

EXHIBIT 1

Creekside Memorial Park: Competitors

AGI assigns the 19 cemeteries located within 15 miles of Creekside to three categories:

- **Category 3:** five cemeteries that are large-scale or have plans for expansion. AGI 68.
- **Category 2:** six cemeteries that are small- to medium-sized and serve a community or geographic tax base. AGI 68.
- **Category 1:** eight cemeteries that are defunct, full or near-full, or historic. AGI 67.

While Creekside would be a Category 3 cemetery, AGI considers its competitors to be all of the currently active cemeteries (i.e. all Category 2 and Category 3 cemeteries).

Category 3 Cemeteries

AGI defines these as “large-scale cemeteries or cemeteries with plans for expansion. . . . These cemeteries generally tend to have the best panoramic views and planned architectural landscape settings.” AGI 68.

AGI includes five cemeteries in this category:

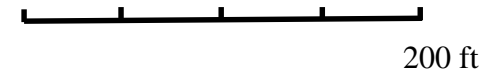
- 4 Pleasanton Pioneer Cemetery, Pleasanton (aka Pleasanton Memorial Gardens)** (historic pioneer cemetery; 18 interments in 2014; included not because of projected interments—which are few—but due to its plans for expansion)
- 9 Lone Tree Cemetery, Hayward** (non-denominational cemetery available to general public; 275 interments in 2012)
- 11 Holy Sepulchre Cemetery, Hayward** (Catholic cemetery; est. 50 interments/year)
- 12 Chapel of the Chimes Cemetery, Hayward** (non-denominational cemetery available to general public; 720 interments in 2013)
- 19 Oakmont Cemetery, Lafayette** (non-denominational cemetery available to general public; 190 interments in 2014)

4 Pleasanton Pioneer Cemetery (aka Pleasanton Memorial Gardens) (Category 3)



**5780 Sunol Blvd.
Pleasanton, CA**

**18 interments in 2014
5.2 acres
15-18 years capacity**



In 2014, City of Pleasanton approved a \$4.5 million Master Plan to upgrade and expand it into “a fully modernized and upgraded park-like cemetery.” AGI 63.

Note: St. Augustine’s Cemetery & Columbarium, 5750 Sunol Blvd, Pleasanton, CA, is a small Catholic pioneer cemetery adjacent to Pleasanton Pioneer Cemetery (not included by AGI)

4 Pleasanton Pioneer Cemetery: limited lawn, no views, no decorative water features



<http://cdn.patch.com/users/1079452/2015/09/T800x600/20150955f0d51592160.jpg>

This cemetery is an historic pioneer cemetery, with no views, minimal lawn, and no decorative water features.

The City of Pleasanton approved \$4.5 million in 2014, “intentionally redesigning the cemetery with the hope that it will be an amenity to the community in the same way that Mountain View Cemetery in Oakland is viewed as an amenity.” AGI 68. Information on Mountain View Cemetery is included in Exhibit 7.



http://www.pleasantonweekly.com/news/photos/2014/november/17/10899_main.jpg

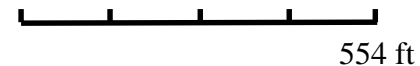


9 Lone Tree Cemetery (Category 3)

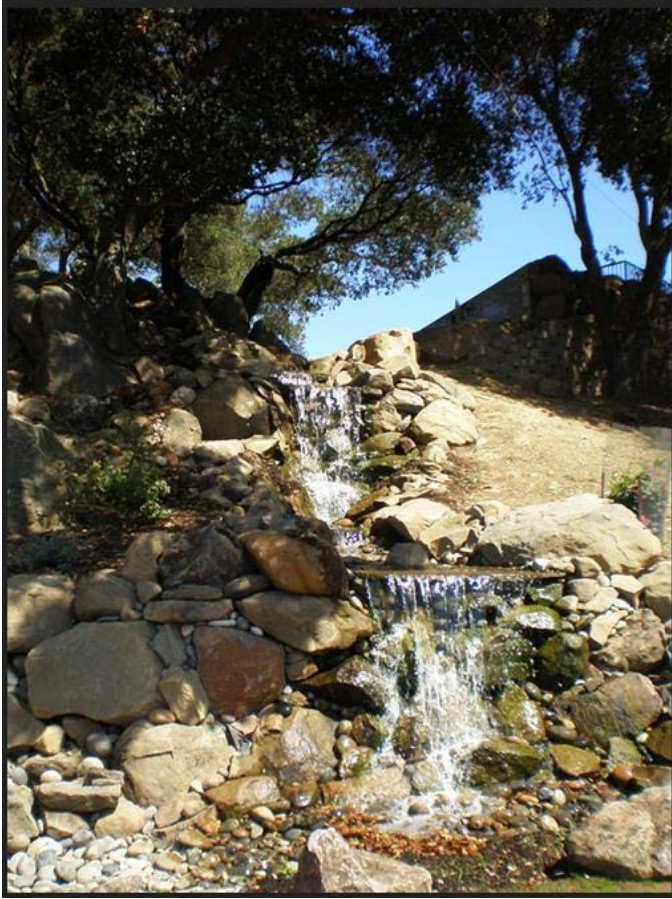
**24591 Fairview Ave.
Hayward, CA**

**275 interments in 2012
34 acres
130 years of capacity**

**Established in 1868 with
sweeping views of SF Bay
and includes undeveloped
areas for future expansion.**



9 Lone Tree Cemetery: water features, extensive lawns, views



http://www.lonetreecemetery.com/_mgxroot/BurialOptions/cremation/01.jpg



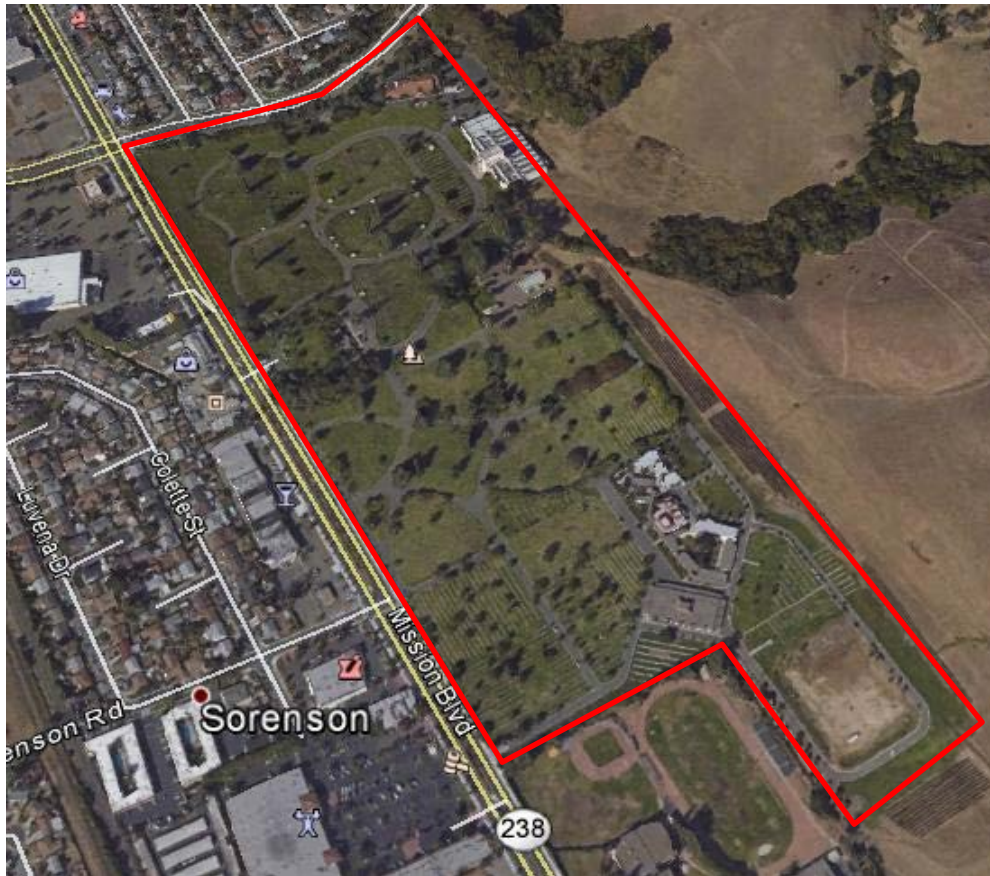
http://www.lonetreecemetery.com/_mgxroot/BurialOptions/traditional/traditional.jpg



https://s3.amazonaws.com/gs-waymarking-images/b5d2d3b8-1c60-4e73-9847-b1d5516b3ff2_d.jpg

11 Holy Sepulchre Cemetery (Category 3)

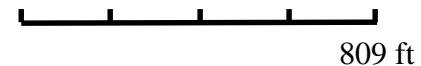
(site also includes Holy Angels Funeral & Cremation Center, 1051 Harder Road, Hayward, CA, located at northeast corner of Holy Sepulchre Cemetery; not cited by AGI)



**26320 Mission Blvd
Hayward, CA**

**Est. 50 interments/year
32 acres
Catholic cemetery**

**Includes undeveloped areas
for future expansion.**



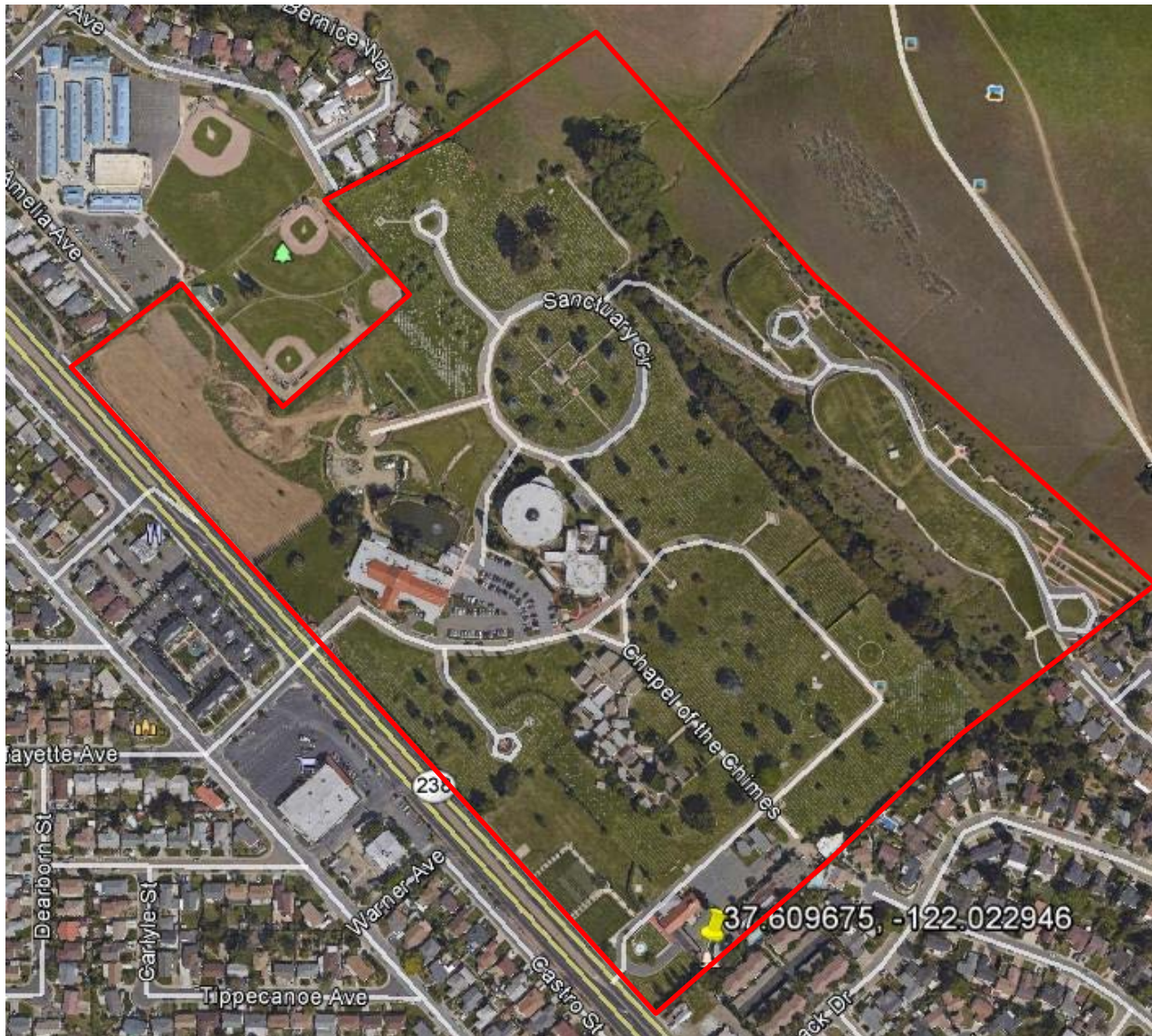
Note: Roselawn Cemetery and Crematorium, 26295 Mission Blvd, Hayward, CA, is located across the street from Holy Sepulchre (not cited by AGI).

