

MONTE VISTA
Memorial Gardens



Prepared for
Alameda County Board of Supervisors

March 9, 2023



Introduction

Albert Lopez, Planning Director
Alameda County Planning Dept
224 West Winton Ave Room 111
Hayward, CA 94544

Dear Albert,

As per your request, my team and I have prepared the following documentation to address the additional information regarding our project that County Counsel was inquiring about. While we believe that virtually all the information they requested is addressed in the Draft and Final EIR, we have gone into greater detail regarding the current cemetery market, specifically in the East County area, as well as the trends towards cremation and services being available on-site to properly serve the public.

Regarding the claim regarding no new public cemeteries built in the county in the last 100 years, we did find a minor error, that being a small cemetery in Fremont which was opened in 1967 in Fremont and has little to no space left. The other recent cemetery is the Islamic cemetery located in Livermore which is not a public cemetery and restricted to a single religious denomination. As you will see in the following documentation, the Tri-Valley area where we are located has little to no capacity left for current and future end-of-life needs. We reiterate the need for a full-service cemetery and mortuary/cremation infrastructure to accommodate the current and future needs of the growing and diverse population in the Tri-Valley area for the next 100 plus years. The location is perfect due to its easy access, proper zoning, and space available for the services to be offered to the public.

The questions regarding cremation are addressed in both the FEIR and the following market analysis which shows the trend toward cremation (approximately 71% in ALCO) and the benefits to the consumer to have all end-of-life services located in a single, easily accessible location. As we have stated in previous documents, we are anticipating up to approximately 1000 cremations/year, a number which will take a few years to ramp up to and are closely tied to local demographics and mortality rates. We are not pursuing a wholesale cremation model but rather one designed to meet the needs of the Tri-Valley area.

It is clear based upon the trends shown that it is critical to have the revenue from cremations and their related burial spaces in order to support the anticipated lower volume of full-casket burials. While we can see changes in trends, it is very hard to predict where our thinking will be in 50 to 100 years, consequently, we need to build the infrastructure today to support the future.

With this additional documentation, we believe we have addressed the questions posed. As always, should there be any additional questions or clarifications needed, please don't hesitate to ask.

Best regards,

Ron



Board of Supervisors Questions to Monte Vista Memorial Investment Group

- Q1: Please provide information on the market for a new East County cemetery.
- Q2: Please substantiate the claim that no new public cemetery has been built in the county in 100 years.
- Q3: Please provide information on the ancillary nature of the crematorium. How does its volume compare to other full-service cemeteries?
- Q4: How does the revenue from cremations compare to the revenue from burial sites and other aspects of the cemetery (mausoleum, niche, etc), both short-term and long-term?
- Q5: How many other cemeteries in the County/region include cremation as a service?



Tri-Valley Cemeteries – Alameda County

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
Dublin Pioneer Cemetery (City of Dublin)	Dublin	1859	None (Full Body Graves Not Available)	This Location - No (Municipalities Do Not Own Mortuaries)	This Location - No (Municipalities Do Not Own Crematories)
Five Pillars Islamic Cemetery (Muslim Cemetery)	Livermore	1996	Yes - Muslim Burials Only	This Location - No (Muslims Don't Have Mortuaries in CA)	This Location - No (Muslims Do Not Cremate)
Memory Gardens, Odd Fellows Memorial (Fraternal - Independent Order of Odd Fellows)	Livermore	1911	Limited	This Location - No (Fraternal Organizations Do Not Have Mortuaries in CA)	This Location - No (Fraternal Organizations Do Not Have Crematories in CA)
Pleasanton Pioneer Cemetery (City of Pleasanton)	Pleasanton	1886	Little to None	No (Municipalities Do Not Own Mortuaries)	No (Municipalities Do Not Own Crematories)
Roselawn Cemetery (AKA Masonic Cemetery)	Livermore	1883	Limited	No	Yes
Saint Augustine Cemetery (Catholic Cemetery)	Pleasanton	1886	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Saint Michael Cemetery (Catholic Cemetery)	Livermore	1881	Not Enough Data - Catholic	This Location - Yes (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)



Tri-Valley Cemeteries Summary – Alameda County

1	Muslim Cemetery
1	Catholic Cemetery with Some Available Space
1	Catholic Cemetery with Little to No Available Space
2	Pioneer Cemeteries with Little to No Available Space
2	Cemeteries for Use of the General Public with Some Available Space (Near Term) but Not Enough for Future Generations
7	Total Cemeteries in Tri-Valley
71.43%	Of the Tri-Valley Cemeteries that have Little to No Interment Space, some Available Land (Near Term) but Not Enough for Future Generations, or Serve Minority Religious Communities.



