



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 7 August 11, 2022

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

Amend Special Use Permit (CUP) No. 270 and allow the construction and operation of a new funeral chapel facility consisting of a 13,939 square-foot building with related offices westerly adjacent to the existing cemetery, on a portion of a 38.55-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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

**OWNER/
APPLICANT:** SCI Fresno Memorial Gardens

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration based on Initial Study No. 7948; and
- Approve Unclassified Conditional Use Permit Application No. 3692 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Zoning Map

4. Land Use Map
5. Site Plans and Detail Drawings and Elevations
6. Applicant's submitted Operational Statement
7. Summary of Initial Study Application No. 7948
8. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	APN 326-030-81S: 38.55 acres APN 326-030-07S: 18.36 acres APN 326-030-10: 5.00 acres	No change
Project Site	APN 326-030-81S: Vacant APN 326-030-07S: Existing Cemetery APN 326-030-10: Existing maintenance yard	Construction of a 15,560 square-foot building, containing a new funeral chapel and related offices
Structural Improvements	APN 326-030-07: Existing Fresno Memorial Gardens Cemetery and related facilities	No change
Nearest Residence	Approximately 275 feet north of the proposed project site	No change
Surrounding Development	Mix of residential and agriculture uses	No change
Operational Features	Existing cemetery with various structures including a funeral home and office; and adjacent maintenance yard	A new 9,952 square-foot funeral home/chapel with related offices.
Employees	14 current employees	The proposed facility will add approximately 6 new employees
Customers	318 clients/203 services per year based on 2017 as a typical year;	No change

Criteria	Existing	Proposed
	average of 50 visitors per service, based on a similar SCI facility.	
Traffic Trips	28 employee round trips daily 80 visitor round trips per service (based on an average of 50 visitors per service and an average of 2.5 services per week; assumes a 20 percent carpool rate)	Additional 12 employee round trips daily, for a total of 40 daily employee round trips No change
Lighting	Existing cemetery facilities	The proposed new funeral home/chapel will include the installation of new lighting fixtures in the parking area and on the building.
Hours of Operation	Monday through Saturday 8:00 am-5:00 pm, with occasional services until 9:00 pm	No change

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

Initial Study No. 7948 was prepared for this project by County staff in accordance with the provisions of the California Environmental Quality Act (CEQA). Based upon the Initial Study, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 8.

Notice of Intent of Mitigated Negative Declaration publication date: March 2, 2022.

PUBLIC NOTICE:

Notices were sent to 21 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

The proposed use is allowed with the approval of an Unclassified Conditional Use Permit, which may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on an Unclassified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

The existing Cemetery was originally approved by the Fresno County Board of Supervisors under Special Use Permit No. 270 on June 18, 1957; subsequently, Special Use Permit No. 270 was amended, and approved by the Board of Supervisors on November 24, 1959, authorizing the construction of a superintendent's residence with garage, and an equipment storage building and storage yard to be used in conjunction with the existing cemetery.

Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood

	Current Standard:	Proposed Operation(funeral home):	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front: 120 feet Side: (west) 247 feet Side: (east) 2,300 feet Rear: 1,000 feet (Distances are approximate)	Yes
Parking	60 spaces required	194 spaces including 6 ADA spaces	Yes
Lot Coverage	No requirements	Addition of	N/A
Space Between Buildings	No requirement	No change	
Wall Requirements	No requirement	No change	N/A
Septic Replacement Area	100 percent	No change	Yes
Water Well Separation	Septic tank: 100 feet Disposal field: 100 feet Seepage pit: 150 feet	750 feet	Yes

Reviewing Agency/Department Comments Regarding Site Adequacy:

Development Engineering Section, Fresno County Department of Public Works and Planning: According to FEMA, FIRM Panel 2085H, the subject parcels are not subject to flooding from the 100-year storm event.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Finding 1 Analysis:

This proposal entails the construction and operation of a new funeral home and chapel, within a new building to be constructed, westerly adjacent to the existing cemetery. The project site is located in the northwest corner of a currently undeveloped portion of the subject parcel. None of the reviewing agencies or internal departments expressed concerns about the adequacy of the site, in terms of its ability to accommodate the proposed use, while meeting all applicable development standards.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Finding 1 Conclusion:

Finding 1 can be made, as discussed above the subject parcel is adequate in size and shape to accommodate the proposed use.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	N. Cornelia Avenue N. Polk Avenue	No change
Direct Access to Public Road	Yes	N. Cornelia Avenue: Existing cemetery main entrance N. Polk Avenue: no access W, Whitesbridge Avenue (SR 180): no access	Funeral chapel entrance access. 12 ft. exit only driveway from site (except service vehicles). No change
Road ADT		N. Cornelia Avenue: 1,500 vehicles per day N. Polk Avenue: 200 vehicles per day W. Whitesbridge (SR 180): Not County maintained	No change

		Existing Conditions	Proposed Operation
Road Classification		N. Cornelia Avenue: Arterial N. Polk Avenue: Local Road W. Whitesbridge (SR 180) State Highway	No change
Road Width		N. Cornelia Avenue: 20.6 feet N. Polk Avenue: 18.5 feet	An additional 33 feet of right-of-way will be offered for dedication An additional 10 feet of right-of-way will be offered for dedication
Road Surface		N. Cornelia Avenue: PCI 90.2 N. Polk Avenue: PCI 64.5 W. Whitesbridge (SR 180):	No change To be improved from the project driveway to the right-of-way of W. <u>Whitesbridge Ave. (SR 180) to the appropriate County Standard, as a condition of approval</u> No Change
Traffic Trips		Approximately 2.5 services per week; with approximately 80 round trips per service	Approximately 2.5 services per week; with approximately 80 round trips per service Average of 10 employee round trips and visitor trips). Total of 90 round trips during service days Reference: VMT memorandum by LSA dated 7/30/21
Traffic Impact Study (TIS) Prepared	No	N/A	A traffic impact study was not made a requirement of this project

	Existing Conditions	Proposed Operation
Road Improvements Required	N. Cornelia Avenue:	Yes
	N. Polk Avenue:	Yes
	W. Whitesbridge (SR 180)	None

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Road Maintenance and Operations Division, Fresno County Department of Public Works and Planning: Polk Avenue is County maintained and classified as a local road with an existing 40-foot right-of-way and an ultimate right-of-way of 60 feet as per the Fresno County General Plan. Total paved width is 18.5 feet with dirt shoulders. Average Daily Traffic is 200 vehicles per day, the pavement condition index (PCI) was last reported as 64.5/100 in 2002. The roadway is in poor condition.

Cornelia Avenue is County maintained and classified as an arterial with an existing 40-foot right-of-way as per the Plat Book and current Assessors maps; and an ultimate right-of-way of 106 feet as per the Fresno County General Plan. Total pavement width is 20.6 feet with dirt shoulders. Average daily traffic is 1,500 vehicles per day, and the pavement condition index (PCI) is 90.2/100. The roadway is in good condition.

Ten (10) feet of additional right-of-way for Polk Avenue is required to be dedicated in order to meet the ultimate right-of-way.

Thirty-three (33) feet of right-of-way for Cornelia Avenue is required to be dedicated in order to meet the ultimate right-of-way.

Development Engineering Section, Fresno County Department of Public Works and Planning: Whitesbridge Road also known as highway 180 is classified as a State Route as per Fresno County General Plan Regional Circulation Diagram, Figure TR-1. State Route 180 is not a County maintained road. Refer to Caltrans for requirements related to State Route 180.

Cornelia Avenue is a County maintained road, classified as an Arterial with an average daily traffic count of 1,500 vehicles per day, a paved width of 20.6 feet, a structural section of 0.25 feet asphaltic concrete, and is in good condition.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Finding 2 Analysis:

The project proposes that access be taken from Cornelia Avenue on the east side of the subject property. The location of the proposed funeral home/chapel is in the northwestern portion of the property closest to N. Polk Avenue; however, it is conditioned that ingress of traffic to the project site by the public, will be exclusively from Cornelia Avenue on the eastern side of the property through the existing cemetery, then via an internal road connecting to the proposed funeral home/chapel.

The proposed driveway access onto S. Polk Avenue, will be limited to service vehicles and emergency apparatus. Visitor’s use of the Polk Avenue access will be limited to exiting the site (egress only). Accordingly, a condition of approval has been included, that signage will be required to be placed at the Polk Avenue Driveway which identifies the driveway as being exit only, and allowing for the identified exceptions.

Polk Avenue is classified as a local road requiring 60 feet of right-of-way; and Cornelia Avenue is classified as an arterial requiring 106 feet of right-of-way, in the County’s General Plan. Both Polk Avenue and Cornelia Avenue require the dedication of additional right-of-way to be consistent with Transportation and Circulation Element of the General Plan. This requirement has been included as a project mitigation measure.

Additionally, as a project mitigation measure, due to the increase traffic generated by the project, the segment of Polk Avenue from the project driveway north to the right-of-way of State Route 180 (W. Whitesbridge Avenue) will be required to be constructed to the County A-2a Standard, or standard deemed appropriate by the County Road Maintenance and Operations Division.

