

# **APPENDIX A**

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## **NOTICE OF PREPARATION (NOP)**

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# ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

## P L A N N I N G   D E P A R T M E N T

Chris Bazar  
Agency Director

Albert Lopez  
Planning Director

224 West Winton Ave  
Room 111

Hayward, California  
94544-1215

phone  
510.670.5400  
fax  
510.785-8793

[www.acgov.org/cda](http://www.acgov.org/cda)

June 29, 2020

**FROM:** Albert Lopez, Planning Director

**TO:** Interested Parties, Responsible Agencies and Community Members

**SUBJECT:** Notice of Preparation (Notice) of an Environmental Impact Report and Notice of Virtual Scoping Meeting for **Monte Vista Memorial Gardens** Project Conditional Use Permit (PLN 2017-00194)

**SUMMARY:**

The County of Alameda (County) is issuing this notice to advise other agencies and the public that the County will be preparing an Environmental Impact Report (EIR) for the Monte Vista Memorial Gardens Project (Project) within the East County area of unincorporated Alameda County. The EIR will be prepared in compliance with the California Environmental Quality Act (CEQA) and all relevant state and Federal laws. The County will serve as the CEQA lead agency for preparation of the EIR.

The County is issuing this Notice to alert interested parties and solicit agency and public input regarding the scope and content of the environmental analysis. It is also intended to advise the public that outreach activities conducted by the County and its representatives will be considered in the preparation of the EIR.

**DATES: Due Date for Comments and Public Scoping Meeting Date/Details**

Written comments on the scope of the Monte Vista Memorial Gardens Project EIR, including the project objectives, impacts to be evaluated, methodologies to be used in the evaluations, and the alternatives to be considered, should be provided to the County by **July 29, 2020**. Due to the COVID-19 pandemic, a scoping meeting Zoom Webinar will be held on July 20 at 2 PM. The Webinar information is below:

Please click or enter the link below to join the webinar:

<https://us02web.zoom.us/j/89263251844>

Or by Phone (669) 900-9128 or (253) 215-8782 Webinar ID: 892 6325 1844

Details of the webinar will also be posted on the County’s website:

[www.acgov.org/cda/planning/landuseprojects/currentprojects.htm](http://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm)

The project objectives, description of the proposed project and alternatives currently under consideration will be presented in the scoping meeting video presentation and slides.

**ADDRESSES:**

Written comments on the project scope should be sent to:

Albert Lopez, Planning Director  
ATTN: Monte Vista Memorial Gardens Project EIR  
Alameda County Community Development Agency  
224 W. Winton Avenue, Suite 110  
Hayward, CA 94544

Or, via email with the subject line “Monte Vista Memorial Gardens Project EIR” to:  
[albert.lopez@acgov.org](mailto:albert.lopez@acgov.org)

**FOR FURTHER INFORMATION CONTACT:** Albert Lopez, Planning Department, Alameda County Community Development Agency, 224 W. Winton Avenue, Suite 110, Hayward, CA 94544, or at 510-670-5426