Tri-Valley Cemetery Market Summary – Alameda County

All too often, Tri-Valley residents select interment providers outside of the immediate area for the following reasons:

- Many of the local cemeteries are either full or low on space; and/or
- Their design and maintenance are below par compared to the more active cemeteries in adjacent regions; and/or
- A majority of the cemeteries serve specific religious communities.

Considering the lack of available space for present and future generations and the obvious population growth Tri-Valley is experiencing, there is strong demand for a modern cemetery to serve the end-of-life needs of both Tri-Valley and surrounding areas.



Cemetery/Funeral Home Combos – Alameda County

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
All Saints Cemetery (Mount Saint Joseph Cemetery) (Catholic Cemetery)	Hayward	1875	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Cathedral of Christ the Light Mausoleum (Catholic Mausoleum)	Oakland	2008	Mausoleum (Not a Cemetery)	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Cedar Lawn Memorial Park (Service Corporation International)	Fremont	1967	Limited	This Location - Yes (SCI Locally - Yes)	This Location - Yes (SCI Locally - Yes)
Centerville Pioneer Cemetery (CA State Cemetery)	Fremont	1859	Little to None	This Location - No (CA Does Not Own Mortuaries)	This Location - No (CA Does Not Own Crematories)
Chapel of The Chimes (NorthStar Memorial Group)	Hayward	1872	Available Land	This Location - Yes (NorthStar Locally - Yes)	This Location - Yes (NorthStar Locally - Yes)
Chapel of The Chimes/Chapel of Memories Columbarium (NorthStar Memorial Group)	Oakland	1909	Yes - Columbarium - Not a Cemetery	This Location - Yes (NorthStar Locally - Yes)	This Location - Yes (NorthStar Locally - Yes)
Dominican Sisters of Mission San Jose Cemetery (Section for Dominican Sisters within a Catholic Cemetery)	Fremont	N/A	Religious/Dominican Sisters Only	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Dublin Pioneer Cemetery (City of Dublin)	Dublin	1859	None (Full Body Graves Not Available)	This Location - No (Municipalities Do Not Own Mortuaries)	This Location - No (Municipalities Do Not Own Crematories)
Evergreen Cemetery	Oakland	1902	None (Closed to New Interments)	No (Cemetery Full) (No Space for a Mortuary)	Yes
Five Pillars Islamic Cemetery (Muslim Cemetery)	Livermore	1996	Yes - Muslim Burials Only	This Location - No (Muslims Don't Have Mortuaries in CA)	This Location - No (Muslims Do Not Cremate)
Holy Sepulchre Cemetery and Funeral Center / Catholic Cremation Services (Catholic Cemetery)	Hayward	1913	Available Land	This Location - Yes (This Catholic Diocese - Yes)	This Location - Yes (This Catholic Diocese - Yes)
Holy Spirit Cemetery (Catholic Cemetery)	Fremont	1872	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)



Cemetery/Funeral Home Combos – Alameda County

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
Home of Eternity Jewish Cemetery & Mausoleum Within Mountain View Cemetery (Owned by Chevra Kadisha/Sinai Memorial Chapel)	Oakland	1865	Little to None	This Location - No (Sinai Memorial Chapel Locally - Yes)	This Location - No (Chevra Kasisha Does Not Own Crematories)
Home of Peace Jewish Cemetery (Orthodox Jewish)	Oakland	1901	Little to None	No (Cemetery Full) (No Space for a Mortuary)	This Location - No (Orthodox Jewish Do Not Cremate)
Irvington Memorial Cemetery/Fremont Memorial Park	Fremont	1845	Little to None	No (Cemetery Full/Almost Full) (No Space for a Mortuary)	Yes
Lone Tree Cemetery	Hayward	1868	Available Land	No	No
Memory Gardens, Odd Fellows Memorial (Fraternal - Independent Order of Odd Fellows)	Livermore	1911	Limited	This Location - No (Fraternal Organizations Do Not Have Mortuaries in CA)	This Location - No (Fraternal Organizations Do Not Have Crematories in CA)
Mission San Jose (Saint Joseph's Cemetery 1921 Expansion) (Catholic Cemetery)	Fremont	1797	Little to None	This Location - Yes (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Mount Eden Cemetery	Hayward	1860	Limited	No	No
Mountain View Cemetery, Piedmont Funeral Services	Oakland	1863	Available Land	Yes	Yes
Pleasanton Pioneer Cemetery (City of Pleasanton)	Pleasanton	1886	Little to None	No (Municipalities Do Not Own Mortuaries)	No (Municipalities Do Not Own Crematories)
Roselawn Cemetery (AKA Masonic Cemetery)	Livermore	1883	Little to None	No	Yes
Saint Augustine Cemetery (Catholic Cemetery)	Pleasanton	1886	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Saint Mary Cemetery (Catholic Cemetery)	Oakland	1863	Not Enough Data	This Location - Yes (This Catholic Diocese - Yes)	(This Catholic Diocese - No (This Catholic Diocese - Yes)
Saint Michael Cemetery (Catholic Cemetery)	Livermore	1881	Not Enough Data	This Location - Yes (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
San Lorenzo Pioneer Cemetery (Owned by Alameda County?)	San Lorenzo	1854	Little to None	No - (Cemetery Full) (Cities/Counties Do Not Own Mortuaries)	No - (Cemetery Full) (Cities/Counties Do Not Own Crematories)



