



Planning Commission Staff Report
Item # 1, April 17, 2025
Conditional Use Permit No. PA-2400218
Prepared by: Giuseppe Sanfilippo

PROJECT SUMMARY

Applicant Information

Property Owner: Cherokee Memorial Park
Project Applicant: Marc Gabrys

Project Site Information

Project Address: 14341 North Beckman Road, Lodi
Project Location: On the west side of North Beckman Road, 2,130 feet south of East Kettleman Lane, Lodi.

Parcel Number (APN):	061-020-23, 22 & 062-030-48, -55	Water Supply:	Private (None)
General Plan Designation:	A/G	Sewage Disposal:	Private (None)
Zoning Designation:	AG-40	Storm Drainage:	Private (None)
Project Size:	2.94-acres	100-Year Flood:	No (X)
Parcel Size:	44.20-acres	Williamson Act:	Yes
Community:	None	Supervisorial District:	4

Environmental Review Information

CEQA Determination: Categorical Exemption Section 15304 Class 4 (Attachment E Environmental Document)

Project Description

This project is a Conditional Use Permit application to expand the existing Cherokee Memorial Park cemetery to include three adjacent parcels in 2 phases over 5 years. Phase 1, to be completed within 3 years, includes developing a 1.94-acre area with 2,031 cemetery plots on APN: 061-020-23, and the creation of access driveways within the project site. Phase 2, to be completed in 5 years, includes the development of a 1.0-acre area with 1,543 cemetery plots on APN 061-020-22.

Recommendation

1. Adopt the Findings for Conditional Use Permit (Attachment C); and
2. Approve Conditional Use Permit No. PA-2400218 with the attached Conditions of Approval (Attachment E)

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: April 4, 2025.

Number of Public Hearing notices: 1231

Date of Public Hearing notice mailing: April 4, 2025.

Referrals and Responses

- **Project Referral with Environmental Determination Date:** November 22, 2023

Project Re-Referral with Environmental Determination Date: February 26, 2025

Agency Referrals	Response Date - Referral	Response Date-Re Referral
County Departments		
Ag Commissioner		
Assessor		
Community Development		
Building Division		
Fire Prevention Bureau		
Public Works	10/11/2024	4/9/2025
Environmental Health	10/18/2024	3/3/2025
General Services		
Sheriff Office		
Surveyor		
State Agencies		
A.B.C.		
Department of Transportation		
District 10		
Division of Aeronautics		
C.H.P.		
C.R.W.Q.C.B.		
Fish & Wildlife, Division: 2		
CA Native American Heritage Commission		
CA Tribal TANF Partnership		
Federal Agencies		
F.A.A.		
F.E.M.A.		

Agency Referrals	Response Date - Referral	Response Date-Re Referral
Local Agencies		
Lodi City Council		
Woodbridge Fire District		
Mosquito Abatement		
S.J.C.O.G.	7/24/2024	2/27/2025
San Joaquin Farm Bureau		
San Joaquin Air Pollution Control District		3/5/2025
Woodbridge Irrigation District		
Lodi School District		
North SJ Water Conservation District		
Miscellaneous		
A.T.&T.		
B.I.A.		
Builders Exchange		
Haley Flying Service		
P.G.&E.		
Precissi Flying Service		
Sierra Club		
United Auburn Indian Community		2/26/2025
CA Valley Miwok Tribe		
North Valley Yokuts Tribe		
Buena Vista Rancheria		
Farm Bureau		

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ANALYSIS

Background

In 1987, the Community Development Department (CDD) approved Minor Subdivision No. MS-87-0049 to subdivide a 46.2-acre parcel into a 2-acre homesite parcel (APNs: 061-020-23, -24) and a 44.2-acre parcel (APNs: 061-020-48, -55). The 2-acre parcel (APN: 061-020-24) is currently developed with a cell tower, which was approved by CDD on October 21, 1996, with Site Approval application No. SA-96-0055. The cell tower operates independently and is not a part of this project. The 44.2-acre parcel contains an orchard. These parcels together comprise the current project site and are located adjacent to the existing Cherokee Memorial Park cemetery.

