion of Lot 62 of FRUIT VALE ESTATE, according to the map thereof filed April 10, 1889 in Book 3, Page 67 of Plats, Fresno County Records, lying northerly and northwesterly of the following described courses:

BEGINNING at a point on the West line of the Northeast quarter of Section 10, Township 14 South, Range 19 East, M.D.M., distant thereon S 00°16'04" W, 32.745 meters from the North quarter corner of said Section;

THENCE (1) S 89°43'56" E, 6.096 meters to the West line of said Lot:

THENCE (2) N 42°19'59" E, 22.075 meters;

THENCE (3) N 78°36'53" E, 35.691 meters to the North line of said Lot;

THENCE (4) N 00°16'20" E, 9.143 meters to a point on the North line of said Northeast quarter, distant thereon S 89°43'40" E, 55.842 meters from said North quarter corner.

TOGETHER WITH underlying fee interest, if any, contiguous to the above-described property in and to Polk Avenue and existing State Route 180 (Whitesbridge Road).

Containing 0.035 hectare, more or less, in addition to those portions included within Polk Avenue and existing State Route 180 (Whitesbridge Road).

EXCEPTING THEREFROM one-half of all oil, gas and other mineral substances on said real property and each and every part thereof, as reserved in the deed from Bank of America, N.T. & S.A., the duly appointed, qualified and acting Administrator with the will annexed of the estate of Andrew A. Brown, deceased, to Robert C. Francis and Ina V. Francis, his wife, dated January 5, 1942, recorded January 20, 1942, as Document No. 2885.

As to the remainder of oil, gas and minerals:

EXCEPTING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstock and or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to

(Description continues on page 3)

redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands.

The bearings and distances used in this description are on the California Coordinate System of 1983, Zone 4. Multiply distances by 1.00006478 to convert to ground distances. Area is ground area.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature *Duane Quinn*  
Professional Land Surveyor

Date September 15, 1998



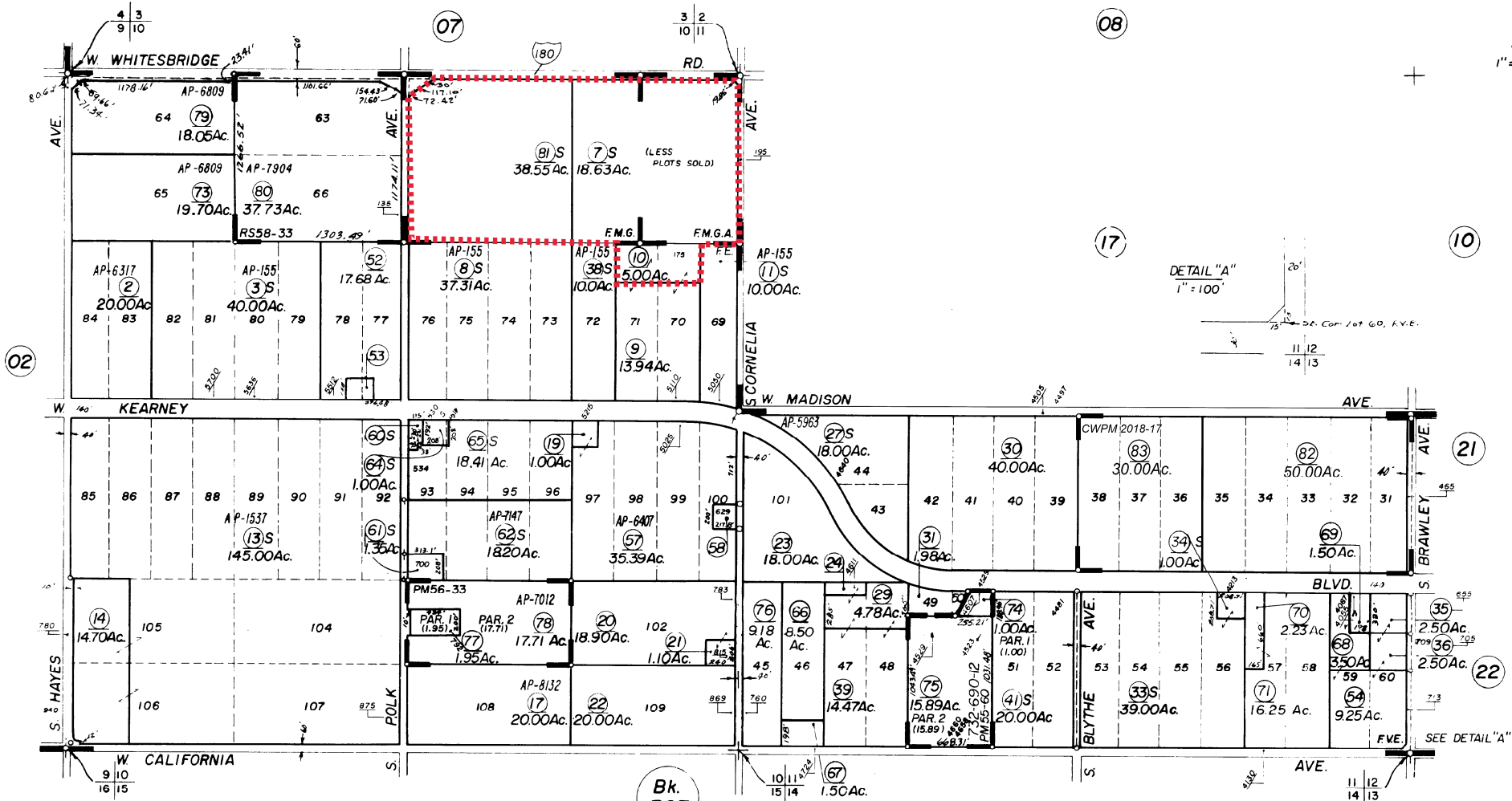
4

SUBDIVIDED LAND IN SEC. 10 & POR. SEC. 11, T.14 S., R.19 E., M.D.B.&M.

Tax Area  
62-014  
62-030

326-03

— NOTE —  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.



Agricultural Preserve  
Fresno Memorial Gardens, Amended - Plat Bk. 21, Pg. 47  
Fresno Memorial Gardens - Plat Bk. 19, Pg. 32  
Fruit Vale Estates - Plat Bk. 3 Pg. 67  
Parcel Map No. 7572 - Bk. 55, Pg. 60  
Parcel Map No. 7633 - Bk. 56, Pg. 33

Certificate of Parcel Map Waiver No. 2018-17, Doc. 2019-0035299, 4-9-19  
Record of Survey - Bk. 58, Pg. 33

Assessor's Map Bk. 326 - Pg. 03  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

May 14, 1957

Mr. Glen C. Harnish, Sr.  
5775 N. Van Ness Boulevard  
Fresno 5, California


Dear Mr. Harnish:

Concerning your application for a special use permit to establish a cemetery, being Special Use Permit No. 270, the Fresno County Planning Commission took action to deny said special use permit.

A copy of Resolution No. 1439 recording this action will be mailed to you at an early date.

Very truly yours,

STAN OTT  
Director of Planning

  
DONALD W. GOUGE  
Planning Technician II

DWG:jt  
cc: W. H. Stammer, Attorney

# Fresno, California

COURT HOUSE ROOM 205 PHONE AM 8-6011 - EXT. 424

SIDNEY L. CRUFF  
4TH DISTRICT  
COURT HOUSE, FRESNO  
HENRY J. ANDREAS  
5TH DISTRICT  
COURT HOUSE, FRESNO

June 21, 1957

RECEIVED  
JUN 24 1957

Fresno County Planning Commission

Mr. Glen C. Harnish, Sr.  
5775 No. Van Ness Boulevard  
Fresno 5, California.

Dear Mr. Harnish:

This is to advise you that the Board of Supervisors at its meeting on June 18, 1957, granted your Special Use Application No. 270 on property located on the south side of Whites Bridge Road between South Cornelia and South Polk Avenues, more particularly described as Lots 61, 62, 67 and 68 Fruitvale Estates, Section 10, Township 14 South, Range 19 East, M. D. B. & M., to establish, maintain improve and operate a Cemetery for the interment of human dead.