Cemetery/Funeral Home Combos Summary – Alameda County

- 16 Cemeteries without Funeral Homes - Have Limited, Little, or No Space Available to Build One.
- 1 Muslim Cemetery without a Funeral Home with Space Available (There are No Muslim Funeral Homes in this Region)
- 1 Cemetery without a Funeral Home For Use of the General Public with Some Available Land (Near Term)
- 8 Cemeteries with Funeral Homes/Mortuaries

- 26 Total Cemeteries - Alameda County**
- 20% of Cemeteries with Available Do Not Have Funeral Homes
- 80% of Cemeteries with Available Land Built Cemetery/Funeral Home Combos



Cemetery/Funeral Home Combo Market Summary - Alameda County

The cemetery and funeral industry strongly trends towards building cemetery/funeral home combos whenever possible. The combo model has become prevalent in the region which is reflected in the following:

- 61.54% or 16 of the 26 cemeteries had used most of their land before this growing trend of building cemetery/funeral home combos became prevalent.
- 80% or 8 of the 10 cemeteries that did have enough land available to build a funeral home have done so.
- 20% or 2 of the 10 cemeteries that do have land available have not built funeral homes, 1 of the 2 is a cemetery for Muslim burials only.

The time when cemeteries only offered burial options and the services of funeral establishments were only offered off-grounds has long passed. A significant percentage of families have come to expect the convenience of having the option to have all of their deathcare needs to be taken care of in one place.

The most vibrant business models in the region are all cemetery/funeral home combos – which has become an especially important element in a successful cemetery business in light of the growing cremation percentages in the region and in the nation.



PERCENTAGE OF THE 19,034 ALAMEDA COUNTY CREMATIONS PERFORMED BY CEMETERIES WITH CREMATORIES - 2021						61.12%
CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY	TOTAL CREMATIONS 11634
Cedar Lawn Memorial Park (Service Corporation International)	Fremont	1967	Limited	This Location - Yes (SCI Locally - Yes)	This Location - Yes (SCI Locally - Yes)	223
Chapel of The Chimes (NorthStar Memorial Group)	Hayward	1872	Available Land	This Location - Yes (NorthStar Locally - Yes)	This Location - Yes (NorthStar Locally - Yes)	529
Chapel of The Chimes/Chapel of Memories Columbarium (NorthStar Memorial Group)	Oakland	1909	Columbarium - Not a Cemetery	This Location - Yes (NorthStar Locally - Yes)	This Location - Yes (NorthStar Locally - Yes)	420
Evergreen Cemetery	Oakland	1902	None (Closed to New Interments)	No (Cemetery Full) (No Space for a Mortuary)	Yes	3407
Holy Sepulchre Cemetery and Funeral Center / Catholic Cremation Services (Catholic Cemetery)	Hayward	1913	Available Land	This Location - Yes (This Catholic Diocese - Yes)	This Location - Yes (This Catholic Diocese - Yes)	No Data
Irvington Memorial Cemetery/Fremont Memorial Park	Fremont	1845	Little to None	No (Cemetery Full/Almost Full) (No Space for a Mortuary)	Yes	6381
Mountain View Cemetery, Piedmont Funeral Services	Oakland	1863	Available Land	Yes	Yes	144
Roselawn Cemetery (AKA Masonic Cemetery)	Livermore	1883	Little to None	No	Yes	530



