

Department of
Conservation &
Development

Community Development Division

County Administration Building
651 Pine Street
North Wing, Fourth Floor
Martinez, CA 94553-1229

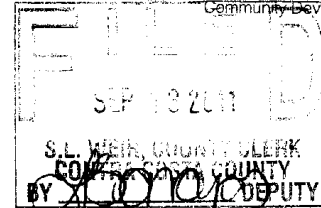
Phone: (925) 335-1318

Contra
Costa
County



Catherine O. Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division



September 13, 2011

NOTICE OF COMPLETION AND AVAILABILITY
NOTICE OF PUBLIC HEARING
FOR
CREEKSIDE MEMORIAL PARK CEMETERY
DRAFT ENVIRONMENTAL IMPACT REPORT
State Clearinghouse Number 2007012069
County File No. LP052096

Notice is hereby given pursuant to the California Environmental Quality Act (CEQA) that a document entitled "**Creekside Memorial Park Cemetery, Draft Environmental Impact Report**" (hereafter referenced as "Draft EIR") has been prepared for the proposed Cemetery and is available for public review.

PROJECT OBJECTIVES: Corrie Development Corporation is proposing the development of a new cemetery in the unincorporated San Ramon Tassajara area. The project requires a land use permit under the Contra Costa County Special Uses Cemeteries Ordinance (Section 82-2.202).

The objective of the project is to provide the following:

- Create a distinguished state-of-the-art cemetery to provide for the burial needs of the greater Tri-Valley Area communities;
- Provide a cemetery site located geographically near the center of the approximately 336,000 people of the five Tri-Valley Cities of Danville, San Ramon, Dublin, Pleasanton and Livermore, and adjacent unincorporated areas of Contra Costa and Alameda Counties;
- Solve the existing area-wide shortage of burial sites by locating in an area of expanding new residential construction, with continuing population growth, and maturing demographics;
- Utilize large acreage in Contra Costa County to accommodate approximately 100,000 burials;

- Provide a site for a new cemetery facility which satisfies industry standards of gentle topographic conditions;
- Identify a site that is adjacent, on all sides, to an area with a limited number of nearby homes thereby affecting as few people as possible by the daily activities of an operating cemetery facility, and which offers traffic routes for funeral processions that do not go through existing residential subdivisions;
- Construct and operate a new cemetery with the goals of minimizing construction impacts and operational impacts on neighboring areas through site selection, balancing grading (cut and fill) on-site, enhancing existing riparian and oak woodland areas, and landscaping to create buffers for adjacent residents.
- Take advantage of the scenic qualities and offerings of a site with varied topography that has low lying flat areas, steep, dramatic hillsides, and high flat ridge areas to provide adequate landscaping as found in traditional cemetery settings, as well as offer natural scenic settings that will satisfy a variety of burial site preferences and promote a peaceful, park-like setting; and
- Develop in an area that is consistent with Contra Costa County's General Plan and Zoning.

PROJECT LOCATION: The project is located approximately 30 miles southeast of San Francisco along the west side of Camino Tasajara Road, approximately ½ mile south of Highland Road, on a 221.66± acre site at 7000 Camino Tassajara Road in unincorporated Contra Costa County, California (See Figure 2.0-1 and Project Site Map) (Assessor Parcel Numbers 223-020-005, 007).

The Contra Costa General Plan land use designation for the site is Agricultural Land (AL); the zoning designation is Exclusive Agricultural (A-80). No change is proposed for either the General Plan land use designation or zoning designation for the project site. The project seeks to obtain a Land Use Permit as authorized by Section 82-2.202 of the Contra Costa County Code.

PROPOSED PROJECT: The Proposed Project, new cemetery, will occupy approximately 58.7± acres of the 221.66± acre site which includes an upper garden (non-irrigated) area consisting of approximately 13.2± acres and a lower garden area (landscaped and irrigated) consisting of 45.5± acres (See Project Site Map attached). Approximately 9.0± acres are to be set aside for the existing residence on APN 223-020-007, and 1.0± acre set aside from APN 223-020-005 for a possible future fire station site fronting Camino Tassajara. The Project will also include a variance for a lot line adjustment for APN 223-020-007 (the 34.84±/- acre parcel) to establish the 9±/- acres of the Project as a separate parcel, with the remaining acreage combined into parcel APN 223-020-005 (a 212.66 acre parcel). The remaining area of approximately 152.9± acres will be left mostly in its natural condition. The following describes the primary facilities proposed for the project:

Facilities Proposed in the Irrigated Lower Garden area:

- An entry feature with twin bridges, irrigated landscaping, decorative pavers, stone walls (formal and informal) and wrought iron decorative security gates along Camino Tassajara;
- Administrative Offices/Chapel Building (15,200± s/f);
- An Indoor Mausoleum (19,400± s/f);
- Four Outdoor (Garden) Mausoleums (1,900± s/f each);
- Irrigated landscaped parking area with vegetated water quality swales;
- Storage Building (11,200± s/f, utilizing the existing structure) and a Corporation Yard;
- A free form picturesque lake with 0.88± acres of surface area and an island;
- Various other small water features and reflecting pools at the buildings and mausoleums;
- One acre set aside for a possible future fire station site;
- A system of vegetated water quality swales and bioretention areas throughout the site;
- Storm drain detention basins and water quality basins;
- Improvements to Camino Tassajara along the entire project frontage;
- Approximately 5.8± irrigated acres (lawn) for ground entombment and approximately 8.3± xeriscaped acres for ground entombment;
- 24' wide internal private road circulation system;
- Perimeter and edge fencing (livestock and decorative); and
- Riparian and Oak Woodland enhancements.

