

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Collaborative Design Inc., 1435 River Park Drive, #405, Sacramento, CA
OWNER East Lawn Inc., P.O. Box 19334, Sacramento, CA 95819
PLANS BY Collaborative Design Inc., 1435 River Park Drive., #405, Sacramento, CA 95819
FILING DATE 7-25-86 ENVIR. DET. Neg. Dec. REPORT BY DH:tc
ASSESSOR'S-PCL. NO. 008-0010-011

APPLICATION: Special Permit to add 6,420 square feet consisting of visitation rooms, office space and a mortuary facility to the existing 51,022 square foot East Lawn Mausoleum building.

LOCATION: 43rd Street and Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to expand an existing cemetery to include mortuary facilities.

PROJECT INFORMATION:

1974 General Plan Designation: Major Open Space
1963 East Sacramento Community
Plan Designation: Recreation Facility or Open Space
Existing Zoning of Site: R-1
Existing Land Use of Site: Cemetery, florist, and caretaker's residence

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Light Rail Track, US-50; TC
East: Single Family; R-1
West: Single Family; R-1

Property Dimensions: 1,195' x 1,390'
Property Area: 38+ acres
Square Footage of Building: Existing 51,022 sq. ft.; Proposed addition 6,420 sq. ft.
Height of Building: Existing: 5 floors; proposed addition: 2 floors
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Cement plaster painted to match existing color
Total Employees: 15
Hours of Operation: 8 a.m. to 8 p.m.

PROJECT BACKGROUND: The East Lawn Cemetery was established in 1903. The existing mausoleum was constructed in the 1930's. The Planning Commission, on November 11, 1975 (P-6850), reviewed and approved 405 additional crypts. On August 14, 1980, the Commission reviewed and approved an additional 480 crypts to the cemetery (P-9111).

PROJECT EVALUATION: Staff has the following comments:

- A. The site is a 38+ acre parcel developed with an existing cemetery, mausoleum, florist shop, corporation yard, caretaker's residence, lawn crypts and garden

crypts. The site is zoned Single Family (R-1) zone. The 1968 East Sacramento Community Plan designates the site for Recreation Facility or Open Space. The 1974 General Plan designates the site as Major Open Space. The proposed expansion of the mausoleum to include a mortuary is consistent with the Open Space designation in that it supports the cemetery use. Surrounding land uses include single family dwellings to the north, east and west and the future Light Rail Corridor, currently under construction and U.S. 50 Freeway corridor located to the south.

- B. The proposed project entails construction of a two story 6,420 square foot addition to an existing mausoleum structure (refer to Table 1). The first floor will contain four slumber rooms (rooms where mourners view the departed) two arrangement rooms, morgue and preparation room (Exhibits B,C,D,E). These additional rooms will allow new uses at the mausoleum presently not available. The former offices located on the third floor of the building, (not shown on applicant's plans) will be converted to a casket display showroom use. The former office, conference and lunch rooms located on the third floor contain a total of 1,492 square feet of area as follows:

6 offices	592 square feet
1 Conference Room	234 square feet
1 lunch room	182 square feet
Hallway, closets and restrooms	<u>484 square feet</u>
Total	1,492 square feet

Presently no area is used for casket display so that the 1,492 square feet of casket display is a new use at the site.

The existing chapel seats 110 people and requires 18 parking spaces. A total of 96 parking spaces are provided on the site. No new parking is proposed for the increased building area or new uses of mortuary, slumber rooms and terrace room additions. The slumber rooms will only have two to four chairs each so that only two spaces would be required for 12 chairs. A 22' x 44' terrace is also being added to the eastern side of the mausoleum. Seating capacity of the terrace room will be 110 seats requiring 18 parking spaces. The second floor addition consists of six offices totaling 1,220 square feet and a 450 square foot conference room. The second floor will allow consolidation of existing offices located on the third floor of the building. In order to allow construction, three trees will be removed, two 30 foot high palm trees and one 40 foot high London Plane tree. Since these trees are not visible from the exterior of the site, and they are too large to relocate, staff does not oppose the removal of the trees (Exhibit K). However, staff recommends replacement of three trees on the premises.

- C. The building design of the new addition will be similar to the existing mausoleum structure. Existing building materials will be cement plaster painted a color to match the existing color. Roof materials will be similar.

- D. Parking provided on site will be adequate since the new office area, 1,220 square feet, represents a relocation of existing office area. The casket display area will require three parking spaces at a ratio of one space per 500 square feet. The applicant has provided staff a detailed parking plan which provides adequate parking for existing and proposed uses. The new office area and conference room of 1,220 square feet will require no new parking. The terrace room addition will require 18 parking spaces. Total required parking for chapel, office, terrace room and storage and display areas is 38 spaces. An overall total of 57 parking spaces are required. A total of 96 parking spaces are provided on the site.
- E. The project was reviewed by the City Traffic Engineer and East Sacramento Improvement Association. The City Traffic Engineer commented:
1. Dedicate right-of-way to 40 foot half street along Folsom Boulevard.
 2. Construct a five foot wide sidewalk along the south side of Folsom Boulevard adjacent to the cemetery where none exists.

Staff has reviewed these comments and believes the Folsom Boulevard frontage (curb and gutter) is more attractive with the existing ivy and trees than with a new sidewalk. Staff therefore suggests the existing landscape be retained.

- F. The applicant has provided supplemental information to address the concerns raised by area residents. On September 11, 1986, the East Sacramento Improvement Association in conjunction with City Councilman Doug Pope and East Lawn Cemetery management sponsored a community meeting. The primary purpose of the meeting was to solicit public opinion on the type of park to be developed if the City accepted a donation from East Lawn Cemetery of a 95 foot by 150 foot parcel located at the southeast corner of 42nd Street and Folsom Boulevard.

The secondary purpose of the meeting was to gather responses and concerns regarding the addition of a mortuary to East Lawn's present operation. Attached are the following exhibits which reflect responses to issues raised by area residents.

- Exhibit H - Traffic, Flooding, Trees
- Exhibit I - Sewer Discharge
- Exhibit J - Detailed Square Footage for Existing Facilities

The East Sacramento Improvement Association members present at the meeting voted undecided by eight in favor to eight opposed over the addition. Of all people present, (members and non-members) approximately 45 to 50, a majority were in favor of the mortuary addition.

- G. The issue of traffic generation is a potential concern for area residents. Staff learned that East Lawn usually conducts two to five services each day.

With each service, the number of attendant automobiles varies from several to processions of over 25 vehicles. Funeral processions usually park along the driveways near the grave site. The existing parking lots provide 96 spaces. Several recently constructed lots, observed by staff during the September 12, 1986, field survey, provide additional parking. East Lawn has conducted a survey of two similar combined cemetery and mortuary uses and found that an average of 30 to 40 people visit funeral viewing rooms during one week. Most of the visitation occurs between 5:30 p.m. and 7:00 p.m. The visitation use is an additional traffic generator but the hours of visitation are off peak traffic hours. The City Traffic Engineer has reviewed the project and does not anticipate any significant increase in traffic congestion or trips to the site which would create problems along Folsom Boulevard (refer to Exhibit H).

- H. The issues of sewerage and drainage off site were expressed. The applicant has retained the services of a civil engineer to resolve onsite drainage problems.

The City Public Works Department, Division of Water and Sewer responded through a letter dated September 4, 1986, that no significant health hazard is posed by a mortuary tying into the City sewer system. The applicant also provided additional information dated August 27, 1986, focusing on type of embalming process and chemicals (refer to Exhibit I).

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(c)(2)).