2021 Total Cremations – Alameda County Crematories

177	John Bailey Enterprises (Callaghan Mortuary)
1,413	Castro Valley Crematory (Jess C Spencer Mortuary)
2,588	Pacific Interment Service (in SF and Emeryville)
No Data	Wfg-Fuller Funerals Inc.
No Data	Catholic Cremation Services
235	Grisson's Crematory
6,381	Irvington Memorial Crematory (Irvington Memorial Cemetery, Fremont Memorial Park)
144	Mountain View Cemetery Association
223	Cedar Lawn Cemetery
530	Roselawn Crematory (Roselawn Cemetery)
3,407	Evergreen Cemetery Crematory
420	Chapel of the Chimes Oakland
529	Chapel of the Chimes Hayward
2,987	East Bay Crematory (Service Corporation International)

19,034

71%

33.52%

61.12%

76.82%

Total Cremations - Alameda County Crematories 2021

Cremation Rate - Alameda County (Approximate)

of Alameda County Cremations Performed at Irvington Memorial Cemetery

of Alameda County Cremations Performed at Cemeteries/Memorial Parks/Columbaria

of Cremations Performed by Companies That Own Cemeteries/Memorial Parks/Columbaria



Crematory/Cemetery Market Summary – Alameda County

Alameda County has an approximate cremation rate of 71%. Local crematories also provide services for the greater Bay Area for a total of 19,034 cremations performed by Alameda County crematories in 2021, of which:

- 61.12% or 11,633 were performed by crematories on cemetery grounds.
- 76.82% or 14,621 were performed by crematories on cemetery grounds and by companies that own cemeteries/columbaria.

Offering cremation services at cemetery locations is a convenience that is in high demand for the families cemeteries serve, and generates a significant source of revenue for cemetery businesses.



Cemeteries Founded in the Last 100 Years – Alameda County

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
Cathedral of Christ the Light Mausoleum (Catholic Mausoleum)	Oakland	2008	Catholic Mausoleum (Not a Cemetery)	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Five Pillars Islamic Cemetery (Muslim Cemetery)	Livermore	1996	Yes - Muslim Burials Only	This Location - No (Muslims Don't Have Mortuaries in CA)	This Location - No (Muslims Do Not Cremate)
Cedar Lawn Memorial Park (Service Corporation International)	Fremont	1967	Limited	This Location - Yes (SCI Locally - Yes)	This Location - Yes (SCI Locally - Yes)



Cemeteries Founded in the 20th Century – Alameda County

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
Five Pillars Islamic Cemetery (Muslim Cemetery)	Livermore	1996	Yes - Muslim Burials Only	This Location - No (Muslims Don't Have Mortuaries in CA)	This Location - No (Muslims Do Not Cremate)
Cedar Lawn Memorial Park (Service Corporation International)	Fremont	1967	Limited	This Location - Yes (SCI Locally - Yes)	This Location - Yes (SCI Locally - Yes)
Holy Sepulchre Cemetery and Funeral Center / Catholic Cremation Services (Catholic Cemetery)	Hayward	1913	Yes - Catholic	This Location - Yes (This Catholic Diocese - Yes)	This Location - Yes (This Catholic Diocese - Yes)
Memory Gardens, Odd Fellows Memorial (Fraternal - Independent Order of Odd Fellows)	Livermore	1911	Limited	This Location - No (Fraternal Organizations Do Not Have Mortuaries in CA)	This Location - No (Fraternal Organizations Do Not Have Crematories in CA)
Chapel of The Chimes/Chapel of Memories Columbarium (NorthStar Memorial Group)	Oakland	1909	Columbarium - Not a Cemetery	This Location - Yes (NorthStar Locally - Yes)	This Location - Yes (NorthStar Locally - Yes)
Evergreen Cemetery	Oakland	1902	None (Closed to New Interments)	No (Cemetery Full) (No Space for a Mortuary)	Yes
Home of Peace Jewish Cemetery (Orthodox Jewish)	Oakland	1901	Little to None	No (Cemetery Full) (No Space for a Mortuary)	This Location - No (Orthodox Jewish Do Not Cremate)