Facilities Proposed in the Xeriscaped Upper Garden area:

- A small entry feature;
- Approximately 10.3± xeriscaped acres for ground entombment;
- Private Family Estate Crypts and Mausoleums;
- 24' wide internal private road system;
- Water Tank(s) for domestic, irrigation and fire protection purposes;
- Xeriscaped Landscaping; and
- Oak Woodland enhancements.

ENVIRONMENTAL IMPACTS OF THE PROJECT: The Draft EIR identifies potentially significant environmental impacts in the following topic areas:

• <i>Aesthetics & Open Space</i>	• <i>Noise</i>
• <i>Air Quality</i>	• <i>Public Services</i>
• <i>Biological Resources</i>	• <i>Recreation</i>
• <i>Cultural Resources</i>	• <i>Transportation and Traffic</i>
• <i>Geology and Soils</i>	• <i>Utilities and Service Systems</i>
• <i>Hazards and Hazardous Materials</i>	• <i>Energy Conservation</i>
• <i>Hydrology and Water Quality*</i>	• <i>Cumulative Impacts*</i>

Most potentially significant impacts can be mitigated to less-than-significant levels. Significant and unavoidable impacts (i.e., impacts that cannot be mitigated to less-than-significant levels) have been identified in the topic areas marked with an asterisk (*).

DRAFT EIR PUBLIC REVIEW & COMMENT PERIOD: Pursuant to CEQA, there is a forty-five (45) day public review and comment period for the Draft EIR. Written comments on the adequacy of the Draft EIR must be submitted by **5:00 p.m. Friday, October 28, 2011**, to:

Demian Hardman
 Contra Costa County
 Department of Conservation & Development
 651 Pine Street, 4th Floor – North Wing
 Martinez, CA 94553

The County File Number indicated near the top of this notice should be included on all correspondence.

During the 45-day review period, the County Zoning Administrator will hold a public hearing to provide additional opportunity for public comment on the Draft EIR. The County Zoning Administrator hearing will be held on **Monday, October 17, 2011, at 3:30 p.m.** in Room 107 of the McBrien Administration Building, 651 Pine Street, Martinez, California. The County Planning Commission will hold a subsequent hearing to consider the merits of the Land Use Permit application. While a date for this hearing has not yet been set, it is anticipated to occur sometime in January 2012.

DRAFT EIR AVAILABILITY: Copies of the Draft EIR are available for review and purchase at the offices of the DCD, located at the address indicated above. The Draft EIR is available for purchase in CD format for \$5.00. In addition, copies of the Draft EIR supplemental information including maps, plans, and other material related to the project and the preparation of the Draft EIR are available for public review at the DCD offices. The Draft EIR is also available on the County Web Site at www.cocoplans.org.

Hard copies of the Draft EIR are available for review, but not purchase, at the following additional locations:

Office of Supervisor Mary Nejedly
Piepho, District III
Danville Office
309 Diablo Road, CA 94526