RECOMMENDATION: Staff recommends that the Commission approve the Special Permit subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit

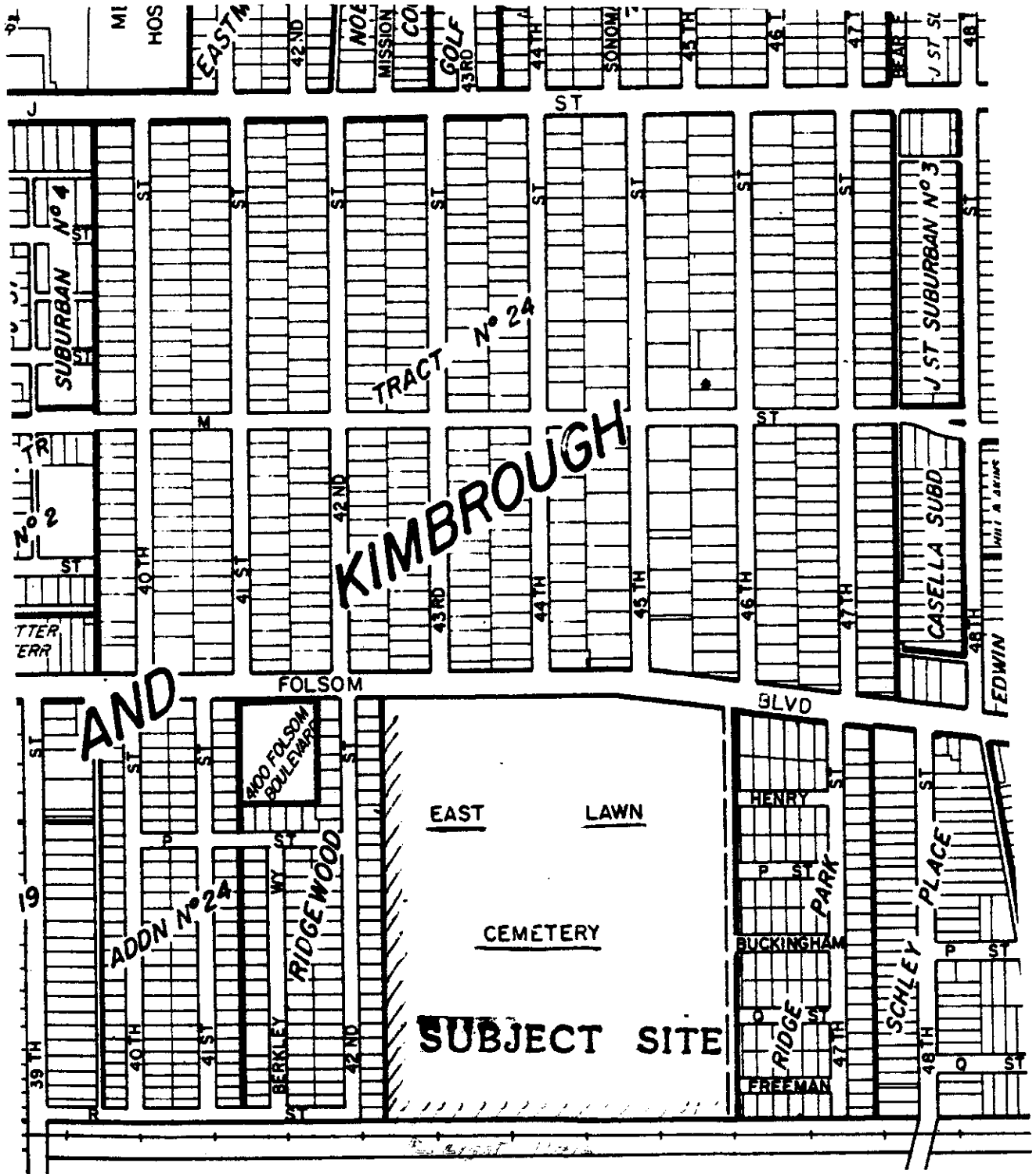
1. Applicant shall design and construct the proposed addition as per site plan and elevations submitted.
2. The proposed addition shall comply with all applicable building, fire, and handicapped codes.
3. Three new trees of the same species as those to be removed shall be replanted on the premises.
4. The applicant shall resolve off-site drainage to the satisfaction of the City Engineer.
5. Due to the revisions to the site plan since submittal, the applicant shall provide the City an updated master plan showing new parking, landscaped areas, access drives, restroom, garden nursery expansion area, and future expansion areas which are planned at this time.

Findings of fact - Special Permit

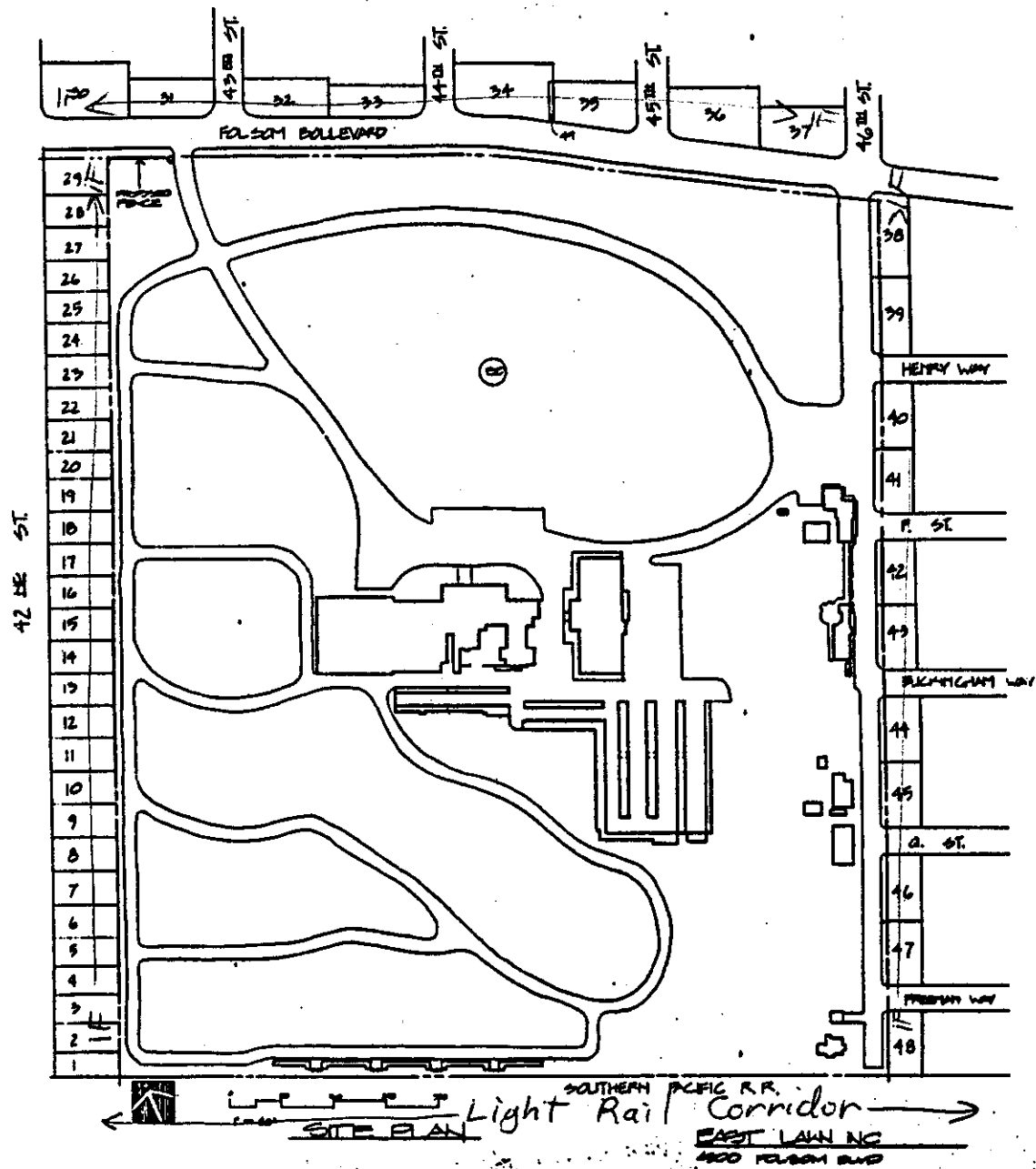
1. The project is based on sound principles of land use in that it is an expansion of an existing cemetery use. The additional building represents only a small reduction in the open space of the site.
2. The proposed project, as conditioned, will not be injurious to public health safety or welfare in that a mortuary and attendant offices and slumber rooms are customary uses in a cemetery.
3. The proposal is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated as open space in the 1974 General Plan and 1963 East Sacramento Community Plan and the proposed facility expansion conforms with the plan designation.

