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

Referral
Early Consultation

Date: **July 30, 2025**

To: **Distribution List (See Attachment A)**

From: **Marcus Ruddicks, Assistant Planner**
Planning and Community Development

Subject: **USE PERMIT APPLICATION NO. PLN2023-0153 – PATTERSON CEMETERY**

Respond By: **August 19, 2025**

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

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

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

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

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

Applicant: **GDR Engineering, Inc., Haren Sanghera**

Project Location: **10800 Highway 33, between Sequoia Road and Rogers Road, in the Patterson area.**

APN: **047-001-051, 047-001-002, and 047-001-026**

Williamson Act Contract: **N/A**

General Plan: **Agriculture**

Current Zoning: **General Agriculture (A-2-20)**

Project Description: **Request to expand an existing cemetery facility in the General Agriculture (A-2-20) zoning district, by 11.81± acres in size, for a total of 24.08± acres. The expansion is being requested to accommodate future anticipated needs of the cemetery. In total, the expansion will include the capacity for an additional 7,491 new burial plots, the construction of a new restroom building, landscaping and walkways, chain link fencing, access roads, parking, and decorative free-standing light poles in three phases. Phase one will begin on the northern portion of the project site with the construction of the proposed 160 square-foot restroom, with a new septic system located**

along the Northwest property line and a new domestic well located in the West corner of the parcel. The cemetery's existing hours of operation are Monday through Friday, 8:00 a.m. to 4:00 p.m. and are not expected to change as a result of this expansion. The cemetery currently has four employees consisting of three groundskeepers and one office personnel. Three new groundskeeper positions are proposed, for a total of seven employees. The cemetery currently has 25-30 visitors per-day which is not anticipated to change with the expansion. There are only two truck trips per year for the occasional delivery of vaults and sand.

Phases two and three will include expansion of the cemetery facility and burial spaces, with phase two expanding burial spaces to the Southeast of phase one towards the center of the facility and phase three expanding further to the Southeast.

The project will also include expansions to the annual Memorial Day events, private and public memorial gatherings, and typical processions (approximately an additional 85-120 per year). These events are already held on the existing facility and will be expanded to the new parcel along with the burial plots.

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

USE PERMIT APPLICATION NO. PLN2023-0153 – PATTERSON CEMETERY
Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
X	CEMETERY DISTRICT: PATTERSON	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: W STANISLAUS	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	GSA: NORTHWESTERN DELTA-MENDOTA	X	STAN COUNTY COUNSEL
X	HOSPITAL DIST: DEL PUERTO		StanCOG
x	IRRIGATION DIST: W STANISLAUS	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: SPRR		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: PATTERSON JOINT	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST	X	DISPOSAL DIST: BERTOLOTTI

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **USE PERMIT APPLICATION NO. PLN2023-0153 – PATTERSON CEMETERY**

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

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

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

1.
2.
3.
4.

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

1.
2.
3.
4.

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

_____

_____

Response prepared by:

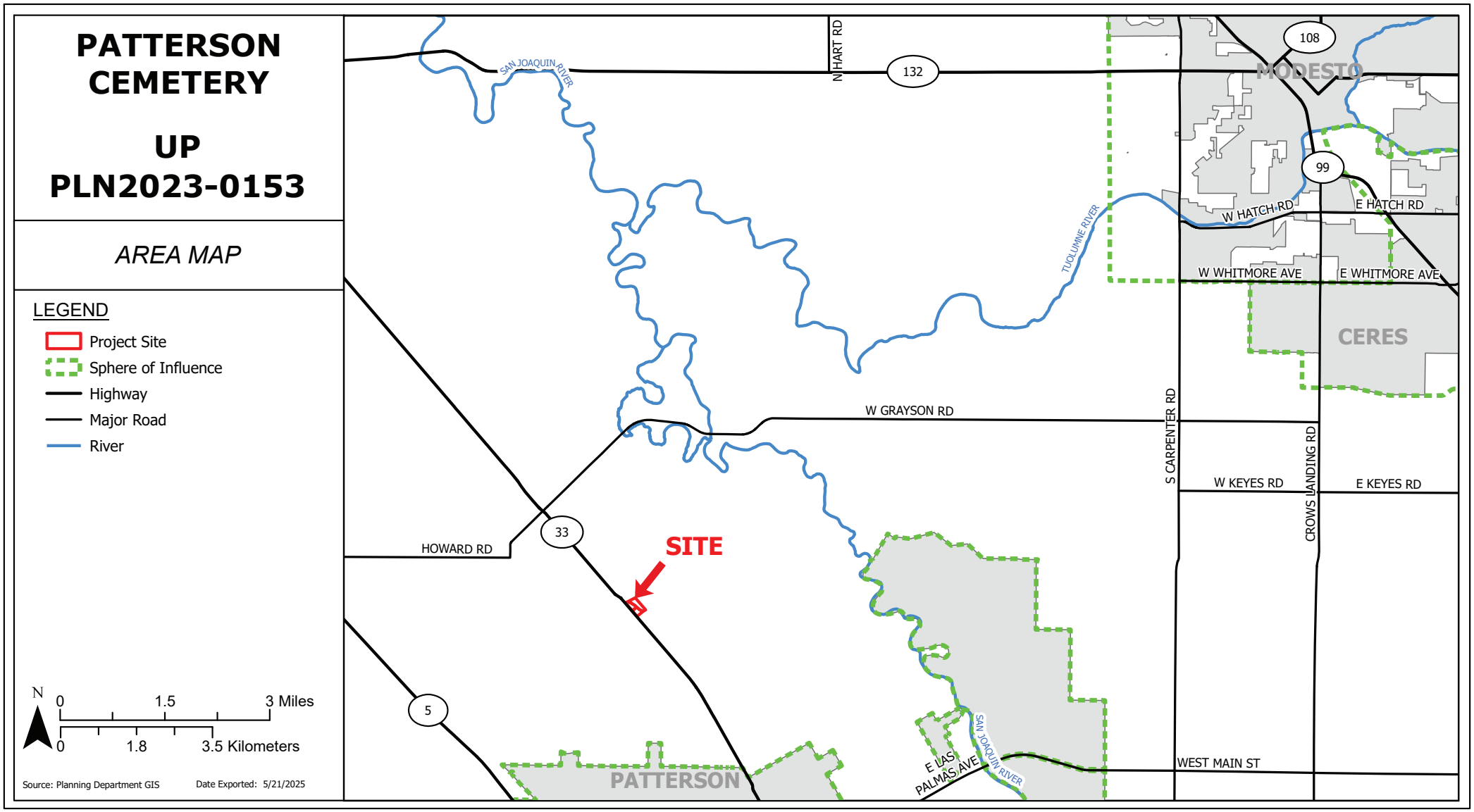
_____

Name Title Date

PATTERSON CEMETERY

UP PLN2023-0153

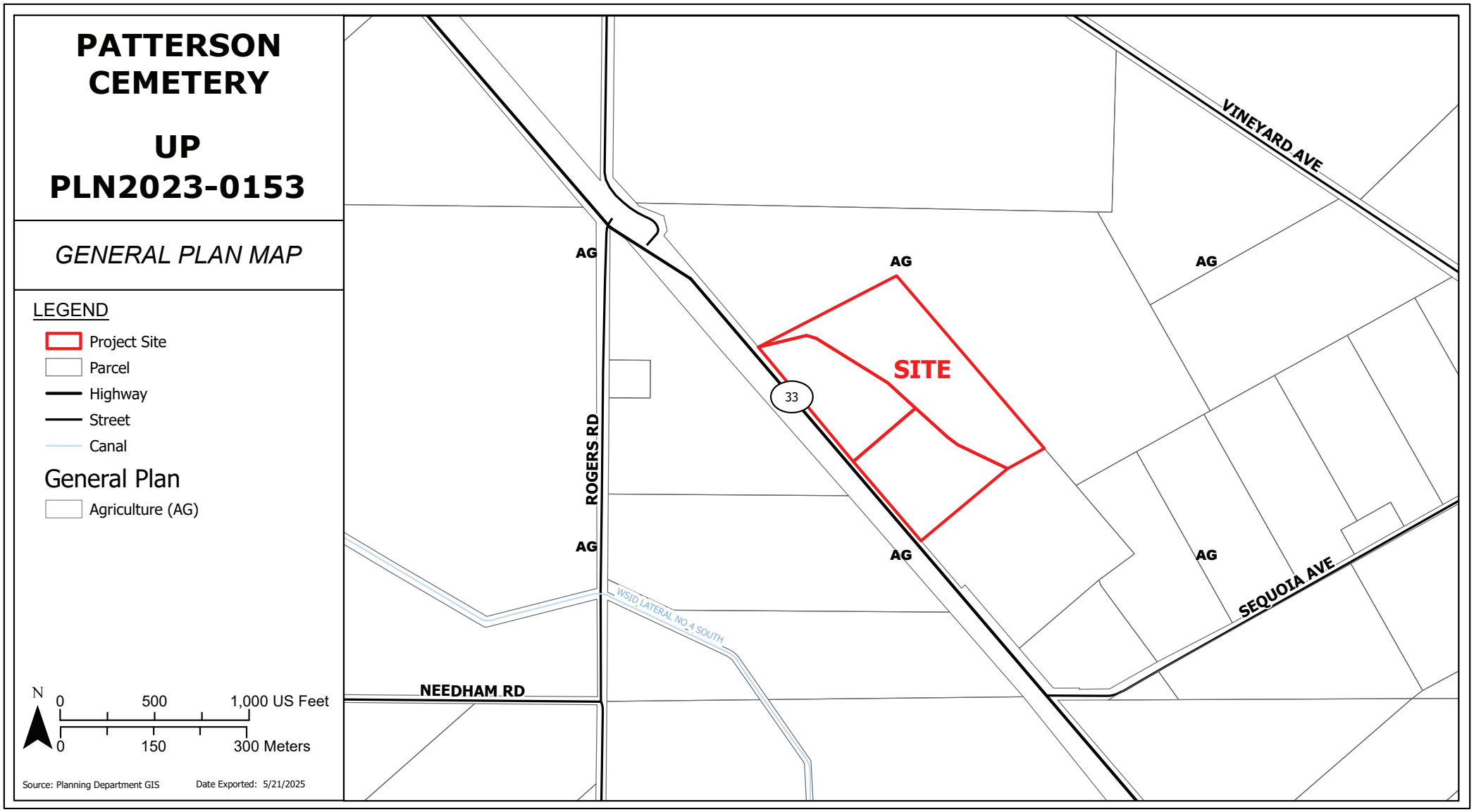
AREA MAP



PATTERSON CEMETERY

UP PLN2023-0153

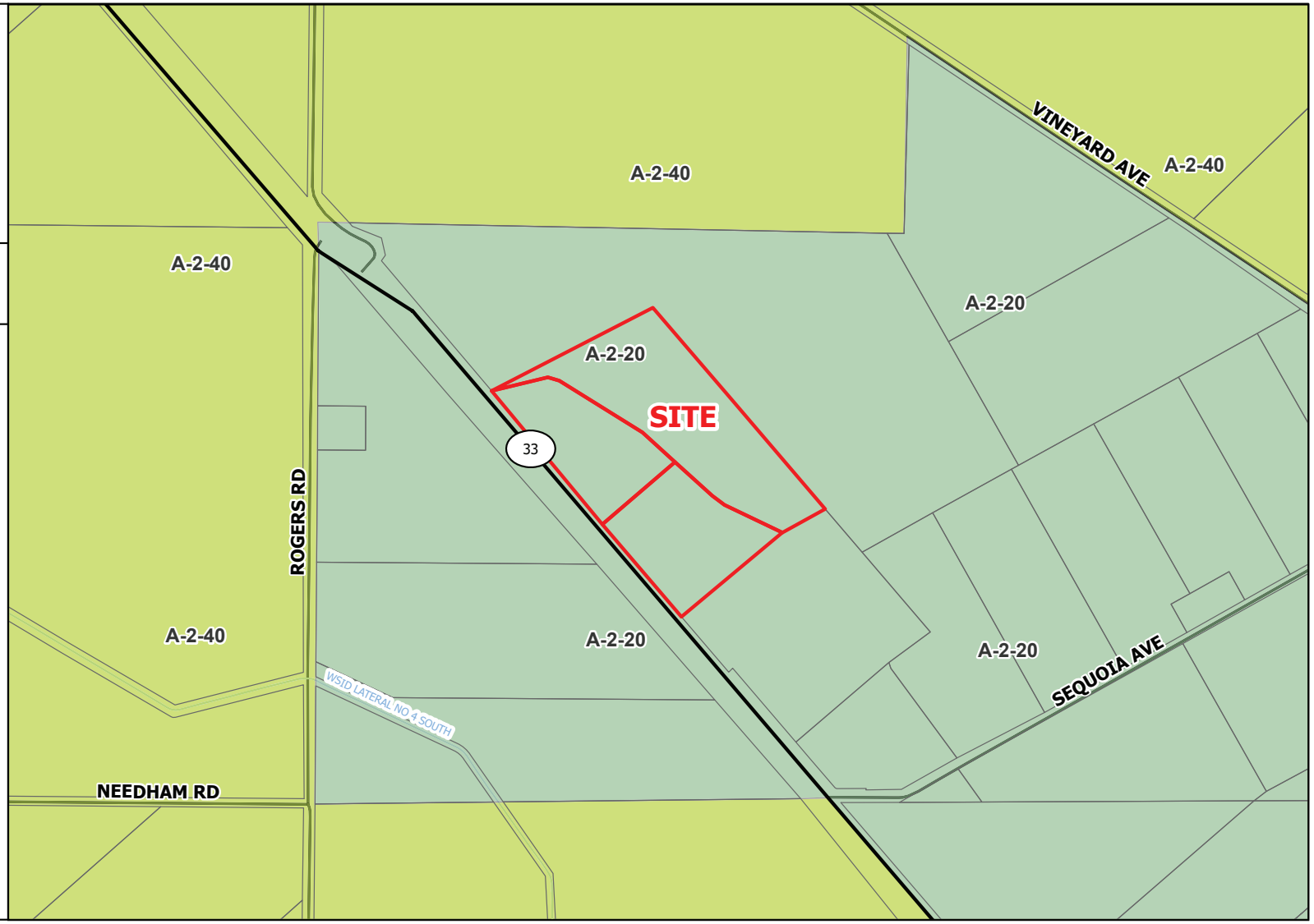
GENERAL PLAN MAP



PATTERSON CEMETERY

UP PLN2023-0153

ZONING MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

Zoning Designation

- General AG 20 Acre (A-2-20)
- General AG 40 Acre (A-2-40)