Cherokee Memorial Park was last expanded under Site Approval application No. PA-1400236, which approved an 11,000 square foot chapel and crematory building, a 14,000 square foot mortuary and office building, a 6,500 square foot reception center, and a 4,100 square foot addition to an existing mausoleum building.

Operations

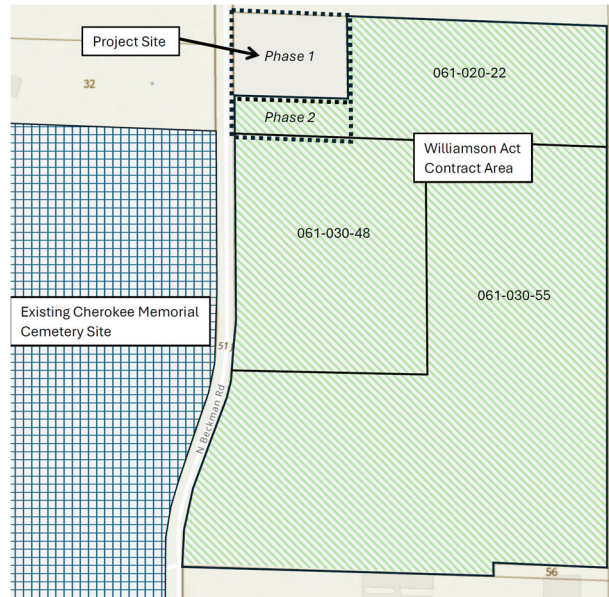
The applicant intends to operate the proposed project in conjunction with the existing Cherokee Memorial Park facility immediately southwest of the project site, on the west side of Beckman Road. The cemetery expansion area will operate daily from 7:00 a.m. to 8:00 p.m. from March to October, and 7:00 a.m. to 6:00 p.m. from November to February. Burial services are expected to take place 3 days per week, with approximately 80 participants per service. The project anticipates 15 employees for the expansion with an average of 20 visitors per day.

Although the site is proposed to operate as one with the existing Cherokee Memorial Park, the project site is proposed to be developed in a manner that would allow for independent operation. This approval is conditioned to allow for the site to operate as a stand-alone facility. No structures are proposed with this project, and no on-site preparatory, undertaking, or sales activities are permitted with this application.

Williamson Act

A portion of the project site, proposed for development in Phase 2, is located on APN: 061-020-22 and is currently under Williamson Act Contract No. WA-93-0008. This APN is one legal lot with APN: 061-030-48 & -55. Development Title Section 9-702.060 does not list the Funeral/Internment Services-Cemetery use type as a permitted use on parcels under a Williamson Contract. As a result, the proposed Phase 2 area cannot be developed while under contract. Williamson Act Non-Renewal No. PA-1500202 was recorded on December 21, 2015, which will remove the legal lot from contract 10-years from the date of recording date, on December 21, 2025. As a result, the Phase 2 project area will not be under a Williamson Act contract at the time of development.

Williamson Act Contract Area



CEQA Exemption

This application is for a cemetery that does not include the construction of any buildings. Pursuant to CEQA Guidelines Section 15304 Class 4, a project is exempt from CEQA if the activity consists only of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department determined that the proposed cemetery will not cause a significant effect on the environment.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Adopt the Findings for Conditional Use Permit (Attachment C); and
2. Approve Conditional Use Permit No. PA-2400218 with the attached Conditions of Approval (Attachment D)

Attachments:

Attachment A – Site Plan
Attachment B – Agency Response Letters
Attachment C – Findings
Attachment D – Williamson Act Findings
Attachment E – Conditions of Approval
Attachment F – Environmental Document