Recommended Conditions of Approval:

Condition No. 3: Polk Avenue will be improved from the project driveway, north to the right-of-way of State Route 180 (W. Whitesbridge Avenue), to the applicable County standard.

Finding 2 Conclusion:

Finding 2 can be made based on the above information, and with compliance with the included mitigation measures, and conditions of approval, the County roads serving the subject property are adequate to accommodate the proposed use.

Finding 3: That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	76.58 acres	Orchard	AE-20	Approximately 275 feet
	19.39 acres	Orchard/Single-Family Residential		
	33.57 acres	Orchard/Single-Family Residential		
South	37.31 acres	Vineyard	AE-20	Approximately 1,400 feet
	10.00 acres	Vineyard		
East	79.97 acres	Orchard/Single-Family Residential	AE-20	Approximately 750 feet
West	39.14 acres	Vineyard	AE-20	Approximately 0.9 miles

Reviewing Agency/Department Comments:

Fresno Irrigation District (FID): FID has some concerns about the potential vibrations caused by construction activities near existing Irrigation District facilities as they may cause damage to FID’s canals, pipelines, and culverts. The developer and contractor(s) must keep all large equipment and stockpile outside of FID’s easement and a minimum of 30 feet away from existing concrete pipe. The developer and/or its contractor(s) will be responsible for any damage caused by construction activities. *Refer to Project Notes for details.*

Development Engineering Section, Fresno County Department of Public Works and Planning: According to the submitted site plan, additional impervious surface will be created by the development, and a ponding basin will be constructed for storage of storm water runoff; therefore, an engineered grading and drainage plan is required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. The grading and drainage plan should provide calculations of the required basin storage capacity and the basin design storage capacity.

Design Division Transportation Planning Unit, Fresno County Department of Public Works and Planning: Staff recommends a Traffic Management Plan to address potential impacts during construction and operation of the project.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Finding 3 Analysis:

The existing cemetery and funeral home have been operation since 1957 (approximately 64 years). The current proposal involves the construction and operation of a new funeral home/chapel to serve the existing cemetery. The proposed use would not have any adverse impacts on surrounding property. Any potential impacts to surrounding property will be addressed through compliance with the included mitigation measures.

Recommended Conditions of Approval:

None

Finding 3 Conclusion:

Finding 3 can be made based on the above information and with adherence to the included mitigation measures, staff believes the proposal will not have an adverse effect upon surrounding properties.

Finding 4: That the proposed development is consistent with the General Plan.

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-A.3: <i>The County may allow by discretionary permit in areas designated Agriculture, special agricultural uses and agriculturally related activities, including value-added processing facilities, and certain non-</i></p>	<p>a. The proposed use in existing use which serves the surrounding area and has unusual site requirements due to the nature of the operation as a cemetery.</p>

Relevant Policies:	Consistency/Considerations:
<p><i>agricultural uses listed in Table LU-3. Approval of these and similar uses in areas designated Agriculture shall be subject to the following criteria:</i></p> <ul style="list-style-type: none"> <i>a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas, or which requires location in a non-urban area because of unusual site requirements or operational characteristics.</i> <i>b. The use should not be sited on productive agricultural land if less productive land is available in the vicinity.</i> <i>c. The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least a one-quarter mile radius.</i> <i>d. A probable workforce should be located nearby or be readily available; ...</i> <i>e. N/A</i> <i>f. N/A</i> <i>g. N/A</i> <i>h. When approving a discretionary permit for an existing commercial use, the criteria listed above shall apply except for LU-A.3b, e2, ed4, and e5.</i> 	<ul style="list-style-type: none"> b. The proposed use of the subject property was established by approval of a conditional use permit and master plan for the existing operation; therefore, it is not considered as available productive agricultural land though the undeveloped portion of the cemetery has been historically used for crop production c. The project was reviewed by the County Water and Natural Resources Division which did not express any concerns related to water supply; additionally, the proposed facility will be permitted and regulated by the State Water Resources Control Board Drinking Water Division. d. The proposed use will add approximately six (6) new staff members. e. N/A f. N/A g. N/A h. The proposed project is related to the existing cemetery operation.
<p>General Plan Policy LU-A.14: <i>The County shall ensure that the review of discretionary permits includes and assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.</i></p>	<p>The proposed project is amending a previously approved and existing use; therefore, it was determined that the conversion of productive farmland would constitute a less than significant impact because the undeveloped portion of the subject property is intended for future development of the cemetery facilities.</p>

Reviewing Agency Comments:

Policy Planning Unit, Development Services and Capital Projects Division: Regarding General Plan Policy LU-A.14, the original approval of CUP No. 270 in 1957 does not appear to have assessed the conversion of productive agricultural land. However, Initial Study No. 7948 addresses the conversion of Prime Farmland under the Agricultural and Forestry Resources Section of the Evaluation of Environmental Impacts and identifies the conversion as less than significant.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Finding 4 Analysis:

Although the undeveloped portion of the property has been used for agricultural production, the entire property was evaluated and approved for the current non-agricultural use, under an approved master plan for the cemetery; additionally, the proposed use was evaluated for conformance with General Plan Policy, and no conflicts were identified, therefore, the proposed project would be consistent with General Plan Policy.

Based on these factors, the proposed funeral home/chapel is consistent with the General Plan.

Recommended Conditions of Approval:

None

Conclusion Finding 4:

Finding 4 can be made.

Finding 5: *That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.*

Finding 5 Analysis:

The proposed Mitigation Measures and Conditions of Approval were developed based on studies and consultation with specifically qualified staff, consultants, and outside agencies. They were developed to address the specific impacts of the proposed project and were designed to address the public health, safety and welfare. Additional comments and project notes have been included to assist in identifying existing non-discretionary regulations that also apply to the project. The Applicant has signed an acknowledgement agreeing to the proposed Mitigation Measures and has not advised staff of any specific objection to the proposed Conditions of Approval.

Finding 5 Conclusion:

Finding 5 can be made based on staff's analysis, the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.

PUBLIC COMMENT:

No public comment was received as of the date of preparation of this report.

SUMMARY/CONCLUSION:

Based on the factors cited in the analysis, staff believes that the required Findings can be made; and recommends approval of Unclassified Conditional Use Permit No. 3692, subject to the recommended Mitigation Measures, Conditions of Approval and Project Notes.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the proposed Mitigated Negative Declaration based on Initial Study No. 7948; and
- Move to determine the required Findings can be made, based on the analysis in the staff report, and move to approve Unclassified Conditional Use Permit No. 3692, subject to the Mitigation Measures, Conditions of Approval, and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit Application No. 3692 and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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EXHIBIT 1

**Mitigation Monitoring and Reporting Program
Initial Study No. 7948/Unclassified Conditional Use Permit Application No. 3692
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward and away from adjacent properties and public streets.	Applicant	Applicant/PW&P	Prior to occupancy
2.	Cultural Resources/ Tribal Cultural Resources	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 should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/ Qualified Archaeologist	During ground-disturbing activities
3.	Geology and Soils	If a paleontological resource is found, regardless of depth or setting, the Project contractor shall cease ground-disturbing activities within 50 feet of the find and contact a qualified paleontologist. The qualified paleontologist shall evaluate the significance of the resources and recommend appropriate treatment measures.	Applicant	Applicant/ Qualified Paleontologist	During ground-disturbing activities
4.	Transportation	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	Applicant	Applicant/Road Maintenance and Operations Division, PW&P	Prior to occupancy

EXHIBIT 1

		<p>Measures shall be implemented prior to occupancy of the proposed funeral home:</p> <p>a. 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.</p> <p>b. 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.</p>			
5	Transportation	<p>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.</p>	Applicant	Applicant/PW&P	Prior to issuance of development permits
6	Transportation	<p>The segment of N. Polk Avenue from the project driveway to the edge of right of way of W. Whitesbridge Avenue (State Route 180) shall be constructed to the County A-2a standard, or standard deemed appropriate by the Road Maintenance and Operations Division. Submittal of plans and applicable fees to the Road Maintenance and Operations Division will be required. Any work done within the County right-of-way, will require an encroachment permit from that Division; any work done within the State right-of-way will require prior approval of an encroachment permit from the California Department of Transportation (Caltrans).</p>		Applicant/PW&P	Prior to issuance of development permits
Conditions of Approval					

1.	The project shall be developed in substantial conformance with the operational statement, site plan, floor plans and elevations as presented to and approved by the Planning Commission.
2.	Before any building or structure related to this project is erected, a complete site plan shall be submitted to and approved by the Director of the Department of Public Works and Planning pursuant to the provisions of Section 874 of the Fresno County Zoning Ordinance. Such site plan shall encompass all that area shown on the approved master plan. Conditions of the Site Plan Review may include, but are not limited to, design of parking and circulation, grading and drainage, fire protection, and control of lighting. Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2, Chapter 2.7 Model Water Efficient Landscape Ordinance (MWEL0), and require submittal of landscape and irrigation plans per Governors Drought Executive Order of 2015. Landscape and irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review (SPR) unit for review and approval prior to the issuance of development permits.
3.	The proposed project driveway access at Polk Avenue shall be limited to exiting vehicles, service and delivery vehicles, and emergency apparatus. The applicant shall install and maintain a sign at the proposed Polk Avenue driveway, which is easily visible to traffic along Polk Avenue, stating "Exit Only", (except for service and delivery vehicles, and emergency vehicles and apparatus. The signage shall be reviewed and approved by the Department of Public Works and Planning, and be in compliance with applicable Fresno County sign standards. operation.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.
Conditions of Approval reference recommended Conditions for the project.