Cemeteries Founded in the 19th Century – Alameda County

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
Pleasanton Pioneer Cemetery (City of Pleasanton)	Pleasanton	1886	Little to None	No (Municipalities Do Not Own Mortuaries)	No (Municipalities Do Not Own Crematories)
Saint Augustine Cemetery (Catholic Cemetery)	Pleasanton	1886	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Roselawn Cemetery (AKA Masonic Cemetery)	Livermore	1883	Little to None	No	Yes
Saint Michael Cemetery (Catholic Cemetery)	Livermore	1881	Not Enough Data	This Location - Yes (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
All Saints Cemetery (Mount Saint Joseph Cemetery) (Catholic Cemetery)	Hayward	1875	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location- No (This Catholic Diocese - Yes)
Chapel of The Chimes (NorthStar Memorial Group)	Hayward	1872	Available Land	This Location - Yes (NorthStar Locally - Yes)	This Location - Yes (NorthStar Locally - Yes)
Holy Spirit Cemetery (Catholic Cemetery)	Fremont	1872	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Lone Tree Cemetery	Hayward	1868	Available Land	No	No
Home of Eternity Jewish Cemetery & Mausoleum Within Mountain View Cemetery (Owned by Chevra Kadisha/Sinai Memorial Chapel)	Oakland	1865	Little to None	This Location - No (Sinai Memorial Chapel Locally - Yes)	This Location - No (Chevra Kasisha Does Not Own Crematories)
Mountain View Cemetery, Piedmont Funeral Services	Oakland	1863	Available Land	Yes	Yes
Saint Mary Cemetery (Catholic Cemetery)	Oakland	1863	Not Enough Data	This Location - Yes (This Catholic Diocese - Yes)	(This Catholic Diocese - No (This Catholic Diocese - Yes)
Mount Eden Cemetery	Hayward	1860	Limited	No	No



Cemeteries Founded in the 19th Century – Alameda County

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
Centerville Pioneer Cemetery (CA State Cemetery)	Fremont	1859	Little to None	This Location - No (CA Does Not Own Mortuaries)	This Location - No (CA Does Not Own Crematories)
Dublin Pioneer Cemetery (City of Dublin)	Dublin	1859	None (Full Body Graves Not Available)	This Location - No (Municipalities Do Not Own Mortuaries)	This Location - No (Municipalities Do Not Own Crematories)
San Lorenzo Pioneer Cemetery (Owned by Alameda County?)	San Lorenzo	1854	Little to None	No - (Cemetery Full) (Cities/Counties Do Not Own Mortuaries)	No - (Cemetery Full) (Cities/Counties Do Not Own Crematories)
Irvington Memorial Cemetery/Fremont Memorial Park	Fremont	1845	Little to None	No (Cemetery Full/Almost Full) (No Space for a Mortuary)	Yes

Cemeteries Founded in the 18th Century – Alameda County

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
Mission San Jose (Saint Joseph's Cemetery 1921 Expansion) (Catholic Cemetery)	Fremont	1797	Little to None?	This Location - Yes (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)




Cemetery for the 21st – 25th Centuries – Alameda County

MONTE VISTA MEMORIAL GARDENS CREMATORY, FUNERAL HOME, AND RECEPTION CENTER





Appendix A: Cemetery Satellite Images (Alphabetical Order)

All Saints Cemetery (Mount Saint Joseph Cemetery) (Catholic Cemetery)	LOCATION
	Hayward
	YEAR FOUNDED
	1875
	LAND AVAILABILITY
	Little to None
	FUNERAL HOME/MORTUARY
	This Location - No (This Catholic Diocese - Yes)
	CREMATORY
	This Location- No (This Catholic Diocese - Yes)



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Cedar Lawn Memorial Park (Service Corporation International)	
	LOCATION
	Fremont
	YEAR FOUNDED
	1967
	LAND AVAILABILITY
	Limited
	FUNERAL HOME/MORTUARY
	This Location - Yes (SCI Locally - Yes)
	CREMATORY
	This Location - Yes (SCI Locally - Yes)



Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p style="text-align: center;">Centerville Pioneer Cemetery (CA State Cemetery)</p> 	LOCATION
	Fremont
	YEAR FOUNDED
	1859
	LAND AVAILABILITY
	Little to None
	FUNERAL HOME/MORTUARY
	This Location - No (CA Does Not Own Mortuaries)
	CREMATORY
	This Location - No (CA Does Not Own Crematories)




Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p style="text-align: center;">Chapel of The Chimes (NorthStar Memorial Group)</p>	<p style="text-align: center;">LOCATION</p>
	<p style="text-align: center;">Hayward</p>
	<p style="text-align: center;">YEAR FOUNDED</p>
	<p style="text-align: center;">1872</p>
<p style="text-align: center;">LAND AVAILABILITY</p>	<p style="text-align: center;">Available Land</p>
<p style="text-align: center;">FUNERAL HOME/MORTUARY</p>	<p style="text-align: center;">This Location - Yes (NorthStar Locally - Yes)</p>
<p style="text-align: center;">CREMATORY</p>	<p style="text-align: center;">This Location - Yes (NorthStar Locally - Yes)</p>