11 Holy Sepulchre Cemetery: extensive lawns, architectural features



Both images taken from:
<http://www.findagrave.com/cgi-bin/fg.cgi?page=pif&PIcid=8041&PIMode=cemetery>

12 Chapel of the Chimes Cemetery (Category 3)



**32992 Mission Blvd.
Hayward, CA**

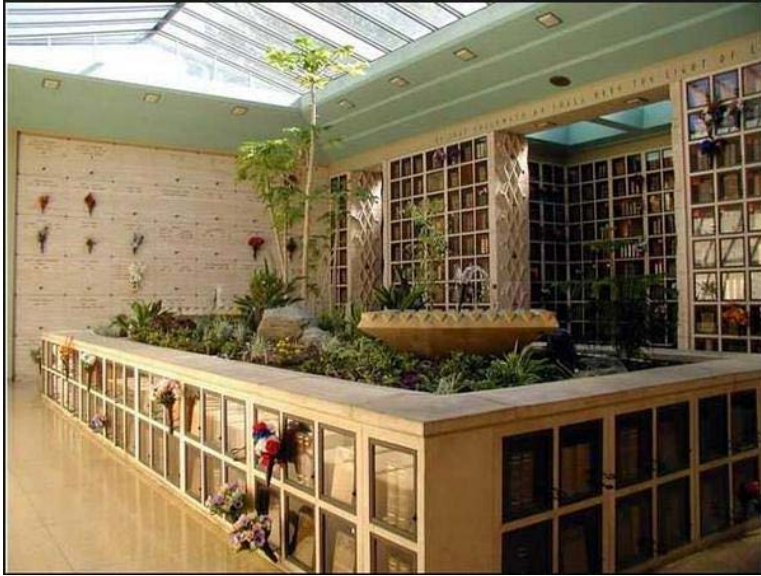
**720 interments in 2013
68 acres
Established 1872**

**Undeveloped sections
for future expansion.**



768 ft

12 Chapel of the Chimes Cemetery: architectural features, extensive lawns



<http://www.usgarchives.net/ca/alameda/photos/tombstones/chapel-of-the-chimes-hayward/chimes-003.jpg>



<https://s-media-cache-ak0.pinimg.com/736x/b5/04/a9/b504a98a21b3b32fe35c7ed0754c10e4.jpg>




<http://static.panoramio.com/photos/original/2559532.jpg>

19 Oakmont Cemetery (Category 3)



**2099 Reliez Valley Road
Lafayette, CA**


902 ft

190 interments in 2014; 101 acres (25 developed); 100+ years capacity

19 Oakmont Cemetery: extensive lawns, architectural features



http://www.burialplanning.com/media/43274/205_header.jpg



<http://freepages.genealogy.rootsweb.ancestry.com/~gregkrenzelok/Our%20Family%20the%20Murphys/esthermurphyoakmontcmphca.jpg>

Category 2 Cemeteries

AGI defines these as “small to medium sized cemeteries serving a community or geographic tax base.” AGI 68.

AGI includes five cemeteries in this category:

- 1 **Roselawn (aka Masonic) Cemetery, Livermore** (non-denominational cemetery serving the general public; 50 interments in 2014)
- 2 **Memory Gardens Cemetery, Livermore** (non-denominational cemetery serving the general public; 100 interments in 2014)
- 3 **St. Michael’s Cemetery, Livermore** (Catholic cemetery; est. 50 interments/year)
- 14 **Mt. Eden Cemetery, Hayward** (non-denominational, non-profit pioneer cemetery; restricted to residents of Alameda County; 50 interments in 2014)
- 16 **Lafayette Cemetery, Lafayette** (restricted to residents of Alamo-Lafayette Cemetery District; 36 interments in 2012-2013)
- 18 **Union Cemetery, Brentwood** (restricted to residents of Byron-Knightsen Union Cemetery District; 80 interments in 2008-2009)

1 Roselawn (aka Masonic) (Category 2)



**1240 N. Livermore
Ave, Livermore,
CA.**

7.85 acres

**2 acres for future
development**

50 years capacity



244 ft

1 Roselawn Cemetery: extensive lawns



<http://www.findagrave.com/cgi-bin/fg.cgi?page=pif&Plcid=1973956&PIMode=cemetery>




2 Memory Gardens Cemetery (Category 2)



**3873 East Ave.
Livermore, CA**

**100 interments in 2014
6.59 acres
80 years capacity**

**1 acre undeveloped
land for future
expansion**

 197 ft

2 Memory Gardens Cemetery: extensive lawns, architectural features



<http://www.memorygardenscemeterylivermore.com/>

Both images

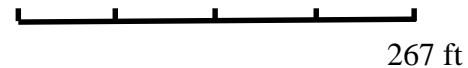




3 St. Michael's Cemetery (Category 2)

**3885 East Avenue
Livermore, CA
Catholic cemetery**

**50 interments /year
15 acres, including several
acres of undeveloped land
50 years capacity**



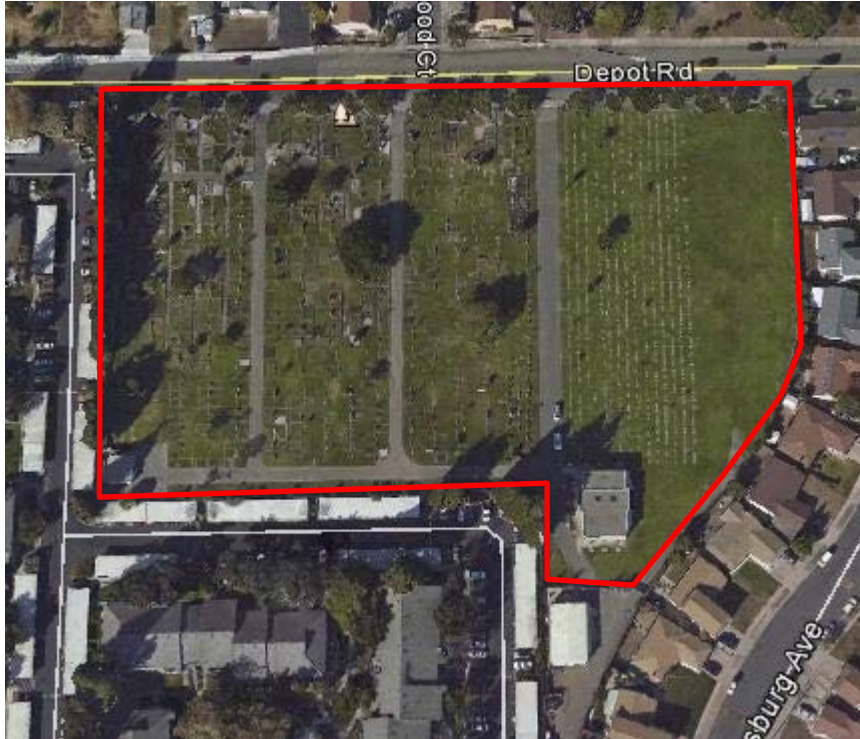
3 St. Michael's Cemetery: extensive lawns



<http://www.cfcsoakland.org/locations/st-michael/> (both photos)



14 Mt. Eden Cemetery (Category 2)



**2440 Depot Road
Hayward, CA**

50 burials/year

4 acres (est)

50 years capacity



327 ft

14 Mt. Eden Cemetery: extensive lawns



<http://static.panoramio.com/photos/large/77362400.jpg>

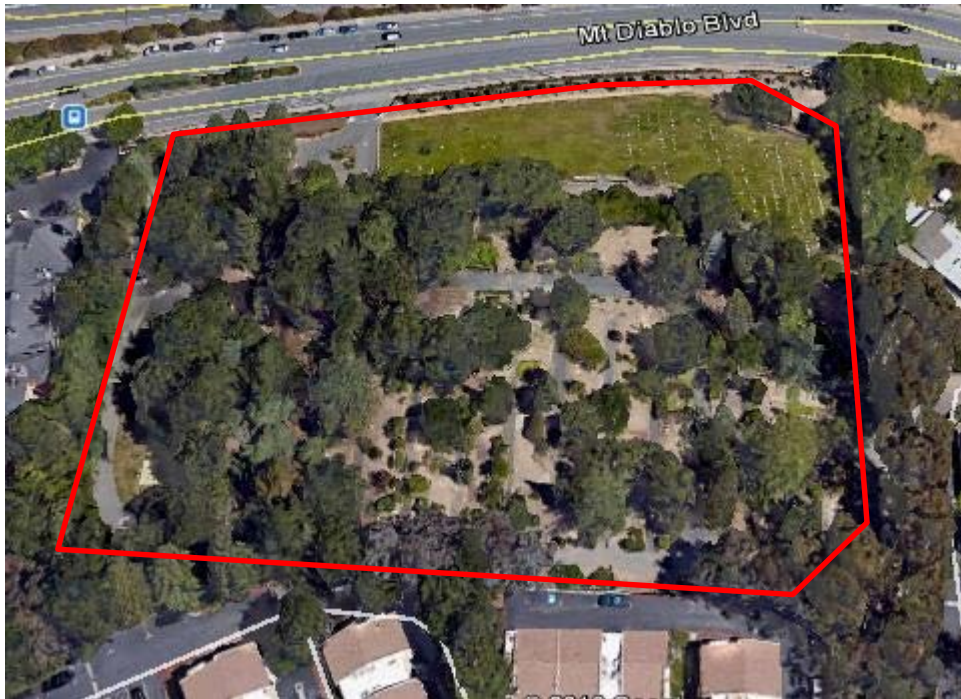
Pioneer cemetery, established 1860.

**Non-profit, non-denominational
endowment care cemetery serving the
residents of Alameda County**

<http://www.mtedencemetery.com/>



16 Lafayette Cemetery (Category 2)



Address: 3285 Mt. Diablo Blvd, Lafayette, CA

36 interments in 2012-2013

4 acres

Non-denominational cemetery restricted to residents of the Alamo-Lafayette Cemetery District

30 year capacity

16 Lafayette Cemetery: extensive lawns, mature trees



<http://alamolafayettecemetery.net/> (both pictures)



18 Union Cemetery (Category 2)



**11545 Brentwood Blvd.
Brentwood, CA**

**80 interments in 2008-2009; 11 acres;
15-20 years capacity**



278 ft
25

18 Union Cemetery: extensive lawns, reserve areas for future expansion



Non-denominational cemetery restricted to residents of Byron-Brentwood-Knightsen Union Cemetery District.

