

COUNTY ZONING ADMINISTRATOR
MONDAY, OCTOBER 17, 2011

I. INTRODUCTION

CORRIE DEVELOPMENT CORPORATION, (Applicant & Owner); TIMOTHY CLANCY (Owner); County File LP052096: This is a public hearing to accept comments on the adequacy of the Draft Environmental Impact Report (Draft EIR) prepared for the proposed Creekside Memorial Park Cemetery.

Corrie Development Corporation has requested approval of 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) area located on two (2) parcels at 17000 Camino Tassajara in the Tassajara area. Primary features of the project include: (1) Administrative Offices/Chapel Building (15,200 square feet); (2) An Indoor Mausoleum (19,400 square feet); (3) Four outdoor Mausoleums (1,900 square feet each – lower garden area); Irrigated off-street parking area; (4) A storage building (11,200 square feet) and Corporation Yard; (5) A free form picturesque lake with 0.88 acres of surface area and island; (6) One acre site set aside for a possible future fire station; (7) 5.8 acres of irrigated lawn for ground entombment; (8) An internal private road circulation system; (9) Perimeter and edge fencing (livestock and decorative) and entry feature; (10) Private Family Estate Crypts; (11) Water tank(s) for domestic, irrigation, and fire protection purposes; and (12) Oak Woodland enhancements. The project also includes 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. BACKGROUND

The environmental review process for the project began on January 13, 2007, with issuance of the *Notice of Preparation*. The *Notice of Completion and Availability and Notice of Public Hearing* was issued on September 14, 2011. The 45-day public review period closes at 5:00 p.m. on Friday, October 28, 2011.

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. However, significant-and-unavoidable impacts have been identified in the topic areas marked with an asterisk (*).

III. RECOMMENDATION

Staff recommends that the Zoning Administrator accept public comments on the adequacy of the Draft EIR for the Creekside Memorial Park Cemetery Project.

NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, OCTOBER 17, 2011 at 3:30 p.m. in Room 107, McBrien Administration Building, 651 Pine Street, Martinez, California, the County Zoning Administrator will consider a LAND USE PERMIT application as described as follows:

CORRIE DEVELOPMENT CORPORATION, (Applicant & Owner); TIMOTHY CLANCY (Owner); County File LP052096: This is a public hearing to accept comments on the adequacy of the Draft Environmental Impact Report (Draft EIR) prepared for the proposed Creekside Memorial Park Cemetery. Corrie Development Corporation has requested approval of 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) area located on two (2) parcels at 17000 Camino Tassajara in the Tassajara area. Primary features of the project include: (1) Administrative Offices/Chapel Building (15,200 square feet); (2) An Indoor Mausoleum (19,400 square feet); (3) Four outdoor Mausoleums (1,900 square feet each – lower garden area); Irrigated off-street parking area; (4) A storage building (11,200 square feet) and Corporation Yard; (5) A free form picturesque lake with 0.88 acres of surface area and island; (6) One acre site set aside for a possible future fire station; (7) 5.8 acres of irrigated lawn for ground entombment; (8) An internal private road circulation system; (9) Perimeter and edge fencing (livestock and decorative) and entry feature; (10) Private Family Estate Crypts; (11) Water tank(s) for domestic, irrigation, and fire protection purposes; and (12) Oak Woodland enhancements. The project also includes 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.]

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), A Draft Environmental Impact Report has been issued for this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 651 Pine Street, Martinez, California, or Demian Hardman at 925-335-1318.

Catherine Kutsuris, Director
Department of Conservation and Development