N

0 500 1,000 US Feet

0 150 300 Meters

Source: Planning Department GIS Date Exported: 5/21/2025

PATTERSON CEMETERY

UP PLN2023-0153

2023 AERIAL AREA MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

N

0 500 1,000 US Feet

0 150 300 Meters

Source: Planning Department GIS Date Exported: 5/21/2025

PATTERSON CEMETERY

UP PLN2023-0153

2023 AERIAL SITE MAP



LEGEND

- Project Site
- Parcel
- Highway

N

0 195 390 US Feet

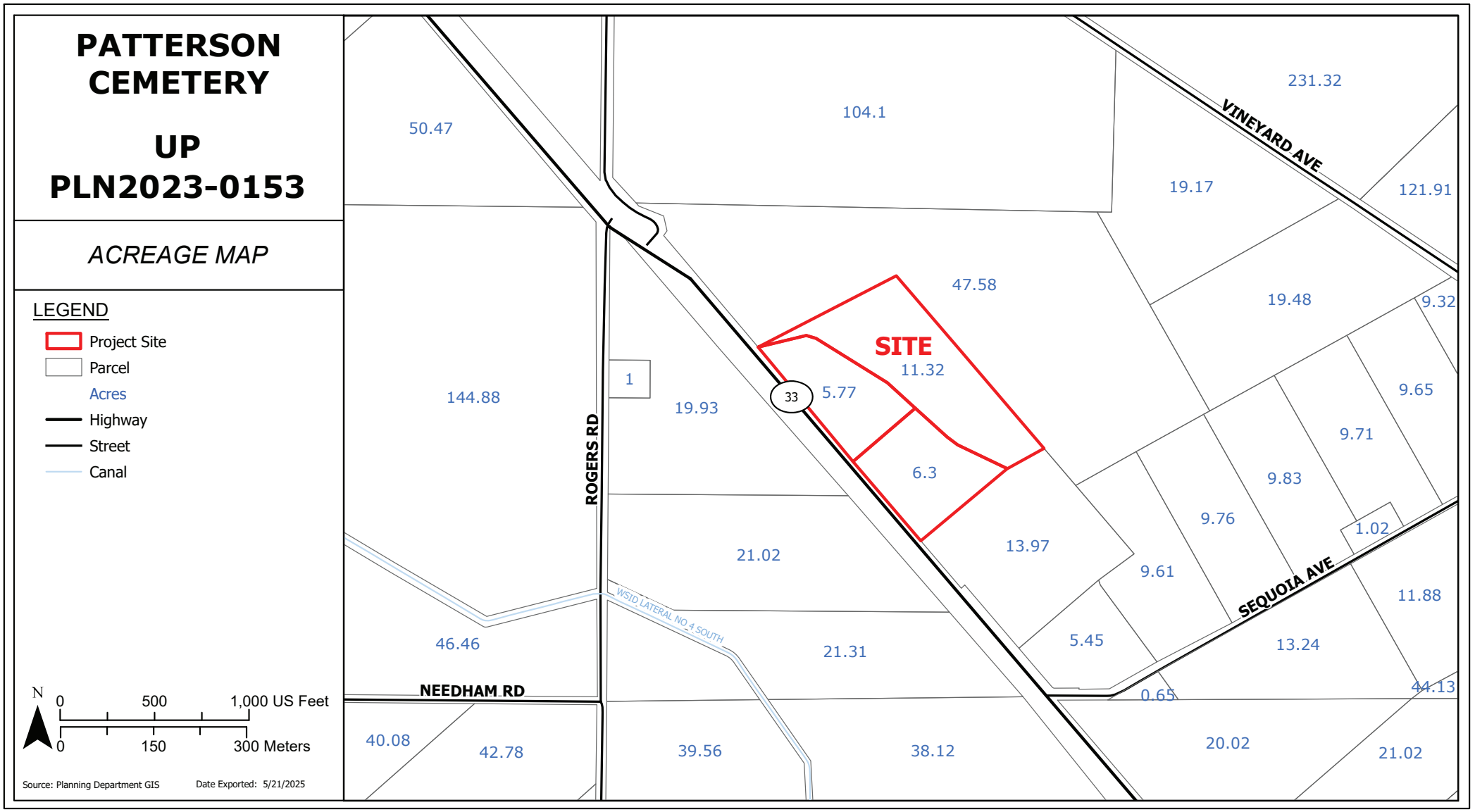
0 55 110 Meters

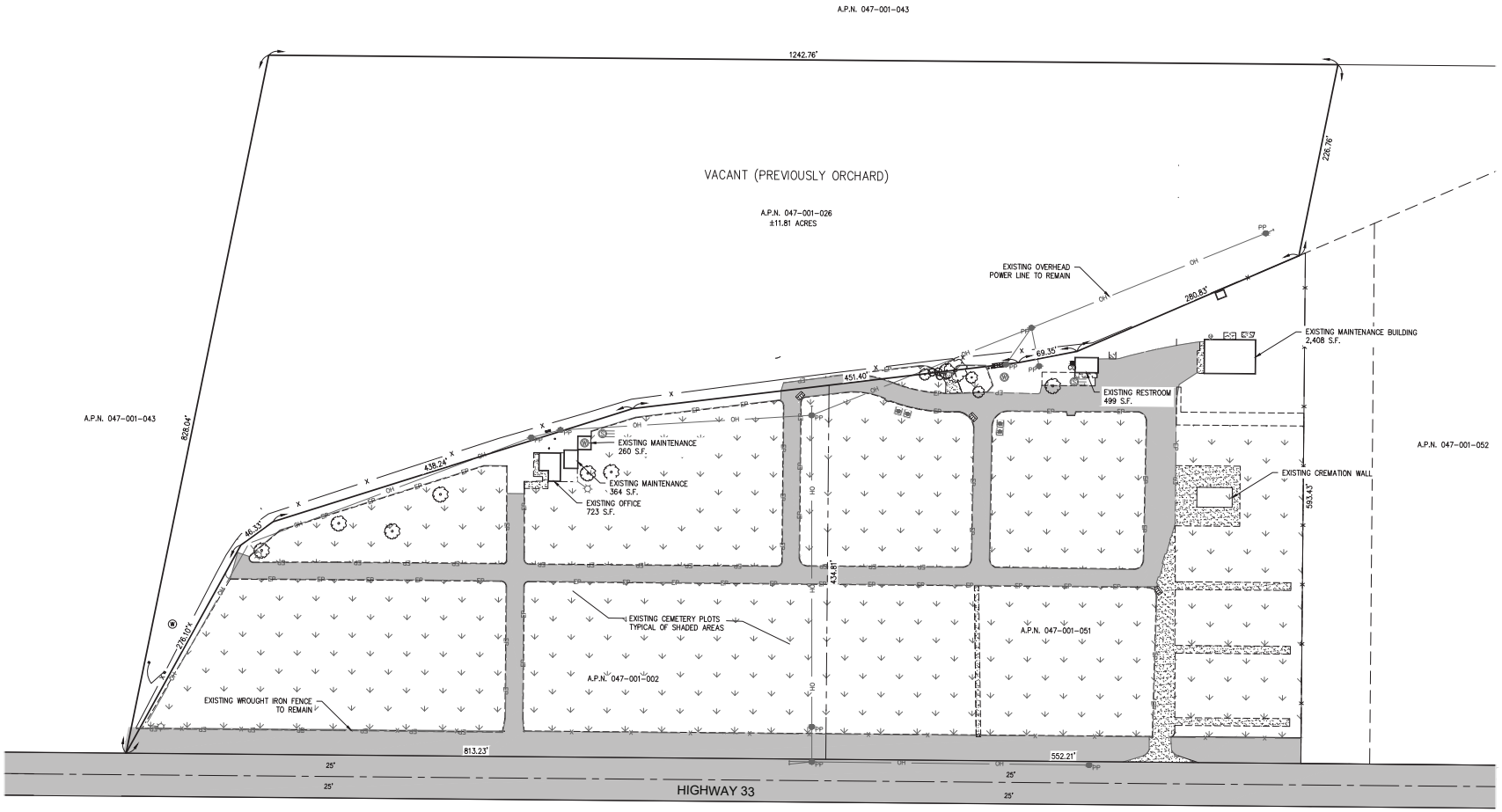
Source: Planning Department GIS Date Exported: 5/21/2025

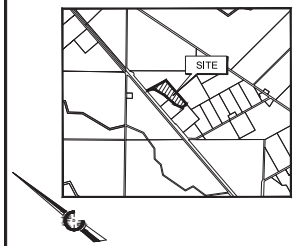
PATTERSON CEMETERY

UP PLN2023-0153

ACREAGE MAP







VICINITY MAP
STANISLAUS COUNTY, STATE OF CALIFORNIA

PROPERTY OWNER / APPLICANT

NAME:	PATTERSON CEMETERY DISTRICT
CONTACT:	CASEY COMER
MAILING ADDRESS:	P.O. BOX 595
CITY/STATE/ZIP:	PATTERSON, CA 95363
PHONE:	209-892-8654
EMAIL:	PCD@PATTERSONCEMETERY.COM
SITE ADDRESS:	10800 HWY 33
CITY/STATE/ZIP:	PATTERSON, CA 95363

EXISTING CONDITIONS

A.P.N.:	047-001-026
EXISTING PARCEL:	1
EXISTING ACREAGE:	±11.81 AC.
EXISTING GENERAL PLAN:	AGRICULTURE
EXISTING ZONING:	GENERAL AGRICULTURE (A-2)

PROPOSED PROJECT

PLOTS: 7,581

NOTES

WATER:	PRIVATE WELL
SEWER:	PRIVATE SEPTIC

1. DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT IN MULTIPLE PHASES OR SEQUENCE OF PHASES.
2. ALL IMPROVEMENTS IN ACCORDANCE WITH THE COUNTY OF STANISLAUS IMPROVEMENT STANDARDS.