Site includes several acres of undeveloped land.

http://image2.findagrave.com/photos250/photos/2003/311/8070102_1068331014.jpg



<http://unioncemeterydistrict.com/board.php>

Category 1 Cemeteries

AGI defines Category 1 cemeteries as those which are “defunct, near capacity, or historic.” AGI 67. It includes eight cemeteries in this category:

- 5 **Dublin Pioneer Cemetery, Dublin** (historic pioneer cemetery; full but has plans for expansion to allow additional cremation interments)
- 6 **Alamo Cemetery, Danville** (restricted to residents of Alamo-Lafayette Cemetery District; no ground burials available except for existing family sites, although cremation niches available; no plans for expansion)
- 7 **Rose Hill Cemetery, Antioch** (historic pioneer cemetery; closed)
- 8 **Live Oak Cemetery, Concord** (historic pioneer cemetery; closed)
- 10 **Mt. Saint Joseph Cemetery, Hayward** (historic cemetery owned by the Diocese of Oakland Catholic Cemeteries; closed)
- 13 **Mt. Calvary Cemetery, San Leandro** (historic cemetery owned by the Diocese of Oakland Catholic Cemeteries; considered to be abandoned)
- 15 **San Lorenzo Pioneer Cemetery, San Lorenzo** (historic pioneer cemetery; closed)
- 17 **St. Stephen Cemetery, Concord** (historic cemetery, owned by Catholic Diocese of Oakland; full)

EXHIBIT 2

Construction costs: Phase I versus Full Buildout

Phase I costs – AGI report

Total costs – from sources below

Cost Item	Phase I Amount	Total Amount	Cost	Phase I Total Cost	Total Cost
Site Development					
Roads & Utilities (see 1) (linear feet)	7,500	18,420	\$250	\$1,875,000	\$4,605,000
Grading (cubic yards)	500,000	500,000	\$5	\$2,500,000	\$2,500,000
Parking/Landscape/Bridges (see 2)	50%	100%		1,000,000	\$2,000,000
Structures					
Office/Chapel (square feet)	19,710	19,710	\$300	\$5,913,000	\$5,913,000
Indoor Mausoleum (see 3)					
3,000 Crypts	1,600	3,000	\$3,000	\$4,800,000	\$9,000,000
12000 Niches	6,400	12,000	\$200	\$1,280,000	\$2,400,000
Garden Mausoleum (4)					
2000 Crypts (see 4)	1,000	2,000	\$2,400	\$2,400,000	\$4,800,000
Total				\$19,768,000	\$31,218,000
FF&E & Misc (10%)				\$1,977,000	\$3,121,800
Estimated Development Cost				\$21,745,000	\$34,339,800

1. $((11.8\text{ac} - 1.651\text{ ac of buildings, and parking lot}) * 43560\text{sqft/ac}) / (24\text{ft per lin foot road}) = 18,420\text{ lin foot road}$

2. Assume this is half built out in the estimate of \$1,000,000

3. From DEIR page 2.0-9 lists these numbers as total buildout

4. From DEIR map, page 2.0-5, states there will be a total of 4 Garden Mausoleums

Phase I estimated costs and estimated total build-out costs, using MVS data from AGI report, and DEIR and Design documents submitted to the county. Phase I construction costs, from AGI report, page 74

AGI bases its analysis on the construction costs for Phase I alone, yet the estimated 900 interments per year assumes full buildout of the cemetery.

Supporting documentation from DEIR for full buildout construction costs

The watershed encompasses about 221 acres, of which only a fraction of an acre is now impervious. The proposed project reduces the pervious area by 12.68 acres (11.8+0.88). Assuming a grassland recharge rate of 0.55 inches/year, the potential impact would be about 0.6 AFY. This impact would be mitigated partly by the Stormwater Control Plan, which is designed to minimize adverse impacts on groundwater recharge by limiting the amount of directly-connected impervious areas and by providing the swales, bioretention areas, and stormwater detention areas that facilitate recharge.

From DEIR page 796, “Creekside Memorial Park Cemetery: Hydrology, Drainage, and Water Quality” by Todd Engineers 2011 (appendix page 27)

1 and parking is located toward the rear of the Administrative Office/Chapel building and screened from public
2 view. The main parking area provides 68 full-size (9'x19') parking spaces, including eight (8) handicap
3 spaces, four (4) of which are van accessible. Parking exceeds the 58 spaces required by code. Parallel
4 parking stalls are also provided for cemetery visitors directly in front of the indoor mausoleum and the
5 outdoor (garden) mausoleums, four (4) spaces and six (6) spaces respectively. An additional three (3)
6 parking spaces are provided for employees at the corporation yard.

7

8 The project provides a total of 82 striped parking spaces that are directly associated with the individual
9 facilities proposed within the project. Based on the maximum anticipated number of employees, visitors and
10 service attendees at the facility at any one time, adequate parking is available. Should a particularly large or
11 well attended service in one of the chapels require “overflow” parking, the internal road system in the lower
12 gardens could be converted to one-way traffic which would accommodate parallel parking for an additional
13 118 vehicles. This is also the case with the roads in the upper gardens where more additional parking could
14 be made convenient for visitors with the use of an on-site shuttle system (see Section 3.14 Traffic).

From DEIR page 2.0-11: 82 parking spaces at 9x19 = 14,022 sq feet.

Supporting documentation from DEIR for calculation of linear feet of road

CREEKSIDE MEMORIAL PARK CEMETERY EIR
 2.0 PROJECT LOCATION AND DESCRIPTION Page 2.0-5

1 The primary facilities located in the irrigated lower garden area along Camino Tassajara will consist of the
 2 following:

- 3 • An entry feature with twin bridges, irrigated landscaping, decorative pavers, stone walls (formal and
 4 informal) and wrought iron decorative security gates along Camino Tassajara
- 5 • Administrative Offices/Chapel Building (15,200± s/f)
- 6 • An Indoor Mausoleum (19,400± s/f)
- 7 • Four Outdoor (Garden) Mausoleums (1,900± s/f each)
- 8 • Irrigated landscaped parking area with vegetated water quality swales

From DEIR page 2.0-5 – states 4 outdoor (Garden) mausoleums

INVENTORY LIST	SUMMARY
CRYPTS	3,000
NICHES	12,000
ENTOMBMENTS	15,000

OWNER RESERVES THE RIGHT TO PHASE PROJECT

PHASING PLAN

PHASE I	343+ CRYPTS
PHASE II	658+ CRYPTS
PHASE III	710+ CRYPTS
PHASE IV	504+ CRYPTS
PHASE V	504+ CRYPTS
~3,000 CRYPTS	

From Indoor Mausoleum plan, DEIR page 2.0-9

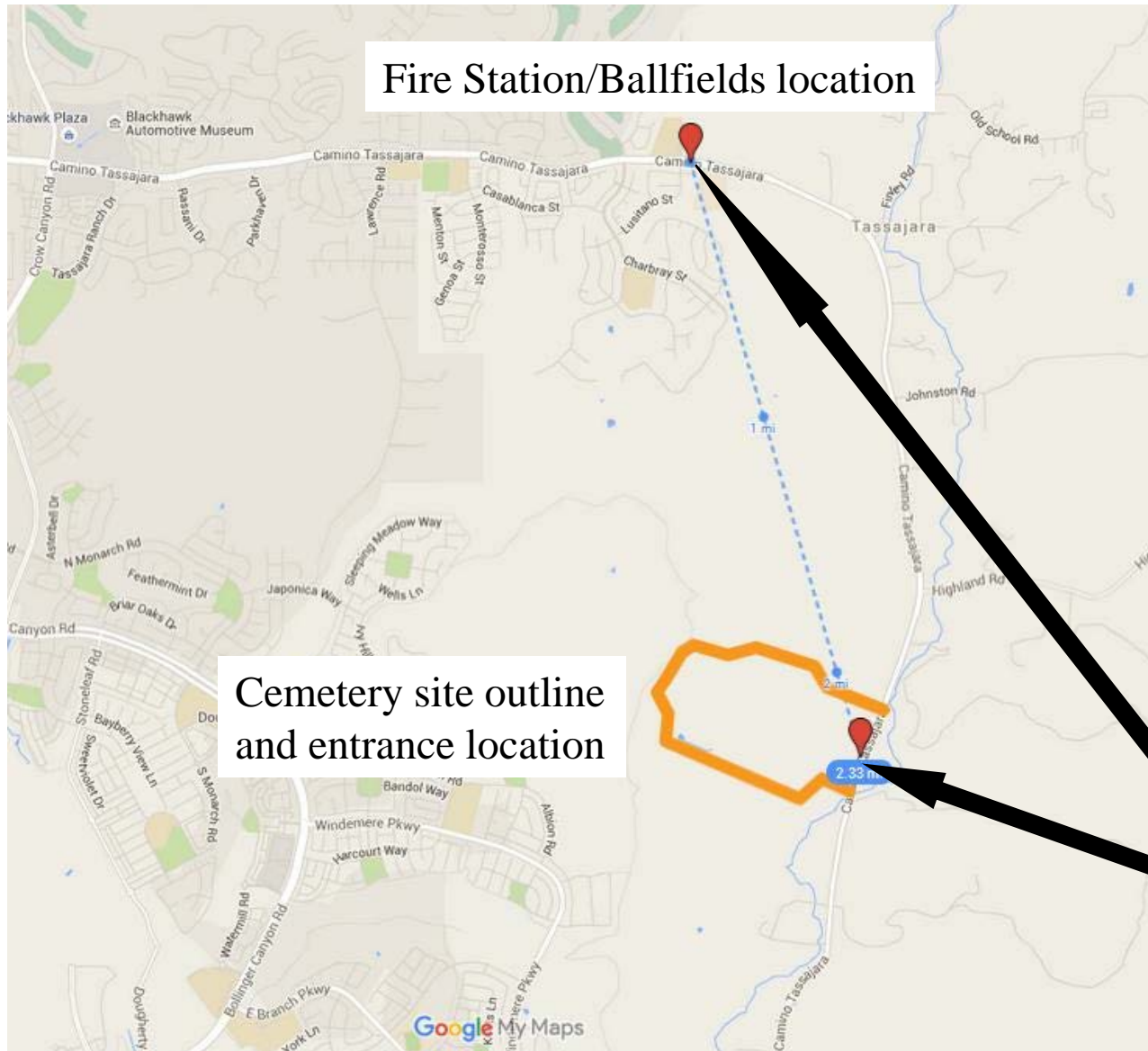
Calculation of total linear feet of road

Calculation of total linear feet of road: Start with 12.68 acres total impervious area (per the DEIR). Convert this to square feet. Subtract buildings, parking lot spaces, lake (excluded from project by EIR) to obtain total impervious area of roads in square feet. Dividing this number by 24-foot road width gives 18,420 linear feet of roads in the project.

Buildings:	
Admin Offices	19710
Indoor Mausoleum	19400
4 outdoor Mausoleum	7600
Storage building	11200
Other Impervious	
Lake (lined, .88 acres)	38333
Parking lot (82spacesx9'x19')	14022
Roads	442076
Total	552341
12.68 Acres (43560 sq ft/acre)	552341
442076sq ft / 24 ft width = 18420 linear feet of roads	

EXHIBIT 3

GPS coordinates used for population calculations



Page 69 AGI Study:

“The 15-mile radius Tri-Valley urban population was approximately 976,000 as of 2015 . . . For the 15-mile radius market area, we utilized ESRI on-line reports to summarize demographic information . . .”

Esri (/ˈɛzri/, aka Environmental Systems Research Institute) is an international supplier of Geographic Information System (GIS) software, web GIS and geodatabase management applications. The company is headquartered in Redlands, California.

Page 84 AGI Study:

Appendix containing ESRI information - upper right corner gives GPS coordinates used as:

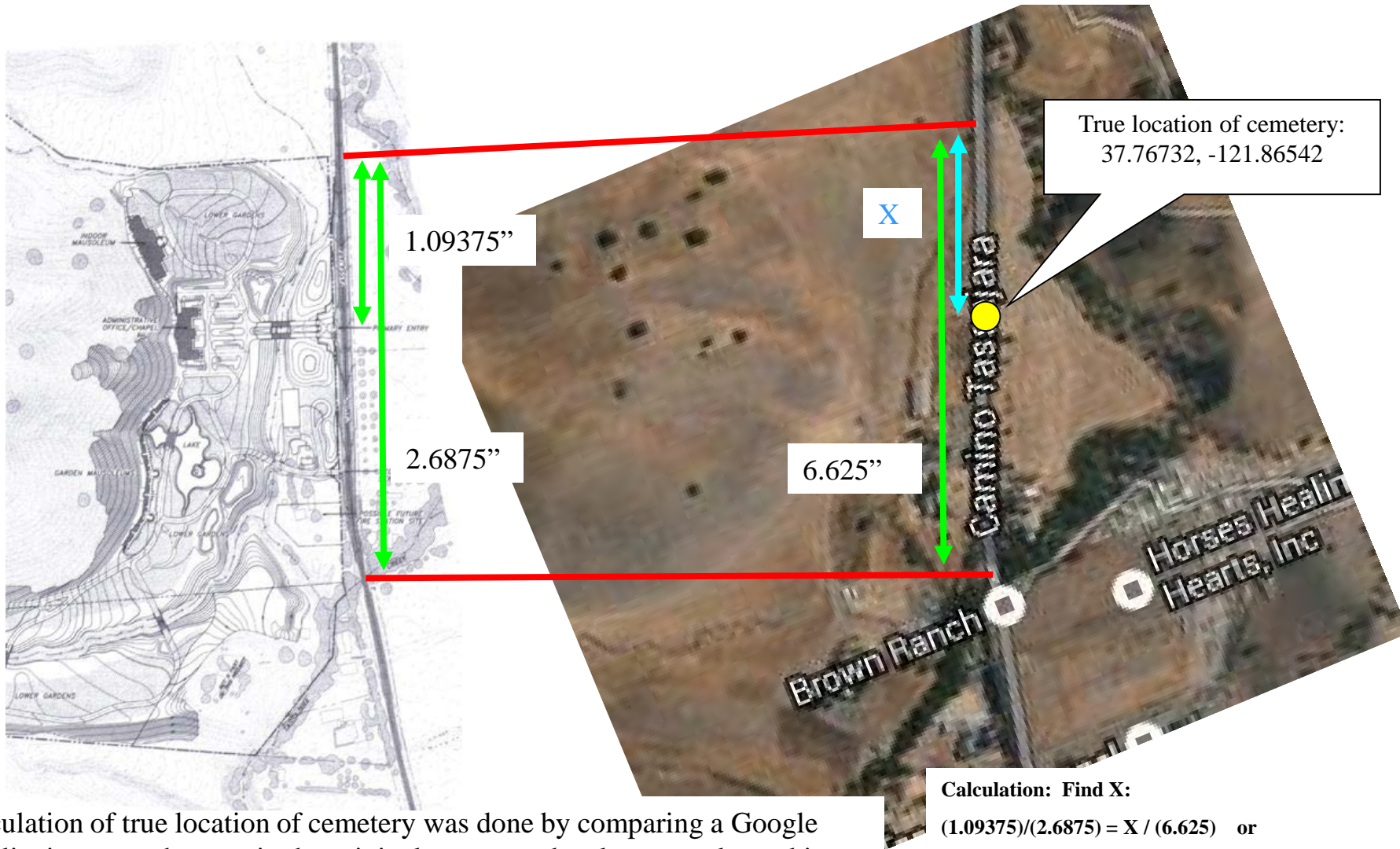
37.79928 -121.87754

Actual location of cemetery:

37.76732 -121.86542

Actual location is 2.33 miles south of location used for the “market area” in the AGI Study.

How the correct GPS coordinates were calculated



Calculation of true location of cemetery was done by comparing a Google satellite image to the map in the original cemetery development plan, taking proportional distances on the screen, then getting GPS coordinates from Google maps for that point at the center of Camino Tassajara. Estimate accuracy +/- 25 feet.

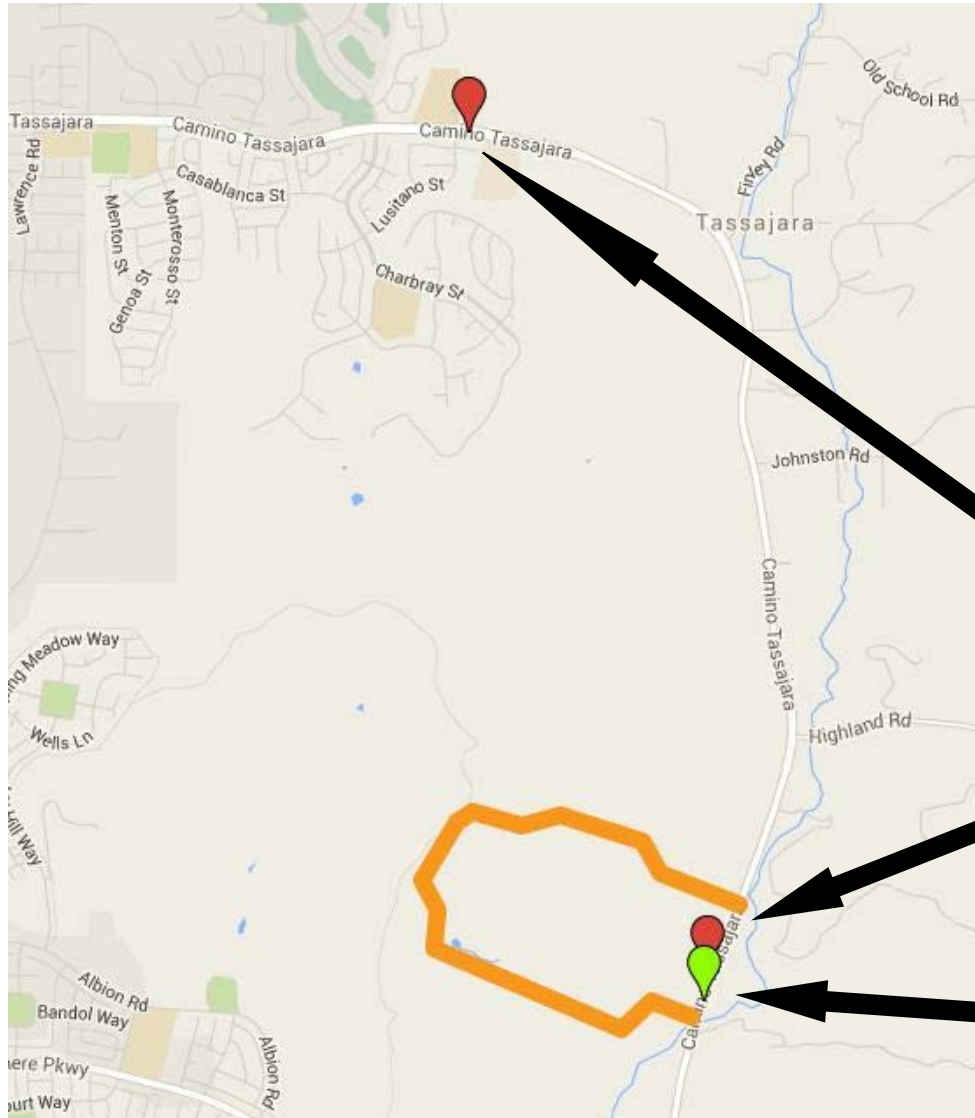
Calculation: Find X:

$$(1.09375)/(2.6875) = X / (6.625) \quad \text{or}$$

$$X = (6.625) * (1.09375) / (2.6875) = 2.6962''$$

NOTE: Measurements on both maps are in inches. Maps have been rescaled to fit on slide.

GPS Coordinates: AGI vs. Main Entrance vs. Service Entrance (DEIR)



The DEIR cites GPS coordinates of “Lat. 37.7657 EN, Long. 121.8660 EW” (3.6-6, footnote 2, pdf page 197)

This location is the current entrance to the site, which would become the service entrance.

AGI: 37.79928 -121.87754

Main entrance: 37.76732 - 121.86542 (used in corrected population calculations)

Service entrance (DEIR) : 37.7657 -121.8660 (no material difference from main entrance)

EXHIBIT 4

Use of incorrect GPS coordinates for population data

**Centered at 6000 Camino Tassajara (Firestation / Ballfields of Alamo Creek)
Includes Pittsburg (est. pop. 68,000) and Antioch (est. pop. 100,000)**

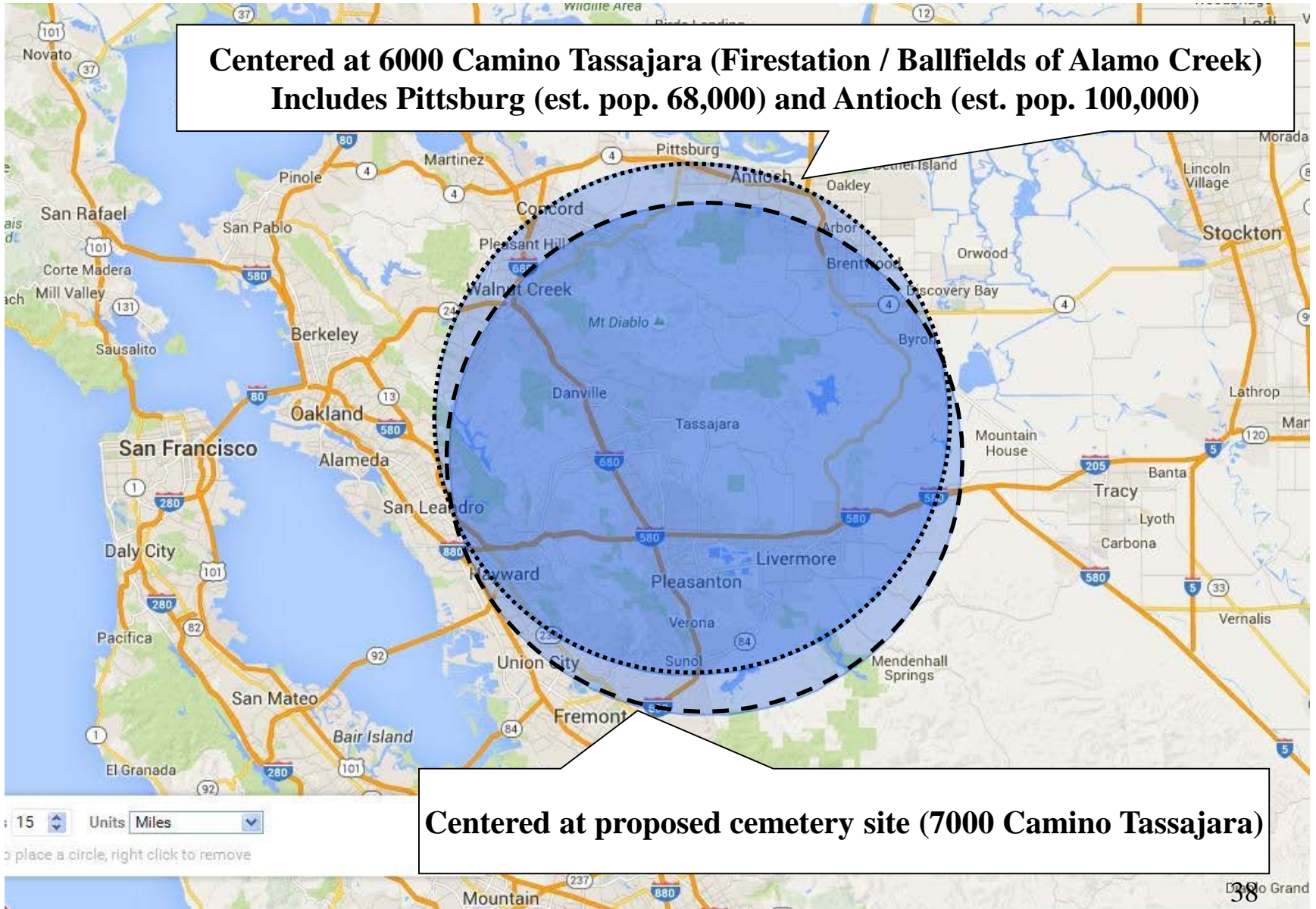


EXHIBIT 5



Demographic and Income Profile

Corrected data - centered at entrance to proposed cemetery
 -121.865419 37.767320
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 37.76732
 Longitude: -121.86542

	Census 2010	2015	2020
Summary			
Population	113,795	129,709	144,974
Households	37,877	42,926	47,975
Families	28,844	32,787	36,729
Average Household Size	2.85	2.89	2.90
Owner Occupied Housing Units	26,837	29,602	33,049
Renter Occupied Housing Units	11,040	13,325	14,926
Median Age	36.6	37.1	37.5

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	2.25%	0.73%	0.75%
Households	2.25%	0.74%	0.77%
Families	2.30%	0.76%	0.69%
Owner HHs	2.23%	0.61%	0.70%
Median Household Income	2.17%	3.36%	2.66%

	2015		2020	
Households by Income	Number	Percent	Number	Percent
<\$15,000	1,136	2.6%	945	2.0%
\$15,000 - \$24,999	799	1.9%	517	1.1%
\$25,000 - \$34,999	1,077	2.5%	793	1.7%
\$35,000 - \$49,999	1,889	4.4%	1,609	3.4%
\$50,000 - \$74,999	3,139	7.3%	2,737	5.7%
\$75,000 - \$99,999	4,075	9.5%	3,990	8.3%
\$100,000 - \$149,999	10,649	24.8%	10,759	22.4%
\$150,000 - \$199,999	9,445	22.0%	12,439	25.9%
\$200,000+	10,718	25.0%	14,186	29.6%

Median Household Income	\$141,298	\$157,323
Average Household Income	\$165,172	\$187,829
Per Capita Income	\$55,540	\$62,977