EXHIBIT 1 Page 3

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Unclassified Conditional Use Permit No. 3692 shall become void unless there has been substantial development within two years of the effective date of approval of said Conditional Use Permit; or, there is a cessation of occupancy or use of land or structures authorized by said Conditional Use Permit for a period in excess of two-years; except where the structure or land is limited to a single purpose use.
2	Prior to issuance of development permits, application shall be submitted for Site Plan Review, in accordance with the provisions of Section 874 of the Fresno County Zoning Ordinance.
3.	Plans, permits and inspections shall be required for all on-site improvements. Buildings and facilities providing a public use must comply with the accessibility requirements of chapter 11B of the California Building Code.
4.	An encroachment permit shall be required for all improvements within the County road right-of-way.
5.	Any proposed driveway shall be a minimum of 24 feet or a maximum of 35 feet in width. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt.

Notes

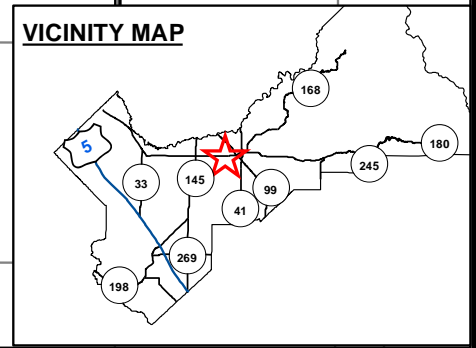
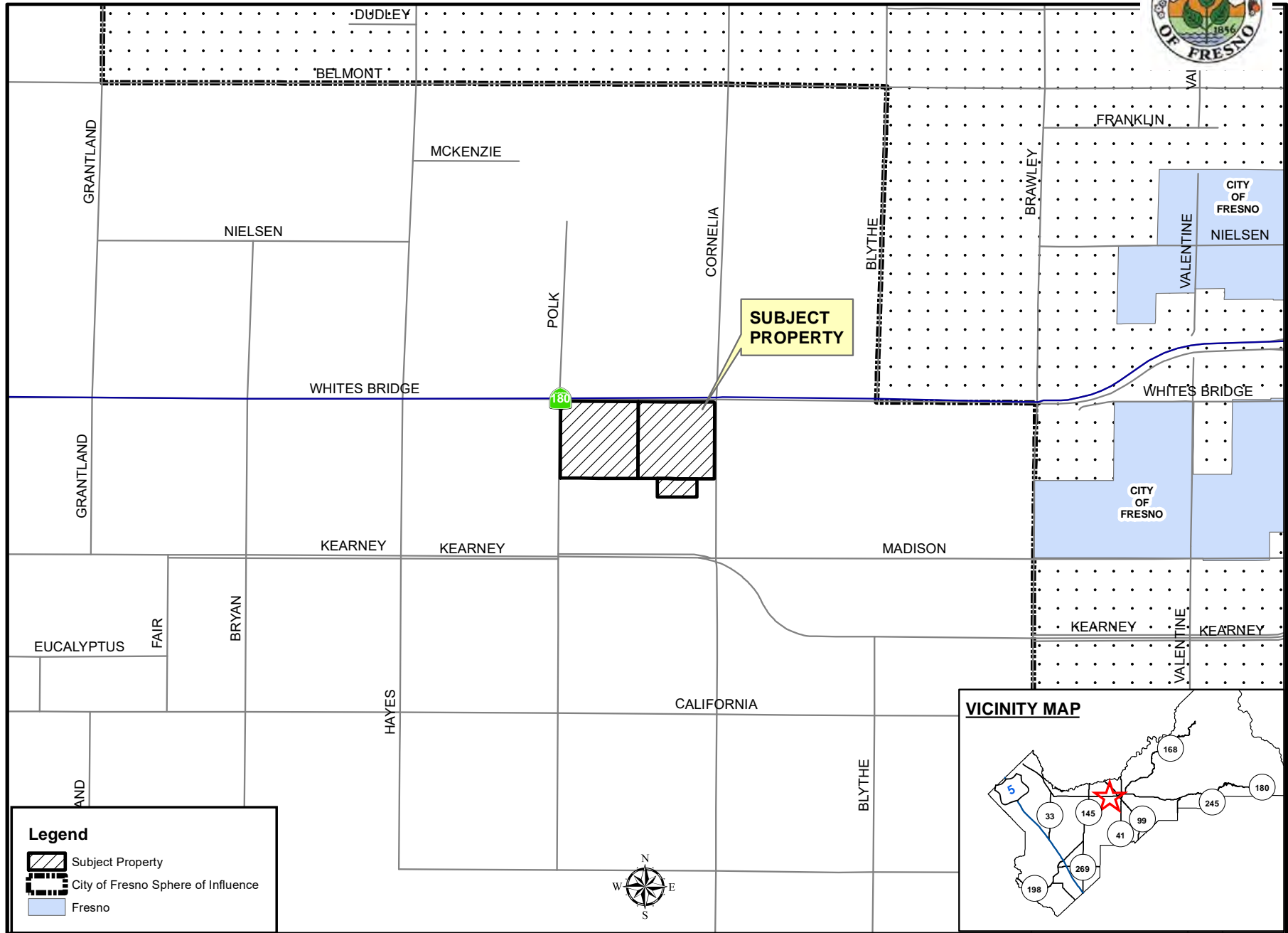
6.	A dust palliative shall be required on all parking and circulation areas that are not paved.
7.	This project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.
8.	No building or structure erected in this District shall exceed 35 feet in height per Section 816.5.D of the Fresno County Zoning Ordinance.
9.	An additional storm water runoff generated by the proposed development cannot be drained across property boundaries or into the public right-of-way and must be retained or disposed of on site as per County standards.
10.	Parking areas shall be constructed in accordance with Fresno County Parking Standards, and applicable State standards.
11.	Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan electronically pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/). All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.
12.	Should any underground storage tank(s) be found on the project site, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health Environmental Health Division.
13.	An engineered grading and drainage plan is required to demonstrate how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent property. The grading and drainage plan shall provide calculations of the required basin storage capacity and the basin design storage capacity.
14.	As a measure to protect ground water, any water wells or septic systems that exist or that have been abandoned within the project area, not intended for future use and/or use by the project, shall be properly destroyed. For those wells located in the unincorporated area of Fresno County, the applicant shall apply for and obtain a permit(s) to destroy water well(s) from the Fresno County Department of Public Health, Environmental Health Division prior to commencement of work. The destruction and construction of wells can only be completed by a licensed C-57 contractor.
15.	The new sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section.

Notes




16.	<p>Fresno Irrigation District's (FID's) Mortensen (pipeline) No. 80 runs westerly along the south side of Whitesbridge Avenue, crosses Cornelia Avenue and continues south along the west side of Cornelia Avenue, traversing the east side of the subject property in a 20-foot-wide right-of-way, and 15-foot-wide exclusive easement. Records indicate that this section of the Mortensen pipeline was installed in 1957 (63 years old) as a 30-inch diameter cast in place monolithic concrete pipe (CIP-MCP). CIP-MCP is non reinforced pipe that is easily damaged, and extremely prone to leakage and does not meet FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas.</p> <p>Due to the proximity of the proposed development to FID's (Mortensen) pipeline, FID will not condition its replacement at this time. However, should the County require any street improvements along Cornelia Avenue, Whitesbridge Avenue, or in the vicinity of the pipeline, FID will require that the pipeline be replaced with new 30-inch C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) with Mac Wrap and an agreement to be entered into with FID for that purpose.</p> <p>FID is concerned about the potential vibrations caused by construction activities near existing Irrigation District facilities as they may cause damage to FID's canals, pipelines, and culverts. The developer and contractor(s) must keep all large equipment and stockpile outside of FID's easement and a minimum of 30 feet away from existing concrete pipe. The developer and/or its contractor(s) will be responsible for any damage caused by construction activities.</p> <p>For informational purposes, a private facility known as the Koligian No. 292 runs westerly along the south side of the subject property. FID records indicate that this facility is active and should be treated as such.</p>
17.	<p>No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by the contractor's grading activities.</p>