**SUPPLEMENTAL INFORMATION:**

**Scoping**

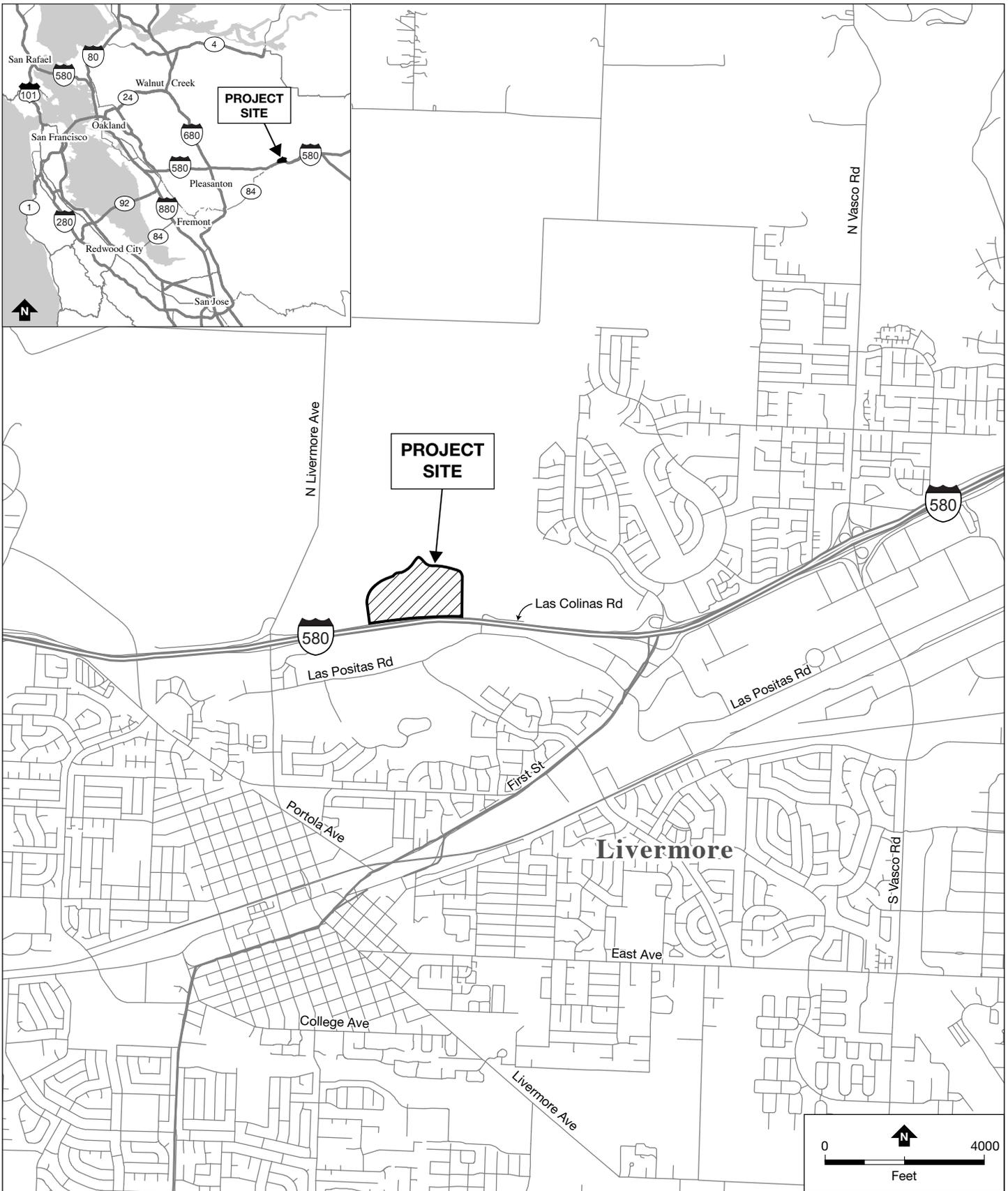
The County invites all interested individuals, organizations, public agencies, and Native American Tribes to comment on the scope of the EIR, including the project objectives, the alternatives to be studied, the impacts to be evaluated and the evaluation methods to be used. Comments should focus on alternatives that may have fewer environmental impacts while achieving similar objectives and the identification of any significant social, economic, or environmental issues related to alternatives.

**The Proposed Project**

The Project would be developed at 3656 Las Colinas Road, Livermore, CA in unincorporated Alameda County. Development of the Project would occur on approximately 47 acres in the southern portion of the ±104-acre parcel (Assessor’s Parcel Number 099-0015-016-03) just north of the City of Livermore between the North Livermore Avenue and North First Street exits. (See **Figure 1**)

The Project site topography consists of a relatively flat lowland valley area to the southeast and gently sloping hills and valleys to the north and west. The valleys in the western portion of the Project site drain toward Arroyo Las Positas, which flows in a southwesterly direction.

The property bordering the Project site to the east of Arroyo Las Positas supports an existing residence and several roadways, while the area west of Arroyo Las Positas is undeveloped and is currently used for grazing and farming. The Project site is accessed on the southeastern corner of the property from Las Colinas Road that connects with Las Positas Road (south of I-580). North of I-580, legally recorded easements provide access to the Project site via County roads.