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Dublin Pioneer Cemetery (City of Dublin)	LOCATION
	Dublin
	YEAR FOUNDED
	1859
	LAND AVAILABILITY
	None (Full Body Graves Not Available)
	FUNERAL HOME/MORTUARY
	This Location - No (Municipalities Do Not Own Mortuaries)
CREMATORY	
This Location - No (Municipalities Do Not Own Crematories)	



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Evergreen Cemetery	LOCATION
	Oakland
	YEAR FOUNDED
	1902
	LAND AVAILABILITY
	None (Closed to New Interments)
	FUNERAL HOME/MORTUARY
No (Cemetery Full) (No Space for a Mortuary)	
CREMATORY	
Yes	



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Five Pillars Islamic Cemetery (Muslim Cemetery)	LOCATION
	Livermore
YEAR FOUNDED	
	1996
LAND AVAILABILITY	
	Yes - Muslim Burials Only
FUNERAL HOME/MORTUARY	
	This Location - No (Muslims Don't Have Mortuaries in CA)
CREMATORY	
	This Location - No (Muslims Do Not Cremate)



Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p style="text-align: center;">Holy Sepulchre Cemetery, Holy Angels Funeral and Cremation Center</p>	LOCATION
	Hayward
	YEAR FOUNDED
	1913
	LAND AVAILABILITY
	Yes
	FUNERAL HOME/MORTUARY
	This Location - Yes (This Catholic Diocese - Yes)
	CREMATORY
	This Location - Yes (This Catholic Diocese - Yes)




Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p>Holy Spirit Cemetery</p>	<p>LOCATION</p>
	<p>Fremont</p>
	<p>YEAR FOUNDED</p> <p>1872</p>
	<p>LAND AVAILABILITY</p>
	<p>Little to None</p>
	<p>FUNERAL HOME/MORTUARY</p>
	<p>This Location - No (This Catholic Diocese - Yes)</p>
	<p>CREMATORY</p>
	<p>This Location - No (This Catholic Diocese - Yes)</p>



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Home of Eternity Jewish Cemetery & Mausoleum	
	LOCATION
	Oakland
	YEAR FOUNDED
	1865
	LAND AVAILABILITY
	Little to None
	FUNERAL HOME/MORTUARY
	This Location - No (Sinai Memorial Chapel Locally - Yes)
	CREMATORY
	This Location - No (Chevra Kasisha Does Not Own Crematories)



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Home of Peace Jewish Cemetery	LOCATION
	Oakland
	YEAR FOUNDED
	1901
	LAND AVAILABILITY
	Little to None
	FUNERAL HOME/MORTUARY
	No (Cemetery Full) (No Space for a Mortuary)
	CREMATORY
	This Location - No (Orthodox Jewish Do Not Cremate)



Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p style="text-align: center;">Irvington Memorial Cemetery (Fremont Memorial Park)</p>	<p style="text-align: center;">LOCATION</p>
	<p style="text-align: center;">Fremont</p>
	<p style="text-align: center;">YEAR FOUNDED</p>
	<p style="text-align: center;">1845</p>
	<p style="text-align: center;">LAND AVAILABILITY</p>
	<p style="text-align: center;">Little to None</p>
	<p style="text-align: center;">FUNERAL HOME/MORTUARY</p>
	<p style="text-align: center;">No (Cemetery Full/Almost Full) (No Space for a Mortuary)</p>
	<p style="text-align: center;">CREMATORY</p>
	<p style="text-align: center;">Yes</p>



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Lone Tree Cemetery	LOCATION
	Hayward
	YEAR FOUNDED
	1868
	LAND AVAILABILITY
	Available Land
	FUNERAL HOME/MORTUARY
	Np
	CREMATORY
	No



Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p>Memory Gardens, Odd Fellows Memorial (Fraternal - Independent Order of Odd Fellows)</p>	<p>LOCATION</p>
	<p>Livermore</p>
	<p>YEAR FOUNDED</p>
	<p>1911</p>
	<p>LAND AVAILABILITY</p>
	<p>Limited</p>
	<p>FUNERAL HOME/MORTUARY</p>
	<p>This Location - No (Fraternal Organizations Do Not Have Mortuaries in CA)</p>
	<p>CREMATORY</p>
	<p>This Location - No (Fraternal Organizations Do Not Have Crematories in CA)</p>



Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p>Mission San Jose (Saint Joseph's Cemetery 1921 Expansion (Catholic Cemetery))</p> 	LOCATION
	Fremont
	YEAR FOUNDED
	1797
	LAND AVAILABILITY
	Little to None
	FUNERAL HOME/MORTUARY
	This Location - Yes (This Catholic Diocese - Yes)
	CREMATORY
	This Location - Yes (This Catholic Diocese - Yes)



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Mount Eden Cemetery	LOCATION
	Hayward
	YEAR FOUNDED
	1860
	LAND AVAILABILITY
	Limited
	FUNERAL HOME/MORTUARY
	No
	CREMATORY
	No




Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p style="text-align: center;">Mountain View Cemetery, Piedmont Funeral Services</p> 	LOCATION
	Oakland
	YEAR FOUNDED
1863	
LAND AVAILABILITY	Available Land
	FUNERAL HOME/MORTUARY
Yes	
CREMATORY	Yes



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Pleasanton Pioneer Cemetery (City of Pleasanton)	LOCATION
	Pleasanton
	YEAR FOUNDED
	1886
	LAND AVAILABILITY
	Little to None
	FUNERAL HOME/MORTUARY
	No (Municipalities Do Not Own Mortuaries)
	CREMATORY
	No (Municipalities Do Not Own Crematories)




Appendix A: Cemetery Satellite Images (Alphabetical Order)

Roselawn Cemetery (AKA Masonic Cemetery)	
	LOCATION
	Livermore
	YEAR FOUNDED
	1883
	LAND AVAILABILITY
	Little to None
	FUNERAL HOME/MORTUARY
	No
	CREMATORY
	Yes




Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p style="text-align: center;">Saint Augustine Cemetery (Catholic Cemetery)</p> 	LOCATION
	Pleasanton
	YEAR FOUNDED
	1886
	LAND AVAILABILITY
	Little to None
	FUNERAL HOME/MORTUARY
	This Location - No (This Catholic Diocese - Yes)
	CREMATORY
	This Location - No (This Catholic Diocese - Yes)



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Saint Mary Cemetery (Catholic Cemetery)	
	LOCATION
	Oakland
	YEAR FOUNDED
	1863
	LAND AVAILABILITY
	Not Enough Data
	FUNERAL HOME/MORTUARY
	This Location - Yes (This Catholic Diocese - Yes)
	CREMATORY
	(This Catholic Diocese - No (This Catholic Diocese - Yes)



Appendix A: Cemetery Satellite Images (Alphabetical Order)

Saint Mary Cemetery (Catholic Cemetery)	
	LOCATION
	Oakland
	YEAR FOUNDED
	1863
	LAND AVAILABILITY
	Not Enough Data
	FUNERAL HOME/MORTUARY
	This Location - Yes (This Catholic Diocese - Yes)
	CREMATORY
	(This Catholic Diocese - No (This Catholic Diocese - Yes)



Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p style="text-align: center;">Saint Michael Cemetery (Catholic Cemetery)</p>	LOCATION
	Livermore
	YEAR FOUNDED
	1881
	LAND AVAILABILITY
	Not Enough Data
	FUNERAL HOME/MORTUARY
	This Location - Yes (This Catholic Diocese - Yes)
	CREMATORY
	This Location - No (This Catholic Diocese - Yes)



Appendix A: Cemetery Satellite Images (Alphabetical Order)

<p>San Lorenzo Pioneer Cemetery (Owned by Alameda County?)</p>	<p>LOCATION</p>
	<p>San Lorenzo</p>
	<p>YEAR FOUNDED</p>
	<p>1854</p>
	<p>LAND AVAILABILITY</p>
	<p>Little to None</p>
	<p>FUNERAL HOME/MORTUARY</p>
	<p>No - (Cemetery Full) (Cities/Counties Do Not Own Mortuaries)</p>
	<p>CREMATORY</p>
<p>No - (Cemetery Full) (Cities/Counties Do Not Own Crematories)</p>	