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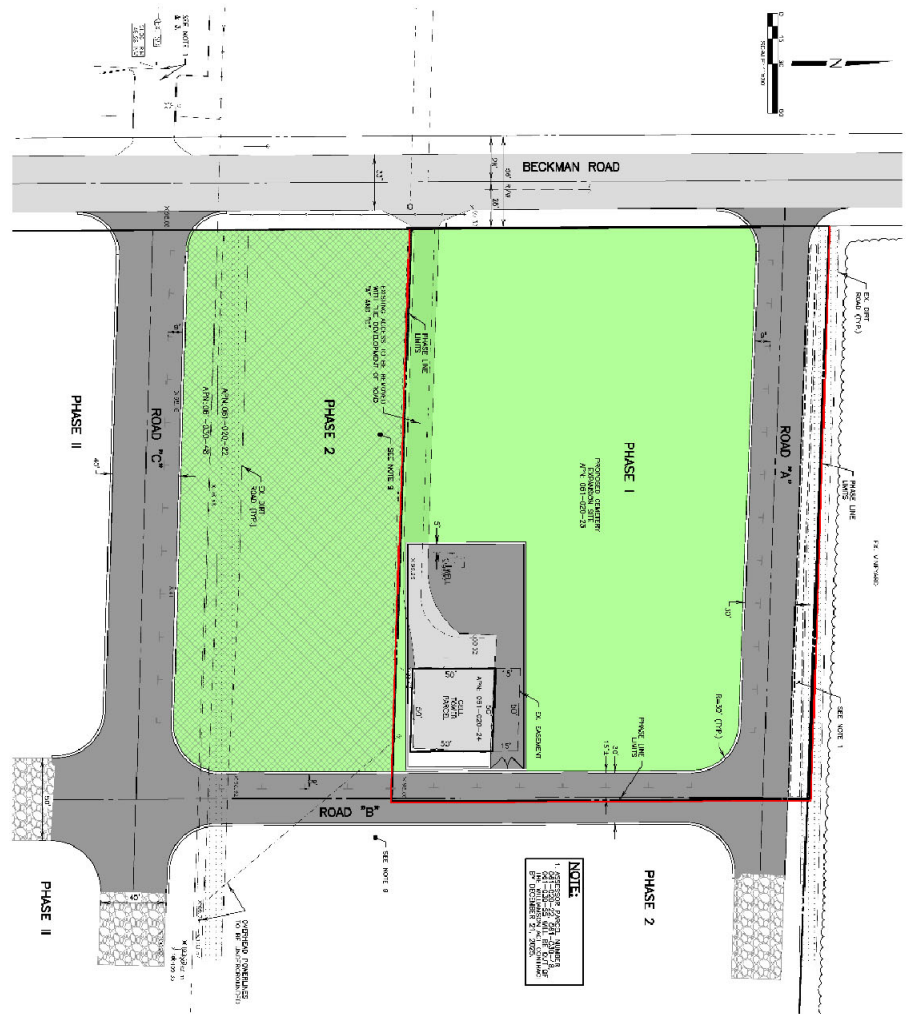
Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

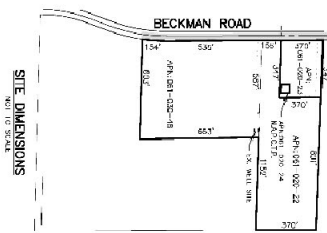
Attachment A **Site Plan**

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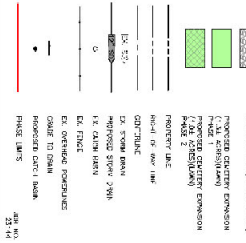
DRAFT



NOTE:
 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL UTILITIES AND EASEMENTS AT THE FIELD PRIOR TO CONSTRUCTION.



- NOTES:**
- EXISTING UTILITIES, EASEMENTS, AND RECORDS TO BE MAINTAINED AND PRESERVED THROUGHOUT THE PROJECT.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL UTILITIES AND EASEMENTS AT THE FIELD PRIOR TO CONSTRUCTION.
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ENGINEER:
 [Name]
 [Title]
 [Company]

NOTES:

1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR AT THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL UTILITIES AND EASEMENTS AT THE FIELD PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL UTILITIES AND EASEMENTS AT THE FIELD PRIOR TO CONSTRUCTION.
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11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF ALL UTILITIES AND EASEMENTS AT THE FIELD PRIOR TO CONSTRUCTION.

