

MEMO

Date: February 5, 2010

To: Contra Costa County
Department of Conservation and Development
651 Pine Street, 4th Floor, North Wing
Martinez, California 94553

From: *P/A Design Resources, Inc.*

RE: **Creekside Memorial Park – Request for Justification and Need for Project**

In the Meeting Summary and Revised Data Needs memo from Sponamore Associates following our meeting of June 25, 2009 it was requested that we provide the County with “a justification and a need for the project”. We provided a memo to the County on September 30, 2009. Subsequently, at our meeting with Nadin Sponamore and John Osborne at the County Planning Department offices on December 8, 2009, we were asked to revise this memo to add information with regard to population and death rates in the Tri-Valley area, the area served by the proposed project. This revised memo, the research behind it, the accompanying Vicinity Map and additional data included should provide the information you requested.

City Council Resolutions Confirming Community Need

As part of our original application for the project, submitted to the County on December 15, 2005, **the application package included four (4) separate unanimous City Council Resolutions, one each from the Town of Danville, City of San Ramon, City of Pleasanton and City of Dublin.** These Resolutions clearly show that the decision makers in each of those communities strongly agree that there is a need in the Tri-Valley area for local cemetery facilities to serve their respective constituents.

Response to Information Requested June 25, 2009

We have prepared a map entitled “*Creekside Memorial Park – Vicinity Map – 15 Mile Radius*” dated September 30, 2009 and revised January 25, 2010 which graphically shows the relationship of existing cemeteries in Contra Costa and Alameda Counties to the proposed Project and the population centers of the greater Tri-Valley Area. With the location of the proposed Project site used as the center of the map, a 5, a 10 and a 15-mile radius depicts distance relative to the location of each of the existing cemeteries and communities. Also noted on the upper right hand side of the map is the status of each of these existing cemeteries (ie: historic, catholic, non-denominational, district, etc.)

Additionally, we have attempted to contact by telephone all of the cemeteries shown on the Vicinity Map. Because of lack of contact information for some of the old historic cemeteries, in some cases, website, newspaper or local historical society information was utilized. Below you will find a brief summary of the information we were able to obtain with regard to things like available burial plot/cremation niche inventory or undeveloped area, religious or cemetery district affiliations that may restrict a cemetery's availability to the general population, and status of historical cemeteries. It should be noted that depending on burial trends (ie: in-ground burials or cremations), cemetery layout and cemetery space utilization, it is difficult to determine how many burials a given acre of land can accommodate.

Existing Cemetery Summary and Information

1. **Roselawn Cemetery**, located in the City of Livermore, is a non-denominational cemetery available to the general population. According to cemetery management, although most of the existing burial plots are either occupied or already owned, **the cemetery has about two (2) acres of land that is currently undeveloped** and they continue to add a lot of cremation niches in the form of columbariums and other features (ie: monoliths, boulders and benches) throughout the already developed portions of the cemetery. Management also noted that it is hard to estimate the capacity remaining for the future because of burial trends.
2. **Memory Gardens**, also located in the City of Livermore, is a non-denominational cemetery available to the general population. It is owned by the International Order of Oddfellows (IOOF) and according to cemetery management, **there are approximately 2,000 plots available.**
3. **St. Michael's Cemetery**, also located in the City of Livermore, **is a Catholic (private) cemetery that is not available to the general population.** It is owned by the Roman Catholic Diocese of Oakland. According to cemetery management, **they have approximately 150 cremation niches and 200-300 burial plots currently available,** and a few more acres of land that is currently undeveloped.
4. **Pleasanton Pioneer Cemetery**, located in the City of Pleasanton, was purchased by the City of Pleasanton from the IOOF a few years ago. It is considered an historic pioneer cemetery. According to Fan Ventura with the Pleasanton Parks Department, the City thinks that, while this is an historic cemetery that was thought to be full, research of the old cemetery records indicate that there may be an area of the cemetery still available which could yield as many as **200 full-size, double depth burial plots and 200 cremation plots.** The City has hired consultants to verify this. Ms. Ventura said that if in fact available space was found, at first **the City would offer the plots only to residents of Pleasanton,** but after approximately 6 months, the offer would be extended to the general population.
5. **Dublin Pioneer Cemetery**, located in the City of Dublin, is part of the City of Dublin's Heritage Center and is owned by the City of Dublin. It is an historic pioneer cemetery. According to staff at the Heritage Center, the cemetery is full. Staff also mentioned that property adjacent to the cemetery, between the creek and the freeway, is owned by the

Dublin Historic Preservation Association. Preliminary plans have been drawn up to develop this land into a small cemetery with a few in-ground burials and an above ground columbarium for cremation burials.