Very truly yours,

J. L. BROWN, COUNTY CLERK

By

  
Deputy

CHM:h  
cc: Planning Commission ✓

FRESNO COUNTY PLANNING COMMISSION  
RESOLUTION NO. 1927  
Special Use Application No. 270a (Approved)

WHEREAS, the Fresno County Planning Commission did on 29 October 1959 at 11:00 A.M., conduct a public hearing to consider the application of Fresno Memorial Gardens for a Special Use Permit to construct a superintendent's home and garage, an equipment storage building and a storage yard to be used in conjunction with Fresno Memorial Gardens Cemetery on property described as the north 330 feet of Lots 70 and 71 of Fruitvale Estates. Section 10, T. 14 S., R. 19 E., M.D.B.&M. (None of this area to be used for interment purposes). This property is located on the west side of S. Cornelia Avenue between West Whites Bridge Road and W. Kearney Avenue, in an area presently zoned R-4 (Rural Residential) Zone, which application, required by Fresno County Zoning Ordinance (Ord. #322 as amended), was filed on 19 September 1959, and

WHEREAS, said Commission, as a result of its inspection, investigations, and studies made by itself and in its behalf, and of testimonies offered at said hearing, has established existence of the following circumstances:

1. This five acre parcel has no direct frontage on a public road and is located to the south of the interment area for the Fresno Memorial Gardens Cemetery. The property is in agricultural use and surrounding properties to the east, west and south are also developed for agriculture. The Fresno Memorial Gardens Cemetery is not at this time developed; however, considerable investment has been made in the property and early use is anticipated.
2. The plot plan submitted by the applicant indicates development of the property with a superintendent's home, an equipment storage building and an outside storage area. The site has access from Cornelia Avenue by way of a 20 foot driveway through the property proposed for interment purposes. The applicant noted that the buildings were not necessarily located and dimensioned to the exact scale; however, they felt that the placement of the buildings could coincide with what was shown. The applicant explained their development on this property would include storage and repair of equipment and they also anticipated they would do minor cement work necessary for preparation of headstones, repair of curbing on the property and also the possible fabrication of burial vaults. They explained that in making the application they did not feel it necessary to itemize all of the particular jobs that would be done from the premises.
3. One of the adjacent property owners noted that there is a private canal serving his property which is located approximately along the north line of the property in question. He wanted to have assurance from the Planning Commission that their approval of the Special Use permit would have no affect on his water rights. This property owner also raised the question of the cemetery's right to fabricate burial vaults since this was not included specifically in their application. This property owner further felt that the entire site should be controlled by a specific land use plan rather than the loose representation indicated on the drawing submitted.
4. The Planning Commission felt that the area proposed for this development was suitably located in the community whereby it would not cause distress to adjacent property developments. They, therefore, felt that the permit should be approved subject to the conditions itemized below.

COPY

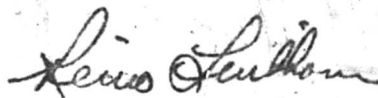
NOW, THEREFORE, BE IT RESOLVED that this application for Special Use Permit No. 270a be recommended for approval by the Board of Supervisors, subject to the following conditions:

1. The granting of this special use permit shall in no way alter the rights of adjacent property owners for procurement of water by way of the existing canal along the northerly property line of the subject property.
2. The buildings shown on the map of development submitted by the applicant shall be construed to be properly located in respect to adjacent property lines and the number of buildings shall not exceed the three shown on the plan.
3. The storage yard and storage building may be used for general cemetery purposes as required, including the storage, maintenance and repair of equipment and also for the storage and use of supplies necessary for cemetery operation with the following exception:

Fabrication of cement burial vaults or liners shall not be permitted under this use permit. A separate application shall be made for a use permit to allow such fabrication.

The foregoing resolution was approved by the Fresno County Planning Commission upon motion by Commissioner McNulty, seconded by Commissioner Forkner.

VOIING: YES: Commissioners McNulty, Forkner, Mar, Barr, Mann, O'Neal, Preuss  
NO: None  
Absent: None

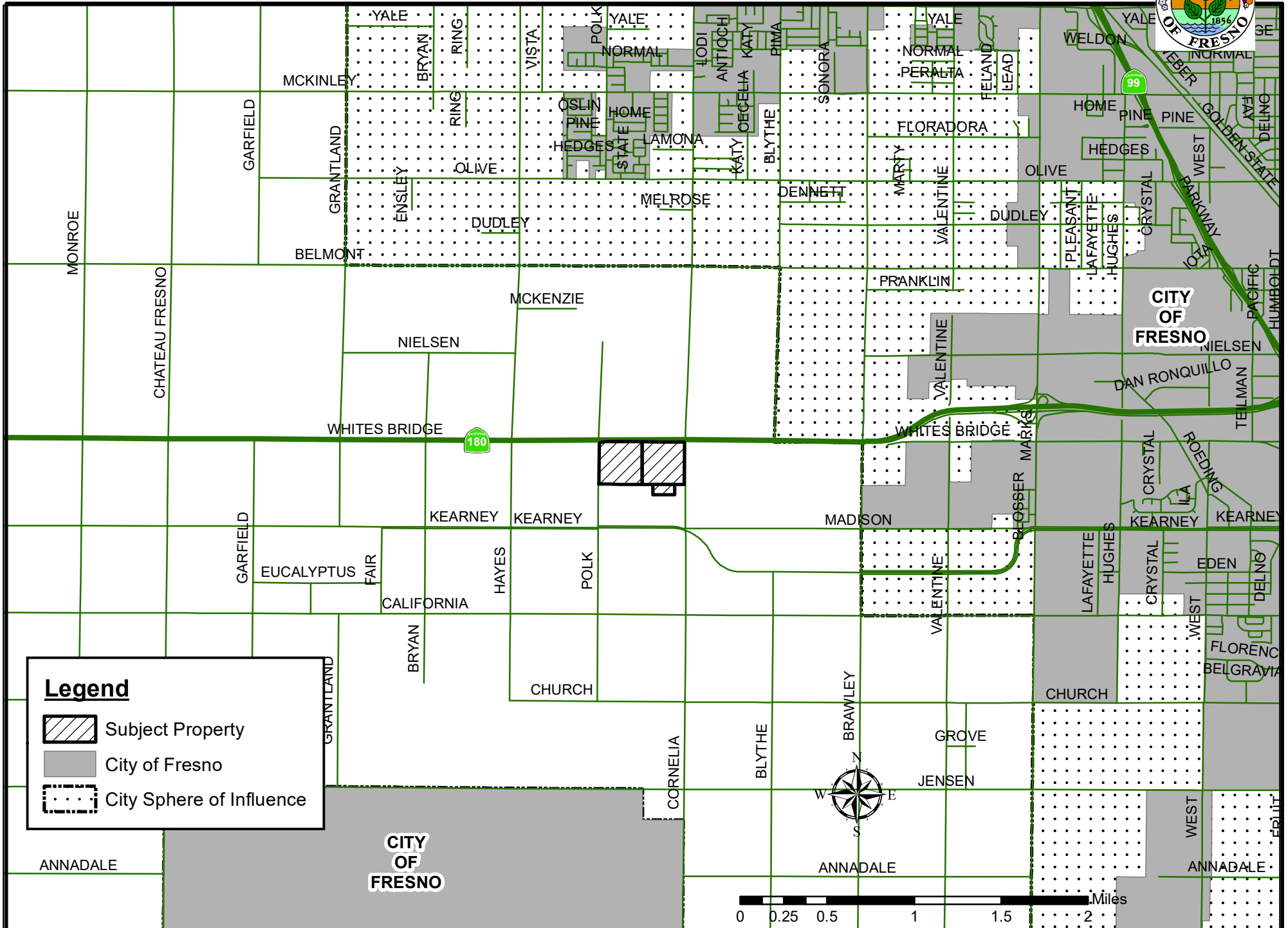


REINO LIUKKONEN  
Director of Planning-Secretary  
Fresno County Planning Commission

DATED: 29 October 1959  
RES: 1927  
SU: 270a  
RRB:ca:mb

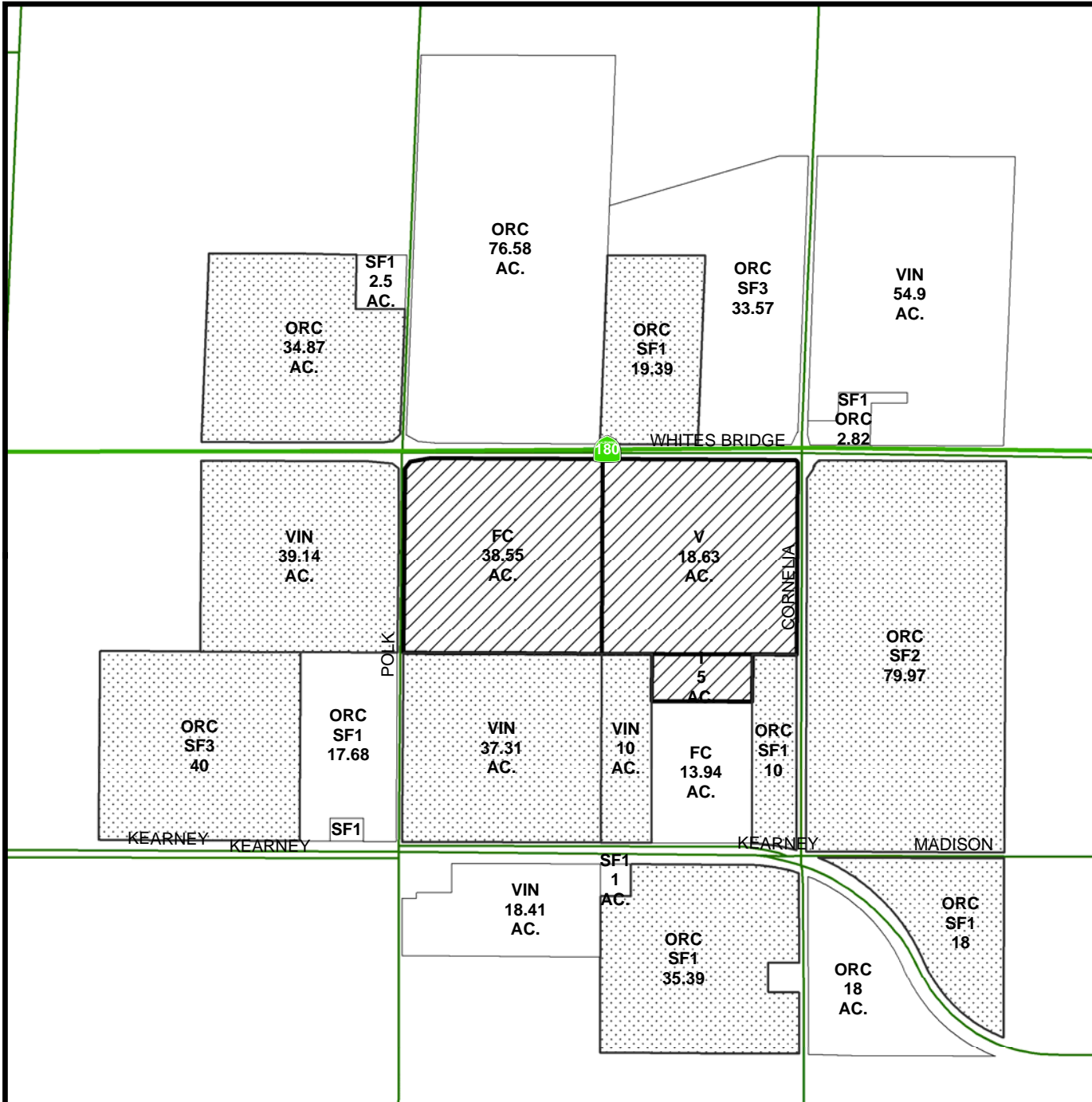
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# LOCATION MAP