LOCATION MAP

CUP 3692



Legend

-  Subject Property
-  City of Fresno Sphere of Influence
-  Fresno

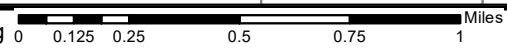


EXHIBIT 2

CUP 3692
STR 10-14/19

EXISTING ZONING MAP

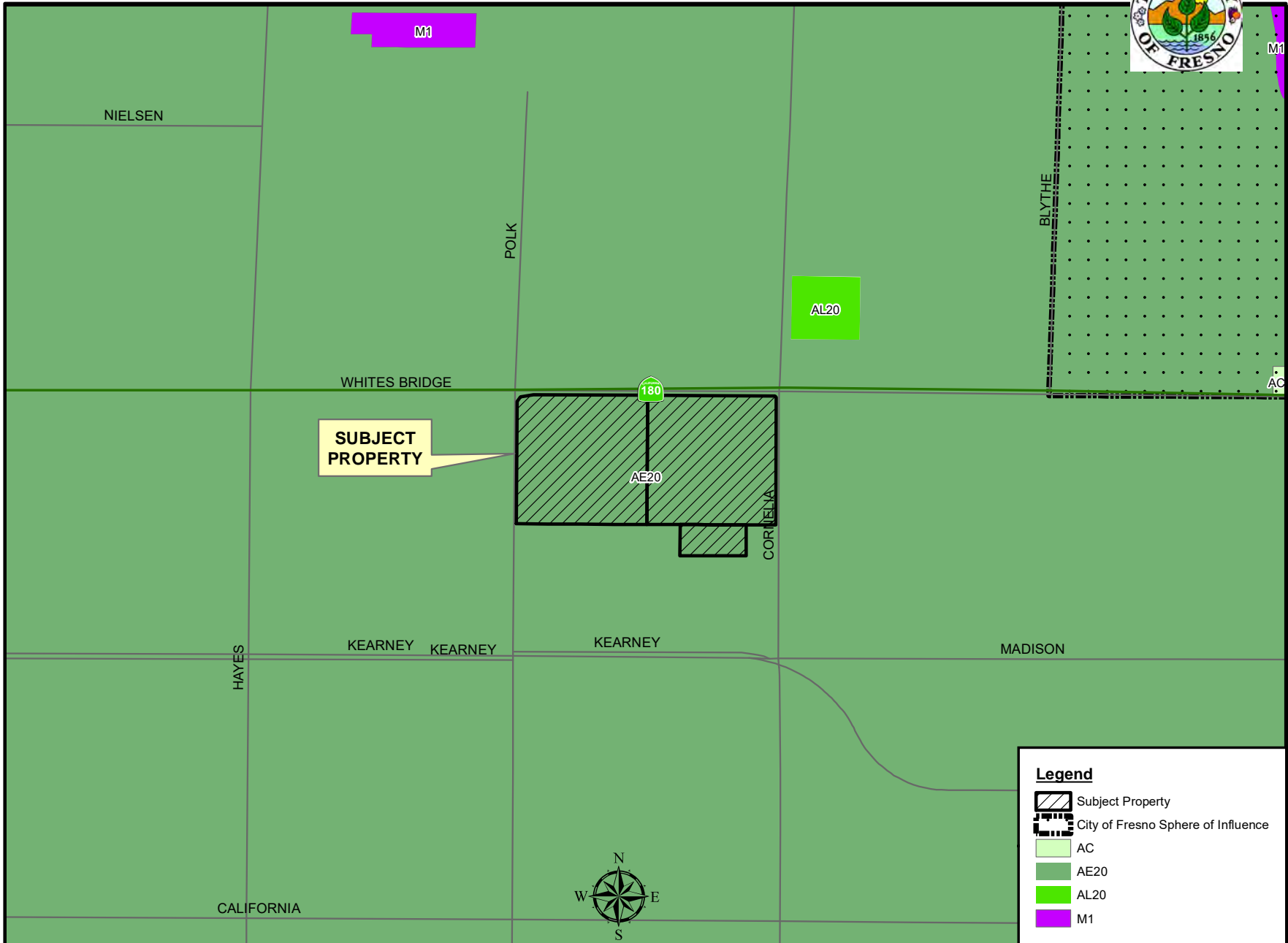
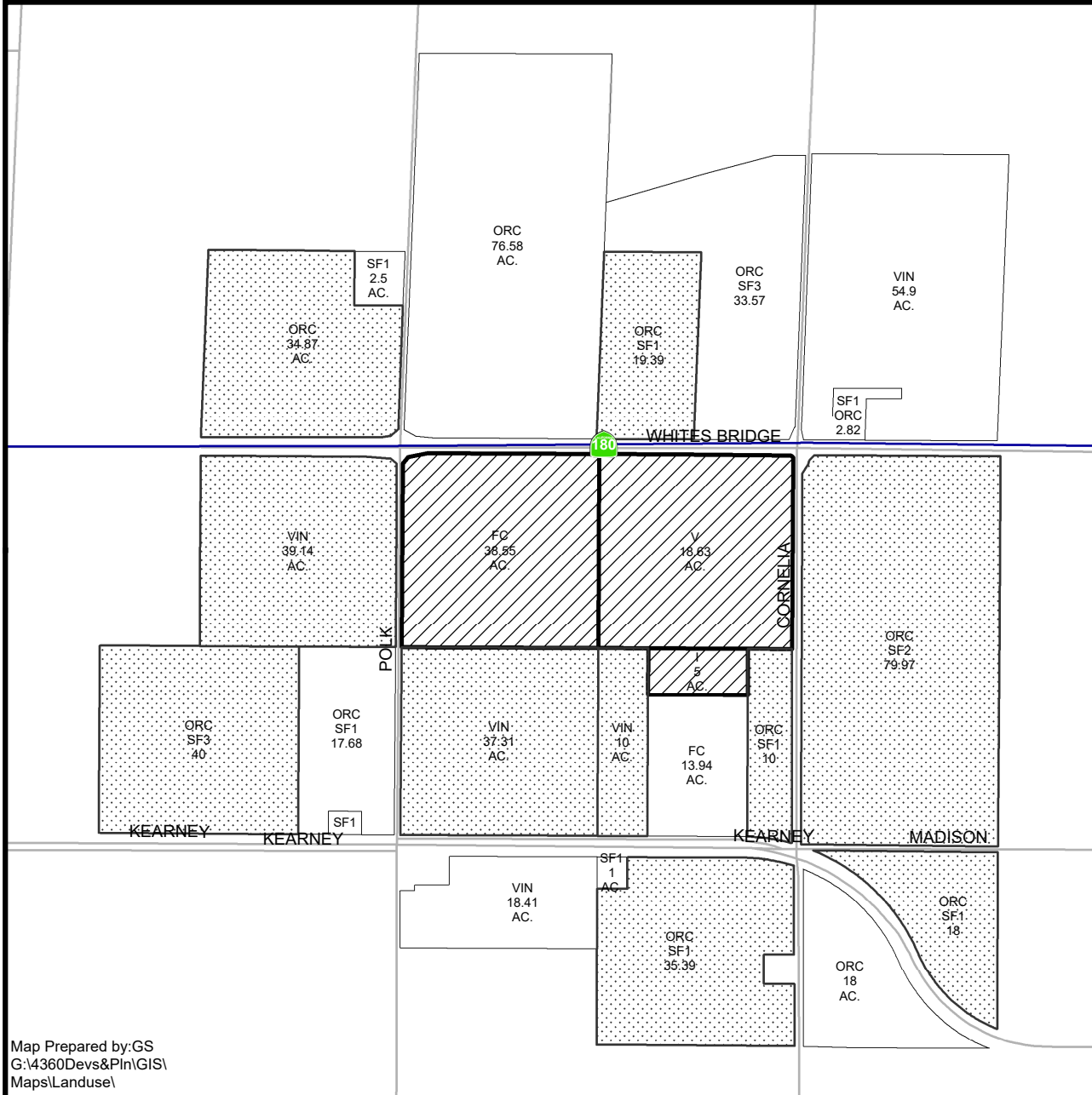


EXHIBIT 3

EXISTING LAND USE MAP

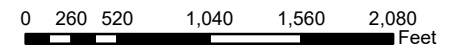
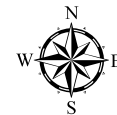
CUP 3692