SITE PLAN
 NOVEMBER 2024

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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment B **Response Letters**

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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

April 9, 2025

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Giuseppe Sanfilippo

FROM: Shayan Rehman, Engineering Services Manager
Development Services Division SR

SUBJECT: PA-2400218 (C); A Conditional Use Permit application to develop a cemetery on three parcels in two phases over five years. Phase one, to be completed within 3 years, includes developing APN: 061-020-23 with cemetery plots, and the creation of access roadways within the project site. Phase 2, to be completed in 5 years, is the development of APN: 061-020-22 and the top of APN: 061-030-48 with cemetery plots. Parcels 061-020-22 and 061-020-48 are under a Williamson Act contract until December 2025; located at the northwest corner of Beckman Road and E Harney Lane, Lodi. (Supervisorial District 4)

OWNER: Cherokee Memorial Park

APPLICANT: Marc Gabrys

ADDRESS: 14000 Beckman Road, Lodi

APN: 061-020-22,-23,-24 & 061-030-48,-55

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Beckman Road has an existing and planned right-of-way width of 56 feet.

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 2) The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 prior to issuance of the occupancy permit. (Development Title Section 9-607.040)

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999
 f Follow us on Facebook @ PublicWorksSJC Visit our website: www.sjgov.org/pubworks

- 3) The driveway for "Road C" shall align with the driveway across the street.
- 4) The Traffic Impact Mitigation Fee shall be required for (any incremental traffic resulting from) this application. The fee is due and payable at the time of grading permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- 5) The Regional Transportation Impact Fee shall be required for (any incremental traffic resulting from) this application. The fee is due and payable at the time of grading permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 6) The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. If the applicant intends to install a private drainage pipe under Beckman Road, then a "Private Pipeline agreement" shall be executed with the County (Development Title Section 9-606)
- 7) A copy of the Final Site Plan shall be submitted prior to release of building permit.

SR:GM:FS



Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

March 3, 2025

To: San Joaquin County Community Development Department
Attention: Giuseppe Sanfilippo

From: Aaron Gooderham (209) 616-3062
Senior Registered Environmental Health Specialist

RE: **PA-2400218 (C), Referral, SU-2400062**
14000 Beckman Road, Lodi

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- 1) Destroy the abandoned wells identified in permit 77-558 (“existing well”) and SR0043287 under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-601.020(e).
- 2) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).



S J C O G , I n c .

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Giuseppe Sanfilippo, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: February 27, 2025
Local Jurisdiction Project Title: PA-2400218 (C)
Assessor Parcel Number(s): 061-020-22 to -24, 061-030-48, -55
Local Jurisdiction Project Number: PA-2400218 (C)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Agricultural Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Sanfilippo:

SJCOG, Inc. has reviewed the application referral for PA-2400218 (C). This project consists of a Conditional Use Permit application to develop a cemetery on three parcels in two phases over five years. Phase One to be completed within 3 years, includes developing APN: 061-020-23 with cemetery plots, and the creation of access roadways within the project site. Phase Two, to be completed in 5 years, is the development of APN: 061-020-22 and the top of APN: 061-030-48 with cemetery plots. The project site is at the northwest corner of Beckman Road and E Harney Lane, Lodi (APN/Address: 061-020-22 to -24, -48, -55 / 14165 Beckman Road, Lodi).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This project is subject to the SJMSCP and is located within the unmapped land use area. Per requirements of the SJMSCP, unmapped projects are subject to case-by-case review. This can be a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

If this project is approved by the Habitat Technical Advisory Committee and the SJCOG Inc. Board, the following process must occur to participate in the SJMSCP:

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or

- b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
- c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0600.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

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SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department,
Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) **SJMSCP Incidental Take Minimization Measures and mitigation requirement:**
 - 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
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 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 - 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2400218 (C)

Landowner: Cherokee Memorial Park Applicant: Marc Gabrys

Assessor Parcel #s: 061-020-22 to -24, 061-030-48, -55

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Giuseppe Sanfilippo

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



CEQA 20250228: PA-2400218 (C): Neighborhood Referral

From Eric McLaughlin <Eric.McLaughlin@valleyair.org>
Date Wed 3/5/2025 7:33 AM
To Sanfilippo, Giuseppe [CDD] <gsanfilippo@sjgov.org>

Hello Giuseppe,

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project and has no comments to offer at this time.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. To identify District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office (559) 230-5888. Current District rules can be found at www.valleyair.org/rules/1ruleslist.htm.

If you have any questions or require further information, please call the District at (559) 230-6000 and ask to speak to the ISR/CEQA group.