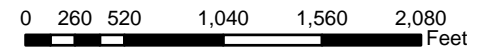
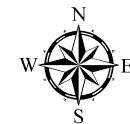
# EXISTING LAND USE MAP



LEGEND	
FC - FIELD CROP	
I - INDUSTRIAL	
ORC - ORCHARD	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	
VIN - VINEYARD	

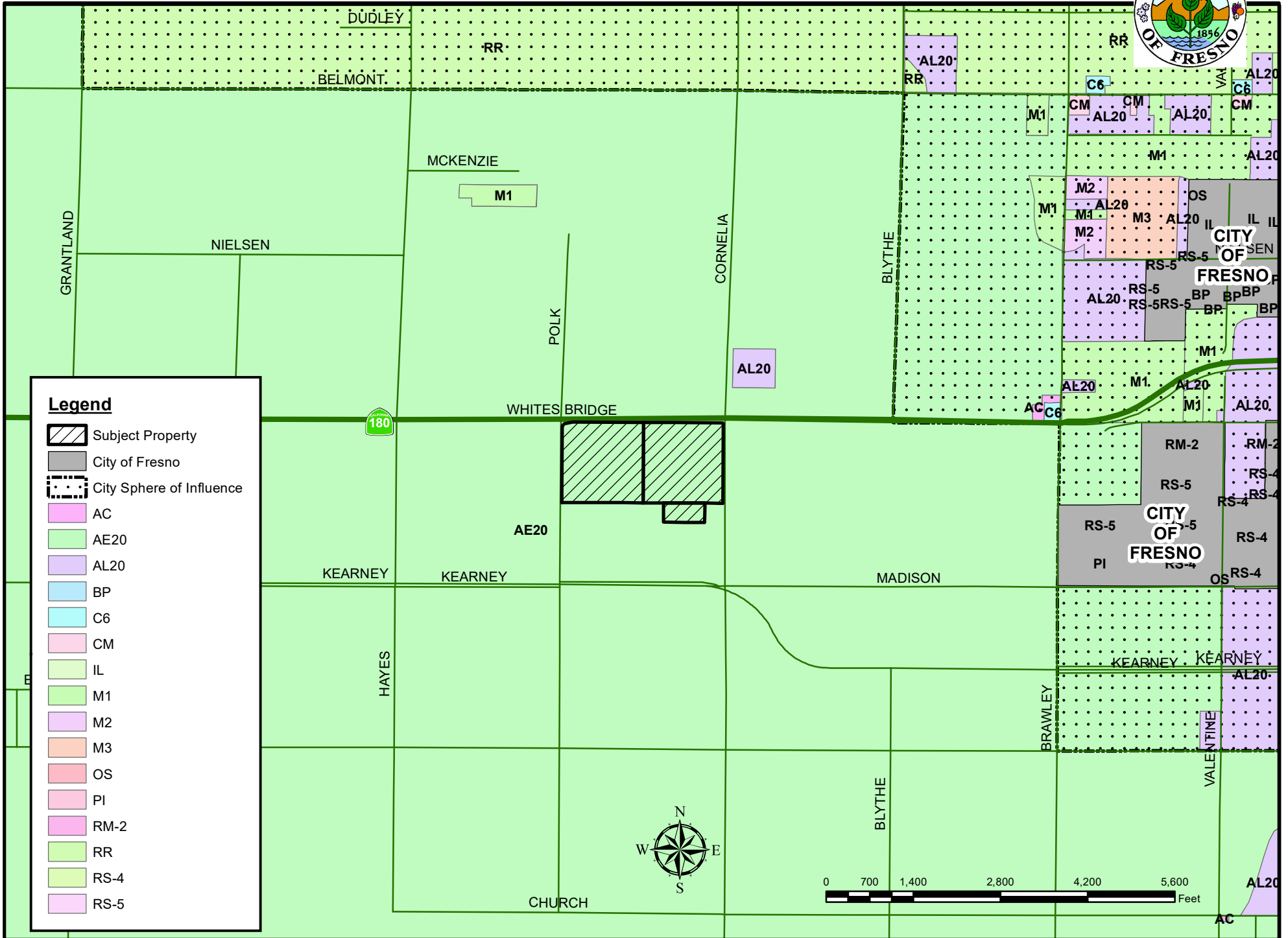
**LEGEND:**

- Subject Property
- Ag Contract Land



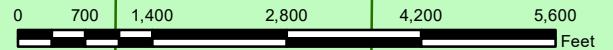
Department of Public Works and Planning  
Development Services Division

# EXISTING ZONING MAP



**Legend**

- Subject Property
- City of Fresno
- City Sphere of Influence
- AC
- AE20
- AL20
- BP
- C6
- CM
- IL
- M1
- M2
- M3
- OS
- PI
- RM-2
- RR
- RS-4
- RS-5



**Project Operational Statement**  
**SCI Fresno Memorial Gardens Funeral Home**  
**October 1, 2020**

**Applicant:** Service Corporation International (SCI)  
Fresno Memorial Gardens Funeral Home  
c/o Mr. John Cesmirosky  
1929 Allen Parkway  
Houston, TX 77019  
[John.Cesmirosky@Sci-us.com](mailto:John.Cesmirosky@Sci-us.com)

**Property Owner:** Same as above

**Project Address:** 175 S. Cornelia Ave.  
Fresno, CA 93706

**Representative:** Dirk Poeschel Land Development Services, Inc.  
923 Van Ness Ave., Suite No. 200  
Fresno, CA 93721

**APN:** 326-030-81S & 326-030-07S & 326-030-10

**Zoning:** AE-20 Exclusive Agriculture

**Area:** 38.55 +/- acres

**Request**

Per Section 853 B.3 of the Fresno County Zoning Ordinance grant an Unclassified Conditional Use Permit to allow a 12,700 +/- sq. ft. funeral chapel and related offices at an existing cemetery in the AE-20 zone.

Please see the attached site plan.

**BACKGROUND/PROJECT JUSTIFICATION**

Fresno Memorial Park which is owned by the applicant has been serving families in the San Joaquin Valley since 1958. The applicant desires to construct a funeral chapel at the facility to hold services and conduct its funeral business. The facility will be limited to funeral services with burial preparation activities performed elsewhere.

**1. NATURE OF THE OPERATION:**

The applicant desires to construct a funeral home on the grounds of Fresno Memorial Gardens that has been serving families in the San Joaquin Valley since 1958. The proposed new building

will provide office and sale services to customers and seating and other amenities for funeral services. As stated above, the facility will be limited to funeral services with burial preparation activities likely performed elsewhere. The proposed facility will be very well maintained and operated in accordance with applicable permits.

The project site plan will be modified to comply with Fresno County Conditional Use Permit submittal requirements.

**2. OPERATIONAL TIME LIMITS:**

Typical office and service hours of operation are 8AM-5PM Monday through Saturday. However, some days, funeral services may occur in the evening until 9PM although most evening services are concluded by 8pm.

**3. NUMBER OF CUSTOMERS/VISITORS:**

Using 2017 as a typical year, the Fresno Whitehurst/SCI facility served 318 clients with 203 services occurring at the graveside or church, 65 families had no services at all with only 50 daily services being conducted within the existing Saginaw Ave. chapel. So, in 2017 an average of about one service a week during the day occurred at the Saginaw Ave. facility.

In 2017, 80 evening services or visitations were conducted or 1 ½ evening visitations or services a week. Evening services begin at 7pm. Evening services visitors arrive and leave at varying times. Evening services typically conclude by 8pm.

An average burial has approximately 50 visitors.

For most of the time, the new building will be used as a business office with a small staff. The new building was specifically designed for this site. The facility will be very well maintained and operated per applicable permits.

**4. EMPLOYEES:**

Current staff at the cemetery is 14. The proposed funeral home will add 5 staff.

**5. SERVICE/DELIVERY VEHICLES:**

A company hearse, family car and service van will be parked on site.

**6. ACCESS TO THE SITE:**

The facility will take access from S. Cornelia Ave. and/or State Route 180.

**7. NUMBER OF PARKING SPACES FOR EMPLOYEES:**

Per county standards.

**8. ARE ANY GOODS TO BE SOLD ON-SITE:**

Vaults, caskets, flowers and funeral services will be sold on site. No items are manufactured on site.