6. **Alamo Cemetery**, located in the Town of Danville, is part of the Alamo-Lafayette Cemetery District. While it is considered a non-denominational (public) cemetery, it is available only to those who reside within the district boundary which encompasses the City of Lafayette, the unincorporated Alamo area and portions of the City of Walnut Creek, the Town of Danville and the City of San Ramon. When we spoke with cemetery management, they indicated only that space was available in the cemetery. Further research indicates that only above ground cremation niches are available at this cemetery.¹
7. **Rose Hill Cemetery**, located within the Black Diamond Mines Regional Preserve, is owned by the East Bay Regional Park District and is an historic pioneer cemetery.
8. **Live Oak Cemetery**, located in the City of Concord, is owned by the Live Oak Cemetery Association and is an historic pioneer cemetery. It was designated an historical site on August 12, 1987 by Resolution 41 of the City Council of the City of Concord.
9. **Lone Tree Cemetery**, located in an unincorporated area of Alameda County adjacent to the City of Hayward is a non-denominational cemetery available to the general population. Lone Tree was established in 1868.
10. **St. Joseph's Cemetery**, located in the City of Hayward, is a historic cemetery that is owned by the Roman Catholic Diocese of Oakland. According to the receptionist at All Saints Church located next to the cemetery, **the cemetery is full and has been closed for decades.** The church acts as caretaker of the cemetery grounds, although in a very minimal capacity due to lack of funding for maintenance, and anyone wishing to visit the cemetery must get the key to the cemetery gate from the church office. The office is only open Monday through Friday from 8:00 am to 4:00 pm.
11. **Holy Sepulchre Cemetery**, is also located in the City of Hayward, **is a Catholic (private) cemetery that is not available to the general population.** It is owned by the Roman Catholic Diocese of Oakland. We left several voice mail messages with cemetery management and no return calls were received.
12. **Chapel of the Chimes**, located in the City of Union City, is a non-denominational cemetery available to the general population. According to cemetery management, the cemetery has plots available, **however no estimates were given.**
13. **Mount Calvary Cemetery**, located in the City of San Leandro, **is owned by the Roman Catholic Diocese of Oakland and is an historic cemetery that is considered to be 'abandoned'.** Further research indicates that St. Leander's Church located more than 2 miles from the cemetery is apparently in charge of the cemetery, and according to the church's pastor, **"there is no money or pressure to fix it up"**².

14. **Mount Eden Cemetery**, located in the City of Hayward, is a non-denominational cemetery available to the general population. According to cemetery management, there are plots available.
15. **San Lorenzo Pioneer Cemetery**, located in unincorporated Alameda County bordering the City of San Leandro, is an historic pioneer cemetery. It is owned by the County of Alameda and according to the Hayward Area Historical Society (HAHS), the County and volunteer groups organized by the HAHS maintain the cemetery. **It was dedicated as San Lorenzo Pioneer Memorial Park in 1964.**
16. **Lafayette Cemetery**, located in the City of Lafayette, is part of the Alamo-Lafayette Cemetery District. While it is considered a non-denominational (public) cemetery, it is available only to those who reside within the district boundary which encompasses the City of Lafayette, the unincorporated Alamo area and portions of the City of Walnut Creek, the Town of Danville and the City of San Ramon. When we spoke with cemetery management, they indicated only that space was available in the cemetery.
17. **St. Stephen Cemetery**, located in the City of Concord, is a historic cemetery that is owned by the Roman Catholic Diocese of Oakland. According to the receptionist at Queen of All Saints Church in Concord, **the cemetery is full.** St. Stephen Cemetery was designated an historical site on August 12, 1987 by Resolution 41 of the City Council of the City of Concord.
18. **Union Cemetery**, located in unincorporated Contra Costa County just southeast of the City of Brentwood, is part of the Byron-Brentwood-Knightsen Union Cemetery District. While it is considered a non-denominational (public) cemetery, **it is available only to those who reside within the district boundary which encompasses the City of Brentwood and all of Contra Costa County south and east of the City of Brentwood, including the unincorporated communities of Bethel Island, Discovery Bay, Knightsen and Byron.**

Response to Information Requested December 8, 2009

In order to provide you with the population and death rate information you requested on this date, we have referred to the website of the United States Census Bureau. Population data for each of the five (5) Tri-Valley Cities and other unincorporated areas of Contra Costa County in the vicinity of the Tri-Valley was gathered, and the Census Bureau's published death rate (crude death rate) of eight (8) per one-thousand (1,000) in the United States was used. Per your request, we primarily focused on communities within approximately ten (10) miles of Project Site (see map entitled "*Creekside Memorial Park – Vicinity Map – 15 Mile Radius*").