Best Regards,

Eric McLaughlin, MBA

Air Quality Specialist II
Policy & Government Affairs Department
San Joaquin Valley Air Pollution Control District
1990 E. Gettysburg Avenue | Fresno, CA 93726
P. 559.230.5808 | F. 559.230.6061



From: Altamirano, Gerardo [CDD] <galtamirano@sjgov.org>
Sent: Wednesday, February 26, 2025 2:27 PM
To: Goehring, Nicole [BOS] <ngoehring@sjgov.org>; StocktonAg2 [AGR] <stocktonag2@sjgov.org>; Clayton, Jay [CDD] <jayclayton@sjgov.org>; Davis, Greg [CDD] <edavis@sjgov.org>; ehlanduse [EHD] <ehlanduse@sjgov.org>; Girardi, Frank [EHD] <fvgirardi@sjgov.org>; Shih, Steven [EHD] <sshih@sjgov.org>; Sangalang, Scott [EHD] <ssangalang@sjgov.org>; Butler, Steve [CDD] <sbutler@sjgov.org>; Valles, Ruben [CDD] <rvalles@sjgov.org>; Rehman, Shayan [PW] <srehman@sjgov.org>; Montross, George [PW] <gmontross@sjgov.org>; Salcedo, Francisco [PW] <fsalcedo@sjgov.org>; SJSO-PLAN-DEV [SO] <sjso-plan-dev@sjgov.org>; ivan@bvtribe.com; R2CEQA@wildlife.ca.gov; CEQA E-mail <CEQA@valleyair.org>; parfrey@sbcglobal.net; staff@sjfb.org; kent.norman03@gmail.com; andrew@sjfb.org; pgeplanreview@pge.com; boyd@sjcog.org; NSJWCD@outlook.com
Cc: Sanfilippo, Giuseppe [CDD] <gsanfilippo@sjgov.org>
Subject: PA-2400218 (C): Neighborhood Referral

Please see the attached documents for project PA-2400218 (C).

Thank you,

Gerry Altamirano

Office Assistant Specialist

San Joaquin County | Community Development

Main Office: (209) 468-3121|**Direct:** (209) 468-0214

Email: galtamirano@sjgov.org

Please visit us online: www.sjgov.org/commdev

ONLINE PERMITTING SERVICES NOW AVAILABLE!

The County has launched Accela, a new web-based permitting service that allows customers to apply for permits, make payments, and monitor the status of their projects 24 hours a day, seven days a week. Please visit the online portal at <https://permits.sjgov.org/Home> for more information or to submit new applications. For information regarding applications submitted prior to the Accela implementation, please visit the Community Development Department website at <https://www.sjgov.org/commdev/>



Thank you for consulting with the UAIC Please complete one form for each notification.

How to submit a consultation notification or project update:

1. One form must be completed for each project.
2. Forms cannot be saved and completed at a later time.
3. Include all relevant project information.
4. Upload file attachments. Multiple files can be attached.
5. Submit form.
6. You will receive a submission receipt via email when submission is complete. UAIC prefers our online submission form over certified or hard copy letters.

Contact the Tribal Office at (530) 883-2390 for questions or concerns. Ask for Tribal Historic Preservation or use the [contact form located on our website](#).

Contact Information

Consulting on Behalf of* San Joaquin County Community Development Department
Lead Agency, Consulting Firm, Tribe

Mailing Address

Street Address
1810 East Hazelton Ave
Address Line 2
City
Stockton
State / Province / Region
CA
Postal / Zip Code
95205

Point of Contact for Consultation* Giuseppe Sanfilippo
Primary Contact Name

Point of Contact Email* gsanfilippo@sjgov.org

Second Point of Contact Yes
Is there more than one point of contact for this project?

Regulatory

Consulting Under* This project fall under the following regulatory requirements:

Federal State of California Federal and State
 Other
San Joaquin County

Project Notification Information

Project Name* PA-2400218 (C)
Please include Name and Reference Number (if applicable)

This is a *

New Project
 Notice of Preparation (NOP)

Public Hearing
 Notice of Availability (NOA)

Request for Information
 Other

Project Description A Conditional Use Permit to develop a cemetery on three parcels in two phases over five years. Phase one, to be completed within 3 years, includes developing APN: 061-020-23 with cemetery plots, and the creation of access roadways within the project site. Phase 2, to be completed in 5 years, is the development of APN: 061-020-22 and the top of APN: 061-030-48 with cemetery plots. Parcels 061-020-22 and 061-020-48 are under a Williamson Act contract until December 2025.
Please include a brief project description

