

Department of Conservation and Development

COUNTY ZONING ADMINISTRATOR

MONDAY, DECEMBER 16, 2013

I. INTRODUCTION

CORRIE DEVELOPMENT CORPORATION, (Applicant & Owner); TIMOTHY CLANCY (Owner); County File LP05-2096: This is a closed hearing to consider the adequacy of the Final Environmental Impact Report (Final EIR) for a Land Use Permit prepared for the proposed Creekside Memorial Park Cemetery.

The proposed project is a request for a Land Use Permit to establish a new cemetery. The proposed cemetery would occupy 58.7 acres of a 221.66-acre site, which includes an upper garden (non-irrigated – 13.2 acres) and a lower garden (irrigated – 45.5 acres) located on two parcels at 7000 Camino Tassajara in the Tassajara area. The primary features of the project include: (a) Administrative Offices/Chapel Building (15,200 square feet); (b) Entry feature and security gates; (c) An Indoor Mausoleum (19,400 square feet); (d) Four outdoor Mausoleums (1,900 square feet each); (e) Irrigated off-street parking area; (f) A storage building (11,200 square feet) and Corporation Yard; (g) A free form picturesque lake with 0.88 acres of surface area and island; (h) One acre site set aside for a possible future fire station; (i) 5.8 acres of irrigated lawn for ground entombment; (j) An internal private road circulation system; (k) Perimeter and edge fencing (livestock and decorative) and entry feature; (l) Private Family Estate Crypts and ± 10 xeriscaped acres for ground entombment; (m) Water tanks for domestic, irrigation, and fire protection purposes; and (n) Oak Woodland enhancements. The project also includes alteration of trees and removal of ± 13 trees and a request for a variance for a lot line adjustment to change the average lot width and size of a substandard lot.

[General Plan: Agricultural Lands (AL); Zoning: Exclusive Agriculture (A-80); Assessor Parcel Numbers: 223-020-020 (was 223-020-005), and a portion of 223-020-007.]

II. RECOMMENDATIONS

Staff recommends that the Zoning Administrator consider recommending the following actions to the County Planning Commission:

- A. CERTIFY the Final Environmental Impact Report (“Final EIR”) dated November 2013, finding it to be adequate and complete; finding that it has been prepared in compliance with the California Environmental Quality Act (CEQA); finding it in compliance with State and County CEQA guidelines; findings that it reflects the County’s independent judgment and analysis’ and specify that the Department of Conservation and Development, Community Development Division (CDD), located at 30 Muir Road in Martinez, California, is the custodian of the documents and other

materials which constitutes the record-of-proceedings upon which this decision is based.

B. Consider the contents of the Final EIR.

III. BACKGROUND

The CDD determined that an Environmental Impact Report (EIR) was necessary for the proposed project and distributed a Notice of Preparation for the project on January 13, 2007. The Notice of Completion and Availability and Notice of Public Hearing was issued on September 14, 2011. The 45-day public review period closed on October 28, 2011. A public hearing before the Zoning Administrator to receive comments on the content of the Draft EIR was held on October 17, 2011.

The Final EIR with response to comments was published on November 18, 2013. An ERRATA to the Final EIR was prepared and distributed on December 5, 2013. The Final EIR identified potential significant environmental impacts that would occur if the proposed project was implemented and recommended mitigation measures that would reduce most of the significant impacts to less-than-significant levels. The Final EIR identified significant and unavoidable impacts in the areas of hydrology/water quality, cumulative, and land use. If the project is approved, all mitigation measures, including for impacts which were considered significant and unavoidable, will be included in the conditions of approval for the project.