Source: RCH Group

**Figure 1**  
Regional Location

### Project Overview

The Project would include a funeral home with crematorium, burial lots, an entry plaza, internal roadways, parking, landscaping, new wetlands, lakes, and other associated infrastructure and improvements. **Table 1** shows the major Project facilities and the corresponding coverage areas.

**Table 1: Project Facilities**

Project Facilities	Coverage Area (acres)
Buildings	1.0
Road (decomposed granite)	5.1
Parking Lot (decomposed granite)	1.7
Landscaping	9.0
Entry Plaza (permeable pavers)	0.9
Burial Lots	24.0
New Wetlands	2.9
Lakes	2.5
Total Coverage Area	47.1

The Project would provide cemetery and mortuary products and services to a wide range of multi-cultural members of the Tri-Valley. These include online memorial service broadcasts, intimate areas for private discussions amongst family members, selection of music, private salons, a children’s playroom, ADA accessibility, a chapel for religious services, professional services of director and staff, caskets, vaults and urns, remembrance products, digital photographs and slideshows, deceased body transportation and storage, obituary services, cremation services, public viewings, private family visitations, catering, graveside services, markers and memorials, and various other services that would be provided to all clients.

### Site Access

Access to the project is hampered by the lack of direct access to the site from an improved County or City right-of-way. An easement over County property (currently configured as an unnamed road) connecting the Project site to Las Colinas road as shown in **Figure 2** will serve as the only access to the site. This County owned property lies between two private properties in County jurisdiction (**See Figure 3**) which are subject to an active Clean-Up and Abatement Order No. R2-2017-1021 issued by the San Francisco Bay Regional Water Quality Control Board. A representative of the applicant has been named in said Order as a “discharger” due to unauthorized fill placed into jurisdictional waters on these sites (wetlands).

Due to adjacencies of the privately owned properties and access to the site over County owned property, resolution of the Order will be analyzed as one of the EIR alternatives, and resolution of the Order will be required prior to project approval and issuance of any grading, building, or other construction-related permits. Discussions with the Water Board in late April 2020 indicate there is an on-going state of violation. The applicant has acknowledged that their representative was a discharger and had done so to facilitate access to the site. **Figure 3** shows the ownership of the access road and surrounding properties and **Figure 4** shows the location of the Abatement Order wetlands.

Access to the site is adjacent to and may utilize a portion of identified wetlands in order to accommodate a new roadway serving the site. Mitigation of such an impact has been proposed and should be further evaluated as part of this EIR. In particular, approximately six acres of manmade wetlands are being proposed to serve this purpose, as well as to provide additional habitat for sensitive species. The viability of these newly constructed wetlands as suitable mitigation needs to be explored in the EIR with input from a variety of responsible agencies.

Any improvement to the roadway access will be the responsibility of the applicant, and additional impact to sensitive areas (habitat and/or wetland area) may require additional self-sustaining mitigation areas on the cemetery site itself. Input from the City of Livermore will be required for access roadway alignment given the cemetery access begins in the City’s jurisdiction, goes through the County for a small segment, and will likely terminate in the City. The applicant will have to work with the City of Livermore, the County, and adjacent property owners to solve the access issues while addressing the on-going state of violation.

**Funeral Home and Pavilion Building**

The two-story Funeral Home building (Building A) would house the morgue, crematorium, sales offices, staff offices, chapel, garage, a receiving area, preparation room, family preparation room, reception area, guest lounge, and associated storage and sanitary facilities. The exterior of the building would look like a Tuscan Winery with courtyards and gardens. The interior of the building would consist of a chapel accommodating approximately 120-140 guests with high ceiling, clerestory windows, pulpit, and body or remains display area. A viewing room is also planned for those individuals who request witnessed cremation. Conceptual building elevations of the Funeral Home building are shown in **Figures 5 and 6**.

The single-story Pavilion building (Building B) would house the pavilion with table seating for approximately 120-130 guests, kitchens, and associated storage and sanitary facilities. **Table 2** shows building characteristics.