Table 1 - Existing and Proposed Uses and Parking Requirements

<u>Existing</u>		<u>Proposed</u>	
<u>Use</u>	<u>Required Parking</u>	<u>Use</u>	<u>Required Parking</u>
<u>1st Floor</u>		<u>1st Floor</u>	
Office - 1,528 sq.ft.	4 spaces	Office 1,528 sq.ft.	4 spaces
Mausoleum - 33,303 sq.ft.	0 spaces	Mausoleum 33,303 sq.ft.	0 spaces
Chapel (110 Seats)	<u>18 spaces</u>	Chapel (110 Seats)	18 spaces
Sub - Total	22 spaces	Terrace Room (110 Seats)	18 spaces
		Prep. Room, Morgue and Arrangement Room, 988 sq.ft.	
spaces		Viewing Rooms 1492 sq.ft.	<u>4 spaces</u>
		Sub-total	46 spaces
<u>2nd Floor</u>		<u>2nd Floor</u>	
Mausoleum 7,004 sq. ft.	0 spaces	Mausoleum 7,004 sq.ft.	0 spaces
		Office Addition 1,383 sq. ft.	<u>4 spaces</u>
		Sub-total	4 spaces
<u>3rd Floor</u>		<u>3rd Floor</u>	
Offices, 1,728 sq.ft.	4 spaces	Offices - 0	0 spaces
		Display Area-1,728 sq.ft.	<u>3 spaces</u>
		Sub-total	3 spaces
<u>4th Floor</u>		<u>4th Floor</u>	
Storage 1,728 sq.ft.	2 spaces	Storage 1,728 sq.ft.	2 spaces
<u>5th Floor</u>		<u>5th Floor</u>	
Storage 1,728 sq.ft.	2 spaces	Storage 1,728	2 spaces
Total Required 30		Total Required 57 spaces	
Total Provided 96		Total Provided 96 spaces	



VICINITY MAP



Zoning- R-1 Entire Page
 Land Use- Single Family Residential unless
 otherwise shown.

N
 ↑
 Reduced Scale

LAND USE & ZONING MAP

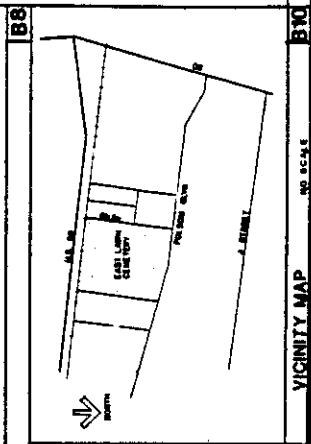
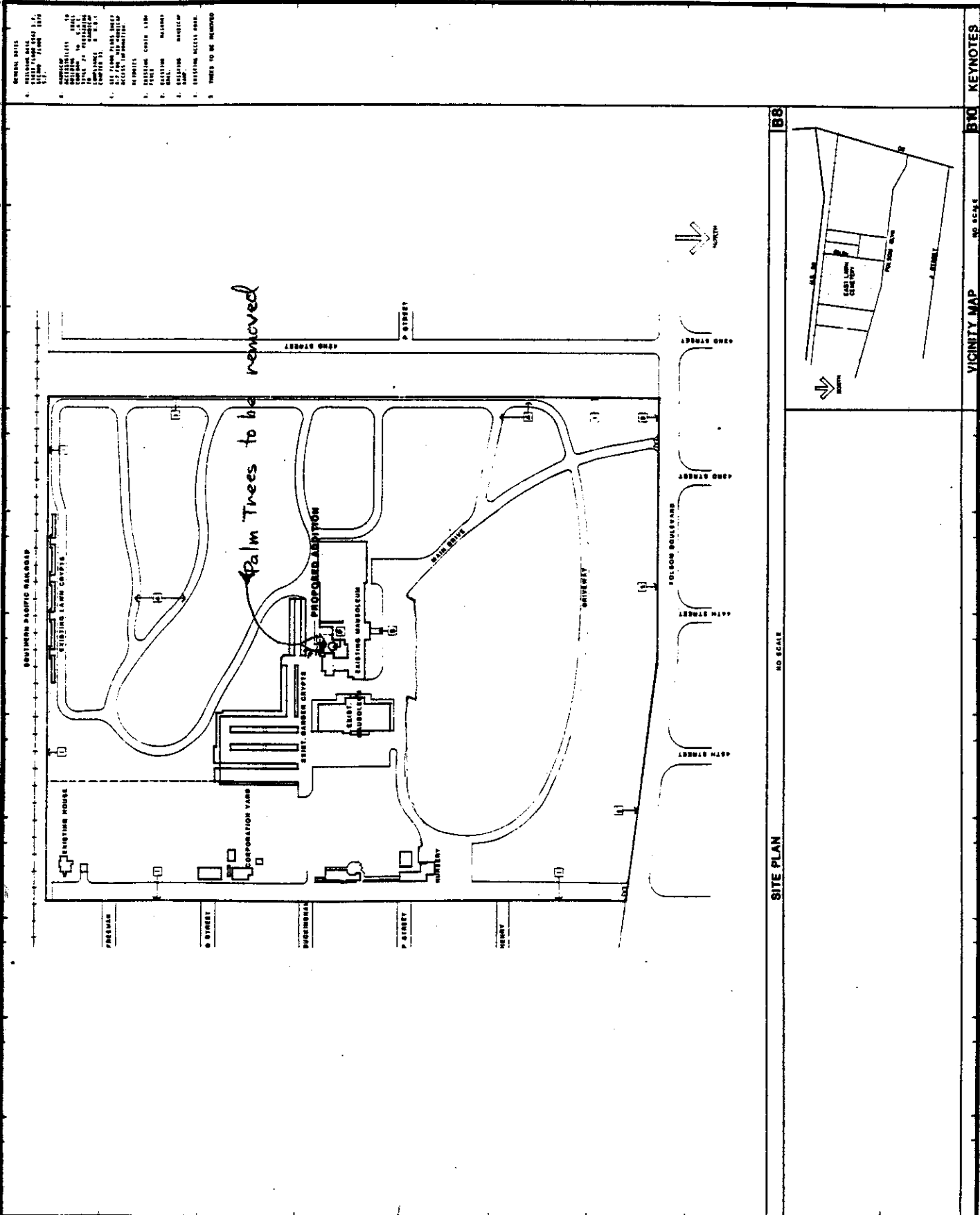