	2015		2020	
Population by Age	Number	Percent	Number	Percent
0 - 4	8,555	7.5%	9,256	7.1%
5 - 9	9,617	8.5%	10,865	8.4%
10 - 14	8,576	7.5%	10,277	7.9%
15 - 19	6,694	5.9%	7,740	6.0%
20 - 24	4,610	4.1%	6,218	4.8%
25 - 34	15,283	13.4%	15,604	12.0%
35 - 44	22,321	19.6%	23,641	18.2%
45 - 54	18,112	15.9%	19,974	15.4%
55 - 64	11,464	10.1%	14,225	11.0%
65 - 74	5,494	4.8%	8,024	6.2%
75 - 84	2,188	1.9%	2,822	2.2%
85+	879	0.8%	1,063	0.8%

	2015		2020	
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	60,120	52.8%	63,109	48.7%
Black Alone	6,028	5.3%	6,232	4.8%
American Indian Alone	389	0.3%	396	0.3%
Asian Alone	37,672	33.1%	48,434	37.3%
Pacific Islander Alone	371	0.3%	422	0.3%
Some Other Race Alone	3,231	2.8%	3,758	2.9%
Two or More Races	5,984	5.3%	7,358	5.7%
Hispanic Origin (Any Race)	11,149	9.8%	12,898	9.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

Corrected data - centered at entrance to proposed cemetery

-121.865419 37.767320

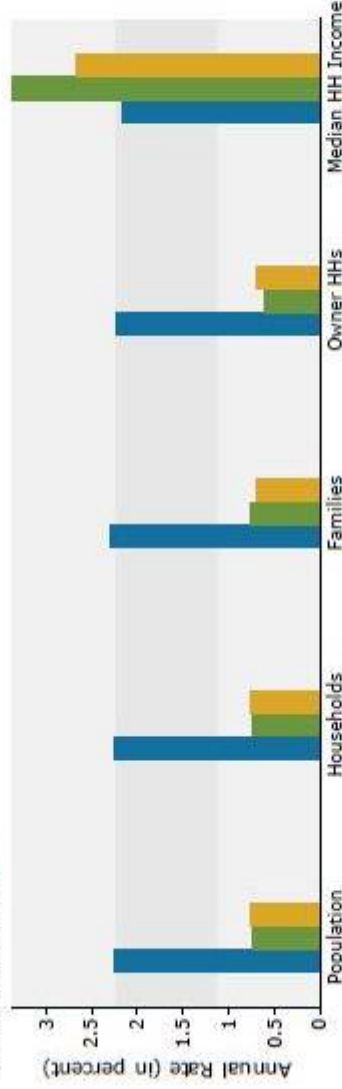
Ring: 5 mile radius

Prepared by Esri

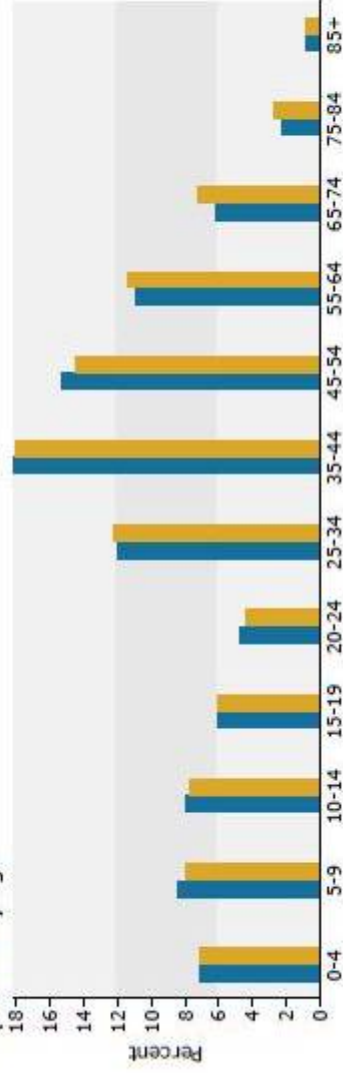
Latitude: 37.76732

Longitude: -121.86542

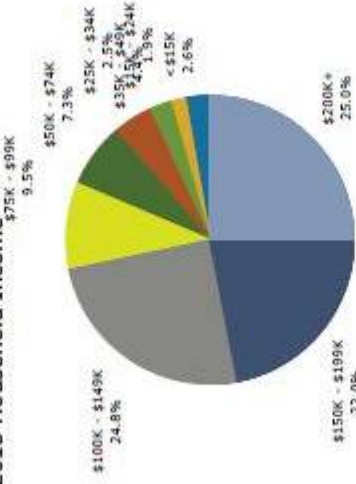
Trends 2015-2020



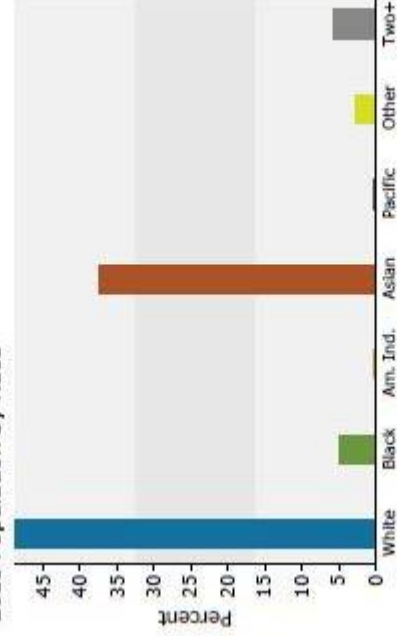
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 9.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

Corrected data - centered at entrance to proposed cemetery
 -121.865419 37.767320
 Ring: 15 mile radius

Prepared by Esri
 Latitude: 37.76732
 Longitude: -121.86542

	Census 2010	2015	2020
Summary			
Population	790,537	831,029	883,187
Households	280,587	293,891	312,289
Families	203,071	213,198	226,936
Average Household Size	2.76	2.78	2.78
Owner Occupied Housing Units	192,098	195,588	207,155
Renter Occupied Housing Units	88,489	98,303	105,134
Median Age	38.8	39.7	40.2

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.22%	0.73%	0.75%
Households	1.22%	0.74%	0.77%
Families	1.26%	0.76%	0.69%
Owner HHs	1.16%	0.61%	0.70%
Median Household Income	1.75%	3.36%	2.66%

	2015		2020	
Households by Income	Number	Percent	Number	Percent
<\$15,000	16,018	5.5%	14,361	4.6%
\$15,000 - \$24,999	13,822	4.7%	9,968	3.2%
\$25,000 - \$34,999	16,192	5.5%	13,343	4.3%
\$35,000 - \$49,999	22,211	7.6%	20,160	6.5%
\$50,000 - \$74,999	39,091	13.3%	36,844	11.8%
\$75,000 - \$99,999	36,158	12.3%	40,324	12.9%
\$100,000 - \$149,999	63,067	21.5%	69,107	22.1%
\$150,000 - \$199,999	39,839	13.6%	50,154	16.1%
\$200,000+	47,492	16.2%	58,026	18.6%

Median Household Income	\$101,748	\$110,987
Average Household Income	\$128,927	\$146,445
Per Capita Income	\$45,928	\$52,098

	2015		2020	
Population by Age	Number	Percent	Number	Percent
0 - 4	49,323	6.2%	48,616	5.9%
5 - 9	55,477	7.0%	55,684	6.7%
10 - 14	57,329	7.3%	60,085	7.2%
15 - 19	55,039	7.0%	55,003	6.6%
20 - 24	41,365	5.2%	48,202	5.8%
25 - 34	94,654	12.0%	97,818	11.8%
35 - 44	118,051	14.9%	113,223	13.6%
45 - 54	129,278	16.4%	127,254	15.3%
55 - 64	93,578	11.8%	108,774	13.1%
65 - 74	51,612	6.5%	67,716	8.1%
75 - 84	30,067	3.8%	32,217	3.9%
85+	14,765	1.9%	16,436	2.0%

	2015		2020	
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	473,961	60.0%	478,726	57.6%
Black Alone	51,098	6.5%	49,433	5.9%
American Indian Alone	4,068	0.5%	4,137	0.5%
Asian Alone	145,458	18.4%	171,594	20.6%
Pacific Islander Alone	6,103	0.8%	6,552	0.8%
Some Other Race Alone	64,615	8.2%	69,290	8.3%
Two or More Races	45,233	5.7%	51,298	6.2%
Hispanic Origin (Any Race)	154,837	19.6%	167,166	20.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Demographic and Income Profile

Corrected data - centered at entrance to proposed cemetery

-121.865419 37.767320

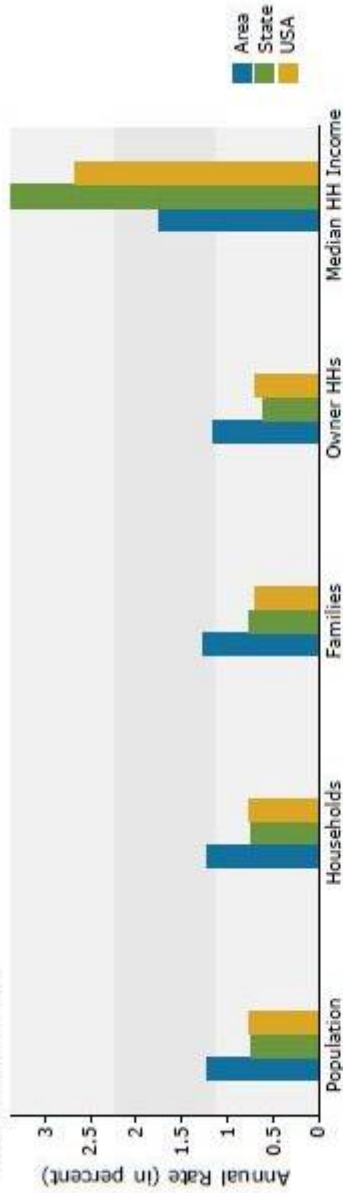
Ring: 15 mile radius

Prepared by Esri

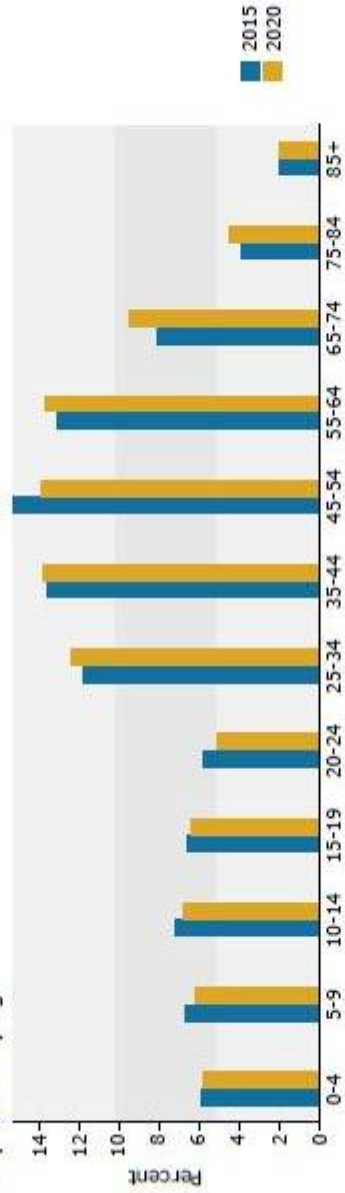
Latitude: 37.76732

Longitude: -121.86542

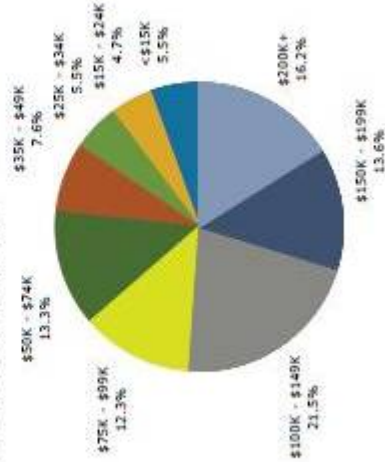
Trends 2015-2020



Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 20.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Corrected data - centered at entrance to proposed cemetery
 -121.865419 37.767320
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 37.76732
 Longitude: -121.86542

Demographic Summary	Census 2010	2015	2020	2015-2020 Change	2015-2020 Annual Rate
Total Population	113,795	129,709	144,974	15,265	2.25%
Population 50+	28,093	35,728	41,960	6,232	3.27%
Median Age	36.6	37.1	37.5	0.4	0.21%
Households	37,877	42,926	47,975	5,049	2.25%
% Householders 55+	27.8%	31.6%	33.7%	2.1	1.30%
Owner/Renter Ratio	2.4	2.2	2.2	0.0	0.00%
Median Home Value	-	\$889,572	\$940,844	\$51,272	1.13%
Average Home Value	-	\$887,835	\$949,763	\$61,928	1.36%
Median Household Income	-	\$141,298	\$157,323	\$16,025	2.17%
Median Household Income for Householder 55+	-	\$121,485	\$141,070	\$19,585	3.03%