Project/Construction Year * 2026
Please select the year your project will initiate

Project/Construction Season Please select the season your project will initiate (if applicable)

Environmental Document Timeline Please share when your final environmental document is planned for public review

Location 14000 N. Beckman Rd., Lodi, San Joaquin County
Please include county, city, and address (if available)

Project Documents
Documents uploaded to this form are secure and only accessible by the Tribal Historic Preservation team

Notification * Attach notification letters or announcement
PA-2400218 (C)-Neighborhood Re-referral.pdf 241.67KB
50mb maximum upload size (per file)

Reports Attach project reports, project descriptions, or supporting documents. Please add the following if available: Cultural, Biology, Arborist
50mb maximum upload size (per file)

Location Map Attach maps and location files. Shape files are preferred
PA-2400218 (C) -New Phasing Site Plan.pdf 3.1MB
File extensions allowed: pdf, jpg, png, kmz, lpk, dbf, prj, shp, abn, sbx, xml, shx, cpg, .zip.
NOTE: 50mb maximum upload size (per file).

Send Submission Receipt To

Primary Contact
 Secondary Contact
 Different Email

***This form submission page is offered for the convenience of consulting agencies, developers, and their respective consultants. UAIC reviews all submissions received, but makes no guarantee that submission via this online form satisfies any particular consultation or notice requirement that exists under state or federal law.



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Attachment C **Findings**

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FINDINGS FOR CONDITIONAL USE PERMIT

Finding No. 1: Consistency

The proposed use is consistent with the goals, policies, standards, and maps of the General Plan; any applicable Master Plan, Special Purpose Plan, Specific Plan, and Planned Development zone; and any other applicable plan adopted by the County.

- **This finding can be made because the proposed cemetery (Use Type: Funeral/Internment Services – Cemetery) may be conditionally permitted in the AG-40 (General Agriculture, 40-acre minimum) zone with an approved Conditional Use Permit application. The project site has a General Plan designation of A/G (General Agriculture), and the AG-40 zone is an implementing zone for this designation. There are no Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.**

Finding No. 2: Improvements

Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.

- **This finding can be made because adequate utilities, access roads, sanitation, drainage, and other necessary facilities have been provided and the proposed improvements are properly related to existing and proposed streets and highways. No structures are proposed on-site, and no water or sewage disposal service is required. The Department of Public Works is requiring the developer to provide drainage facilities that meet the requirements of San Joaquin County Development Standards for the runoff attributed to this application, and encroachment and grading permits for the new driveway access onto N. Beckman Road.**

Finding No. 3: Site Suitability

The site is physically suitable for the type of development and for the intensity of development.

- **This finding can be made because the 2.94-acre project site is of adequate size and shape to accommodate the proposed cemetery, which is an expansion to the existing cemetery to the south of the project site. The site plan shows that there is sufficient area for parking and circulation. The cemetery access driveway meets the twenty-five foot minimum requirement for two-way access.**

Finding No. 4: Land Use Compatibility

The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

- **This finding can be made because no new buildings are proposed on the property, which will enable the parcel to retain its agricultural character and contribute to compatibility with the adjoining land uses. The parcels to the north, and east south are currently zoned AG-40, and are developed agriculturally with scattered residences. The parcels to the west are residentially developed in the City of Lodi. Approval of the project will not require changes in zoning for the subject parcel or surrounding parcels, and the recommended Conditions of Approval will mitigate any potential environmental impacts to less than significant.**

Finding No. 5: No Nuisance Created

The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.

- **This finding can be made because the proposed cemetery with a 2.94-acre footprint without structures and is not anticipated to create any nuisances related to the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions.**

Finding No. 6: Adequate Public Services and Facilities

The site of the proposed use is adequately served by highways.

- **This finding can be made because the project proposes direct access from N. Beckman Road and will require an encroachment permit from the Department of Public Works for the driveway. The driveway will also be subject to the requirements of the San Joaquin County Improvement Standards Drawing R-17.**

Finding No. 7: Conformance with Development Title

The proposed use complies with all applicable provisions of this Title.