**Table 2: Building Characteristics**

Building	Building Footprint (square feet)	Total Building Area (square feet)	Building Height (feet)
<b>Building A – Main Funeral Home (Two-Story Building)</b>	12,115	16,181	40
<b>Building B – Pavilion (Single-Story Building)</b>	3,442	3,442	40
<b>Total</b>	<b>15,557</b>	<b>19,623</b>	N/A

The Funeral Home building would have the capacity for two cremation retorts, an embalming room and refrigeration unit capable of holding 100 bodies. In addition to the main body preparation room, there would be a separate family preparation room, for those cultures that must ritualistically cleanse and dress the body. The Funeral Home building would have adequate office space for funeral directors, cemetery managers, administration, and sales. It would house the limousines and hearses and would include storage space for inventory.

Funeral Home operations would use approximately 300 gallons per day of potable water from a municipal supply. An on-site septic system would dispose of blackwater. Stormwater runoff from impervious areas such as rooftops and surrounding parking areas would be treated in a bioretention area near the Arroyo prior to discharge, in conformance with local standards.

### Cemetery Grounds

The approximately 47-acre cemetery grounds, of which approximately 24 acres would consist of various memorial monuments and burial gardens accessed by a crushed/decomposed granite access road on the eastern side of Arroyo Las Positas that would connect areas of the cemetery grounds.

The main cemetery with lakes, a flowing waterway and monuments to the west of Arroyo Las Positas, would be accessed from the Funeral Home via two 24-foot-wide clear-span bridges designed for both pedestrian and vehicle use. These bridges would provide freeboard of at least one foot above the 500-year flood plain.

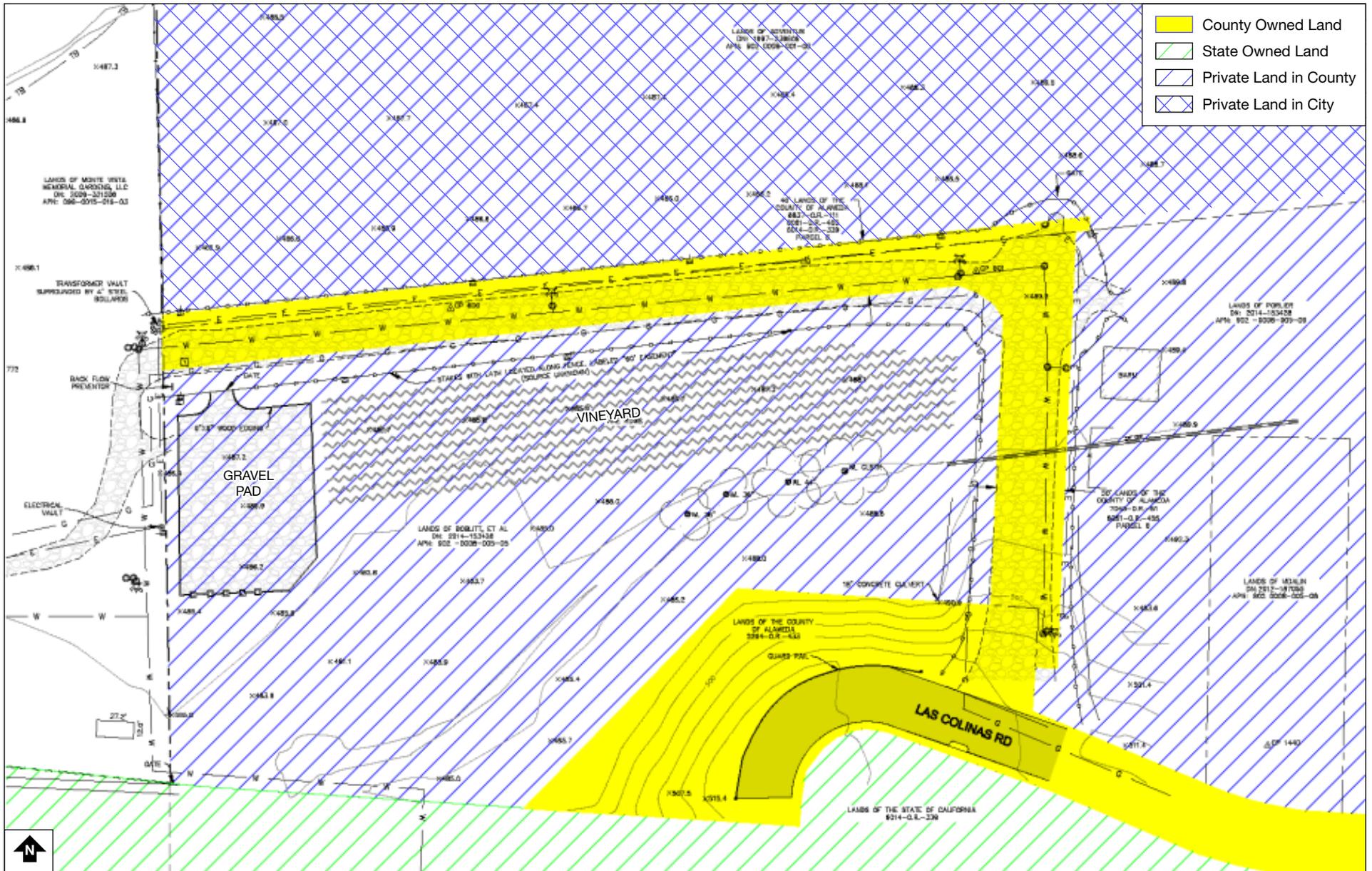
Two proposed “lakes” or ponds connected by a perennial linear waterway (i.e., creek) would be the primary landscape feature of the cemetery. A proposed depressional wetland feature is also planned on the south side of the cemetery grounds near the southern property boundary on the north side of I-580. There is some indication the applicant is relying on the newly constructed wetlands to be used for mitigation required by the abatement order (see discussion about Abatement and Clean-Up Order above). The viability of the constructed wetlands to be considered suitable wetland mitigation needs to be explored in the EIR. The burial area itself would have an extensive sub-drainage system draining to the lower lake feature to maximize onsite water re-use.