**9. EQUIPMENT USED:**

NA

**10. SUPPLIES/MATERIALS:**

NA

**11. DOES THE USE CAUSE AN UNSIGHTLY APPEARANCE, NOISE, GLARE, DUST or ODOR?**

No. The facility will be very attractive.

**12. LIST ANY SOLID/LIQUID WASTES TO BE PRODUCED:**

Limited waste will be generated by the proposed project. Refuse will be disposed of by a licensed refuse hauler.

**13. ESTIMATED VOLUME OF WATER TO BE USED:**

Site irrigation water is provided by an existing well that also has the capacity to provide adequate water for fire protection. A new well will be developed for potable water purposes.

**14. DESCRIBE ANY PROPOSED ADVERTISING:**

Per county requirements a sign will be located as noted on the project plan.

**15. WILL EXISTING BUILDINGS BE USED OR WILL NEW BUILDINGS BE CONSTRUCTED?**

A 12,700 +/- sq. ft. funeral chapel and related office will be constructed on the site per the project site plan.

**16. EXPLAIN WHICH BUILDING/PORION OF BUILDINGS WILL BE USED IN THE OPERATION:**

As described above, the new building will be used for funeral planning, visitations and chapel services.

**17. WILL ANY OUTDOOR LIGHTING OR OUTDOOR SOUND AMPLIFICATION SYSTEM BY USED?**

Typical parking lot lights will be installed per code. No outdoor sound or address system will be used.

**18. LANDSCAPING/FENCING PROPOSED:**

Landscaping will meet county code and will be attractive. Fencing will be installed around the proposed building.

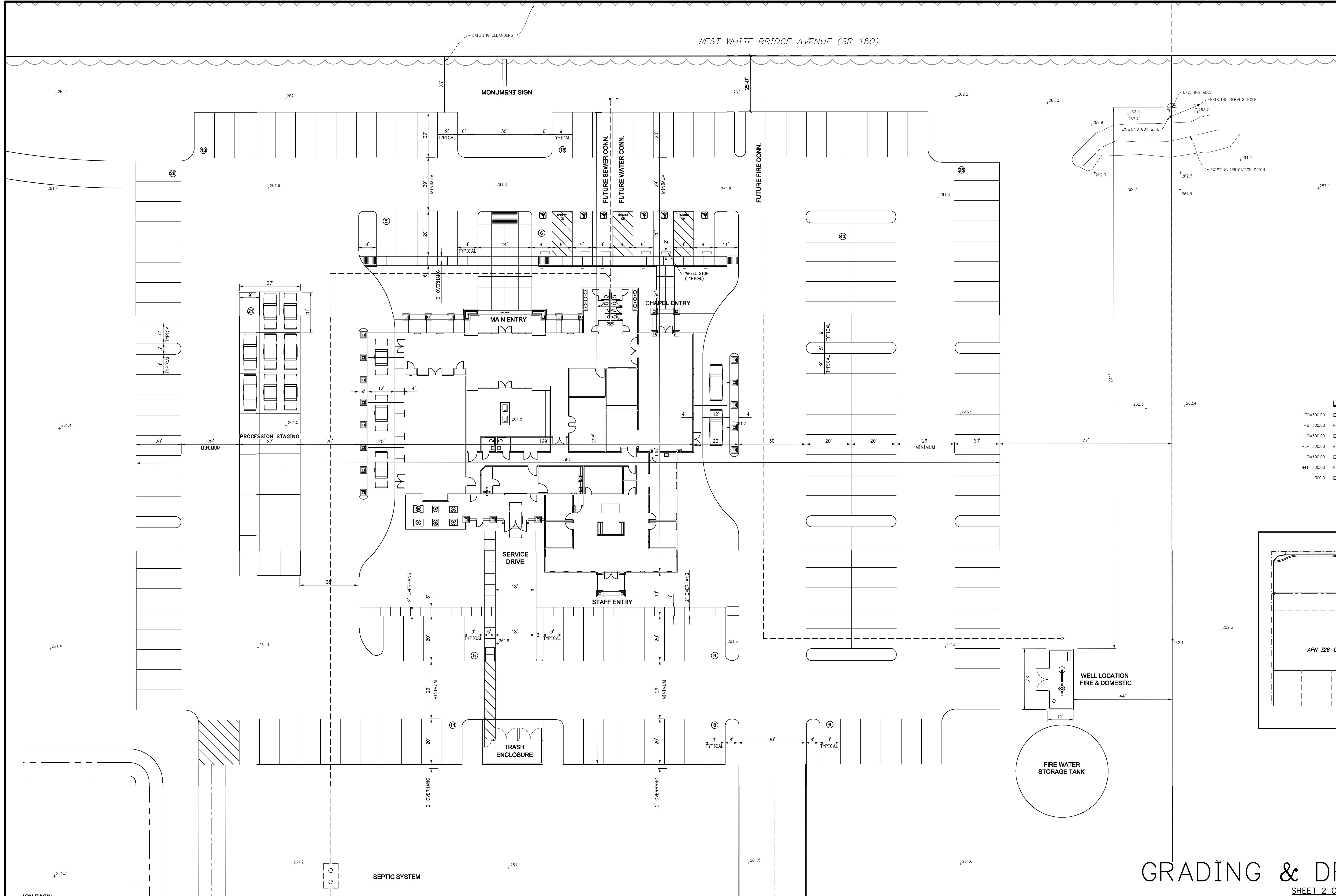
**19. OTHER INFORMATION THAT WILL PROVIDE A CLEAR UNDERSTANDING OF THE PROJECT/OPERATION:**

The proposed facility will provide a single convenient location for families with this general geographic area to plan for and conduct funeral and cemetery services.

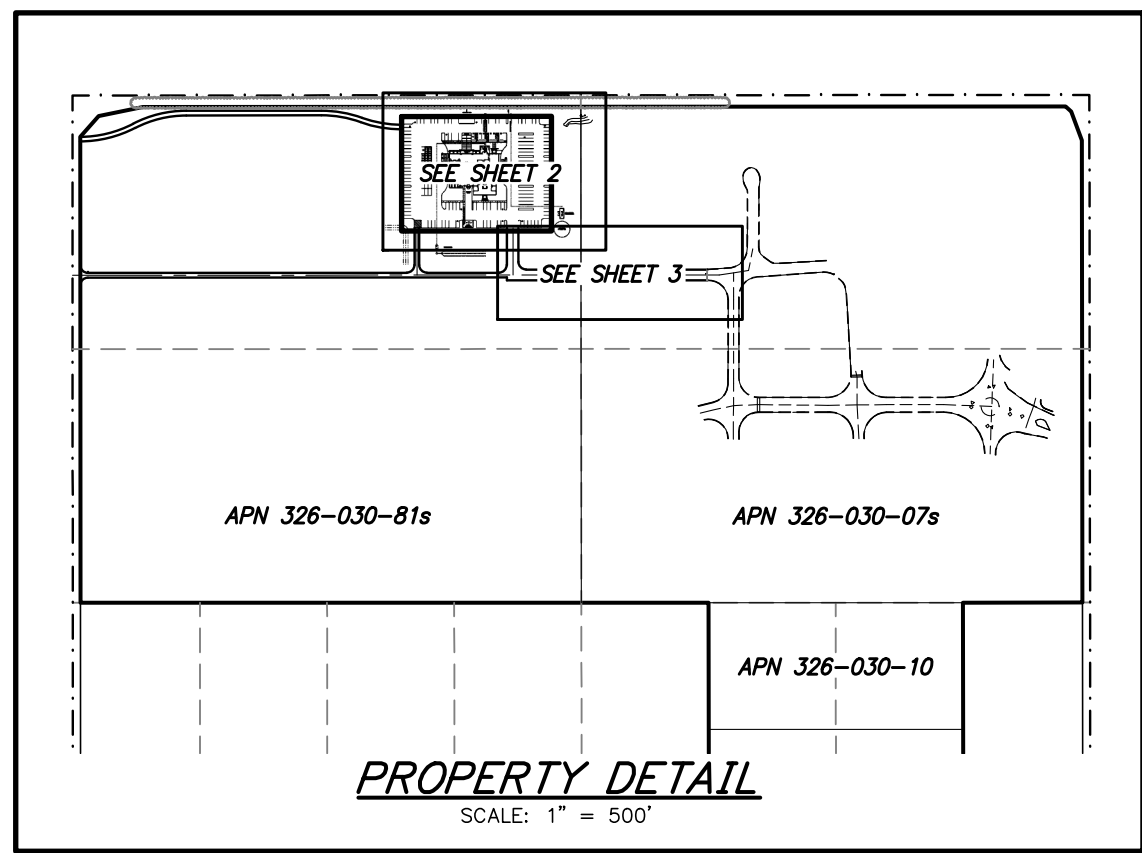
**20. IDENTIFY ALL OWNERS, OFFICERS, AND/OR BOARD MEMBERS FOR EACH APPLICATION SUBMITTED:**

Service Corporation International (SCI)  
Fresno Memorial Gardens Funeral Home  
c/o Mr. John Cesmirosky  
1929 Allen Parkway  
Houston, TX 77019

c:\users\madi\datto workplace\current clients\sci fresno memorial gardens 19-19\correspondence\operational statement.docx