- **This finding can be made because the proposed use is classified under the Funeral/Interment Services - Cemetery use type, which may be conditionally permitted in the AG-40 zone subject to an approved Conditional Use Permit application. If the project is approved, the proposed use will be consistent with the Development Title as required by the proposed Conditions of Approval.**



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Attachment D

Williamson Act

Findings

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Williamson Act Findings

PA-2400218

CHEROKEE MEMORIAL PARK/MARC GABRYS

1. Conditions are included in the contract that mitigate or avoid those on-site and off-site impacts that would otherwise render the proposal inconsistent with the Williamson Act principles of compatibility
 - **A portion of the project site that impacts Phase 2 of Conditional Use Permit No. PA-2400218 is currently under Williamson Act contract WA-93-0008. Williamson Act Non-Renewal PA-1500202 was recorded on December 21, 2015, which means the site will be out of Contract on December 21, 2025. As recommended Condition of Approval No. 1h., the portion of the project that would encroach on the contracted area must be fully out of contract at the time of development. Therefore, the Williamson Act principles of compatibility are not applicable to the project because the portion of the site that would potentially be impacted will be out of contract prior to the development of Phase 2.**
2. The productive capability of the land has been considered as well as the extent to which the proposed use(s) may displace or impair agricultural operations
 - **The project site is surrounded to the north, south, and east with parcels that are in agricultural production. Two existing cemeteries are located to the west of the project site. The 1.94-acre Phase 1 project area is not under a Williamson Act contract and has not been recently used for agricultural production. The 1.0-acre Phase 2 project area is a portion of an 43.5-acre parcel that is under Williamson Act contract No. WA-93-0008 and has previously been used for agricultural production (orchard). (Per Notice of Nonrenewal No. PA-1500202, the parcel will be out of contract as of December 21, 2025). This parcel contains Tokay fine sandy loam soil, which is well suited for irrigated crops, contains a Storie index rating of 95, and is identified as Prime Farmland on the California Department of Conservations Farmland Mapping and Monitoring Program. However, the entire parcel is currently fallow and the proposed project would only impact 1.0-acres of the site. 42.5-acres would remain for potential future farming. Additionally, all of the improvements related to the proposed project will be contained on-site within the Phase Two project area and the proposed cemetery use will allow the site to effectively be maintained as open space. As a result, the project is not anticipated to impact, displace, or impair agricultural operations on adjacent the remainder of this parcel or other adjacent agricultural parcels.**
3. The proposed use(s) are consistent with the intent of the Williamson Act to preserve agricultural open-space land.
 - **Phase 1 of the project site is not under a Williamson Act contract, and Phase 2 will be out of contract prior to issuance of planned development as required by recommended Condition of Approval No. 1.h. noted above. The proposed use, a cemetery, will also effectively be maintained as open space. Therefore, the use is both consistent with the Williamson Act, but also will not be subject to the Williamson Act restrictions at the time of development.**

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Attachment E

Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2400218

CHEROKEE MEMORIAL PARK/MARC GABRYS

Conditional Use Permit Application No. PA-2400218 was approved by the Planning Commission on April 17, 2025. The effective date of approval is April 27, 2025. This approval will expire on April 27, 2028, which is thirty-six (36) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)

- a. **APPROVED USE:** This approval is for a cemetery facility to be developed in 2 phases over 5 years. Phase 1, to be completed within 3 years, includes developing a 1.94-acre area with cemetery plots, and the creation of access driveways within the project site. Phase 2, to be completed in 5 years, is the development of a 1.0-acre area with cemetery plots. (Use Type: Funeral/Internment Services – Cemetery)

No structures are proposed with this application. No on-site preparatory, undertaking, or sales activities shall be permitted with this application. Although this is effectively an expansion of the existing 51.18-acre cemetery located to the southwest of the proposed site on APN: 061-030-71, this site may be operated separately.

The Cell Tower approved with Site Approval application SA-96-0055 is independent of this approval, and the Conditions of Approval from SA-96-0055 remain in full force.