Population by Age and Sex

Male Population	Census 2010		2015		2020	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	13,709	100.0%	17,439	100.0%	20,367	100.0%
50-54	4,079	29.8%	4,905	28.1%	4,932	24.2%
55-59	3,213	23.4%	3,956	22.7%	4,547	22.3%
60-64	2,500	18.2%	3,051	17.5%	3,605	17.7%
65-69	1,563	11.4%	2,377	13.6%	2,848	14.0%
70-74	1,093	8.0%	1,514	8.7%	2,214	10.9%
75-79	655	4.8%	858	4.9%	1,205	5.9%
80-84	340	2.5%	438	2.5%	578	2.8%
85+	266	1.9%	340	1.9%	438	2.2%

Female Population	Census 2010		2015		2020	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	14,385	100.0%	18,288	100.0%	21,593	100.0%
50-54	3,990	27.7%	4,690	25.6%	4,856	22.5%
55-59	3,165	22.0%	4,006	21.9%	4,477	20.7%
60-64	2,586	18.0%	3,211	17.6%	3,882	18.0%
65-69	1,767	12.3%	2,556	14.0%	3,113	14.4%
70-74	1,071	7.4%	1,576	8.6%	2,274	10.5%
75-79	656	4.6%	954	5.2%	1,377	6.4%
80-84	536	3.7%	572	3.1%	804	3.7%
85+	614	4.3%	723	4.0%	810	3.8%

Total Population	Census 2010		2015		2020	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	28,093	24.7%	35,728	27.5%	41,960	28.9%
50-54	8,068	7.1%	9,594	7.4%	9,788	6.8%
55-59	6,378	5.6%	7,963	6.1%	9,024	6.2%
60-64	5,086	4.5%	6,262	4.8%	7,487	5.2%
65-69	3,330	2.9%	4,934	3.8%	5,961	4.1%
70-74	2,164	1.9%	3,090	2.4%	4,488	3.1%
75-79	1,312	1.2%	1,812	1.4%	2,582	1.8%
80-84	876	0.8%	1,010	0.8%	1,382	1.0%
85+	879	0.8%	1,063	0.8%	1,248	0.9%
65+	8,561	7.5%	11,909	9.2%	15,661	10.8%
75+	3,067	2.7%	3,885	3.0%	5,212	3.6%

Data Note - A "*" indicates that the variable was not collected in the 2010 Census.
 Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Age 50+ Profile

Corrected data - centered at entrance to proposed cemetery

-121.865419 37.767320

Ring: 5 mile radius

Prepared by Esri

Latitude: 37.76732

Longitude: -121.86542

2015 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	7,714	100%	3,945	100%	1,893	100%	13,552	100%
<\$15,000	253	3.3%	133	3.4%	197	10.4%	583	4.3%
\$15,000-\$24,999	179	2.3%	116	2.9%	77	4.1%	372	2.7%
\$25,000-\$34,999	223	2.9%	159	4.0%	105	5.5%	487	3.6%
\$35,000-\$49,999	229	3.0%	302	7.7%	273	14.4%	804	5.9%
\$50,000-\$74,999	415	5.4%	569	14.4%	407	21.5%	1,391	10.3%
\$75,000-\$99,999	612	7.9%	481	12.2%	199	10.5%	1,292	9.5%
\$100,000-\$149,999	2,036	26.4%	992	25.1%	378	20.0%	3,406	25.1%
\$150,000-\$199,999	1,460	18.9%	647	16.4%	140	7.4%	2,247	16.6%
\$200,000+	2,308	29.9%	547	13.9%	117	6.2%	2,972	21.9%

Median HH Income	\$146,731	\$107,115	\$65,917	\$121,485
Average HH Income	\$177,402	\$128,906	\$88,516	\$150,847

2020 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	8,729	100%	4,973	100%	2,463	100%	16,165	100%
<\$15,000	190	2.2%	121	2.4%	211	8.6%	522	3.2%
\$15,000-\$24,999	91	1.0%	92	1.8%	65	2.6%	248	1.5%
\$25,000-\$34,999	149	1.7%	131	2.6%	100	4.1%	380	2.4%
\$35,000-\$49,999	186	2.1%	277	5.6%	300	12.2%	763	4.7%
\$50,000-\$74,999	339	3.9%	568	11.4%	465	18.9%	1,372	8.5%
\$75,000-\$99,999	591	6.8%	570	11.5%	260	10.6%	1,421	8.8%
\$100,000-\$149,999	2,066	23.7%	1,229	24.7%	570	23.1%	3,865	23.9%
\$150,000-\$199,999	1,898	21.7%	1,062	21.4%	268	10.9%	3,228	20.0%
\$200,000+	3,218	36.9%	924	18.6%	225	9.1%	4,367	27.0%

Median HH Income	\$165,552	\$124,124	\$82,367	\$141,070
Average HH Income	\$207,157	\$155,306	\$108,860	\$176,218

Data Note: Income is reported for July 1, 2015 and represents annual income for the preceding year, expressed in current (2014) dollars, including an adjustment for inflation. Income is reported for July 1, 2020 and represents annual income for the preceding year, expressed in current (2019) dollars, including an adjustment for inflation.

Sources: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



esri

Age 50+ Profile

Corrected data - centered at entrance to proposed cemetery

-121.865419 37.767320

Ring: 5 mile radius

Prepared by Esri

Latitude: 37.76732

Longitude: -121.86542

2015 Population 50+ by Race

	Number	Percent	% Pop
Total	35,727	100.0%	27.5%
White Alone	22,319	62.5%	35.4%
Black Alone	1,360	3.8%	21.8%
American Indian Alone	97	0.3%	24.5%
Asian Alone	10,228	28.6%	21.1%
Pacific Islander Alone	85	0.2%	20.1%
Some Other Race Alone	672	1.9%	17.9%
Two or More Races	966	2.7%	13.1%
Hispanic Origin (Any Race)	2,408	6.7%	18.7%

Census 2010 Households and Age of Householder

	Number	Percent	% Total HHs
Total	10,538	100.0%	27.8%
Family Households	7,278	69.1%	19.2%
Householder Age 55-64	4,620	43.8%	12.2%
Householder Age 65-74	1,894	18.0%	5.0%
Householder Age 75-84	628	6.0%	1.7%
Householder Age 85+	136	1.3%	0.4%
Nonfamily Households	3,260	30.9%	8.6%
Householder Age 55-64	1,651	15.7%	4.4%
Householder Age 65-74	844	8.0%	2.2%
Householder Age 75-84	470	4.5%	1.2%
Householder Age 85+	295	2.8%	0.8%

Census 2010 Occupied Housing Units by Age of Householder

	Number	Percent	% Total HHs
Total	10,538	100.0%	27.8%
Owner Occupied Housing Units	8,426	80.0%	22.2%
Householder Age 55-64	5,119	48.6%	13.5%
Householder Age 65-74	2,283	21.7%	6.0%
Householder Age 75-84	834	7.9%	2.2%
Householder Age 85+	190	1.8%	0.5%
Renter Occupied Housing Units	2,112	20.0%	5.6%
Householder Age 55-64	1,152	10.9%	3.0%
Householder Age 65-74	454	4.3%	1.2%
Householder Age 75-84	264	2.5%	0.7%
Householder Age 85+	242	2.3%	0.6%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Age 50+ Profile

Corrected data - centered at entrance to proposed cemetery

-121.865419 37.767320

Ring: 15 mile radius

Prepared by Esri

Latitude: 37.767320

Longitude: -121.86542

Demographic Summary	Census 2010	2015	2015-2020	2015-2020	2015-2020
Total Population	790,537	831,029	883,187	Change	Annual Rate
Population 50+	251,890	290,704	324,190	52,158	1.22%
Median Age	38.8	39.7	40.2	0.5	0.25%
Households	280,587	293,891	312,289	18,398	1.22%
% Householders 55+	39.3%	43.6%	46.3%	2.7	1.21%
Owner/Renter Ratio	2.2	2.0	2.0	0.0	0.00%
Median/Renter Ratio	-	\$645,139	\$756,280	\$111,141	3.23%
Average Home Value	-	\$702,368	\$789,501	\$87,133	2.37%
Median Household Income	-	\$101,748	\$110,987	\$9,239	1.75%
Median Household Income for Householder 55+	-	\$86,708	\$102,031	\$15,323	3.31%

Population by Age and Sex

Male Population	Census 2010		2015		2020	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	117,591	100.0%	136,891	100.0%	152,848	100.0%
50-54	30,712	26.1%	32,458	23.7%	30,286	19.8%
55-59	24,793	21.1%	29,617	21.6%	31,314	20.5%
60-64	20,386	17.3%	23,323	17.0%	27,957	18.3%
65-69	14,138	12.0%	18,961	13.9%	21,903	14.3%
70-74	9,911	8.4%	12,791	9.3%	17,337	11.3%
75-79	7,276	6.2%	8,389	6.1%	11,079	7.2%
80-84	5,391	4.6%	5,609	4.1%	6,601	4.3%
85+	4,984	4.2%	5,743	4.2%	6,371	4.2%

Female Population	Census 2010		2015		2020	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	134,299	100.0%	153,813	100.0%	171,341	100.0%
50-54	31,156	23.2%	33,103	21.5%	31,480	18.4%
55-59	26,288	19.6%	30,530	19.8%	32,375	18.9%
60-64	22,111	16.5%	25,304	16.5%	29,368	17.1%
65-69	16,020	11.9%	21,215	13.8%	24,572	14.3%
70-74	11,543	8.6%	14,748	9.6%	19,908	11.6%
75-79	9,252	6.9%	10,451	6.8%	13,548	7.9%
80-84	8,148	6.1%	7,768	5.1%	8,911	5.2%
85+	9,781	7.3%	10,693	7.0%	11,179	6.5%

Total Population	Census 2010		2015		2020	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	251,890	31.9%	290,704	35.0%	324,190	36.7%
50-54	61,868	7.8%	65,561	7.9%	61,767	7.0%
55-59	51,081	6.5%	60,147	7.2%	63,689	7.2%
60-64	42,497	5.4%	48,627	5.9%	57,325	6.5%
65-69	30,158	3.8%	40,176	4.8%	46,475	5.3%
70-74	21,454	2.7%	27,540	3.3%	37,245	4.2%
75-79	16,528	2.1%	18,840	2.3%	24,627	2.8%
80-84	13,539	1.7%	13,377	1.6%	15,512	1.8%
85+	14,765	1.9%	16,436	2.0%	17,550	2.0%
65+	96,444	12.2%	116,369	14.0%	141,409	16.0%
75+	44,832	5.7%	48,653	5.9%	57,689	6.5%

Data Note - A "*" indicates that the variable was not collected in the 2010 Census.
 Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Age 50+ Profile

Corrected data - centered at entrance to proposed cemetery

-121.865419 37.767320

Ring: 15 mile radius

Prepared by Esri

Latitude: 37.76732

Longitude: -121.86542

2015 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	59,705	100%	38,172	100%	30,145	100%	128,022	100%
<\$15,000	2,952	4.9%	2,192	5.7%	3,521	11.7%	8,665	6.8%
\$15,000-\$24,999	2,385	4.0%	2,236	5.9%	3,169	10.5%	7,790	6.1%
\$25,000-\$34,999	2,469	4.1%	2,614	6.8%	3,555	11.8%	8,638	6.7%
\$35,000-\$49,999	2,956	5.0%	3,761	9.9%	4,939	16.4%	11,656	9.1%
\$50,000-\$74,999	6,366	10.7%	7,153	18.7%	5,999	19.9%	19,518	15.2%
\$75,000-\$99,999	6,652	11.1%	5,320	13.9%	2,571	8.5%	14,543	11.4%
\$100,000-\$149,999	13,908	23.3%	6,945	18.2%	3,902	12.9%	24,755	19.3%
\$150,000-\$199,999	9,413	15.8%	3,784	9.9%	1,193	4.0%	14,390	11.2%
\$200,000+	12,604	21.1%	4,166	10.9%	1,297	4.3%	18,067	14.1%