- LEGEND**
- +TC=300.00 EXISTING TOP OF CURB ELEVATION
  - +G=300.00 EXISTING GUTTER ELEVATION
  - +C=300.00 EXISTING CONCRETE ELEVATION
  - +EP=300.00 EXISTING EDGE OF PAVEMENT ELEVATION
  - +P=300.00 EXISTING PAVEMENT ELEVATION
  - +FF=300.00 EXISTING FINISH FLOOR ELEVATION
  - +300.0 EXISTING GROUND ELEVATION

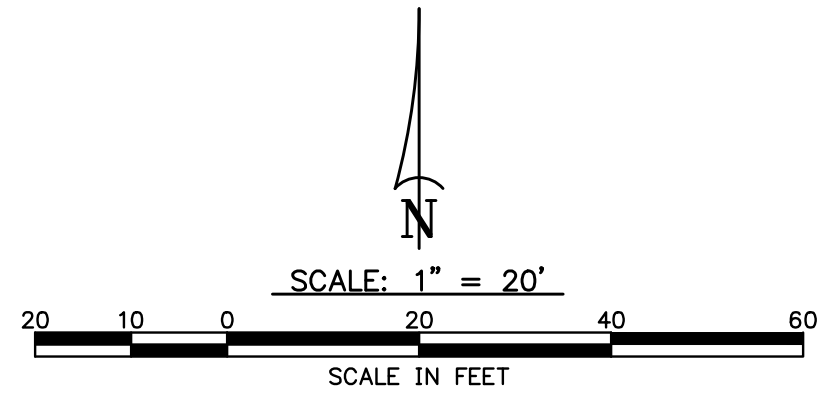


# GRADING & DRAINAGE PLAN

SHEET 2 OF 3 SHEETS

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA  
PREPARED FOR  
**FRESNO MEMORIAL GARDENS**

**NOTE TO OWNER AND CONTRACTORS**  
THIS DRAWING(S) IS THE EXCLUSIVE PROPERTY OF R. W. GREENWOOD ASSOCIATES, INC. THE INFORMATION SHOWN MAY NOT BE USED NOR THE DRAWING(S) REPRODUCED WITHOUT PERMISSION OF R. W. GREENWOOD ASSOCIATES, INC.  
**TWO WORKING DAYS PRIOR TO STARTING EXCAVATION, NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600**



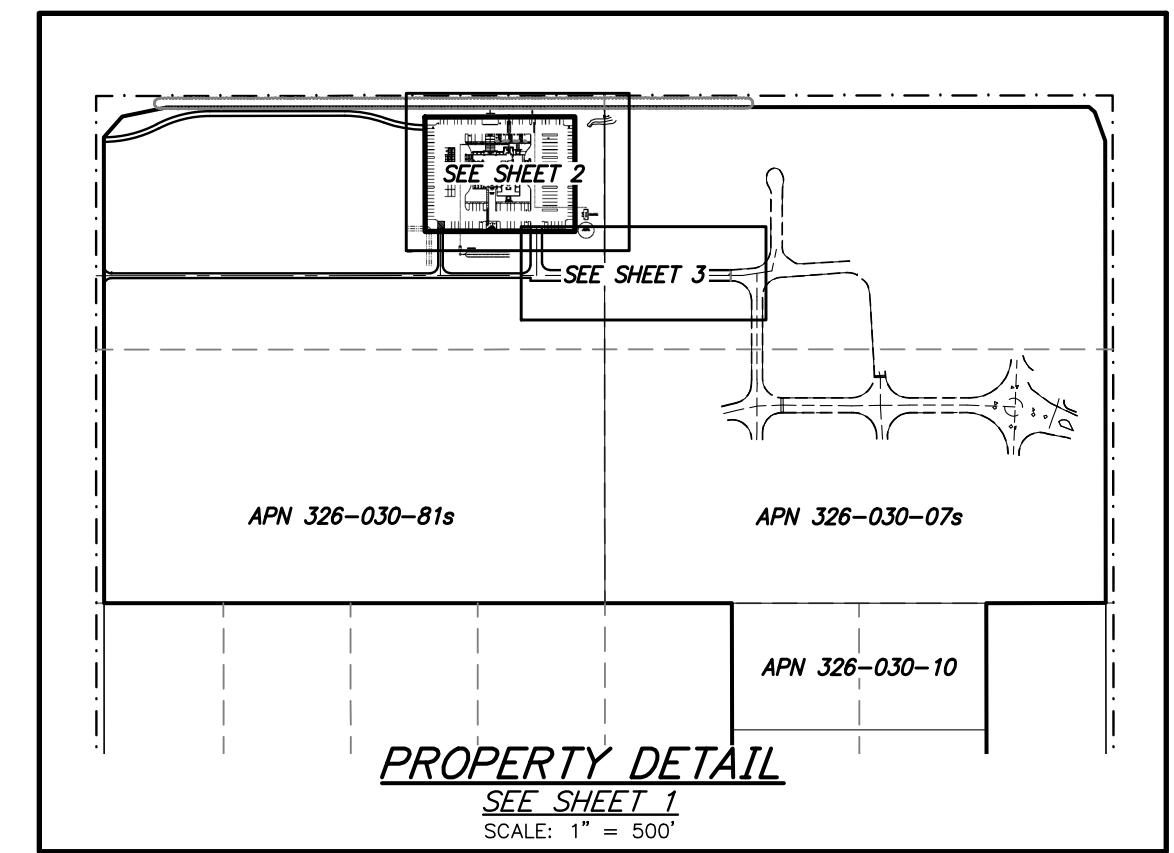
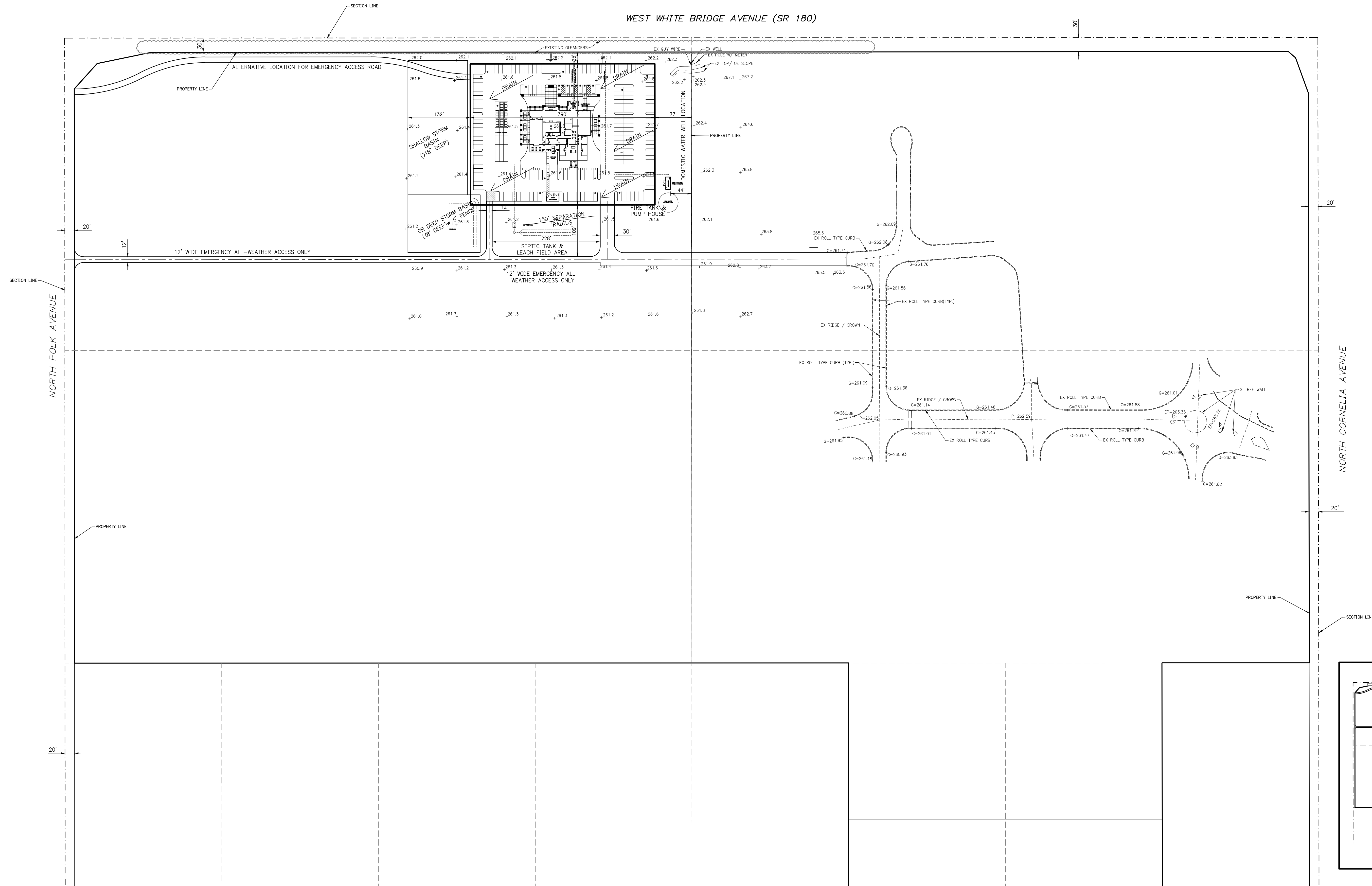
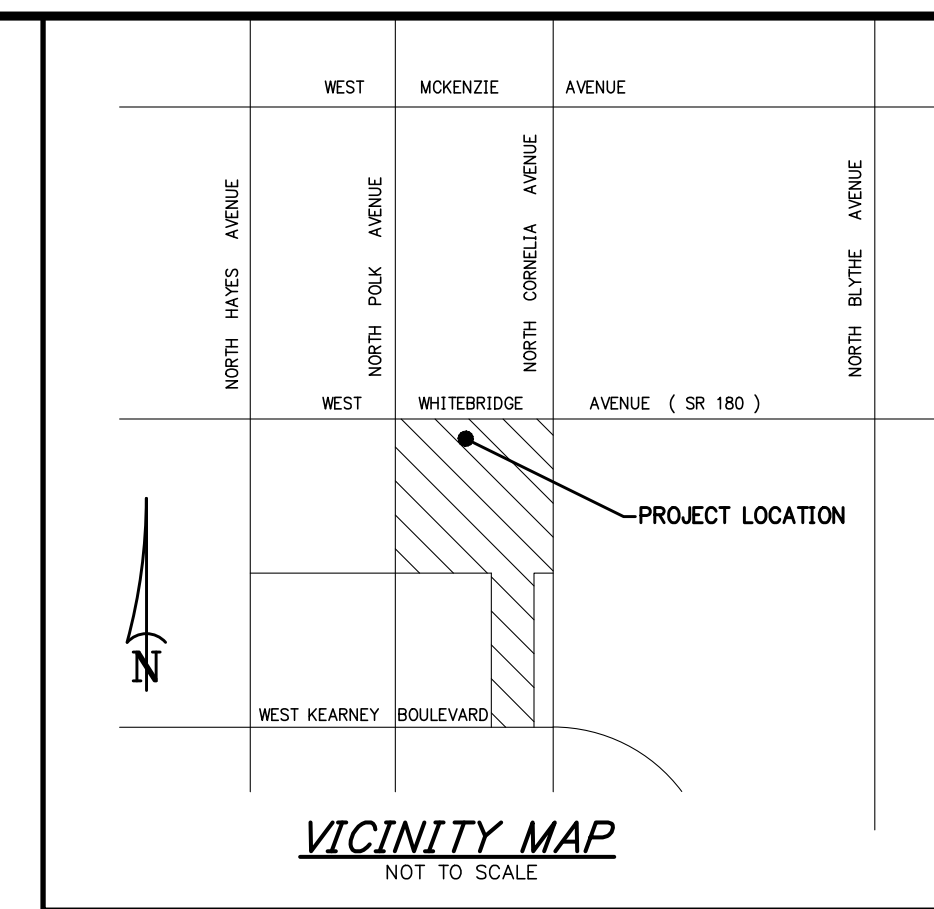
**NOTE:**  
THIS PROPERTY LIES WITHIN ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE COUNTY OF FRESNO, STATE OF CALIFORNIA, COMMUNITY PANEL NUMBER 060192208SH WITH A REVISION DATE OF FEBRUARY 18, 2009.  
**ZONE X**  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**BASIS OF ELEVATIONS**  
TBM 2781(#18)  
CHISELED SQUARE ON HEADGATE, SOUTH SIDE OF WHITEBRIDGE, 1320' EAST OF CORNELIA CORNELIA AND WHITEBRIDGE.  
ELEVATION = 267.822 (NGVD29 DATUM)