PROPERTY DESCRIPTION

ALL THAT PORTION OF PARCEL 1 AS DESCRIBED IN CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED AS DOC. NO. 2012-0092005 AND ALL THAT PORTION OF LOTS 962, 964 THROUGH 969 ON THE PATTERSON COLONY, SUB-TRACT NO. 4 AS SHOWN ON THE MAP FILED IN VOLUME 6 OF MAPS AT PAGE 23 STANISLAUS COUNTY RECORDS, LYING IN SECTION 2, T.5 S., R.7 E., MOUNT DIABLO MERIDIAN

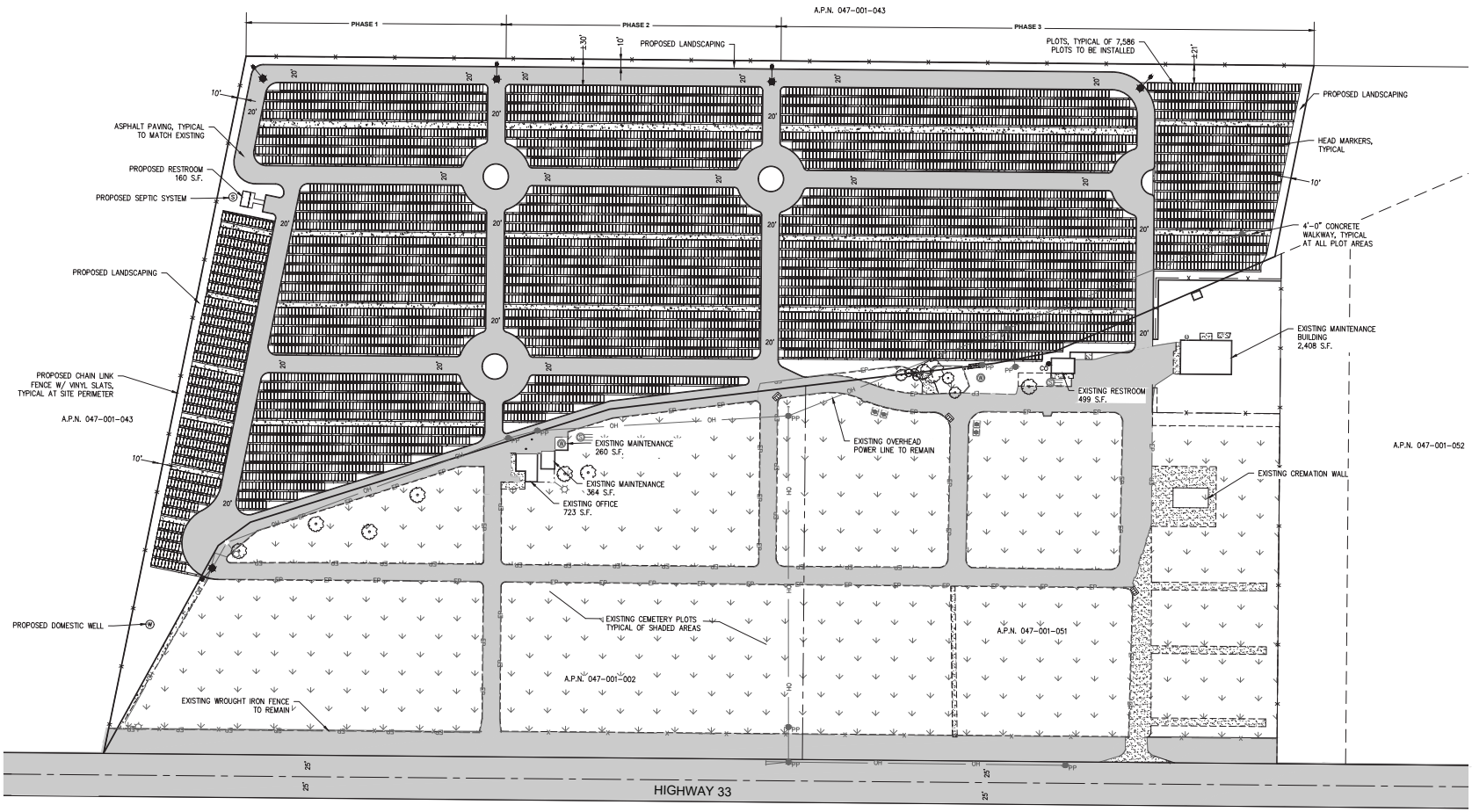
LEGEND

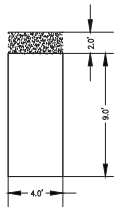
EXISTING		PROPOSED
	PROJECT BOUNDARY	
	CENTER LINE	
EP	EDGE OF PAVEMENT	
OH	OVERHEAD	OH
X	FENCE	
CO	CLEAN-OUT	CO
	DRAIN INLET	
	GUY WIRE	
	IRRIGATION VALVE	
	ELECTROLIER	
	DECORATIVE ELECTROLIER	
PP	POWER POLE	PP
S	SEPTIC TANK	S
	TREE	
W	WELL	W
	VALVE	

GDR ENGINEERING, INC.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
www.gdrengineering.com

CONDITIONAL USE PERMIT
EXISTING SITE PLAN & DEMOLITION PLAN
FOR PATTERSON CEMETERY EXPANSION

SCALE: 1"=60' DATE: 06/06/2025
DWG NO. 24058 Demo Plan - NO LLA.dwg
DRAWN: AK, EM
CHECKED: SN, HS
SHEET: 1 OF 3
FILE NO. 24058

