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LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Andrew Whitney, Associate Planner, Planning & Building Department

FROM: Kenneth Freed, Assistant Engineer 

DATE: 03/03/2025

RE: **SACRED GROVES GREEN CEMETERY; APN 314-131-092,
APPS# PLN-2024-19115-CUP**

This project is a new commercial business for burial services using “Entrement”. It is unclear how much traffic volume this will generate. From the submitted operations plan there are additional components to the project including primitive camping area and a future chapel. The existing entrance does not meet current County standards in regard to alignment to the County road, grade, and surfacing. The existing access road starting from the County Road will need to be graded, shaped, and surfaced (within the first fifty feet) to meet current County standards.

ROADS: The project is located on Kneeland Road (Co. Rd. No. F6F060) a paved county maintained road without pedestrian facilities.

SITE PLAN: The site plan does show the access location to the County maintained road, Kneeland Road. The site plan does not show or dimension the width of the gravel access road, the paved County road, or dimension and show the width of the road right of way. It is unclear if the existing gate is within the County right of way.



Picture 1: Parcel access road from Kneeland Road



Picture 2: Multiple photos showing access location.

The following conditions are recommended: Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact this Department immediately for approval **before** construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

- (1) Applicant must apply for and obtain an encroachment permit to retrofit the entrance to the existing access road to meet current County standards for a commercial access road off Kneeland Road. [reference: County Code section 411-11 (a)(b)]
- (2) If a retaining wall is proposed adjacent to the road right of way, no portion of the retaining wall shall be constructed in the County right of way.
- (3) The permit will require the commercial access road entrance to be surfaced with asphalt concrete or portland cement concrete. The paved area shall extend a minimum of 50 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. The driveway shall intersect the County road at a 90° angle. [reference: County Code §314-109.1.2.2.5 and §411-51 (b)(3)]

(4) The County road is not constructed to allow on-street parking. All parking must be developed on-site or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or “final” issued for building permit. [reference: County Code §314-109.1 et seq.]

(5) Site visibility must be maintained at the driveway entrance and the County maintained road. [reference: County Code §341-1 et seq.]

(6) A surfaced swale shall be required at the road edge to allow drainage to flow across the new entrance.

(7) **FENCES/GATES:** Pursuant to County Code §411-11 (j) and California Streets & Highways Code §1481 & §1482, fences are not allowed within the public right of way of County maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of the public right of way are still subject to the County's visibility Ordinance (County Code §341-1). Fences and gates on private property may need to be setback further to comply with the County Visibility Ordinance.

Fences and gates taller than 6 feet may require a building permit. The applicant is advised to consult with the Planning and Building Department – Building Division at 707.445.7245 prior to constructing any fences or gates.

(8) Gates must be set back sufficiently from the road so that a vehicle can completely pull off the road while opening or closing the gate. In addition, for properties in the State Responsibility Area, conformance with Fire Safe Regulations (County Code §3112-13) is also required.

Informational Note: The subject property is located in the State Responsibility Area and is subject to the County's Fire Safe Regulations as set forth in County Code section 3111-1, et seq. Development of the subject property must comply with the Fire Safe Regulations. The Department is involved with ensuring that roads meet minimum Fire Safe Regulations. The most common issues with roads not conforming to the Fire Safe Regulations are: the maximum length of dead-end road is exceeded (§3112-11); the width of road is too narrow (§3112-3); the grade of the road is too steep (§3112-5); and curve radii are too small (§3112-6).

Any roadway improvements needed for conformance with FSR should be constructed under a grading permit issued in conjunction with the building permit(s) and inspected by the Planning and Building Department – Building Division (§331-14(D)).

Requests for exception to the minimum fire safe standards listed above should be made to the Planning Director pursuant to County Code §3111-9.

[Note: Fire Safe Regulations set forth in County Code Section 3111-1, et seq. have been superseded by the 01/01/2020 California Code of Regulations (CCR) since County Code has not been recertified by the Department of Forestry pursuant to Section 1270.04.]

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