Median HH Income	\$116,572	\$79,174	\$49,540	\$86,708
Average HH Income	\$148,423	\$107,903	\$70,508	\$117,995

2020 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	64,469	100%	45,653	100%	34,468	100%	144,590	100%
<\$15,000	2,402	3.7%	2,143	4.7%	3,627	10.5%	8,172	5.7%
\$15,000-\$24,999	1,399	2.2%	1,842	4.0%	2,660	7.7%	5,901	4.1%
\$25,000-\$34,999	1,803	2.8%	2,428	5.3%	3,293	9.6%	7,524	5.2%
\$35,000-\$49,999	2,535	3.9%	3,729	8.2%	5,116	14.8%	11,380	7.9%
\$50,000-\$74,999	5,848	9.1%	7,439	16.3%	6,568	19.1%	19,855	13.7%
\$75,000-\$99,999	7,308	11.3%	6,804	14.9%	3,474	10.1%	17,586	12.2%
\$100,000-\$149,999	15,206	23.6%	9,103	19.9%	5,636	16.4%	29,945	20.7%
\$150,000-\$199,999	11,908	18.5%	5,937	13.0%	2,052	6.0%	19,897	13.8%
\$200,000+	16,060	24.9%	6,229	13.6%	2,043	5.9%	24,332	16.8%

Median HH Income	\$131,374	\$92,935	\$57,399	\$102,031
Average HH Income	\$171,610	\$127,929	\$85,930	\$137,391

Data Note: Income is reported for July 1, 2015 and represents annual income for the preceding year, expressed in current (2014) dollars, including an adjustment for inflation. Income is reported for July 1, 2020 and represents annual income for the preceding year, expressed in current (2019) dollars, including an adjustment for inflation.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



Age 50+ Profile

Corrected data - centered at entrance to proposed cemetery

-121.865419 37.767320

Ring: 15 mile radius

Prepared by Esri

Latitude: 37.767320

Longitude: -121.86542

2015 Population 50+ by Race

	Number	Percent	% Pop
Total	290,706	100.0%	35.0%
White Alone	205,246	70.6%	42.9%
Black Alone	13,360	4.6%	27.0%
American Indian Alone	1,215	0.4%	29.4%
Asian Alone	51,005	17.5%	29.7%
Pacific Islander Alone	1,591	0.5%	24.3%
Some Other Race Alone	10,666	3.7%	15.4%
Two or More Races	7,623	2.6%	14.9%
Hispanic Origin (Any Race)	31,615	10.9%	18.9%

Census 2010 Households and Age of Householder

	Number	Percent	% Total HHs
Total	110,255	100.0%	39.3%
Family Households	70,171	63.6%	25.0%
Householder Age 55-64	37,725	34.2%	13.4%
Householder Age 65-74	19,460	17.6%	6.9%
Householder Age 75-84	9,830	8.9%	3.5%
Householder Age 85+	3,156	2.9%	1.1%
Nonfamily Households	40,084	36.4%	14.3%
Householder Age 55-64	14,508	13.2%	5.2%
Householder Age 65-74	10,193	9.2%	3.6%
Householder Age 75-84	8,944	8.1%	3.2%
Householder Age 85+	6,439	5.8%	2.3%

Census 2010 Occupied Housing Units by Age of Householder

	Number	Percent	% Total HHs
Total	110,256	100.0%	39.3%
Owner Occupied Housing Units	88,633	80.4%	31.6%
Householder Age 55-64	42,012	38.1%	15.0%
Householder Age 65-74	24,956	22.6%	8.9%
Householder Age 75-84	15,150	13.7%	5.4%
Householder Age 85+	6,515	5.9%	2.3%
Renter Occupied Housing Units	21,623	19.6%	7.7%
Householder Age 55-64	10,221	9.3%	3.6%
Householder Age 65-74	4,697	4.3%	1.7%
Householder Age 75-84	3,624	3.3%	1.3%
Householder Age 85+	3,081	2.8%	1.1%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

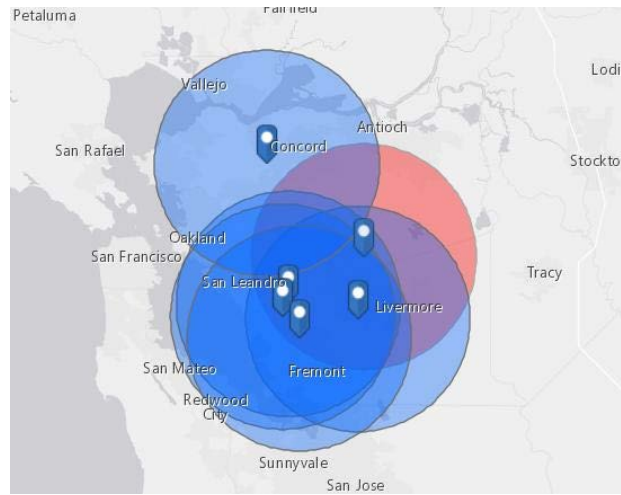
EXHIBIT 6

Overlap of 15-mile service areas for Category 2 & 3 Cemeteries

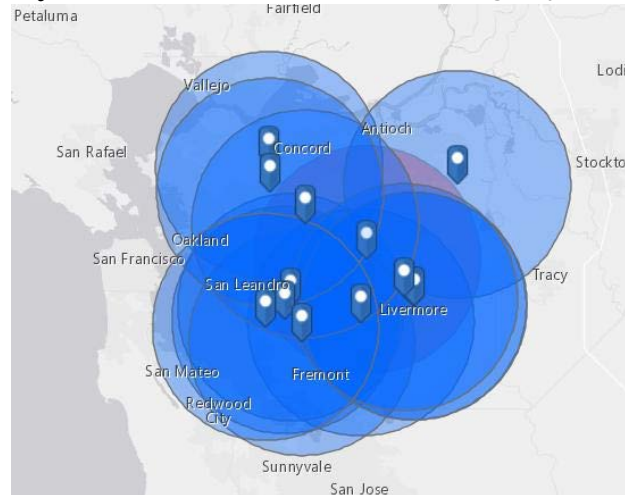
These maps show the cemetery location and its service area (red), contrasted with existing cemeteries and their service areas (blue).



Proposed cemetery



“Category 3” cemeteries



All 11 Active Cemeteries (Categories 2 & 3)

The overlap of service areas as shown on these maps is extreme. One can barely discern the service area of the proposed cemetery when those of existing cemeteries (transparent) are overlaid on top. Note that the area not served by existing Category 3 cemeteries has only 71,758 inhabitants (see Exhibit 8)

EXHIBIT 7

Cemeteries located between 15 and 30 miles away

THE COMPETITIVE CEMETERY MARKET

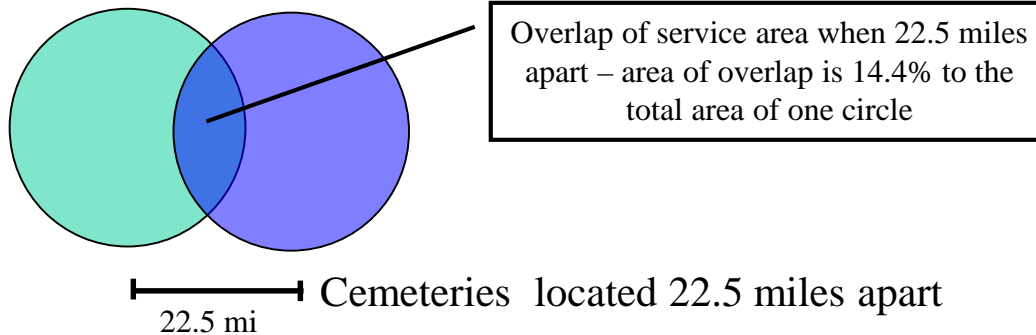
Cemeteries typically serve customers that live within a 10 to 15 mile radius of a property's location. However, distance is less important than driving time in today's environment. For Creekside Memorial Park, a 15-mile radius makes more sense because it focuses on the central part of Contra Costa and Alameda Counties on the axis of the I-680 and I-580 corridors. The map on the following page defines the geographic area of the 15-mile radius and shows the location of 19 cemeteries, of which none are in the 5-mile radius, six are in the 5-10 mile zone, seven are in the 10-15 mile zone and six are just outside the 15-mile radius.

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AGI claims that “cemeteries typically serve customers that live within a 15 mile radius of a property’s location” – but at the same time it omits consideration of any cemetery greater than 15 miles away from the proposed cemetery. Yet cemeteries located between 15 and 30 miles away also compete with each other and with the proposed cemetery, since the overlap of service areas at the 15 mile radius is 39.1%, dropping linearly out to 30 miles. **None of this 15-30 mile competitive overlap is considered, which amounts to an average 20% underestimate of the competition.**

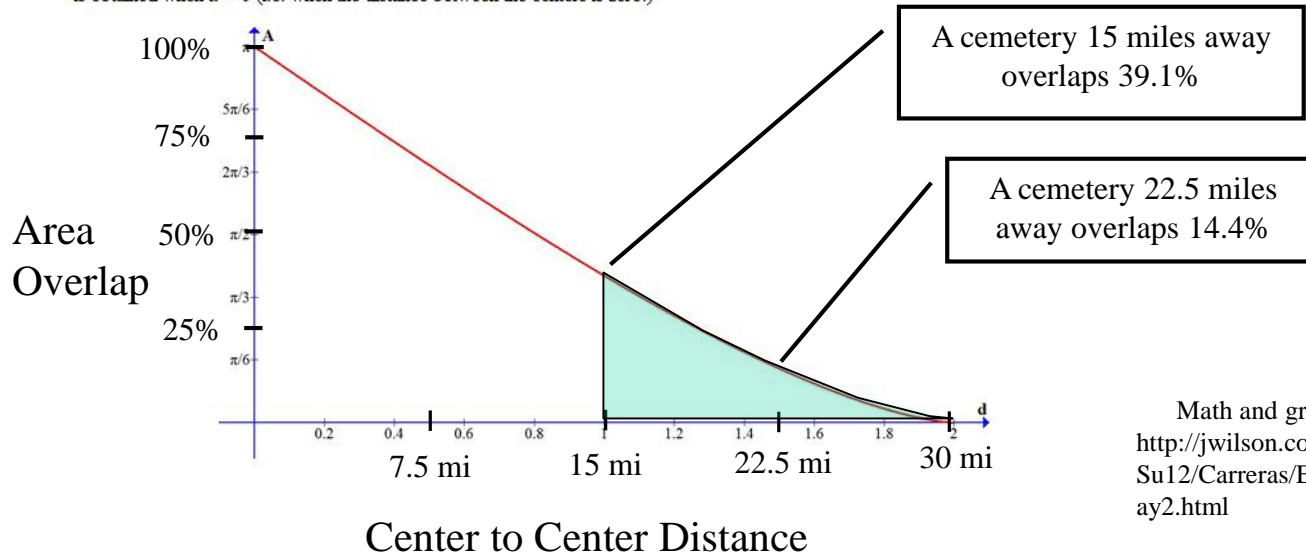
Creekside's 15-mile service area is affected by competitors located up to 30 miles away