COLLABORATIVE DESIGN CONSULTANTS

Anthony Florentino, AIA
Architect C-10088

EAST LAWN BUILDING ADDITION
43rd & FOLSOM
SACRAMENTO, CALIFORNIA
APN: 008-0010-011-0000
JOB NO. 823.8
DATE: 09/25/86

EXHIBIT A SITE PLAN



B8
NO SCALE

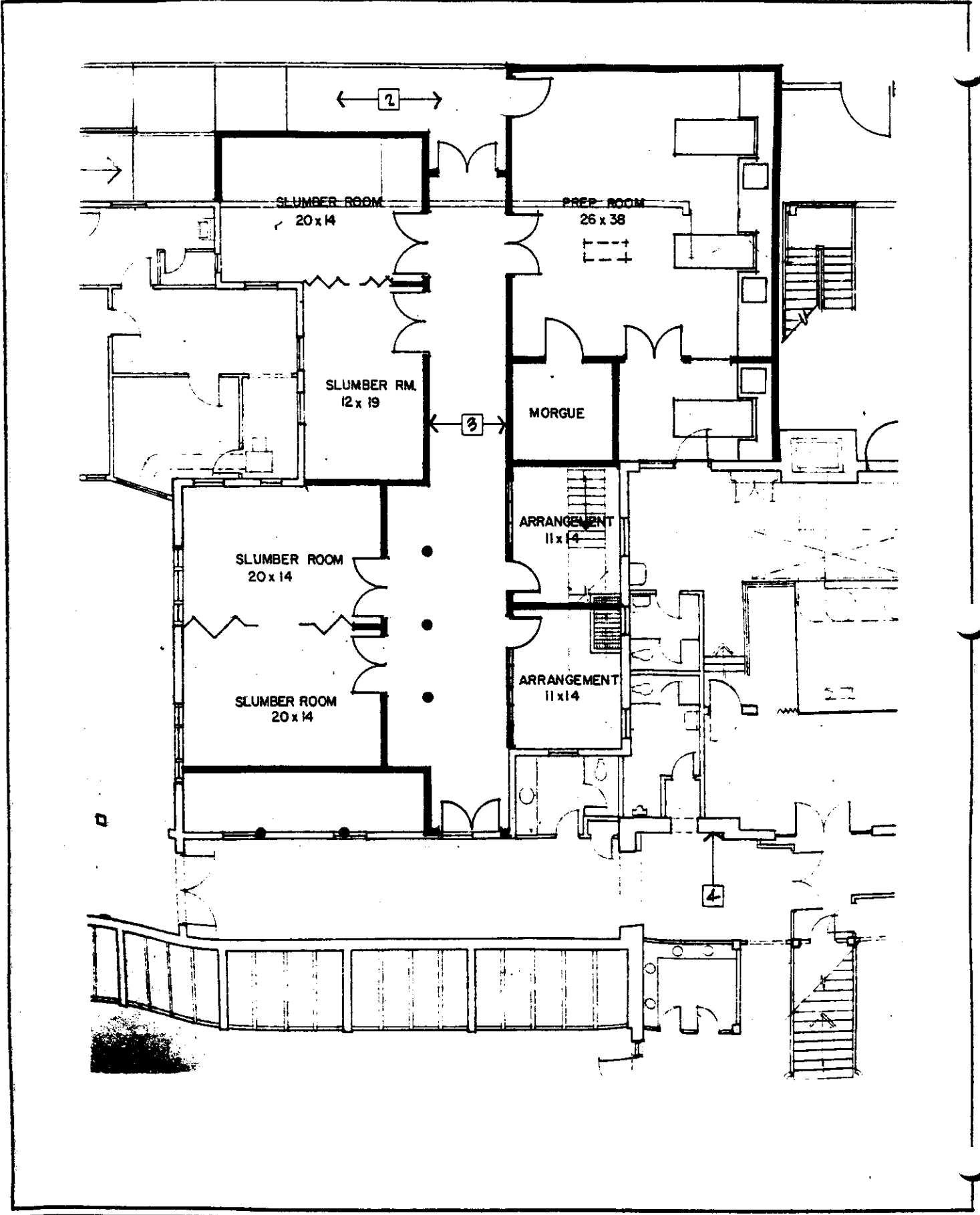
B7C
VICINITY MAP
NO SCALE

KEYNOTES

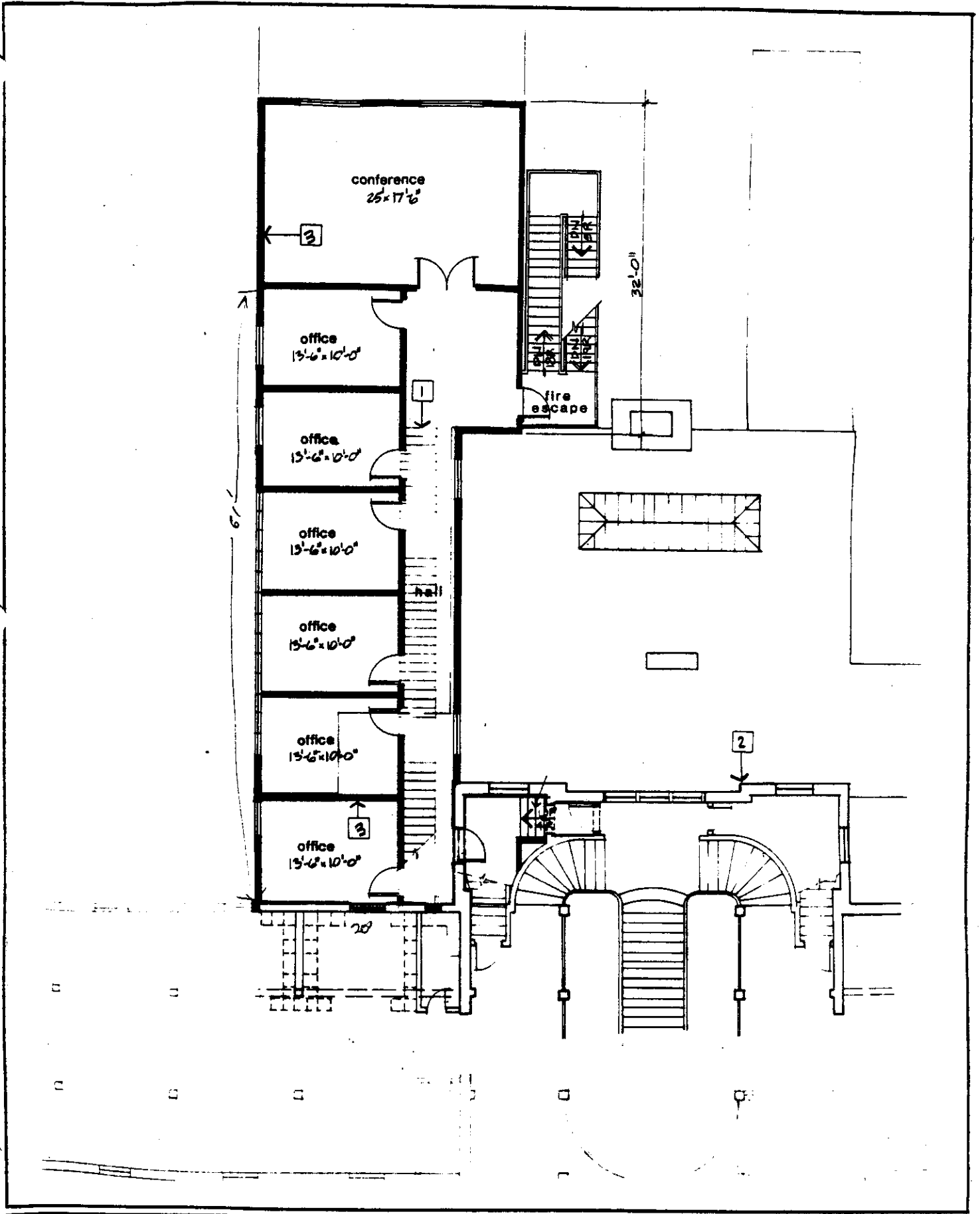
P-86-300

September 25, 1986

item 3



FIRST FLOOR ADDITION



SECOND FLOOR ADDITION



COLLABORATIVE DESIGN
CONSULTANT

Anthony Frowning, AIA
Architect C 10604

EAST LAWN BUILDING ADDITION

43RD & FOLSOM

SACRAMENTO, CALIFORNIA

APR. 008-0010-011-0000

JOB NO. 822.8

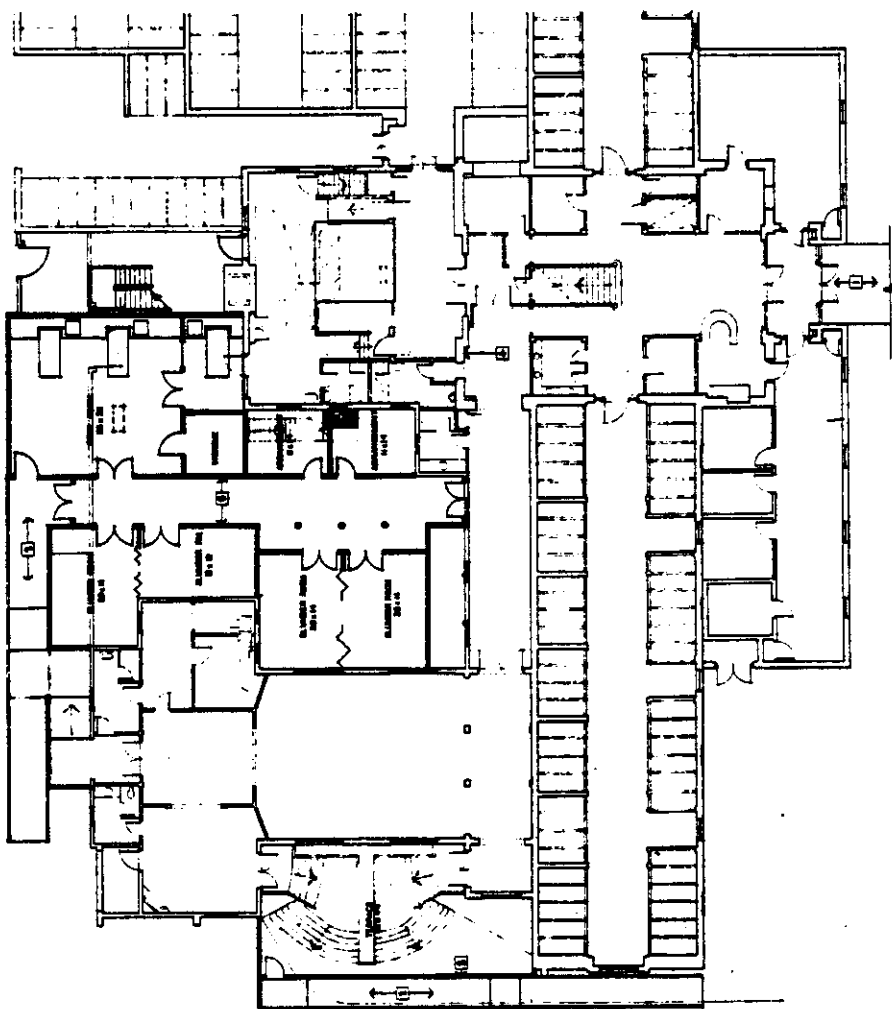
EXHIBIT D

A-3

KEYNOTES

FIRST FLOOR PLAN

- GENERAL NOTES
- A. REFER TO SHEET 822.8 FOR EXISTING BUILDING
- B. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE REGULATIONS
- C. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, PLUMBING AND ELECTRICAL CODES
- D. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE AND SAFETY CODE
- E. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
- F. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORIC PRESERVATION ACT
- G. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LANDMARK PRESERVATION ACT
- H. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-CORRUPTION ACT
- I. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL SERVICE ACT
- J. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR RELATIONS ACT
- K. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EMPLOYMENT RELATIONS ACT
- L. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE
- M. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR RELATIONS ACT
- N. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EMPLOYMENT RELATIONS ACT
- O. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE
- P. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR RELATIONS ACT
- Q. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EMPLOYMENT RELATIONS ACT
- R. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE
- S. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR RELATIONS ACT
- T. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EMPLOYMENT RELATIONS ACT
- U. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE
- V. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR RELATIONS ACT
- W. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EMPLOYMENT RELATIONS ACT
- X. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE
- Y. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR RELATIONS ACT
- Z. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EMPLOYMENT RELATIONS ACT





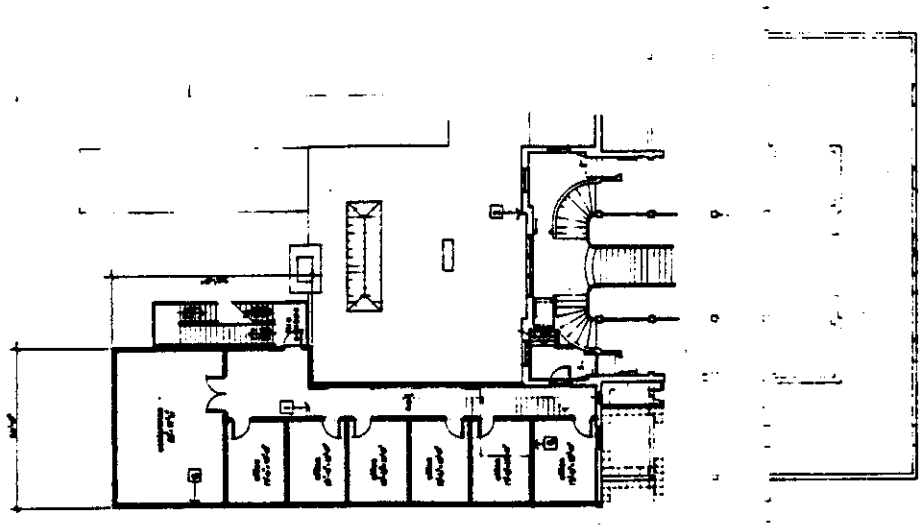
COLLABORATIVE DESIGN CONSULTANTS
 2200 J STREET, SUITE 200
 SACRAMENTO, CALIFORNIA 95811
 ARCHITECT: ANTHONY FLORENZIO, AIA
 ARCHITECT: C. KOSMA

EAST LAWN BUILDING ADDITION
 43rd & FOLSOM
 SACRAMENTO, CALIFORNIA
 APR. 008-9010-011-0000
 JOB NO. 823.8

EXHIBIT E

A-4

GENERAL NOTES:
 1. ASSUME FLOOR GRADE
 2. EXISTING ARCHITECTURE
 3. EXISTING WALLS
 4. EXISTING DOORS
 5. EXISTING WINDOWS
 6. EXISTING STAIRS
 7. EXISTING ELEVATORS
 8. EXISTING MECHANICAL
 9. EXISTING ELECTRICAL
 10. EXISTING PIPING



KEYNOTES

SECOND FLOOR PLAN



COLLABORATIVE DESIGN CONSULTANTS

Architect: **ARCHITECT C. J. OBER**

EAST LAWN BUILDING ADDITION
43RD & FOLSON
SACRAMENTO, CALIFORNIA
APR. 000-00-10-011-0000
JOB NO. 0283
DATE: 08/19/86

EXHIBIT F

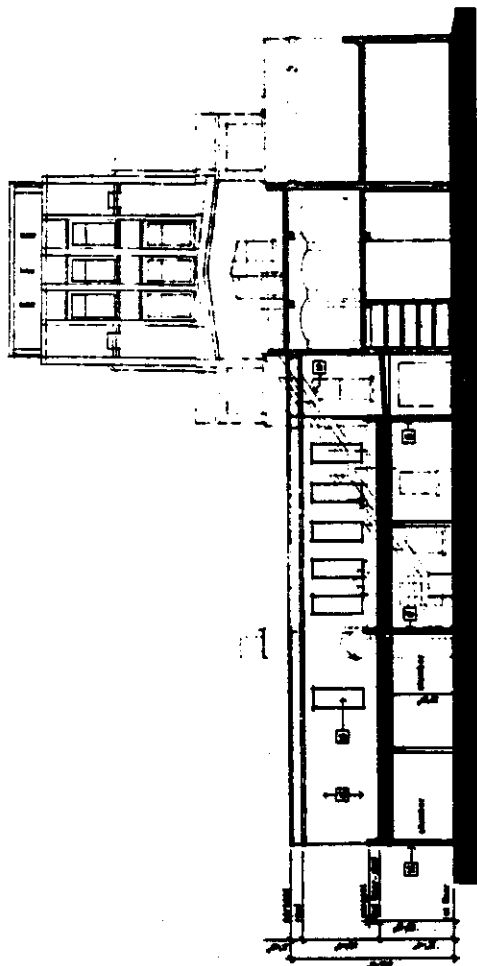
A-5

- 1. SEE GENERAL.
- 2. SEE PLAN FOR THE LOCATION OF THIS SECTION.
- 3. SEE PLAN FOR THE LOCATION OF THIS SECTION.