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

Map Prepared by:GS
G:\4360Devs&Pln\GIS\Maps\Landuse\

NEW FUNERAL HOME

FRESNO MEMORIAL GARDENS & FUNERARIA DEL ANGEL FRESNO

CORNER OF WEST WHITE BRIDGE AVENUE (SR 180) &
SOUTH POLK AVENUE
FRESNO, CALIFORNIA 93706



SCI'S CUP 3692 SUBMITTAL PACKAGE

PROJECT DATA	SCOPE OF WORK	PROJECT DIRECTORY	SHEET INDEX
<p>PROJECT SQUARE FOOTAGES: PROPOSED NEW FUNERAL HOME: 5,562 SF FUNERAL HOME & OFFICE: 5,562 SF</p> <p>BUILDING DATA: OCCUPANCY TYPE: B1 A3 CONSTRUCTION TYPE: V/B NUMBER OF STORIES: 1 FS BUILDING HEIGHT: 27'-8"</p> <p>PARKING SUMMARY</p> <p>REQUIRED PARKING: PER SECTION 854, COUNTY OF FRESNO PROPERTY DEVELOPMENT STANDARDS, SECTION 854.1, PARAGRAPH 2K, MORTUARIES, FUNERAL HOMES, AND SIMILAR ESTABLISHMENTS. REQUIREMENTS: ONE (1) PARKING SPACE FOR EACH TWENTY (20) SQUARE FOOT OF FLOOR AREA OF ASSEMBLY ROOMS PLUS ONE (1) SPACE FOR EACH EMPLOYEE PLUS ONE (1) SPACE FOR EACH CAR-OWNED BY SUCH ESTABLISHMENT. (MINIMUM BY ORD. 1,071-80, ADOPTED 5/5/10) LARGE CHAPEL - 2,076 SF 20 SF ASSEMBLY ROOMS - 2,000 SF STAFF PARKING - 40 SPACES TOTAL REQUIRED PARKING = 10 SPACES</p> <p>PARKING PROVIDED: STANDARD SPACES = 10 SPACES TOTAL SPACES = 10 SPACES TOTAL PARKING = 10 SPACES > 10 SPACES (COMPLIES) BY PARKING SPACES = 0 SPACES</p>	<p>1. IT IS THE INTENT OF THIS PROJECT TO PROVIDE ALL THE LABOR AND MATERIALS NECESSARY FOR THE CONSTRUCTION NOTES ON THE DRAWINGS, AND AS SPECIFIED, FOR THE CONSTRUCTION OF THE FOLLOWING:</p> <p>A. NEW FUNERAL HOME STRUCTURE; B. INTERIOR BUILDING IMPROVEMENTS; C. SITE IMPROVEMENTS;</p> <p>VICINITY MAP</p>	<p>CLIENT: SCI (SERVICE CORPORATION INTERNATIONAL) 10000 WEST WASHINGTON AVENUE SPOKANE, WASHINGTON 99201 TELEPHONE: 732.493.7477 FAX: 732.493.7477 EMAIL: arie.moran@sci-us.com</p> <p>ARCHITECT: SCI ARCHITECTS 10000 WEST WASHINGTON AVENUE SPOKANE, WASHINGTON 99201 TELEPHONE: 509.375.3000 FAX: 509.375.3000 EMAIL: msp@sciarch.com</p>	<p>GENERAL</p> <p>D0.0 COVER SHEET</p> <p>ARCHITECTURAL</p> <p>A1.10 OVERALL PROPOSED SITE PLAN A1.11 ENLARGED PROPOSED SITE PLAN A2.10 CONCEPTUAL FLOOR PLAN A2.11 CONCEPTUAL FLOOR PLAN A4.00 CONCEPTUAL HIGHLIGHTS A4.00 CONCEPTUAL HIGHLIGHTS L1.10 CONCEPTUAL LANDSCAPE PLAN</p>

CONSULTANT:

COVER SHEET
NEW FUNERAL HOME
FRESNO MEMORIAL GARDENS & FUNERARIA DEL ANGEL FRESNO
CORNER OF WEST WHITE BRIDGE AVENUE (SR 180) & SOUTH POLK AVENUE
FRESNO, CA 93706

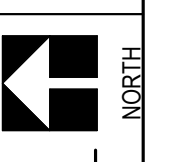
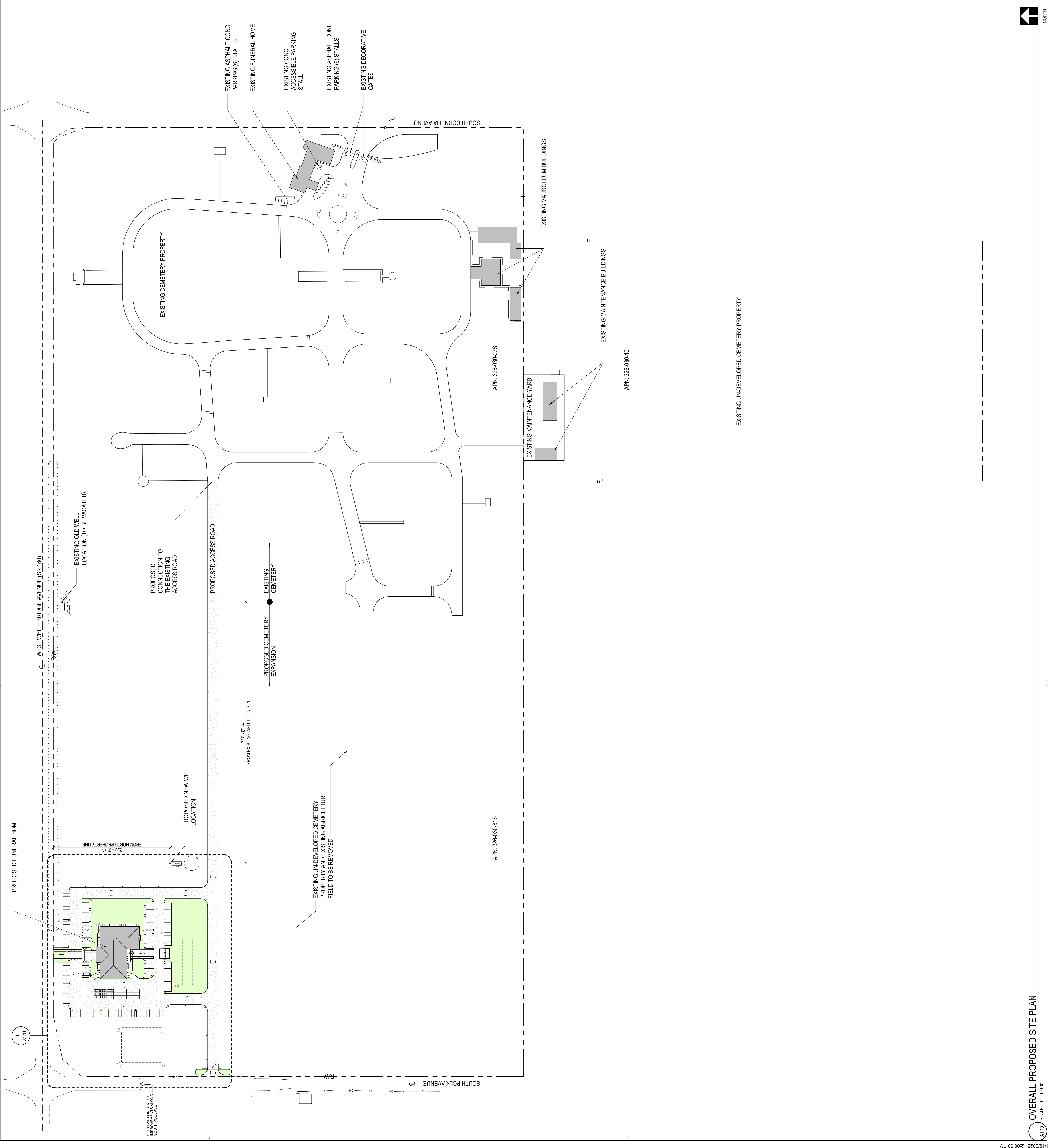
DEL ANGEL
FUNERARIA
Celebrating Our Traditions &

EXHIBIT 5

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PROJECT NUMBER: 20-08118-00
PROJECT STATUS: SD
PROJECT ISSUED: 01/19/2022
REVISION: DATE: DESCRIPTION

G0.0



NORTH

PROJECT NUMBER: 20-08118-00
 PROJECT STATUS: SD
 PROJECT ISSUED: 01/19/2022
 REVISION DATE: DESCRIPTION



SEALS:



OVERALL PROPOSED SITE PLAN
 NEW FUNERAL HOME

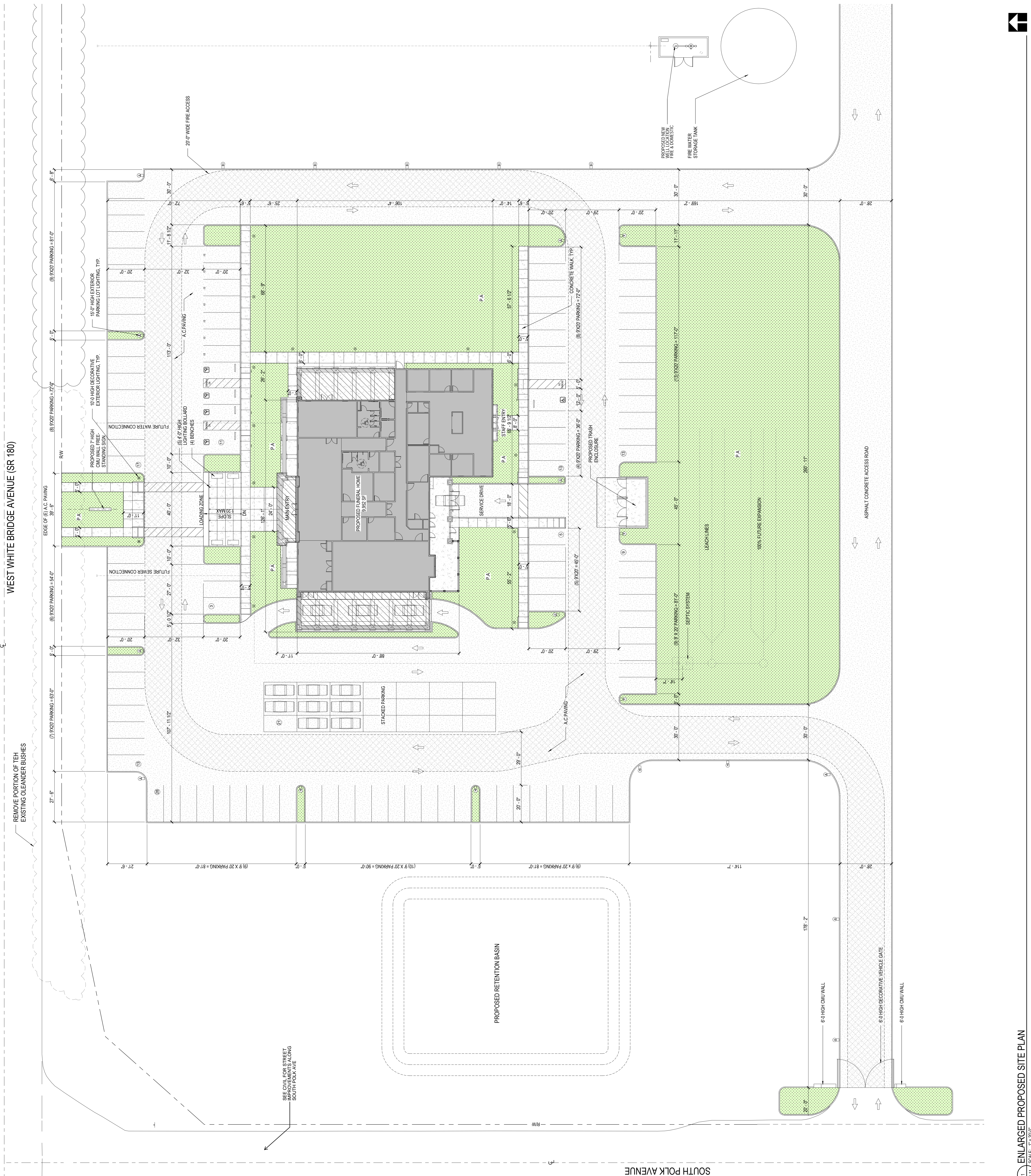
FRESNO MEMORIAL GARDENS & FUNERARIA DEL ANGEL FRESNO
 CORNER OF WEST WHITE BRIDGE AVENUE (SR 180) & SOUTH POLK AVENUE
 FRESNO, CA 93706

CONSULTANT:

WEST WHITE BRIDGE AVENUE (SR 180)

REMOVE PORTION OF TEH EXISTING CLEANDER BUSHES

SEE CIVIL FOR STREET CLOSING SOUTH POLK AVE



SOUTH POLK AVENUE

ENLARGED PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

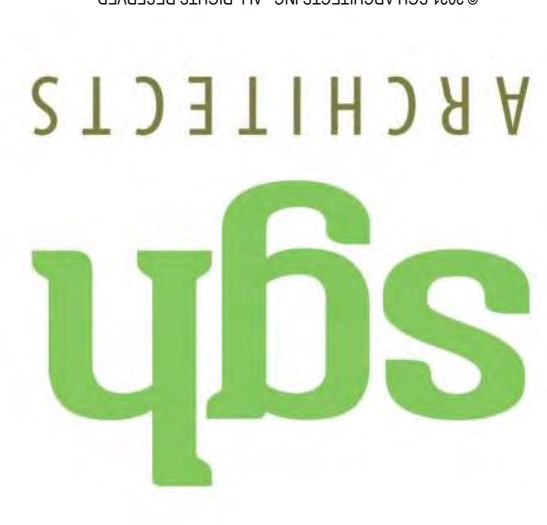


NORTH

ENLARGED PROPOSED SITE PLAN

NEW FUNERAL HOME

FRESNO MEMORIAL GARDENS & FUNERARIA DEL ANGEL FRESNO CORNER OF WEST WHITE BRIDGE AVENUE (SR 180) & SOUTH POLK AVENUE FRESNO, CA 93706



PROJECT NUMBER: 20-08118-00
PROJECT STATUS: SD
PROJECT ISSUED: 01/19/2022
REVISION DATE: DESCRIPTION

A1.11

PARKING SUMMARY

REQUIRED PARKING:
PER SECTION 855, COUNTY OF FRESNO PROPERTY DEVELOPMENT STANDARDS, SECTION 855- PARAGRAPH 2K, MORTUARIES, FUNERAL HOMES, AND SIMILAR ESTABLISHMENTS.
REQUIREMENTS: ONE (1) PARKING SPACE FOR EACH TWENTY (20) SQUARE FOOT OF FLOOR AREA OF ASSEMBLY ROOMS, PLUS ONE (1) SPACE FOR EACH EMPLOYEE PLUS ONE (1) SPACE FOR EACH CAR OWNED BY SUCH ESTABLISHMENT. (AMENDED BY ORD. 1017340, ADOPTED 5-2-18)

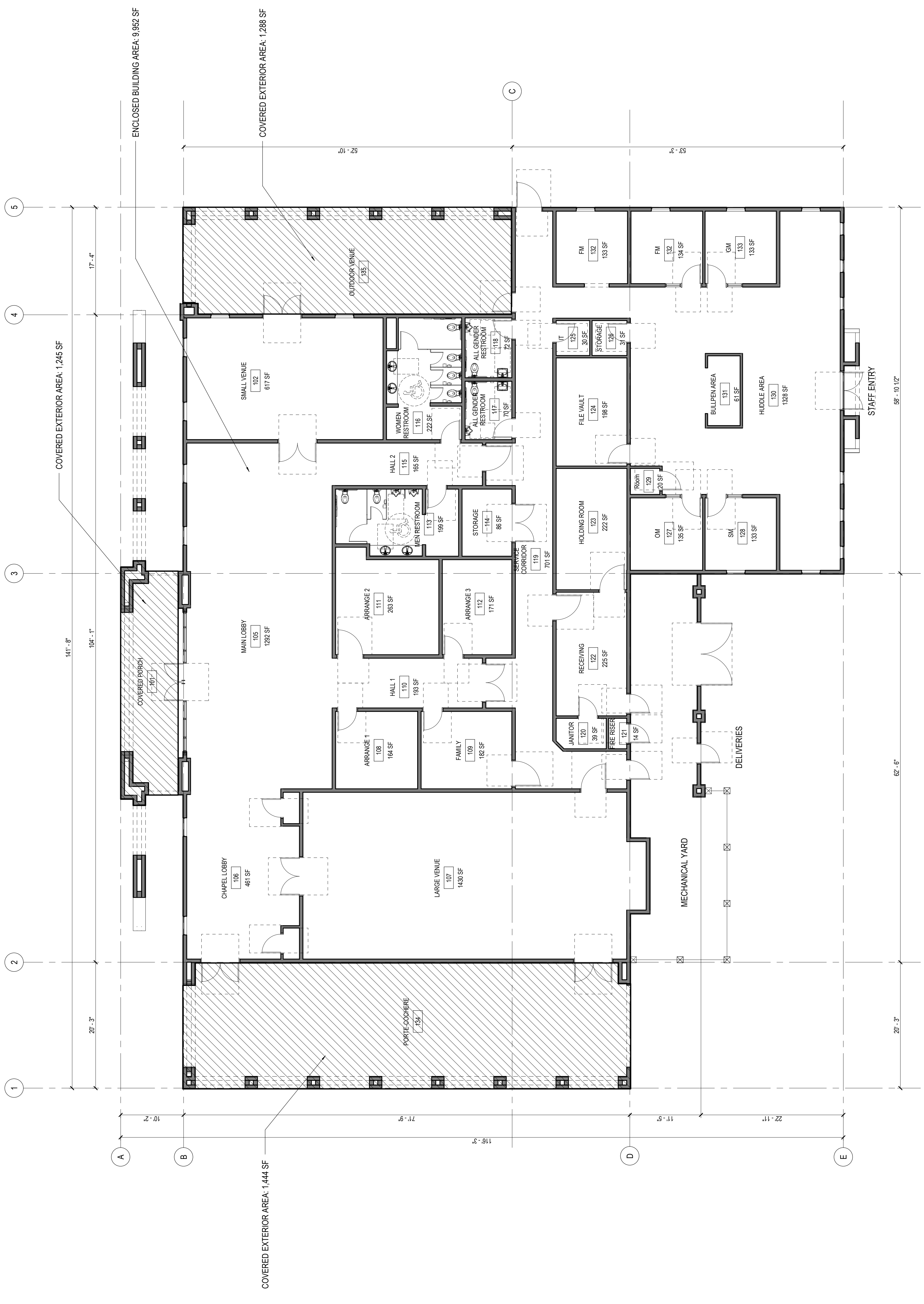
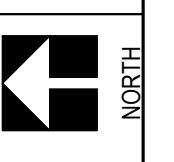
LARGE CHAIRS: 2145 SF @ 25 SF
FUNERAL HOME VEHICLES
STAFF PARKING

REQUIRED PARKING = 101 SPACES
REQUIRED PARKING = 4 SPACES
REQUIRED PARKING = 20 SPACES

TOTAL REQUIRED PARKING: = 125 SPACES

PARKING PROVIDED:
STANDARD SPACES = 101 SPACES
ACCESSIBLE SPACES = 4 SPACES
TOTAL PARKING = 105 SPACES > 125 SPACES (COMPLIES)