**SITE ADDRESS:**  
195 SOUTH CORNELIA AVENUE  
FRESNO, CALIFORNIA, 93706  
A.P.N. 326-030-07S & 81S

**R. W. Greenwood Associates, Inc.**  
CIVIL ENGINEERING - LAND SURVEYING  
2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA 93701, PH. (559) 268-7831

DATE: JUNE 5, 2020  
JOB No.: E-20016  
DRAWN BY: LCR  
DWG No.: 5475-E



# MAP OF TOPOGRAPHY

SHEET 1 OF 3 SHEETS

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

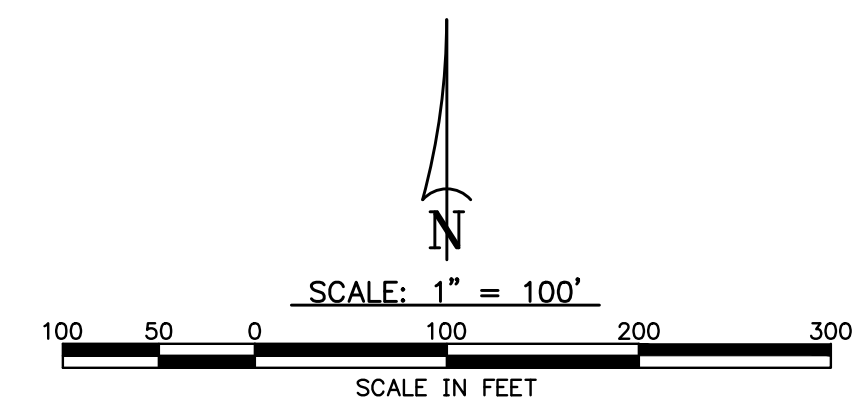
PREPARED FOR  
**FRESNO MEMORIAL GARDENS**

**R. W. Greenwood Associates, Inc.**  
CIVIL ENGINEERING — LAND SURVEYING

2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA 93701, PH. (559) 268-7831

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- LEGEND**
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  - +PA-300.00 EXISTING PAVEMENT ELEVATION
  - +FF-300.00 EXISTING FINISH FLOOR ELEVATION
  - +300.00 EXISTING GROUND ELEVATION