Population Data

Population data was acquired from the U.S. Census Bureau's 2008 population estimates, listed below, which are based on population trends estimated from the 2000 Census. The individual

cities in this area were contacted for current (as of February 2010) population numbers and they are listed below in parentheses () next to the Census Bureau's estimates.

Tri-Valley Cities

1) Town of Danville	41,182	(43,043)
2) City of Dublin	44,297	(46,934)
3) City of Livermore	80,188	(83,000)
4) City of Pleasanton	66,828	(69,000)
5) City of San Ramon	49,161	(62,000)

County Areas

6) Alamo Area (unincorporated-Zip Code 94507)	15,186	
7) Diablo Area (unincorporated-Zip Code 94528)	988	
8) Blackhawk Area* (Zip Code 94506)	19,768	
9) Rossmoor Area* (Zip Code 94595)	<u>18,019</u>	
	335,617	current residents and growing +22,321

* Portions of Zip Code 94506 are within the Town of Danville and Zip Code 94595 is both unincorporated and incorporated areas of the City of Walnut Creek.

Population / Death Rate Summary

The population of the Tri-Valley area that will be served by the proposed project is, according to the Census Bureau, approximately 336,000. This number does not include the population residing in many of the small outlying unincorporated areas adjacent to cities and areas listed above, nor does it take into account recent large annexations to cities, and development, that has taken place in areas such as the eastern side of the City of Dublin and the Windemere development in the City of San Ramon as shown in the actual population data from the cities themselves. With the United States death rate at approximately eight (8) per one-thousand (1,000), **the Tri-Valley area alone typically experiences approximately 2,700 deaths every year.**

Project Need Summary

Per the data available, the rate of approximately 2,700 deaths every year among the greater Tri-Valley area population of more than 336,000 people, and information indicating that local cemetery space is becoming increasingly more difficult to find within the vicinity of these communities, you will find this information useful in assessing the community need for the proposed project, Creekside Memorial Park.

References

1. "*A Final Resting Place...*" by Dolores Fox Ciardelli dated May 6, 2005, published by DanvilleWeekly.com.
2. "*Buried and Forgotten...*" by Kevin Fagan dated October 30, 1999, published by the San Francisco Chronicle and found at SFGate.com.

cc: Sid Corrie, Corrie Development Corp.
Pete Klein, Corrie Development Corp.
Nadin Sponamore, Sponamore Associates

CREEKSIDE MEMORIAL PARK

TASSAJARA VALLEY, CONTRA COSTA COUNTY, CALIFORNIA
VICINITY MAP - 15 MILE RADIUS

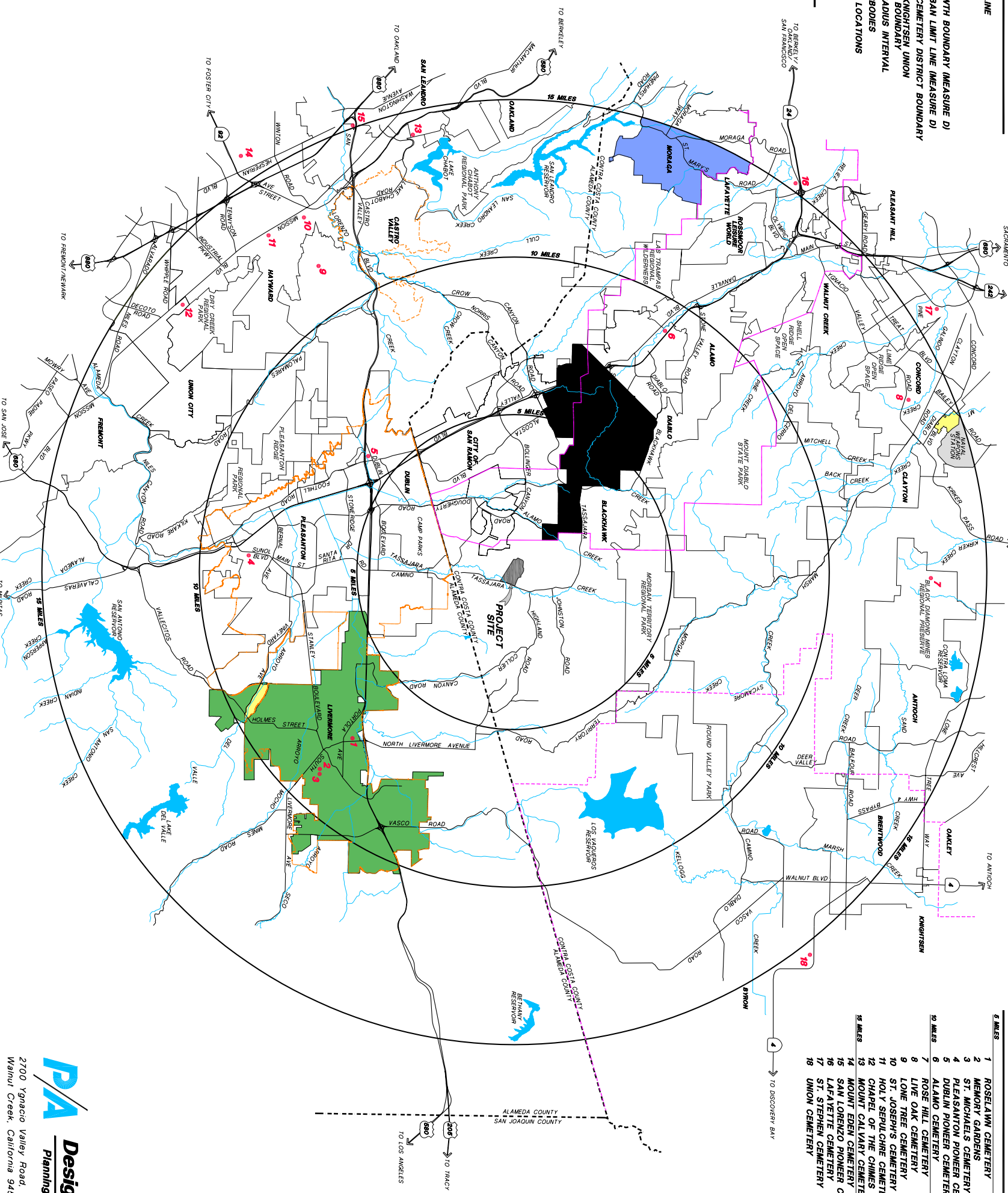
DATED: SEPTEMBER 30, 2009 AND REVISED: JANUARY 25, 2010