- b. **BUILDING PERMIT:** Submit an "APPLICATION-GRADING BUILDING PERMIT". The Site Plan required as a part of the grading building permit must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). A fee is required for the Site Plan review. (Development Title Section 9-802.110[a][2])
- c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
- d. **PARKING:** Off-street parking shall be provided and comply with the following:
1. All parking spaces, driveways, and maneuvering areas shall be surfaced and permanently maintained with base material of appropriate depth and asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Bumper guards shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-406.060[i])
 2. A minimum of thirty-three (33) parking spaces shall be provided. This number of parking spaces has been determined to be adequate for the expansion. (Development Title Section 9-406.110)
 3. Parking spaces for persons with disability shall be provided as required by Chapters 11A and 11B of the California Building Code.

- e. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
 - 1. Access driveways shall have a width of no less than twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. (Development Title Section 9-406.060[n][1])
 - f. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
 - 1. This project will be required to comply with the Model Water Efficient Landscape Ordinance Requirement per California Code of Regulations, Title 23, Division 2, Chapter 2.7.
 - 2. A minimum ten (10) foot wide landscaped strip, respecting the ultimate right-of-way North Beckman Road, shall be installed across the frontage of the project site. (Development Title Section 9-402.040[c][2])
 - 3. All areas not used for buildings, parking, driveways, walkways, approved outdoor storage areas, or other permanent facilities shall be landscaped. (Development Title Section 9-402.040[e])
 - 4. Areas of the property which are not part of the project shall be barricaded from traffic and kept mowed and dust free.
 - 5. The parking area shall be landscaped as specified in Section 9-406.060(l) of the Development Title. The parking area shall be provided with a minimum of ten percent (10%) of landscaping within the perimeter of the parking area, not including landscaping along the street frontage. trees shall be planted, evenly spaced throughout the parking lot.
 - g. **PARCEL CONFIGURATION:** A Merger or Lot Line Adjustment shall be filed among APNs: 061-020-23, 061-020-22, 061-030-48 and 061-030-51 to ensure the proposed cemetery is on one legal parcel.
 - h. **WILLIAMSON ACT:** Phase 2 building permit cannot be issued until that portion of the project stie is out of the Williamson Act contract on December 21, 2025.
2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)
- a. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
 - b. The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. R-17. (Development Title Section 9-607.040)
 - c. The driveway for “Road C” shall align with the driveway across the street
 - d. The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of grading permit application. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)
 - e. The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of grading permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38).
 - f. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to

release of grading permit. If the applicant intends to install a private drainage pipe under Beckman Road, then a "Private Pipeline Agreement" shall be executed with the County (Development Title Section 9-606)

- g. A copy of the Final Site Plan shall be submitted prior to release of grading permit

3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)

- a. Destroy the abandoned wells identified in permit 77-558 ("existing well") and SR0043287 under permit and inspection by the Environmental Health Department as required by San Joaquin County Development Title, Section 9-601.020(e).
- b. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020[i]).

4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600)

- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) must provide a Certificate of Payment prior to issuance of any grading or building permits.

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Attachment F Environmental Document

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Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, CA 95812-3044

FROM: San Joaquin County
 Community Development Department
 1810 East Hazelton Avenue
 Stockton, CA 95205

County Clerk, County of San Joaquin

Project Title: Conditional Use Permit No. PA-2400218

Project Location - Specific: The project site is located at the northwest corner of Beckman Road and E Harney Lane, Lodi. (APN/Address: 061-020-22, -23, -24 & 061-030-48, -55 / 14000 N. Beckman Rd., Lodi) (Supervisorial District 4)

Project Location – City: Lodi

Project Location – County: San Joaquin County

Project Description: Conditional Use Permit application A Conditional Use Permit to develop a cemetery on three parcels in two phases over five years. Phase one, to be completed within 3 years, includes developing APN: 061-020-23 with cemetery plots, and the creation of access roadways within the project site. Phase 2, to be completed in 5 years, is the development of APN: 061-020-22 and the top of APN: 061-030-48 with cemetery plots. Parcels 061-020-22 and 061-020-48 are under a Williamson Act contract until December 2025.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

Project Proponent(s): Cherokee Memorial Park / Marc Gabrys

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Giuseppe Sanfilippo, Senior Planner
 San Joaquin County Community Development Department

Exemption Status:
 Categorical Exemption. (Section 15304)

Exemption Reason:
 This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15304. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes

Lead Agency Contact Person:
 Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

Signature: _____ Date: _____

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

*Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*