DATE: JUNE 5, 2020  
JOB No.: E-20016  
DRAWN BY: LCR  
DWG No.: 5475-E





**FRESNO MEMORIAL GARDENS CEMETERY**  
SCI SHARED RESOURCES, LLC  
175 South Cornelia, Fresno, California

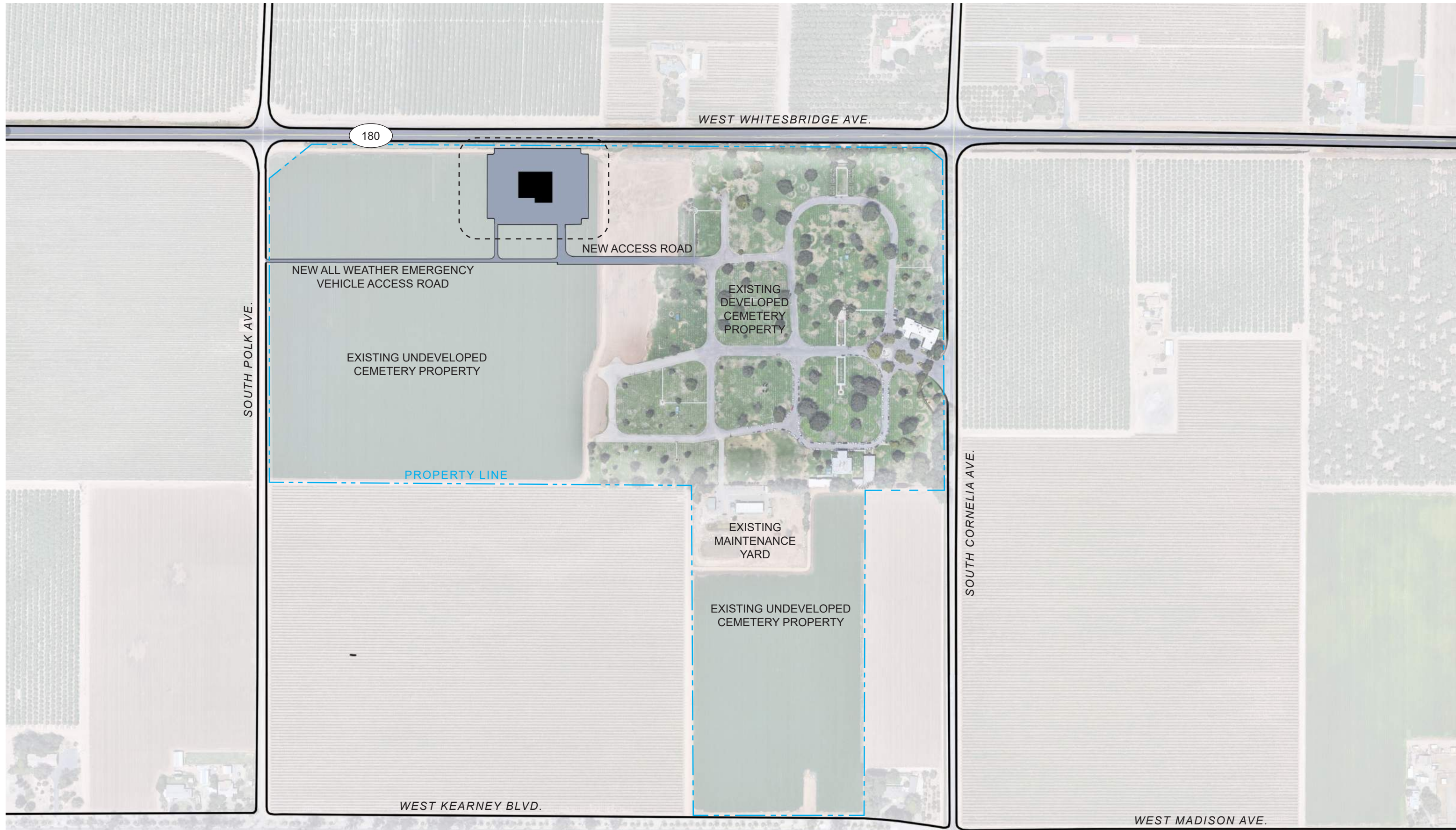
**SCHEMATIC DESIGN**

9/14/2020

**sgh**  
ARCHITECTS

707 BROOKSIDE AVENUE  
REDLANDS CA 92373

P: 909 375 3030  
sgharch.com



**FRESNO MEMORIAL GARDENS CEMETERY**

SCI SHARED RESOURCES, LLC  
 175 South Cornelia, Fresno, California



SCHEMATIC DESIGN



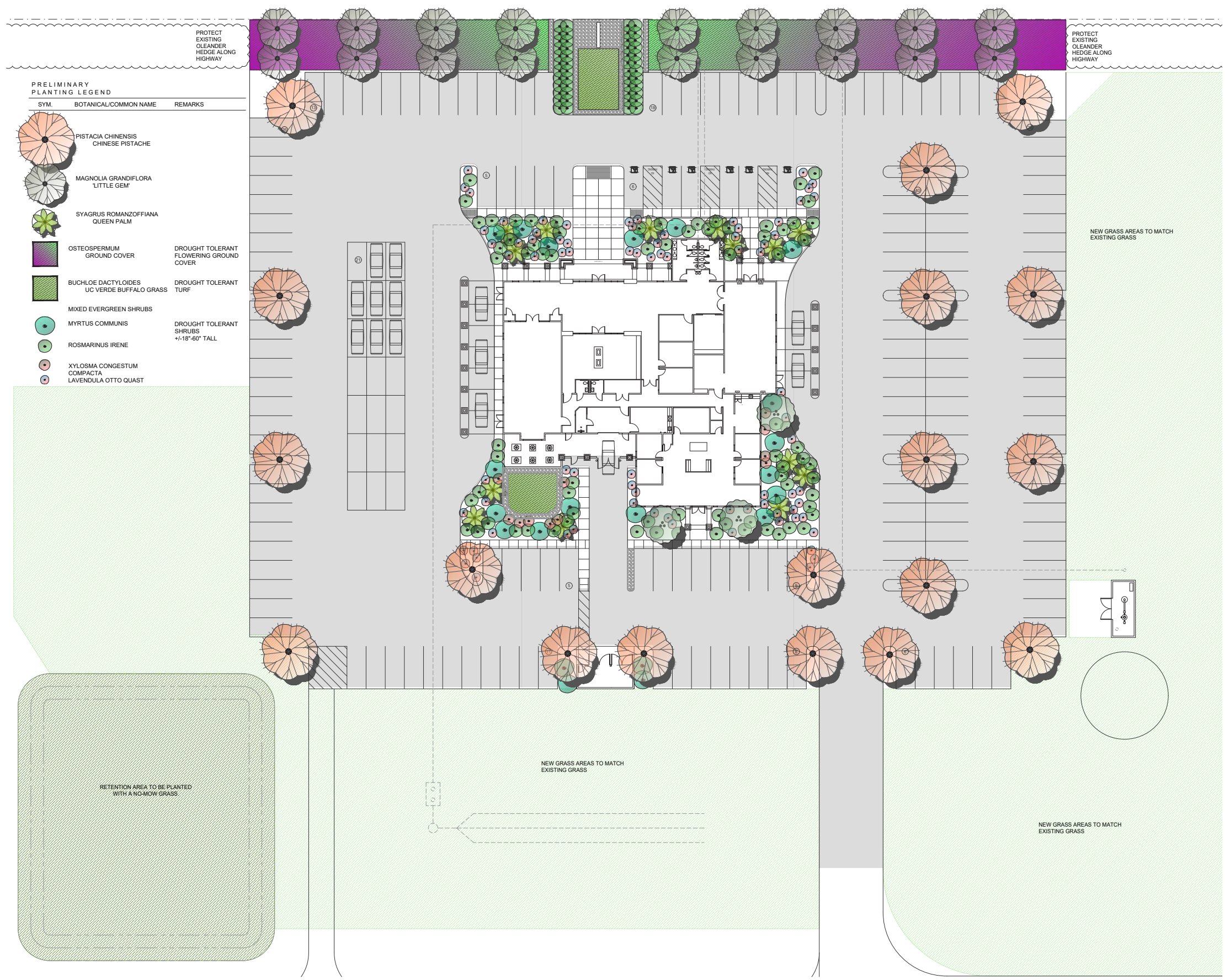
SITE DIAGRAM | A2.0

9/14/2020



707 BROOKSIDE AVENUE W  
 REDLANDS CA 92373

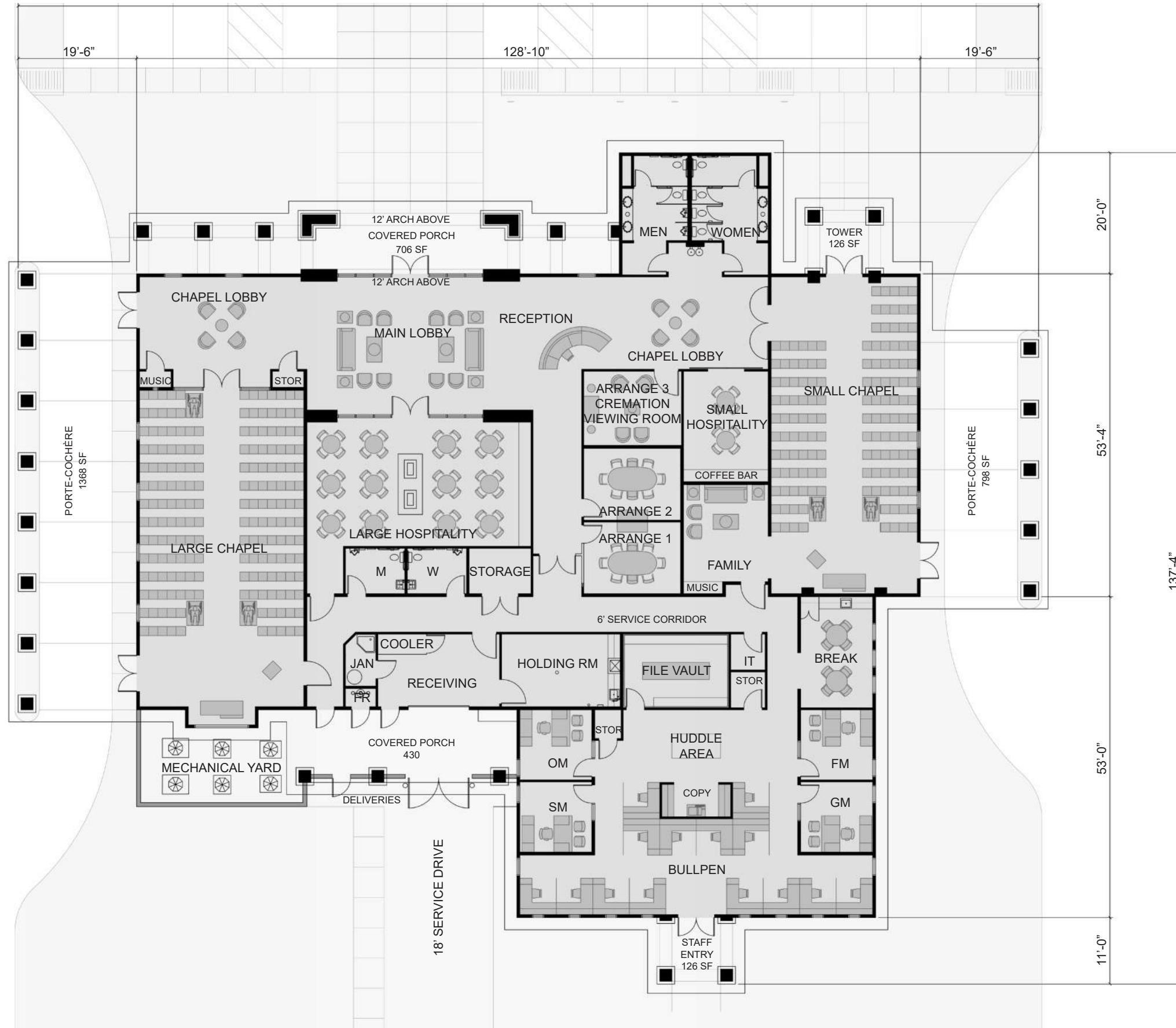
P: 909 375 3030  
 sgharch.com



**PRELIMINARY PLANTING LEGEND**

SYM.	BOTANICAL/COMMON NAME	REMARKS
	PISTACIA CHINENSIS CHINESE PISTACHE	
	MAGNOLIA GRANDIFLORA LITTLE GEM	
	SYAGRUS ROMANZOFFIANA QUEEN PALM	
	OSTEOSPERMUM GROUND COVER	DROUGHT TOLERANT FLOWERING GROUND COVER
	BUCHLOE DACTYLOIDES UC VERDE BUFFALO GRASS	DROUGHT TOLERANT TURF
	MIXED EVERGREEN SHRUBS	
	MYRTUS COMMUNIS	DROUGHT TOLERANT SHRUBS +18'-60" TALL
	ROSMARINUS IRENE	
	XYLOSMA CONGESTUM COMPACTA	
	LAVENDULA OTTO QUAST	





BUILDING INTERIOR	11,700 SF
COVERED PORCHES	1,136 SF
PORTE-COCHÈRES	2,166 SF
TOWER	126 SF
STAFF ENTRY	126 SF
MECHANICAL YARD	396 SF
<b>TOTAL AREA</b>	<b>15,650 SF</b>