### **Key Environmental Issues**

Key issues that will be evaluated in the EIR include:

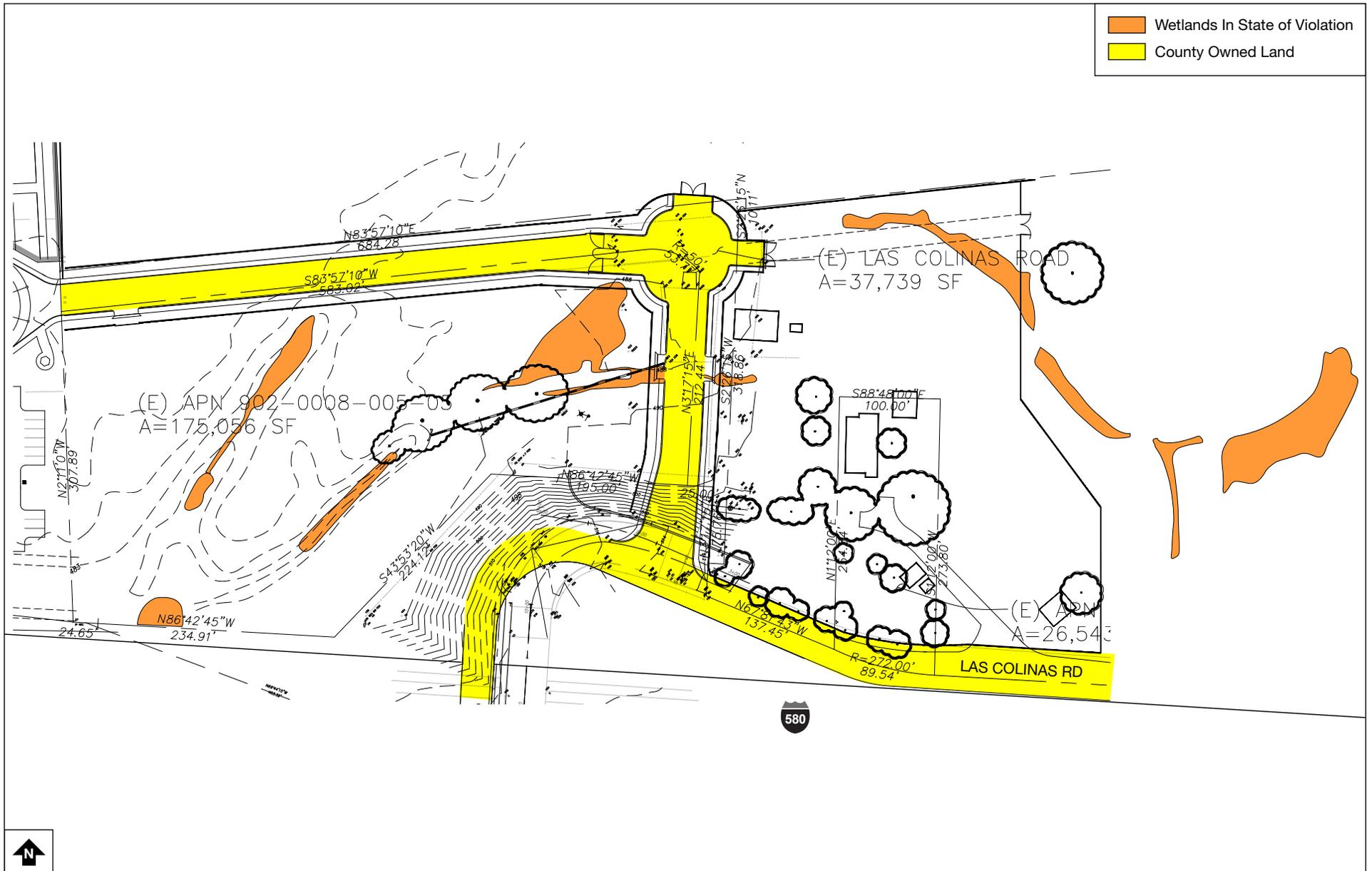
- Biological Resources/Wetlands
- Hydrology/Water Quality
- Air Quality and Greenhouse Gasses
- Cultural Resources
- Land Use and Planning
- Traffic and Roadway Safety
- Public Services and Utilities
- Cumulative Impacts





Source: Hogan and RCH Group, 2020

Figure 3  
Ownership Map



Source: ACS Consulting Engineers, 2020

**Figure 4**  
Wetlands Areas in State of Violation



**Exterior Materials**

- Roof: High Barrel Concrete Tile by Eagle Roofing  
Santa Barbara & Santa Cruz (50/50 Blend)
- Fascia: Copper Gutter w/ 6x8 Rafter Tails
- Barge: 6x8 Rake Board
- Walls: Smooth Trowel Finish Stucco  
Mineret Bluffstone Veneer by Eldorado Stone
- Windows: Insulated Metal Frame w/ Dual Pane Glass
- Doors: Insulated Metal Frame w/ Dual Pane Glass  
Insulated Metal
- Garage Door: Insulated Metal Roll-up
- Accents: Stone Wall Cap & Frieze Block  
Metal Expansion Joints W/ 1" Reveal @ Stucco  
Copper Leaders & Downspouts  
Fabricated Metal Trellis & Arbors  
Stucco Finished Pilaster @ Garden Walls  
Composite Timber & Wood Gates

SOUTH ELEVATION



EAST ELEVATION

**Figure 5**  
South and East  
CONCEPTUAL ELEVATIONS



Owner / Applicant  
**Monte Vista Memorial Investment Group, LLC**  
 189 Contractors Street  
 Livermore, CA 94551  
 Michael Kliment  
 1-408-499-2197

A.P.N. 099-0015-016-03  
**Monte Vista Memorial Gardens**  
 3656 Las Colinas Road  
 Livermore, CA 94551