EV PARKING SPACES = 7 SPACES



PROJECT DATA

PROJECT SQUARE FOOTAGES:	9,952 SF
PROPOSED NEW FUNERAL HOME:	
FUNERAL HOME & OFFICE:	
BUILDING DATA:	
CONSTRUCTION TYPE:	VA
CONSTRUCTION TYPE:	VA
SPRINKLERS:	YES
NUMBER OF STORES:	27-8
BUILDING HEIGHT:	

PROJECT NUMBER: 20-08118-00
 PROJECT STATUS: SD
 PROJECT ISSUED: 01/19/2022
 REVISION DATE: DESCRIPTION



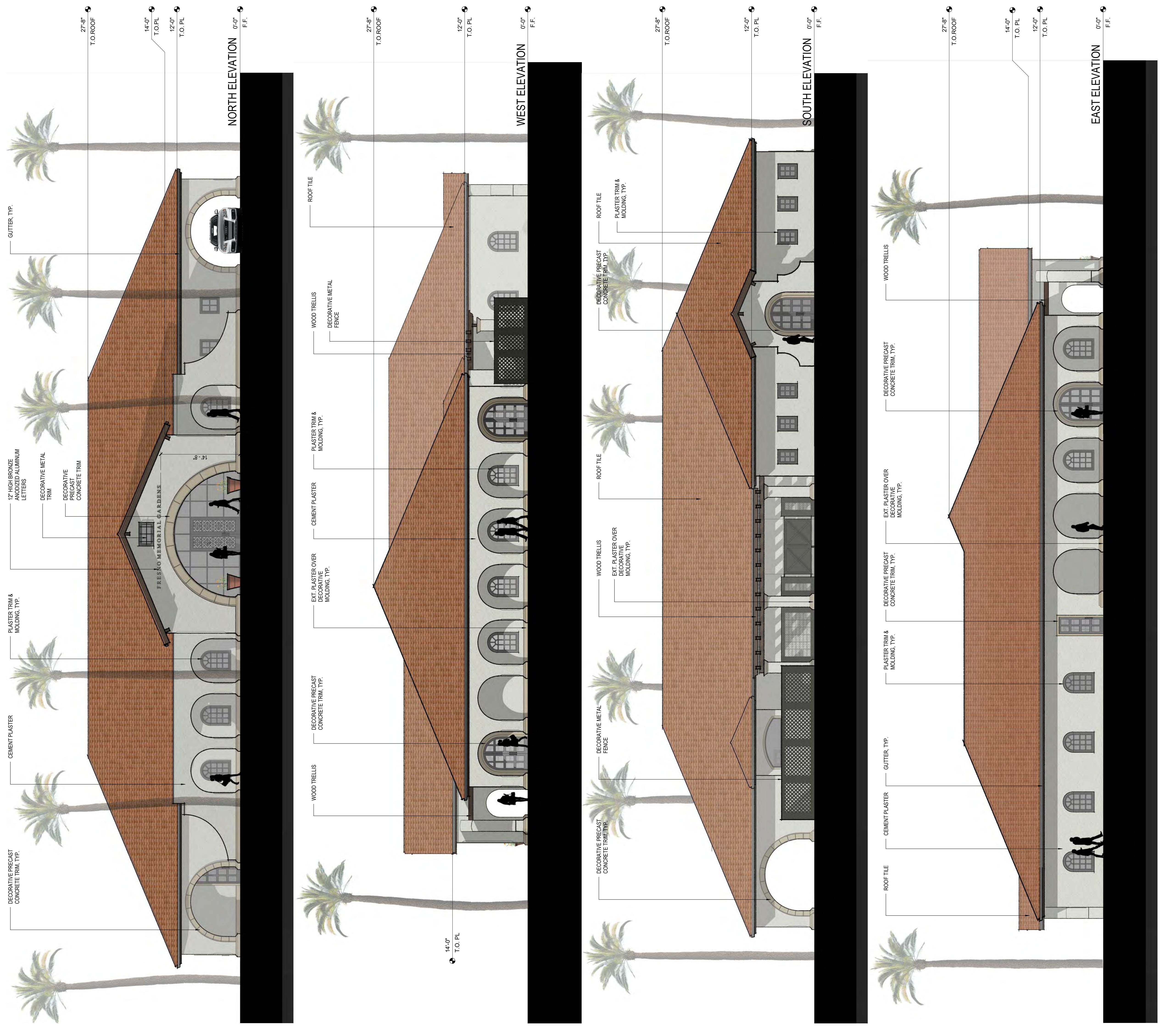
DEL ANGELO
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 Celebrating Our Traditions

CONCEPTUAL FLOOR PLAN
 NEW FUNERAL HOME

FRESNO MEMORIAL GARDENS & FUNERARIA DEL ANGEL FRESNO
 CORNER OF WEST WHITE BRIDGE AVENUE (SR 180) & SOUTH POLK AVENUE
 FRESNO, CA 93706

CONSULTANT

A2.10



CONSULTANT

CONCEPTUAL ELEVATIONS
NEW FUNERAL HOME

FRESNO MEMORIAL GARDENS & FUNERARIA DEL ANGEL FRESNO
CORNER OF WEST WHITE BRIDGE AVENUE (SR 180) & SOUTH POLK AVENUE
FRESNO, CA 93706

DEL ANGELO
FUNERARIA
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ARCHITECTS
sgh

PROJECT NUMBER: 20-08118-00
PROJECT STATUS: SD
PROJECT ISSUED: 01/19/2022
REVISION DATE: DESCRIPTION

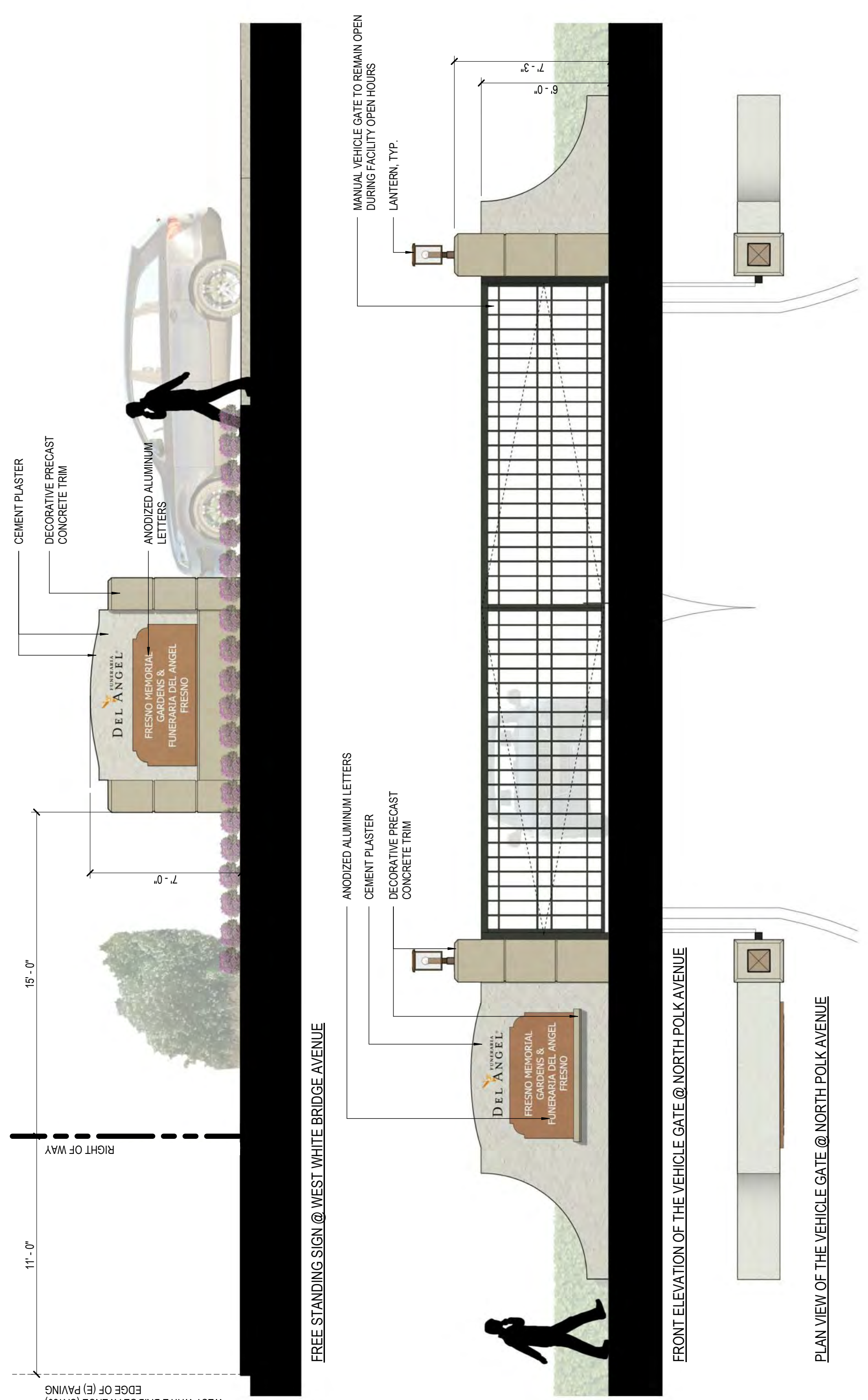
A5.10



RENDERING @ NORTHEAST CORNER



RENDERING @ NORTH WEST CORNER



1 CONCEPTUAL RENDERING
SCALE 1/4" = 1'-0"

CONSULTANT

CONCEPTUAL RENDERINGS
NEW FUNERAL HOME

FRESNO MEMORIAL GARDENS & FUNERARIA DEL ANGEL FRESNO
CORNER OF WEST WHITE BRIDGE AVENUE (SR 180) & SOUTH POLK AVENUE
FRESNO, CA 93706