# FRESNO MEMORIAL GARDENS CEMETERY

SCI SHARED RESOURCES, LLC  
175 South Cornelia, Fresno, California



SCHEMATIC DESIGN



FLOOR PLAN

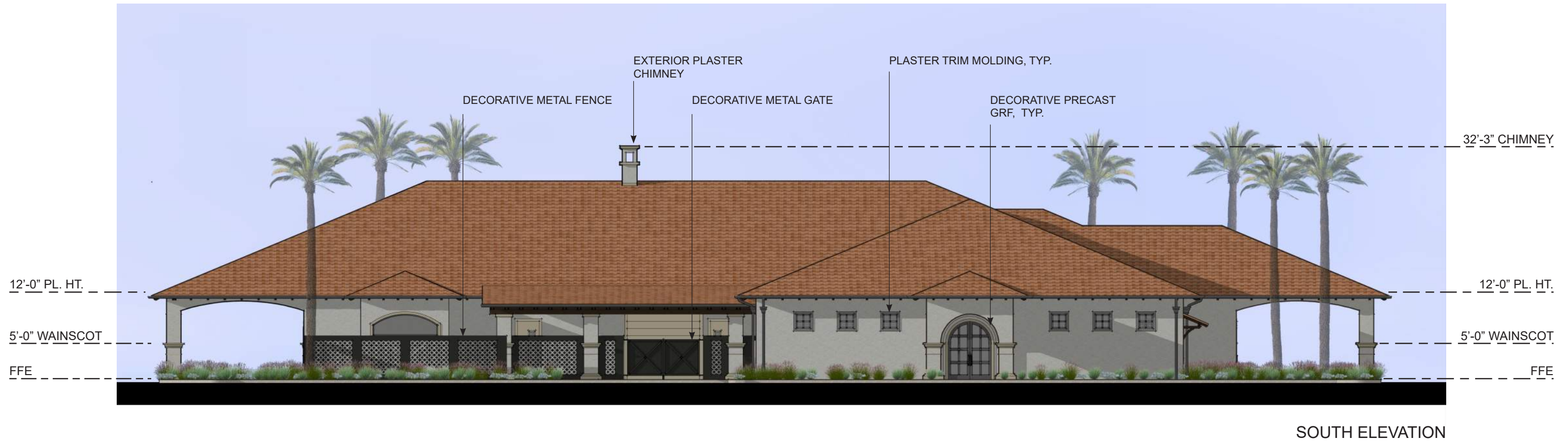
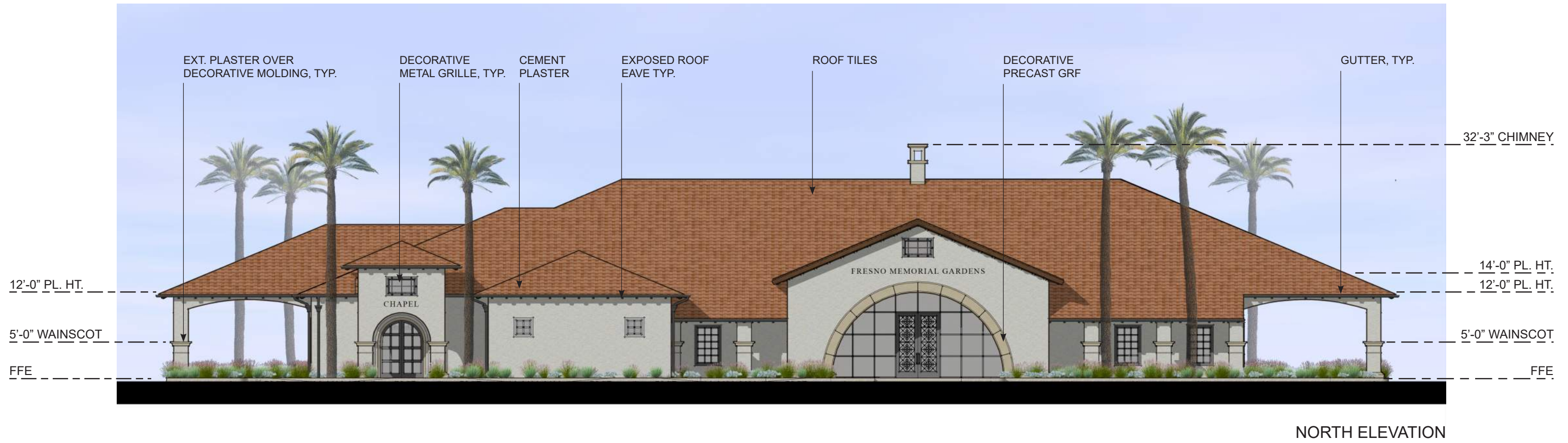
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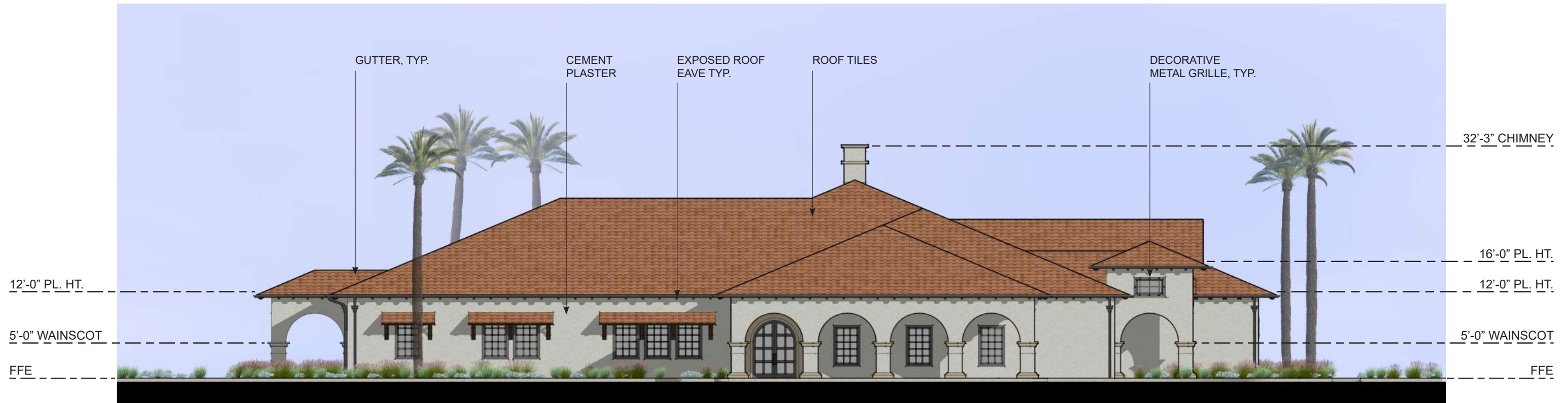
9/14/2020



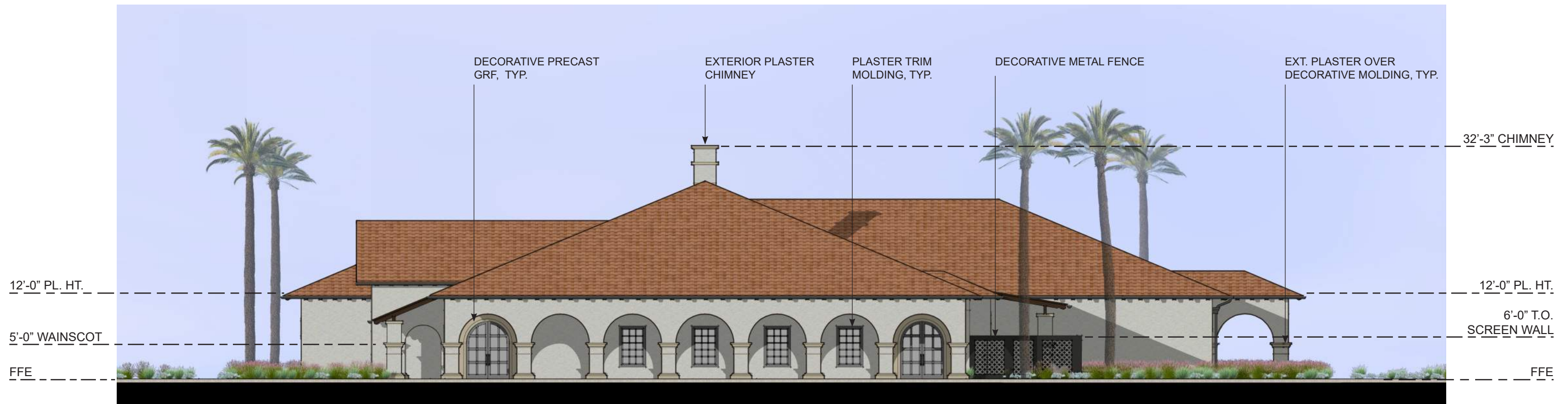
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EAST ELEVATION



WEST ELEVATION



**FRESNO MEMORIAL GARDENS CEMETERY**

SCI SHARED RESOURCES, LLC  
175 South Cornelia, Fresno, California

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LOOKING EAST ON SR180  
TOWARDS SITE



# LOOKING EAST TOWARD SITE ON POLK AVE



LOOKING SW ON  
SR180 TOWARDS SITE

POLK AVE



LOOKING WEST AT SITE