LEGEND

- CITY / PARK LIMIT LINE
- COUNTY LINE
- ROADS / HIGHWAYS
- ECAP - URBAN GROWTH BOUNDARY (MEASURE D)
- CASTRO VALLEY URBAN LIMIT LINE (MEASURE D)
- ALAMO-LAFAYETTE CEMETERY DISTRICT BOUNDARY
- BYRON-BRENTWOOD-KNIGHTSEN UNION CEMETERY DISTRICT BOUNDARY
- 5, 10 AND 15 MILE RADII INTERVAL
- CREEKS AND WATERBODIES
- EXISTING CEMETERY LOCATIONS

IMPORTANT NOTES

1. CEMETERY LOCATIONS SHOWN HEREON ARE TAKEN FROM THE BEST AVAILABLE PUBLIC INFORMATION AT THIS TIME. THERE IS NO GUARANTEE THAT ALL EXISTING CEMETERIES WITHIN THE BOUNDARIES OF THIS MAP HAVE BEEN SHOWN.
2. THE EAST COUNTY AREA PLAN (ECAP) URBAN GROWTH BOUNDARY SHOWN HEREON IS APPROXIMATE ONLY.
3. THE CASTRO VALLEY URBAN LIMIT LINE SHOWN HEREON IS APPROXIMATE ONLY.
4. THE ALAMO-LAFAYETTE CEMETERY DISTRICT BOUNDARY SHOWN HEREON IS APPROXIMATE ONLY.
5. THE BYRON-BRENTWOOD-KNIGHTSEN UNION CEMETERY DISTRICT BOUNDARY SHOWN HEREON IS APPROXIMATE ONLY.



CEMETERY NAME	STATUS / TYPE
1 ROSELAWN CEMETERY	NON-DENOMINATIONAL
2 MEMORY GARDENS	NON-DENOMINATIONAL
3 ST. MICHAEL'S CEMETERY	CATHOLIC
4 PLEASANTON PIONEER CEMETERY	HISTORIC
5 DUBLIN PIONEER CEMETERY	HISTORIC
6 ALAMO CEMETERY	DISTRICT CEMETERY
7 ROSE HILL CEMETERY	HISTORIC
8 LIVE OAK CEMETERY	HISTORIC
9 ST. JOSEPH'S CEMETERY	NON-DENOMINATIONAL
10 HOLY SEPULCHRE CEMETERY	NON-DENOMINATIONAL
11 CHAPEL OF THE CHIMES	HISTORIC
12 MOUNT CALVARY CEMETERY	NON-DENOMINATIONAL
13 MOUNT EBERN CEMETERY	NON-DENOMINATIONAL
14 SAN LORENO PIONEER CEMETERY	HISTORIC
15 SAN LOUIS CEMETERY	HISTORIC
16 ST. STEPHEN CEMETERY	HISTORIC
17 UNION CEMETERY	DISTRICT CEMETERY
18	