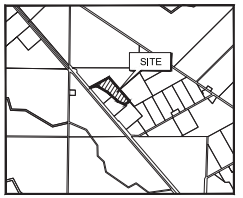




TYPICAL PLOT
NOT TO SCALE



30 15 0 30 60
(If this sheet is not 24"x36", it is a reduced print)



VICINITY MAP
STANISLAUS COUNTY, STATE OF CALIFORNIA

PROPERTY OWNER / APPLICANT

NAME:	PATTERSON CEMETERY DISTRICT
CONTACT:	CASEY COMER
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LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	CENTER LINE	
EP	EDGE OF PAVEMENT	
OH	OVERHEAD	OH
X	FENCE	
CO	CLEAN-OUT	CO
	DRAIN INLET	
	GUY WIRE	
	IRRIGATION VALVE	
	ELECTROLIER	
	DECORATIVE ELECTROLIER	
PP	POWER POLE	PP
	SEPTIC TANK	S
	TREE	
	WELL	W
	VALVE	

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CONDITIONAL USE PERMIT
PROPOSED SITE PLAN
FOR PATTERSON CEMETERY EXPANSION

SCALE: 1"=60' DATE: 06/06/2025
DWG NO. 24058 Site Plan - NO LLA.dwg SHEET: 2 OF 3
DRAWN: AK, EM
CHECKED: SN, HS FILE NO. 24058

Stanislaus County

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759
Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

- ☐ **General Plan Amendment**
- ☐ **Rezone**
- ☒ **Use Permit**
- ☐ **Variance**
- ☐ **Historic Site Permit**
- ☐ **Subdivision Map**
- ☐ **Parcel Map**
- ☐ **Exception**
- ☐ **Williamson Act Cancellation**
- ☐ **Other** _____

PLANNING STAFF USE ONLY:

Application No(s): _____ _____ _____

Date: _____

S _____ **T** _____ **R** _____

GP Designation: _____

Zoning: _____

Fee: _____

Receipt No. _____

Received By: _____

Notes: _____

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

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

PROJECT INFORMATION

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

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

See attached project description and findings statement.

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): **Book** 047 **Page** 001 **Parcel** 011

Additional parcel numbers: _____

Project Site Address or Physical Location: 10800 Highway 33, Patterson, CA 95363

Property Area: Acres: 11.80 or Square feet: _____

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

The land is currently vacant. Previously it was farmed with orchard crops. (Trees removed in 2023)

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

None known

Existing General Plan & Zoning: Agricultural, A-2-20

Proposed General Plan & Zoning: Agricultural, A-2-20
(if applicable)

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

East: Agricultural (Orchard and Irrrigation Design & Construction business)

West: Agricultural (Orchard)

North: Agricultural (Orchard)

South: Existing cemetery and orchard

WILLIAMSON ACT CONTRACT:

Yes ☐ **No** ☒

Is the property currently under a Williamson Act Contract?
Contract Number: _____

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

Date Filed: _____

Yes ☐ **No** ☒ Do you propose to cancel any portion of the Contract?

Yes ☐ **No** ☒ Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

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

_____

SITE CHARACTERISTICS: (Check one or more) Flat ☒ Rolling ☐ Steep ☐

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

Field crops ☐ Orchard ☐ Pasture/Grassland ☐ Scattered trees ☐

Shrubs ☐ Woodland ☐ River/Riparian ☐ Other ☒

Explain Other: ***Vacant***

Yes ☐ **No** ☒ Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☒ **No** ☐ Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) *11.80 acres to be disturbed*

_____

STREAMS, LAKES, & PONDS:

Yes ☐ **No** ☒ Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ **No** ☒ Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

_____

Yes ☐ **No** ☒ Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ **No** ☒ Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

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

STRUCTURES:

Yes ☐ **No** ☒ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.

Yes ☐ **No** ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes ☒ **No** ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes ☐ **No** ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: ***0*** Sq. Ft.

Proposed Building Coverage: ***500*** Sq. Ft.

Landscaped Area: ***320.911*** Sq. Ft.

Paved Surface Area: ***195.080*** Sq. Ft.

BUILDING CHARACTERISTICS:

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

500 s.f. restroom building in Phase 1

Number of floors for each building: ***1***

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) ***approx. 12'***

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

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Asphalt paving

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: Existing Turlock Irrigation District

Telephone: _____

Water**: Existing private well

Sewer*: Existing Septic

Gas/Propane: N/A

Irrigation: ***private well***

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

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

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

No

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): *Proposed 500 sq.ft. building*

Type of use(s): *Restroom*

Days and hours of operation: ***Monday - Friday, from 8 AM - 4 PM***

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: *N/A*

Occupancy/capacity of building: ***2***

Number of employees: (Maximum Shift): ***5*** (Minimum Shift): ***5***

Estimated number of daily customers/visitors on site at peak time: ***0 - 100***

Other occupants: ***N/A***

Estimated number of truck deliveries/loadings per day: ***N/A***

Estimated hours of truck deliveries/loadings per day: ***N/A***

Estimated percentage of traffic to be generated by trucks: ***N/A***

Estimated number of railroad deliveries/loadings per day: *N/A*

Square footage of:

Office area: ***0*** Warehouse area: ***0***

Sales area: ***0*** Storage area: ***0***

Loading area: ***0*** Manufacturing area: ***0***

Other: (explain type of area) ***Restroom 500 sq.ft.***

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

ROAD AND ACCESS INFORMATION:

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

Highway 33

Yes ☐ **No** ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes ☐ **No** ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes ☐ **No** ☒ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

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

STORM DRAINAGE:

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

☒ Other: (please explain) ***underground retention***

If direct discharge is proposed, what specific waterway are you proposing to discharge to? *N/A*

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

EROSION CONTROL:

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

typical construction BMPs per CASQA handbook (e.g., dust control, silt fence, straw wattles…)

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

ADDITIONAL INFORMATION:

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

Project Description, Findings, and Agricultural Buffer Statement

Use Permit for Patterson Cemetery

10800 Highway 33, Patterson, CA 95363

Project Overview

The Patterson Cemetery District proposes an expansion of the existing Patterson Cemetery to accommodate future community needs while maintaining the respectful and dignified environment of the site. This expansion will enhance the cemetery's capacity, improve visitor amenities, and ensure the continuation of its essential services.

Site Information

- **Existing Cemetery Area:** 12.27 acres
- **Proposed Expansion Area:** 11.81 acres
- **Assessor's Parcel Numbers (APNs):** 047-001-026, 047-001-002, & 047-001-051
- **General Plan Designation:** Agriculture
- **Zoning:** A-2-40 (General Agriculture)

Existing Conditions

The Patterson Cemetery currently serves as a final resting place for the local community. The facility includes landscaped burial plots, internal roadways, visitor parking, an administrative office, and a maintenance building. Regular operations at the site include interment services, groundskeeping, and scheduled memorial events. There are currently about 400 unused plots available in the existing Cemetery.

Proposed Improvements and Structures

The expansion will include the following enhancements to improve functionality and accessibility:

- **Proposed Burial Plots:** Addition of 7,491 new burial plots to accommodate future needs.
- **Proposed Restroom Building:** Construction of a modern restroom facility (with ancillary septic system) to enhance visitor convenience.
- **Proposed Landscaping and Walkways:** Addition of trees, shrubs, and green spaces to create a peaceful and aesthetic environment. Concrete walkways enable pedestrian access through interment areas while maintaining respect for burial plots.
- **Proposed Chain-Link Fencing:** Perimeter fencing to enhance security. Vinyl slats to be provided for added privacy.
- **Proposed Access Roads and Parking:** Facilitate traffic circulation within expansion area and provide visitor accommodations.
- **Proposed Decorative Electroliers:** Installation of ornamental lighting fixtures to improve visibility and aesthetics.

Proposed Operations

- Continuation of burial services, cremation interments, and memorial events.
- Routine maintenance and landscaping to preserve the grounds.
- Enhanced visitor services, including wayfinding and accessibility improvements.

Memorial Events

The expansion will enable the cemetery to continue hosting memorial events, including:

- Annual Memorial Day Event.
- Private and public memorial gatherings.
- Typical funeral processions (approximately 85-120 per year)

The Patterson Cemetery will continue to provide a dignified setting for memorial gatherings, allowing families to honor their loved ones in a peaceful and respectful environment. Accommodating the needs of the community as a space for graveside ceremonies, anniversaries, and personal commemorations.

Findings

The establishment, maintenance and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use, and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

1. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; and
    - **The existing Patterson Cemetery has been located immediately south of the proposed expansion for decades, with no detrimental impact or conflict with the surrounding agricultural uses.**
2. The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and
    - **The Patterson Cemetery is not of commercial or industrial use in nature, rather it provides a public service. No other similar uses are concentrated in the vicinity.**
3. It is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage.
    - **This location within the agricultural area provides a level of privacy, scenery, and serenity. This is a suitable setting for the sensitive nature of memorial gatherings and funeral processions. A location in a commercial or industrial zoned area would be impacted by the commotion those uses typically bring.**

Buffer and Setback Guidelines - Statement of Compliance

The proposed project should be considered under the “Buffer and Setback Design Standards for Expanding Non-Agricultural Uses” described in the Stanislaus County General Plan Agricultural Element.
The need for a buffer was considered when designing the expansion site. All edge conditions abutting agricultural uses will have landscape buffers. No intensive site uses will take place within the 150-foot setback area. Furthermore, the site as a whole is not intended for any sort of “intensive use”. Burial plots comprise majority of the aforementioned 150-foot buffer area, with the exception of a sole structure: a small restroom building. Despite this new structure being located within the setback area, it is far from an impactful use to the surrounding agricultural uses. Again, it is important to note that the Patterson Cemetery has existed in the vicinity for decades and has not had any significant impact on the surrounding agricultural uses and has not hindered their uses.