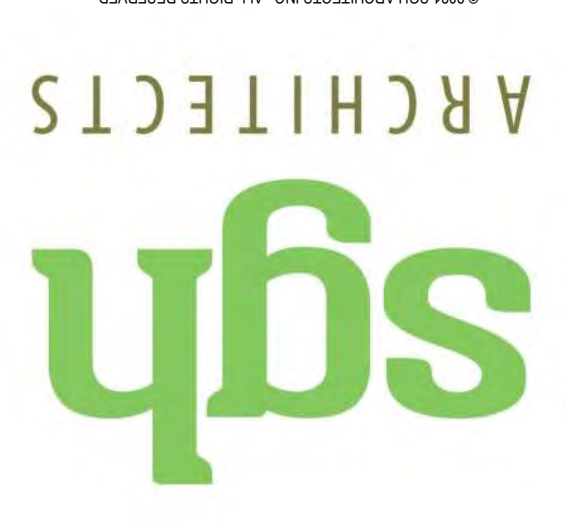
DEL ANGELO
FUNERARIA
Celebrating Our Traditions

ARCHITECTS
sqh

PROJECT NUMBER: 20-08118-00
PROJECT STATUS: SD
PROJECT ISSUED: 01/19/2022
REVISION DATE: DESCRIPTION

A9.60

PROJECT NUMBER: 20-0818-00
 PROJECT STATUS: SD
 PROJECT ISSUED: 01/19/2022
 REVISION DATE: DESCRIPTION

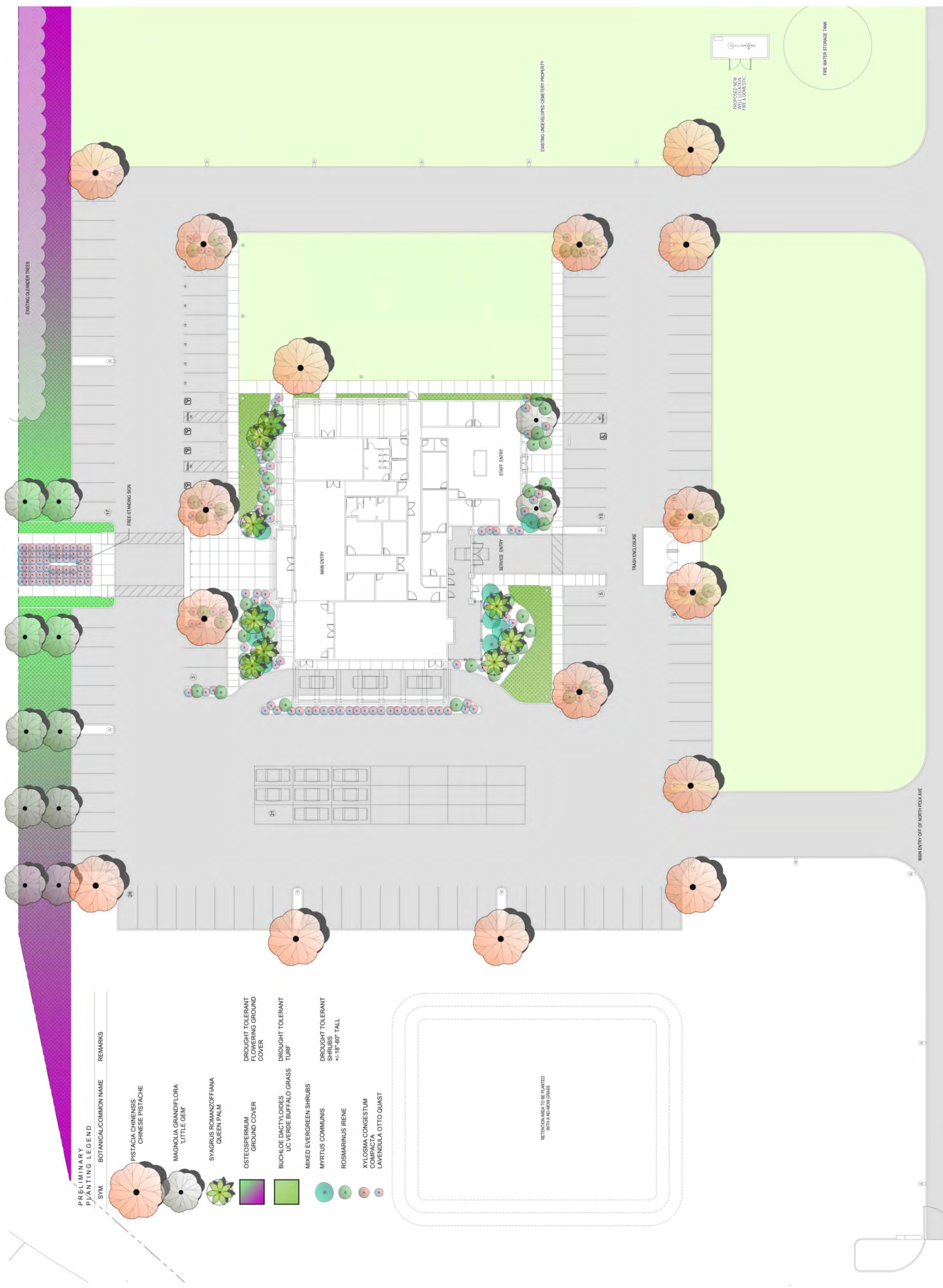


DEL ANGELO FUNERARIA
 Celebrating Our Traditions

CONCEPTUAL LANDSCAPE PLAN
 NEW FUNERAL HOME

FRESNO MEMORIAL GARDENS & FUNERARIA DEL ANGEL FRESNO
 CORNER OF WEST WHITE BRIDGE AVENUE (SR 180) & SOUTH POLK AVENUE
 FRESNO, CA 93706

CONSULTANT



PRELIMINARY PLANTING LEGEND

SYM.	BOTANICAL/COMMON NAME	REMARKS
	PISTACHIA 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	DROUGHT TOLERANT SHRUBS +1'-18"-60" TALL
	MYRTUS COMMUNIS	
	ROSMARINUS IRENE	
	XYLOSMA CONGESTUM COMPACTA	
	LAVENDULA OTTO QUAST	

RETENTION BASIN TO BE INSTALLED WITH A KOLONY GRASS

CONCEPTUAL LANDSCAPE SITE PLAN
 SCALE: 1/8" = 1'-0"

Project Operational Statement
SCI Fresno Memorial Gardens Funeral Home
Revised July 5, 2022

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

Property Owner: Same as above

Project Address: Corner of West White Bridge Avenue (SR 180) & South Polk Ave.
Fresno, California 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 9,952 +/- sq. ft. funeral chapel and related offices at an existing cemetery in the AE-20 zone. Note a proposed covered exterior area totals 3,977 sq. ft., meaning overall there will be (9,952 covered interior area + 3,977 covered exterior area = 13,939) 13,939 sq. ft. of proposed building.

Please see the attached site plan prepared by SGH Architects that details the interior area and exterior areas.

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 for the expansion 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 6 staff and the site plan designates 20 parking stalls for staff.

5. SERVICE/DELIVERY VEHICLES:

A company hearse, family car and service van will be parked on site. There are 4 designated parking stalls specifically for the funeral home operational uses.

6. ACCESS TO THE SITE:

The project will take its main access from S. Cornelia Ave and secondary access through a proposed internal access road to be constructed off S. Polk Ave. through the existing cemetery property. Improvements to Polk Ave. will occur as proposed by the project civil engineer in a manner acceptable to Fresno County. Please see the attached site plan prepared by SGH Architects and R.W.Greenwood & Associates that details the site access.

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 will be provided by a newly constructed well that also has the capacity to provide adequate water for fire protection and potable water purposes. An existing well is on the site but will be vacated in accordance with applicable regulations.

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 9,952 +/- sq. ft. funeral chapel and related office will be constructed on the site per the project site plan. As stated earlier, the proposed building will be 13,939 sq. ft. including the proposed covered interior and exterior areas of 3,977 sq. ft. (9,952 covered interior area + 3,977 covered exterior area = 13,939) 13,939 sq. ft. of total proposed building. Please see the attached site plan prepared by SGH Architects that details the proposed improvements.

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. The existing funeral home, mausoleum buildings, maintenance yard, and maintenance buildings are also labeled on the site plan.

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 equipment yard.

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



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 parkin 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 CO₂e (equivalent). Long term GHG emissions were anticipated to be approximately 144.6 metric tons of CO₂e 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 NEPAssist 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 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

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EXHIBIT 8

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-	
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 – August 11, 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**