Circles overlap until they are “2r”, or in this case, 30 miles apart



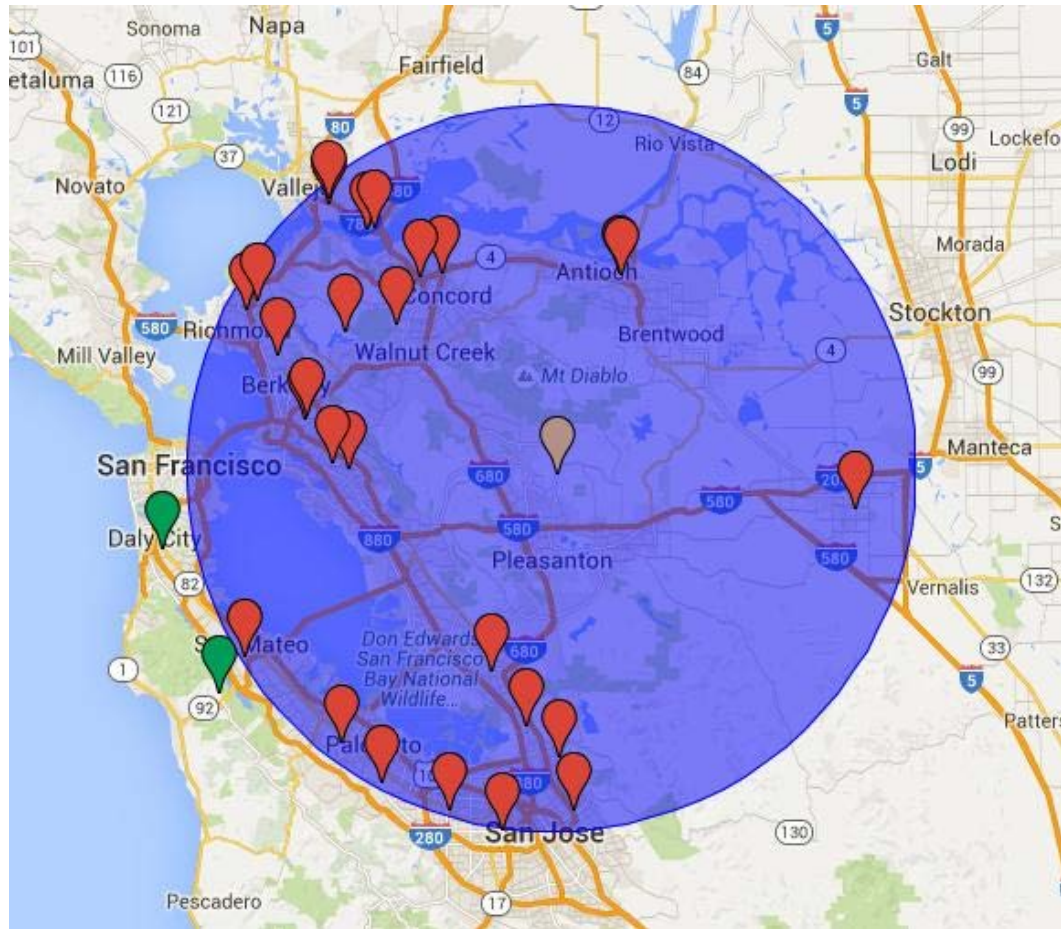
This overlap is competitive, since each cemetery draws customers from this area, yet they are more than 15 miles apart.

The following graph shows the relation between d and A , $A = 2r^2 \cos^{-1}\left(\frac{d}{2r}\right) - \frac{d}{2} \sqrt{4r^2 - d^2}$, when $r = 1$. Note that the maximum area is obtained when $d = 0$ (i.e. when the distance between the centers is zero.)



Math and graph taken from <http://jwilson.coe.uga.edu/EMAT6680Su12/Carreras/EMAT6690/Essay2/essay2.html>

Cemeteries located between 15 and 30 miles away



At least 28 additional cemeteries (shown in red) are located within 15 to 30 miles of the proposed Creekside cemetery (shown in brown). For reference, two other notable cemetery locations just outside the 30-mile radius are shown in green: the town of Colma (home to 17 cemeteries), and the 300 acre Skylawn Memorial Park (Hwy 92 at Skyline Blvd., San Mateo)

Cemeteries located between 15 and 30 miles from Creekside

Mountain View Cemetery

5000 Piedmont Ave., Oakland, CA

Queen of Heaven Cemetery

1965 Reliez Valley Road, Lafayette, CA

Evergreen Cemetery

6450 Camden St., Oakland, CA 94605

(510) 632-1602

Gan Shalom Cemetery

(Jewish cemetery)

110 Bear Creek Road, Briones, CA 94553

(925) 962-3636

Holy Angels/Holy Cross Cemetery

2200 East 18th St., Antioch, CA 94509

(925) 757-0658

<http://www.catholiccemeteries.org>

Holy Angels/St. Joseph Cemetery

2560 Church Lane, San Pablo, CA 94806

(510) 223-1265

<http://www.catholiccemeteries.org>

Holy Angels/St. Mary's Cemetery

4529 Howe St., Oakland CA 94611-4217

(510) 654-0936

<http://www.catholiccemeteries.org/>

Home of Eternity Cemetery

(Jewish cemetery located within Mountain View Cemetery)

5000 Piedmont Ave., Oakland, CA 94611

(510) 658-2588

Home of Peace Cemetery

4712 Fairfax Ave., Oakland, CA 94601

(510) 482-1147

Lima Family Cedar Lawn Memorial Park

48800 Warm Springs Blvd., Fremont, CA 94539

(510) 656-5565

Memory Gardens Cemetery

2011 Arnold Industrial Way, Concord, CA 94520

(925) 685-3464

Rolling Hills Memorial Park

4100 Hilltop Drive, El Sobrante, CA 94803

(510) 223-6161

Sunset View Cemetery

101 Colusa Ave., El Cerrito, CA 94707

(510) 525-5111

Irvington Memorial Cemetery

(aka Fremont Memorial Park Cemetery)

41001 Chapel Way, Fremont, CA 94538

(510) 656-5800

Oak View Memorial Park

2500 E 18th St., Antioch, CA 94509

(925) 757-4500

Pacheco Cemetery and Crematory

4795 Blum Road, Martinez, CA 94553

(925) 228-1500

Cemeteries located between 15 and 30 miles from Creekside, continued

All Souls/St. Vincent's Cemetery

550 Glen Cove Road, Vallejo, CA 94591
(707) 644-5209

City Cemetery

150 Riverhill Drive, Benicia, CA 94510
(707) 746-4285

St. Dominic's Cemetery

E. Fifth Street & Hillcrest Avenue, Benicia, CA 94510
(707) 751-0527

Skyview Memorial Lawn

200 Rollingwood Drive, Vallejo, CA 94591
(707) 644-7474

Alta Mesa Memorial Park

695 Arastradero Road, Palo Alto, CA 94306
(650) 493-1041

<http://www.altamesacemetery.com/>

Calvary Catholic Cemetery

2655 Madden Ave., San Jose, CA 95116
(408) 258-2940

<http://www.ccdsj.org/locations/calvary.html>

Holy Cross Menlo Park

1100 Santa Cruz Ave., Menlo Park, CA 94025
(650) 323-6375

St. John Catholic Cemetery

Old Piedmont Road, Milpitas, CA 95035
(408) 258-2940

St. John's Cemetery

910 Oregon Ave., San Mateo, CA 94402
(650) 375-0587

Santa Clara Mission Cemetery

490 Lincoln St., Santa Clara, CA 95050
(408) 296-4656

Skylawn Memorial Park

433 E. El Camino Real, Sunnyvale, CA 94087
(408) 720-8089

Tracy Public Cemetery District

600 W Schulte Road, Tracy, CA 95376
(209) 835-2930

Significant Category 3 Cemeteries Omitted from Analysis

One of the most significant results of the omission of cemeteries located between 15 and 30 miles away is the exclusion of two large (and Category 3) cemeteries: the 226 acre Mountain View Cemetery in Oakland and the nearly 200 acre Queen of Heaven Cemetery in Lafayette.

Mountain View Cemetery, Oakland (non-denominational cemetery available to general public; more than 100 interments/year; 20.9 miles away)

Queen of Heaven Cemetery, Lafayette (Catholic cemetery; 80 interments/year; 17.9 miles away)

Mountain View Cemetery, Oakland



**5000 Piedmont Ave
Oakland, CA**

1289 ft

More than 100 burials/year; 226 acres (much of it undeveloped)

Mountain View Cemetery: views, lawns, water features



http://1.bp.blogspot.com/-hwnICSEoLr8/TxHtWRvj7QI/AAAAAAAAAB2A/OeVQ4v6NBKc/s320/IMG_3183.JPG

Founded in 1863. Occupies prime real estate in the Oakland Hills. “Millionaires Row” includes notables such as Black Dahlia, Charles Crocker, Domingo Ghirardelli, others.



<http://mountainviewpeople.blogspot.com/2008/05/edson-adams-wealthy-oakland-co-founder.html>



<http://back40feet.blogspot.com/2010/06/mountain-view-cemetery-oakland-ca.html>



<http://www.mountainviewcemetery.org/themes/mountain/images/images-slider/slide5.jpg>

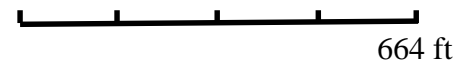
Queen of Heaven Cemetery, Lafayette



1965 Reliez Valley Rd.
Lafayette, CA
Est. 1963

80 interments/year
Nearly 200 acres (only 13
acres developed to date)

<http://www.cfcsoakland.org/locations/queen-of-heaven/>



Queen of Heaven Cemetery: extensive lawns, water features, reserve areas for future expansion



<http://www.cfcsoakland.org/locations/queen-of-heaven/>

Dedicated in 1963, this Catholic cemetery is one of the newer cemeteries in the area.

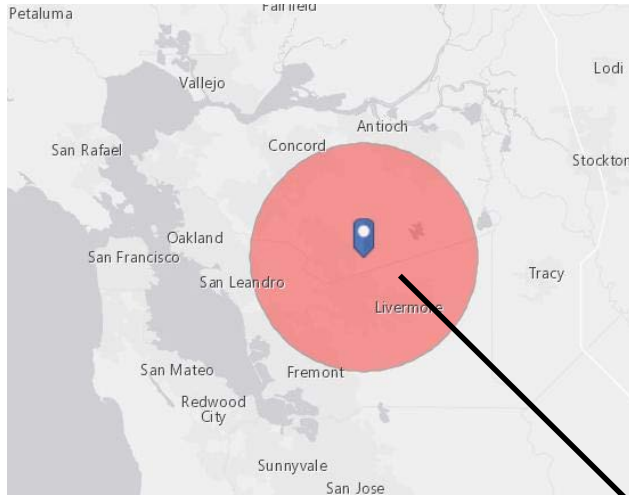


http://s3-media1.fl.yelpcdn.com/bphoto/XH6T_Wq7-hmG7LCuau0cDQ/258s.jpg

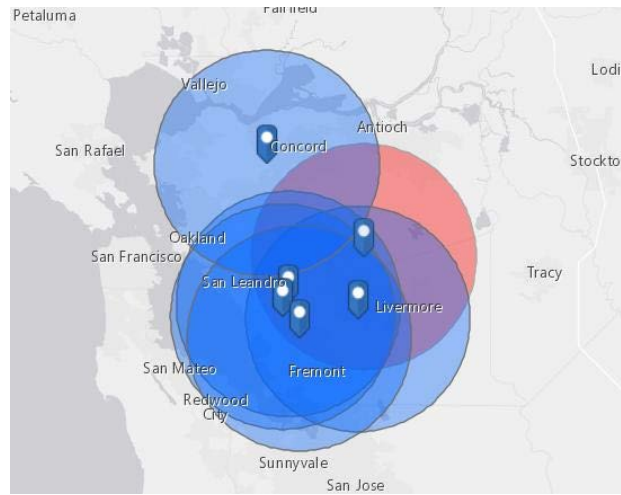
EXHIBIT 8

Overlap of 15-mile service areas for Category 3 cemeteries

These maps show the cemetery location and its service area (red), contrasted with existing Category 3 cemeteries within 15 miles and their service areas (blue) and calculates population in the overlapping region



Proposed cemetery

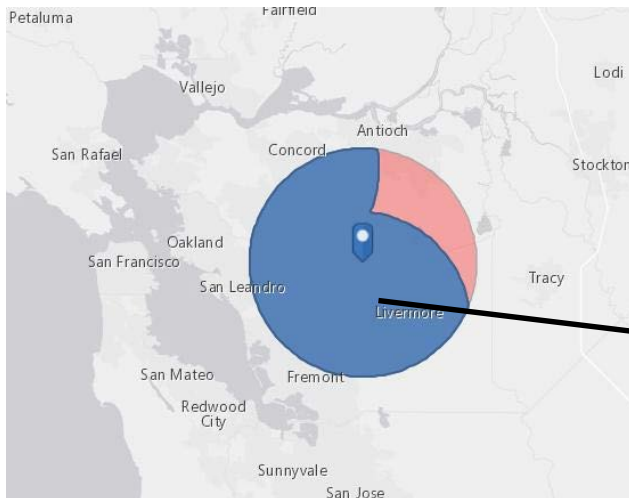


“Category 3” cemeteries

The area not served by existing Category 3 cemeteries has only 831,029-759,271 = 71,758 inhabitants.

The death rate per year for this area is $71,758 * .0061 = 438$

Most of this population is in Brentwood and Antioch, a drive of nearly an hour to the proposed cemetery.



Red area has no Category 3 competition

Total (corrected) population 831,029 for proposed cemetery service area

Total population in “Category 3” cemeteries overlap = 759,271