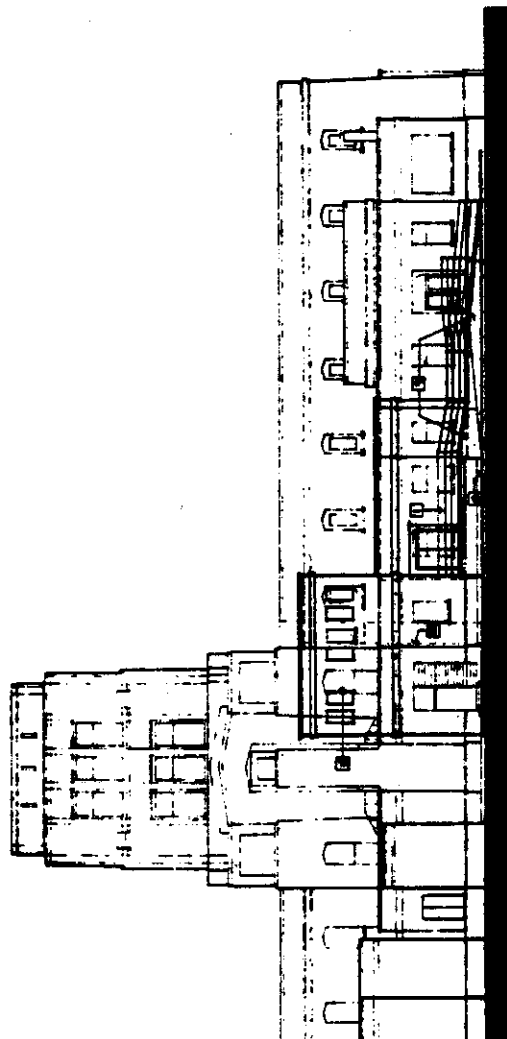
SECTION

- 1. SEE PLAN FOR THE LOCATION OF THIS SECTION.
- 2. SEE PLAN FOR THE LOCATION OF THIS SECTION.
- 3. SEE PLAN FOR THE LOCATION OF THIS SECTION.

SECTION



WEST ELEVATION-SECTION



SOUTH ELEVATION



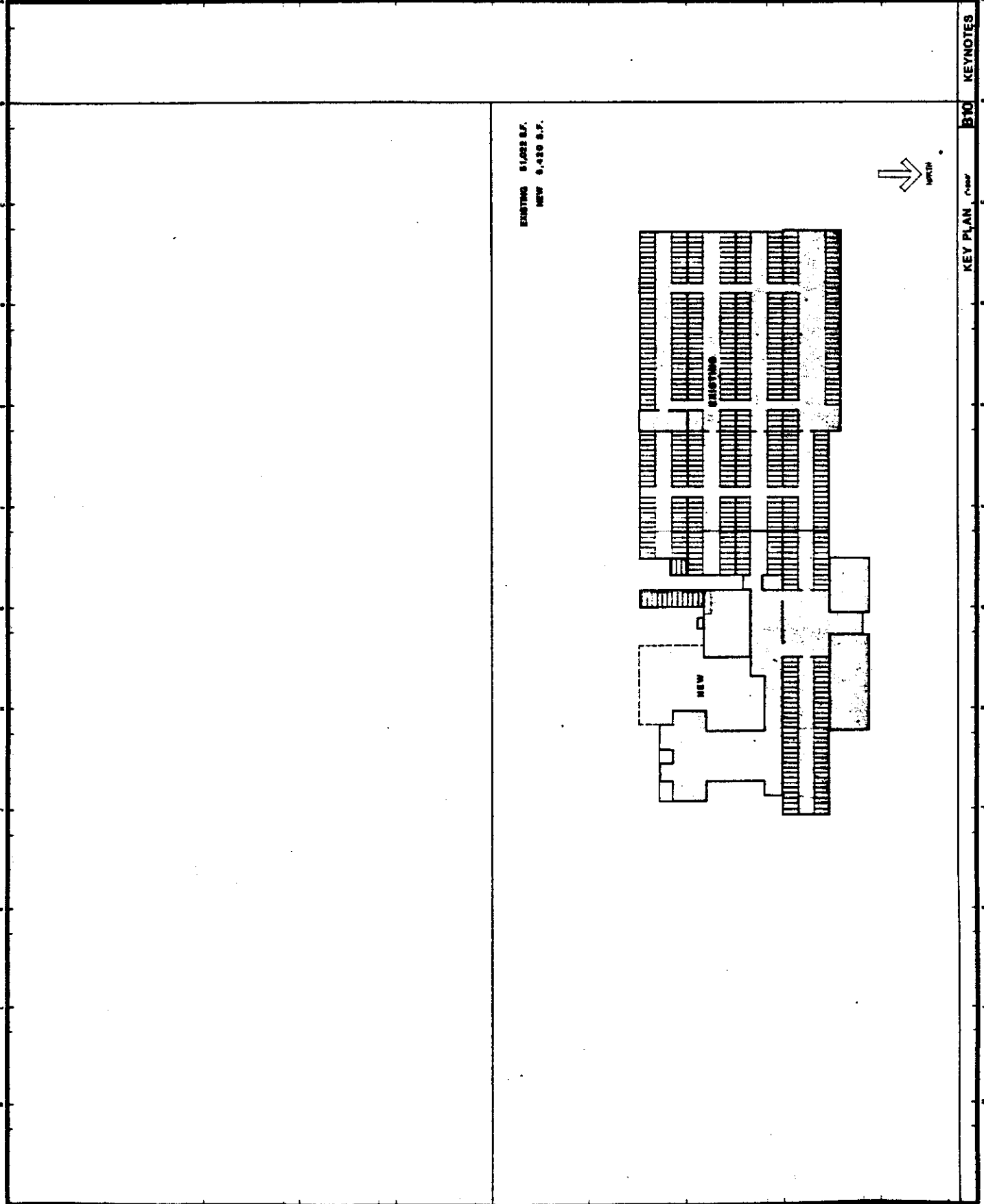
**COLLABORATIVE DESIGN
CONSULTANTS**
ARCHITECTS

Anthony, Rosemberg, AIA
Architect C 10914

EAST LAWN BUILDING ADDITION
43rd & FOLSOM
SACRAMENTO, CALIFORNIA
APN: 008-0010-011-0000
JOB NO. 8223

PLAN SUBMITTAL 20 JULY

**EXHIBIT
A-2G**



EXISTING 51,022 S.F.
NEW 6,420 S.F.



KEY PLAN, Case # B10 KEYNOTES

EAST LAWN RESPONSES : 9-11-86

EXHIBIT H

ANSWERS TO SOME OF THE NEIGHBORHOOD CONCERNS:

A community meeting will be held on Thursday, September 11, 1986, at David Lubin School 7:30 p.m. to address the neighbors' concerns.

EAST LAWN INC. is requesting a permit to construct a 2,300 sq. ft. mortuary and 4,100 sq. ft. of office space at 43rd. Street and Folsom Blvd. This would be a two story addition with three viewing rooms and one preparation room downstairs and office space upstairs. The addition will attach to the back of the existing administrative offices building. The administration building is currently very low on office space and family meeting rooms. This plan would move some of the offices to the second floor of the new addition, thereby creating several family meeting rooms for at-need situation off the main lobby area.

The planned mortuary addition will enable EAST LAWN to provide complete funeral services in one location at 43rd. Street and Folsom Boulevard. The ability to provide complete services in one location may, in fact, reduce some of the traffic situations created by the many funeral processions currently using Folsom Boulevard. In addition, East Lawn Memorial Park will, in the near future, run out of available grave space, at which time the park will exist entirely on endowment care funds for its maintenance. Current endowment care funds total \$80,000 per annum, while the park overhead totals close to \$200,000 annually. In order to continue the maintenance at its present level, another source of income must be considered. The mortuary addition will be a perpetual source of income for the memorial park.