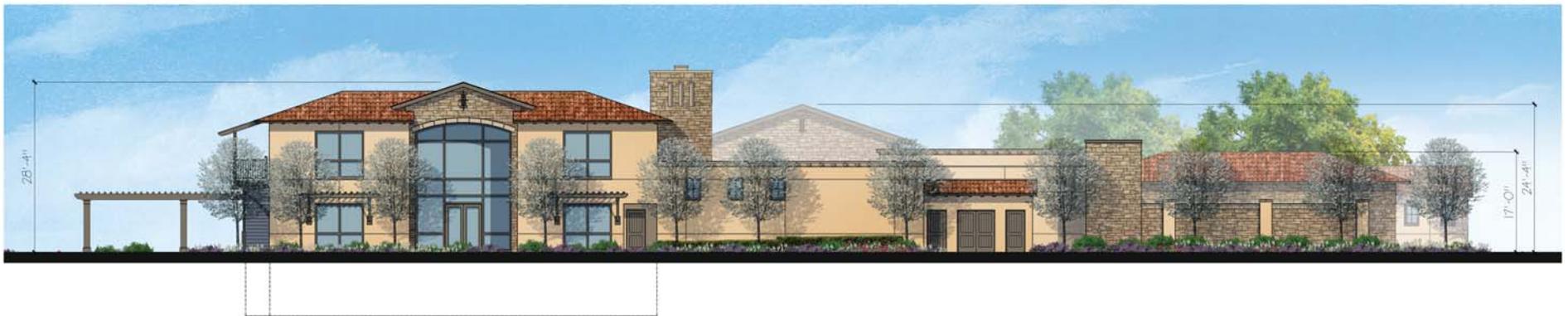
<p><b>edward c. novak</b>          ARCHITECT LEED AP          153 GILLETTE PLACE #108 LIVERMORE, CA 94550          phone 714 323-6386 email ed@ecnovak.com</p>	<p><b>A1</b></p>
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NORTH ELEVATION

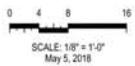
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Copper Leaders & Downspouts  
Fabricated Metal Trellis & Arbors  
Stucco Finished Pilaster @ Garden Walls  
Composite Timber & Wood Gates



WEST ELEVATION

**Figure 6**  
North and West  
CONCEPTUAL ELEVATIONS



Owner / Applicant  
**Monte Vista Memorial Investment Group, LLC**  
 189 Contractors Street  
 Livermore, CA 94551  
 Michael Kliment  
 1-408-499-2197

A.P.N. 099-0015-016-03  
**Monte Vista Memorial Gardens**  
 3656 Las Colinas Road  
 Livermore, CA 94551

<p><b>edward c. novak</b>          ARCHITECT LEED AP          153 GILLETTE PLACE #108 LIVERMORE, CA 94550          phone: 714 323-6386 email: ed@ecnovak.com</p>	<p><b>A2</b></p>
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**Alternatives**

The EIR will consider the proposed project and a reasonable range of alternatives including possible alternatives such as a Reduced Project Alternative, an Alternative to address potential inconsistencies with local plans, and the required No Project Alternative. The County welcomes comments from the public on alternatives that should be considered. An alternative focusing on the access issues, coupled with mitigation required to address Abatement Order will form the basis of one of the alternatives.

**The EIR Process and the Role of Participating Agencies and the Public**

The County encourages broad participation in the EIR process during scoping and review of the resulting environmental documents. Comments and suggestions are invited from all interested agencies and the public at large so that the full range of issues related to the proposed project and all reasonable feasible alternatives are addressed, and that all potentially significant issues are identified. In particular, the County is interested in learning whether there are areas of environmental concern whether there might be a potential for significant impacts. For all potentially significant impacts, the EIR will identify mitigation measures, where feasible, to reduce the impacts to a level below significance.

Public agencies with jurisdiction are requested to advise the County of their applicable permit and environmental review requirements, and the scope and content of the environmental information that is germane to the agency's statutory responsibilities in connection to the proposed project. Public agencies are requested to advise the County if they anticipate taking a major action in connection with the proposed project and if they wish to cooperate in the preparation of the EIR.

A public scoping meeting (Zoom Webinar) has been scheduled as an important component of the scoping process, in compliance with state law. Details of the scoping meeting are provided on Page 1 of this Notice.

Due to time limits mandated by state law, public agencies are requested to send their responses to this Notice to the County at the address provided above at the earliest possible date, but no later than July 29, 2020. Members of the general public should also provide scoping comments by that date.