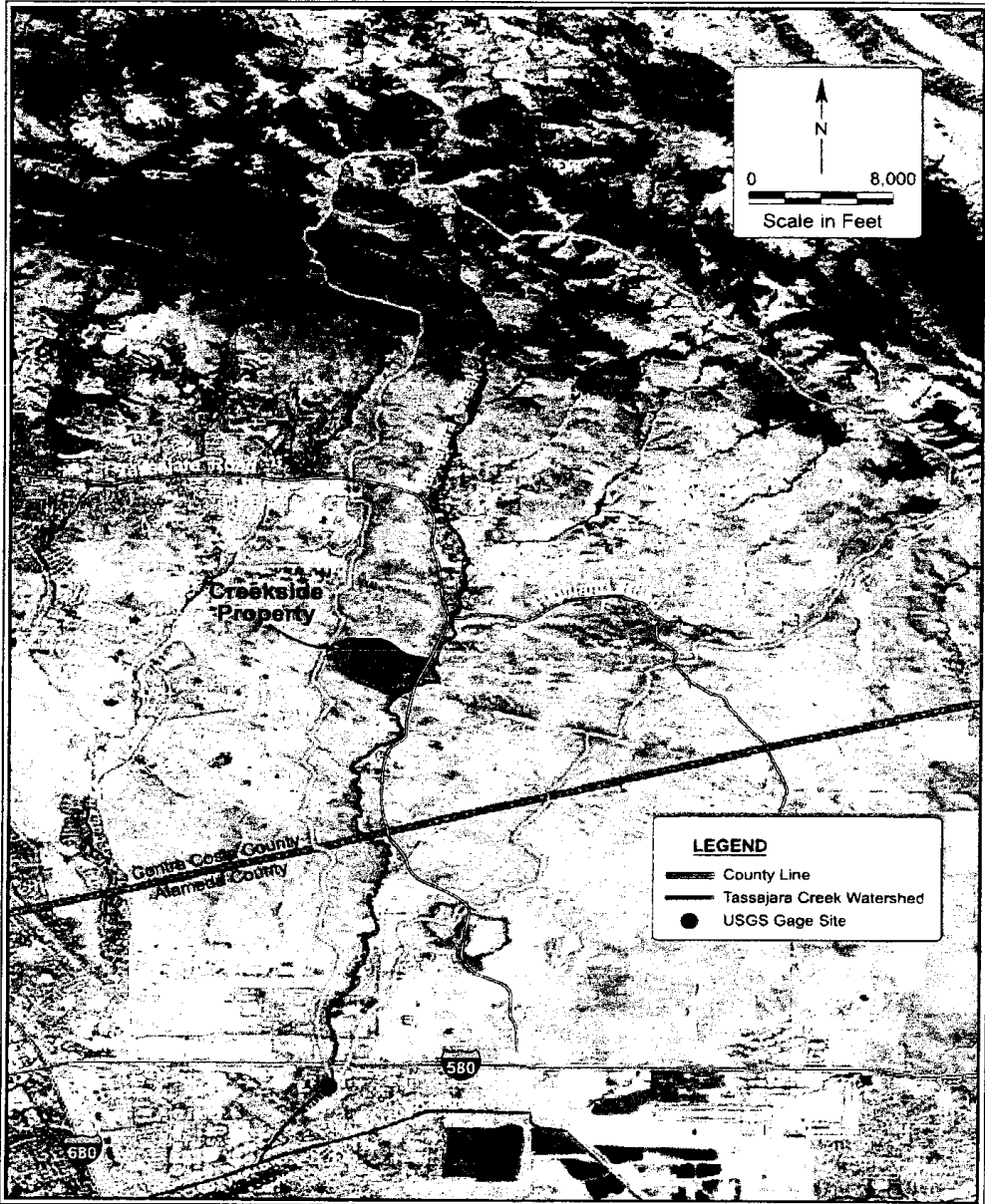
Pleasant Hill Library
Contra Costa County Main Branch
1750 Oak Park Boulevard
Pleasant Hill, CA

San Ramon Library
100 Montgomery Street
San Ramon, CA 94584

ADDITIONAL INFORMATION: For additional information on the Draft EIR and the proposed project, please contact Demian Hardman of the Department of Conservation & Development by telephone at (925) 335-1318, by fax at (925) 335-1299 or by e-mail at demian.hardman@dcd.cccounty.us

Attachment: Figure 2.0-1 and Project Site Map

cc: County Clerk
County File LP052096



SPONAMORE ASSOCIATES

Vicinity Map

Figure 2.0-1

Creekside Memorial Park Cemetery EIR

CREEKSIDE MEMORIAL PARK PRELIMINARY PROJECT LANDSCAPING
 TASSAJARA VALLEY, CONTRA COSTA COUNTY, CALIFORNIA
 (BASED ON AVAILABLE GROUNDWATER SOURCES)

JANUARY 29, 2010



P/A Design Resources, Inc.
 Planning • Engineering • Surveying
 11000 Parkside Valley Road, Suite 100
 Walnut Creek, California 94598-1470
 TEL: 925.720.9300

THE DESIGN PROFESSIONAL HAS REVIEWED THE INFORMATION PROVIDED AND HAS FOUND IT TO BE ACCURATE AND COMPLETE. THE DESIGN PROFESSIONAL HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE. THE DESIGN PROFESSIONAL HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE. THE DESIGN PROFESSIONAL HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE.

PROPOSED LANDSCAPING PLAN (SEE SHEET #1)
 APPROXIMATE: 100' x 100'
 DESIGN TO BE USED AS A GUIDE

PROPOSED LANDSCAPING PLAN (SEE SHEET #2)
 APPROXIMATE: 100' x 100'
 DESIGN TO BE USED AS A GUIDE

PROPOSED LANDSCAPING PLAN (SEE SHEET #3)
 APPROXIMATE: 100' x 100'
 DESIGN TO BE USED AS A GUIDE

PROPOSED LANDSCAPING PLAN (SEE SHEET #4)
 APPROXIMATE: 100' x 100'
 DESIGN TO BE USED AS A GUIDE

PROPOSED LANDSCAPING PLAN (SEE SHEET #5)
 APPROXIMATE: 100' x 100'
 DESIGN TO BE USED AS A GUIDE

PROPOSED LANDSCAPING PLAN (SEE SHEET #6)
 APPROXIMATE: 100' x 100'
 DESIGN TO BE USED AS A GUIDE

PROPOSED LANDSCAPING PLAN (SEE SHEET #7)
 APPROXIMATE: 100' x 100'
 DESIGN TO BE USED AS A GUIDE

CORBIL DEVELOPMENT CORPORATION