Traffic Congestion:

Approximately 1,000 families are served by East Lawn Memorial Park annually. Many of the deceased arrive at Folsom Boulevard by procession. By creating a multi-service facility East Lawn would eliminate many of the traffic hindering processions. Current studies on visitation indicate that in a five viewing room funeral home approximately 30 - 40 people visit per week. Most of these people visit between 5:30 p.m. and 7:00 p.m., meaning that about 3 or 4 cars drive up per evening. At the Folsom Blvd. location only four viewing rooms will be built. Further studies are being conducted by both Andrews and Greilich and East Lawn Mortuary, so that we will have an actual traffic record for a one month period.

Flooding on 42nd. Street:

The flooding situation is of real concern to East Lawn management and has already been addressed at the neighborhood meeting held on July 8th. Bob Moreford of Grant Engineering was present at the meeting and will meet with several neighbors to determine a solution to this problem. It appears that the problem lies with the city street drainage system which is incapable of handling the excess water. Additionally drywells on the East Lawn property will be cleaned out.

Dying Trees:

Several Elm trees on the property have Dutch Elm Disease. East Lawn's gardening consultant has been in touch with the U. C. Davis Extension Center, and has followed Pam Bone's recommendation to spray the trees with Sevin. The spraying applications have hindered the larvae growth, but did not prevent a total attack of the disease. The trees are currently defoliating which gives the appearance that they are dying. Will Carroll of Austin Carroll Arborist has been retained to assist with and overall tree maintenance and pruning plan for the Memorial Park. Between Mr. Carroll and UCD, we are confident we can confront this problem.

Laotian Services at Folsom Boulevard:

Recently a single Laotian Service took place on the grounds at Folsom Boulevard. The service was to be held at Southgate Cemetary on Stockton Boulevard, which is currently being remodeled to address these needs, but due to construction had to be relocated.



EAST LAWN
MORTUARY

5757 GREENBACK LANE
SACRAMENTO, CA 95841
(916) 331-9800

September 11, 1986

During the past three (3) weeks we have been tracking the number of people coming into our Mortuary for the purpose of "Visitation".

Broken down into three (3) hour segments, the traffic for the three weeks was:

9 to 12 noon	1 to 4 pm	5 to 8 pm
Total of 44	Total of 80	Total of 160

Divided by 21 this would make a daily average of:

9 to 12 noon	1 to 4 pm	5 to 8 pm
2.10 persons daily	3.81 persons daily	7.62 persons daily

EAST LAWN, INC.
ANDREWS & GREILICH MORTUARY

Sept. 11, 1986

We at Andrews & Greilich have been tracking our visitations since August 27, through September 10. We have had 410 people in for visitation with 225 cars, with an average of 27 people per day and an average of 15 cars per day.

Andrews & Greilich Mortuary

CITY PLANNING DIVISION

SEP 12 1986

RECEIVED



CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

DIVISION OF WATER AND SEWERS

LARRY L. COLMERSH
Division Manager

September 4, 1986

TO: Dan Hendricks, City Planning
FROM: Harry Behrens, Division of Water & Sewers *HB*
SUBJECT: Mortuary Discharges

In response to your questions regarding sewage discharges from mortuaries, I offer the following comments:

We do not impose any special conditions on discharges from mortuaries, nor do State or County regulatory agencies, to the best of my knowledge. Apparently, effluent from mortuaries is no more hazardous than ordinary domestic or commercial sewage. We have no reason to believe there is a health hazard from any mortuary, hospital, clinic, or similar discharge, even during the backup storm drainage that periodically occurs in all areas of the City. *of*

HB:sm
HB8-09.(A)

CITY PLANNING DIVISION

SEP 5 1986

RECEIVED

MEMO TO: JERRY ESTENSEN
FROM: DENNIS GALLAGHER
DATE: AUGUST 27, 1986
RE: DISPOSAL OF BODILY FLUIDS

During the embalming process there is approximately 3 gallons of drainage from a human remains. The drainage consists of blood, water, and embalming chemicals. Those who die from natural causes pose no problem to the sewage system. Nearly all human remains contain the following: micro organisms, E. Coli, all becellus, pseudomas and aeroginosa organisms. According to Dr. Gordon Rose of Wayne State University, using a concentrate of 1-1/2% to 2% solution more than 70% of the bacteria are destroyed. In a 1985 study for the Embalming Chemical Assn., Snell Laboratory concluded that using a 2% or higher concentrate of formaldahyde or Glutoraldahyde based fluid (which we use) that 95% are destroyed. It should be noted that East Lawn uses a minimum of 2% solution in the embalming procedures.

The chief chemist for the Champion Chemical Company said the amount of chemical from a normal embalming does not exceed one (1) cup and poses no problem to sewage. Even in large amounts it would not create sludge, and the embalming fluid should not be considered a hazardous waste. He also stated that the organisms found in embalming are the same organisms found in human feces. With 95% of organisms killed in embalming you can see that normal bathroom use is more dangerous than the embalming process. There is one exception, infectious diseases. East Lawn has a policy for the disposal of liquid from such infectious cases. It is held in a container with 1.10% chlorox for 1 hours before being released into the sewage system. Chlorox is the only effective and safe way of killing an infectious and slow growing virus.

DJG/lg

ATTACHMENT A

INITIAL STUDY FOR P86-300
EAST LAWN CEMETERY - MAUSOLEUM ADDITION
APN: 008-010-11

16. UTILITIES

The applicant proposes to build a 6,420 square foot addition to the existing mausoleum. The facility will provide four slumber rooms, two arrangement rooms, a morgue and a prep room. These additions will be incorporated within the existing facilities, and will connect to existing utilities. Pursuant to phone discussions with the County Environmental Health Department, Environmental Health and Sanitation Division (8/20/86) and the State of California Health Services Department - Toxic Substances Control Division (8/20/86), the operations of the Mortuary do not involve toxic substances nor do they require any extraordinary disposal methods for chemicals used in their operations. Therefore, the chemical disposal will use City sewer facilities. The Public Works Department has indicated the discharge of chemicals into the public system will not affect the operation or maintenance of the sewer system serving the area. Consequently, the potential for adverse impacts on public utilities in and around the proposed mortuary is not considered significant, and no mitigation measures are required.

EXISTING:
EAST LAWN SQUARE FOOTAGE BREAKDOWN

MAIN MAUSOLEUM:

First Floor

Offices = 1,528 sq. ft.
 Masoleum = 33,303 sq. ft.
 Chapel = 2,883 sq. ft.
 Retort = 1,120 sq. ft.

Second Floor

Masoleum = 7,004 sq. ft.

Third Floor

Offices = 1,728 sq. ft.

Fourth Floor

Storage = 1,728 sq. ft.

Fifth Floor

Storage = 1,728 sq. ft.

=====
 Total = 51,022 sq. ft.

NURSERY:

Florist Shop = 2,646 sq. ft.
 Canopy Structure = 1,008 sq. ft.

VIA BUILDING:

2,180 sq. ft.

CORPORATION YARD:

5,000 sq. ft.

HOUSE:

2,100 sq. ft.

These are Footprint Sq. Ft.

LAWN CRYPTS:

28,000 sq. ft.

GARDEN CRYPT:

16,000 sq. ft.

EL DORADO MASOLEUM:

60,000 sq. ft.

TOTAL GRAVES AT EAST LAWN (PRESENT TIME)

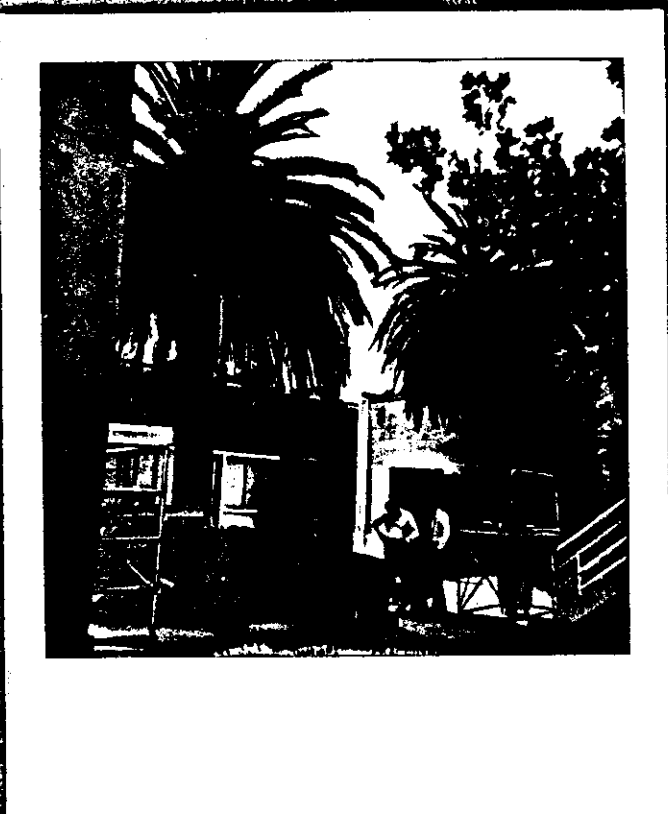
CRYPTS
(Above Ground) = 10,296 Bodies

CRYPTS
(In Ground) = 34,340 Bodies

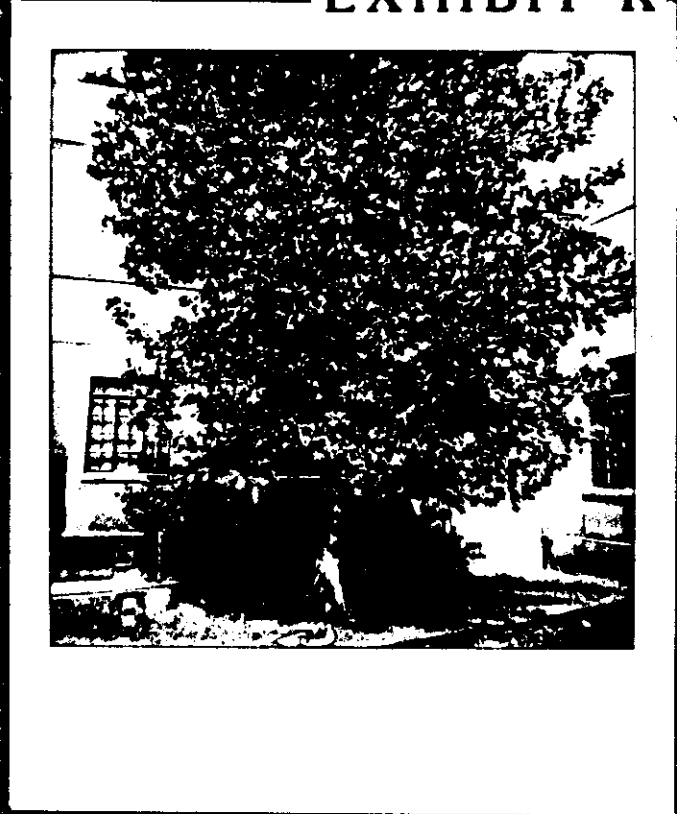
CREMATION
(Remains on grounds) = 18,750

TOTAL = 63,386

EXHIBIT K

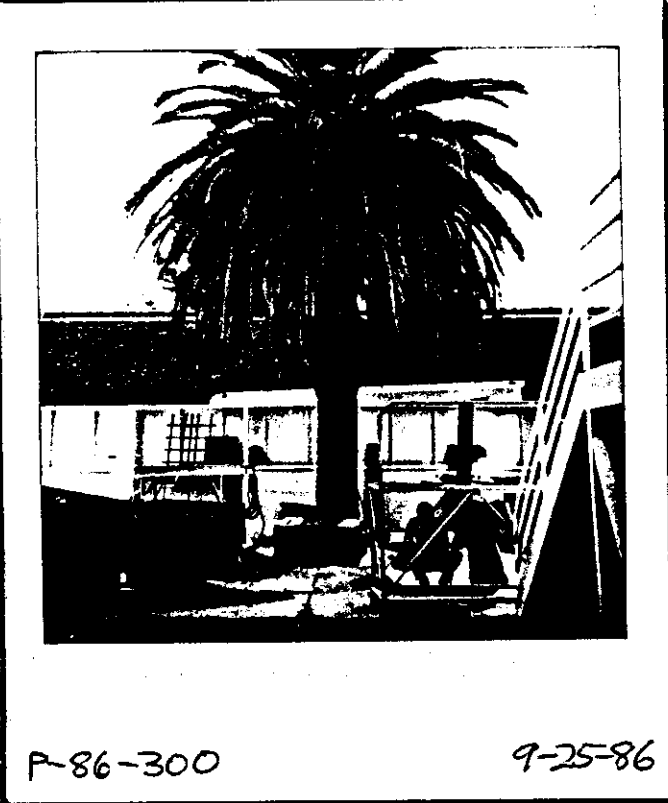


Two Palm Trees to be removed



London Plane Tree to be removed

TREES TO BE REMOVED



P-86-300

9-25-86

London Plane Tree



item 3

East Sacramento

CITY PLANNING DIVISION Improvement Association, Inc

SEP 18 1986

P.O. Box 19147
Sacramento, CA 95819

RECEIVED

SACRAMENTO CITY PLANNING COMMISSION
1231 J STREET
SACRAMENTO CALIFORNIA 95814

RE: 9/25/86 HEARING FOR A
SPECIAL PERMIT FOR EAST
LAWN MORTUARY

DEAR COMMISSIONERS:

THE EAST SACRAMENTO IMPROVEMENT ASSOCIATION HELD A
NEIGHBORHOOD MEETING ON SEPT 11, 1986 TO DISCUSS THIS MATTER.
IT WAS ATTENDED BY APPROXIMATELY 75 NEIGHBORS OF EAST
LAWN. APPROXIMATELY 250 OF EAST LAWN'S NEIGHBORS WERE NOTIFIED
OF THE MEETING.

THE ESIA MEMBERS IN ATTENDANCE VOTED TO OPPOSE THE MORTUARY
ADDITION, HOWEVER THE MAJORITY OF THE PERSONS IN ATTENDANCE
VOTED NOT TO OPPOSE THE PROPOSAL. SINCE THE MEETING I HAVE
BEEN CONTACTED BY A NUMBER OF NEIGHBORS WHO WERE UNABLE
TO ATTEND THE MEETING AND WHO OPPOSE THE EXPANSION.

THE NEIGHBORS CLOSEST TO EAST LAWN HAVE RAISED 3 SERIOUS
CONCERNS:

1. EAST LAWN IS A MAJOR CAUSE OF FLOODING DURING THE WINTER;
2. EAST LAWN DOES NOT HAVE A MASTER BUILDING PLAN FOR THIS
SITE; AND
3. EAST LAWN SHOULD CLOSE AND LANDSCAPE THE BUCKINGHAM
WAY GATE.

THUS, IF THE COMMISSION FAVORS EAST LAWN'S PROPOSAL, I STRONGLY
RECOMMEND THE FOLLOWING CONDITIONS BE PLACED ON THE SPECIAL
PERMIT: REQUIRE EAST LAWN TO:

1. COMPLETE AN ENGINEERING STUDY WITHIN 6 MONTHS TO CORRECT
THE FLOODING;
2. PROVIDE TEMPORARY FLOODING SOLUTIONS THIS WINTER SUCH AS
PUMPS;

East Sacramento
Improvement Association, Inc

P.O. Box 19147
Sacramento, CA 95819

3. CORRECT THEIR LAND CONTOURS WITHIN 1 YR TO CORRECT THE FLOODING (CONSISTANT WITH ENGINEERING REPORT);
4. DEVELOP A MASTER BUILDING PLAN PRIOR TO ANY ADD'L BUILDING; AND
5. PERMANENTLY CLOSE THE GATE AND LANDSCAPE BUCKINGHAM WAY.

SINCERELY YOURS

Rick McWilliam, PRESIDENT
1044 38TH ST.