Appendix B – Alphabetical List of Cemeteries

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
All Saints Cemetery (Mount Saint Joseph Cemetery) (Catholic Cemetery)	Hayward	1875	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location- No (This Catholic Diocese - Yes)
Cathedral of Christ the Light Mausoleum (Catholic Mausoleum)	Oakland	2008	Mausoleum (Not a Cemetery)	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Cedar Lawn Memorial Park (Service Corporation International)	Fremont	1967	Limited	This Location - Yes (SCI Locally - Yes)	This Location - Yes (SCI Locally - Yes)
Centerville Pioneer Cemetery (CA State Cemetery)	Fremont	1859	Little to None	This Location - No (CA Does Not Own Mortuaries)	This Location - No (CA Does Not Own Crematories)
Chapel of The Chimes (NorthStar Memorial Group)	Hayward	1872	Available Land	This Location - Yes (NorthStar Locally - Yes)	This Location - Yes (NorthStar Locally - Yes)
Chapel of The Chimes/Chapel of Memories Columbarium (NorthStar Memorial Group)	Oakland	1909	Columbarium - Not a Cemetery	This Location - Yes (NorthStar Locally - Yes)	This Location - Yes (NorthStar Locally - Yes)
Dominican Sisters of Mission San Jose Cemetery (Section for Dominican Sisters within a Catholic Cemetery)	Fremont	N/A	Religious/Dominican Sisters Only	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Dublin Pioneer Cemetery (City of Dublin)	Dublin	1859	None (Full Body Graves Not Available)	This Location - No (Municipalities Do Not Own Mortuaries)	This Location - No (Municipalities Do Not Own Crematories)
Evergreen Cemetery	Oakland	1902	None (Closed to New Interments)	No (Cemetery Full) (No Space for a Mortuary)	Yes
Five Pillars Islamic Cemetery (Muslim Cemetery)	Livermore	1996	Yes - Muslim Burials Only	This Location - No (Muslims Don't Have Mortuaries in CA)	This Location - No (Muslims Do Not Cremate)
Holy Sepulchre Cemetery and Funeral Center / Catholic Cremation Services (Catholic Cemetery)	Hayward	1913	Available Land	This Location - Yes (This Catholic Diocese - Yes)	This Location - Yes (This Catholic Diocese - Yes)
Holy Spirit Cemetery (Catholic Cemetery)	Fremont	1872	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Home of Eternity Jewish Cemetery & Mausoleum Within Mountain View Cemetery (Owned by Chevra Kadisha/Sinai Memorial Chapel)	Oakland	1865	Little to None	This Location - No (Sinai Memorial Chapel Locally - Yes)	This Location - No (Chevra Kasisha Does Not Own Crematories)



Appendix B – Alphabetical List of Cemeteries

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
Home of Peace Jewish Cemetery (Orthodox Jewish)	Oakland	1901	Little to None	No (Cemetery Full) (No Space for a Mortuary)	This Location - No (Orthodox Jewish Do Not Cremate)
Irvington Memorial Cemetery/Fremont Memorial Park	Fremont	1845	Little to None	No (Cemetery Full/Almost Full) (No Space for a Mortuary)	Yes
Lone Tree Cemetery	Hayward	1868	Available Land	No	No
Memory Gardens, Odd Fellows Memorial (Fraternal - Independent Order of Odd Fellows)	Livermore	1911	Limited	This Location - No (Fraternal Organizations Do Not Have Mortuaries in CA)	This Location - No (Fraternal Organizations Do Not Have Crematories in CA)
Mission San Jose (Saint Joseph's Cemetery 1921 Expansion) (Catholic Cemetery)	Fremont	1797	Little to None	This Location - Yes (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Mount Eden Cemetery	Hayward	1860	Limited	No	No
Mountain View Cemetery, Piedmont Funeral Services	Oakland	1863	Available Land	Yes	Yes
Pleasanton Pioneer Cemetery (City of Pleasanton)	Pleasanton	1886	Little to None	No (Municipalities Do Not Own Mortuaries)	No (Municipalities Do Not Own Crematories)
Roselawn Cemetery (AKA Masonic Cemetery)	Livermore	1883	Little to None	No	Yes
Saint Augustine Cemetery (Catholic Cemetery)	Pleasanton	1886	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Saint Mary Cemetery (Catholic Cemetery)	Oakland	1863	Not Enough Data	This Location - Yes (This Catholic Diocese - Yes)	(This Catholic Diocese - No (This Catholic Diocese - Yes)
Saint Michael Cemetery (Catholic Cemetery)	Livermore	1881	Not Enough Data	This Location - Yes (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
San Lorenzo Pioneer Cemetery (Owned by Alameda County?)	San Lorenzo	1854	Little to None	No - (Cemetery Full) (Cities/Counties Do Not Own Mortuaries)	No - (Cemetery Full) (Cities/Counties Do Not Own Crematories)



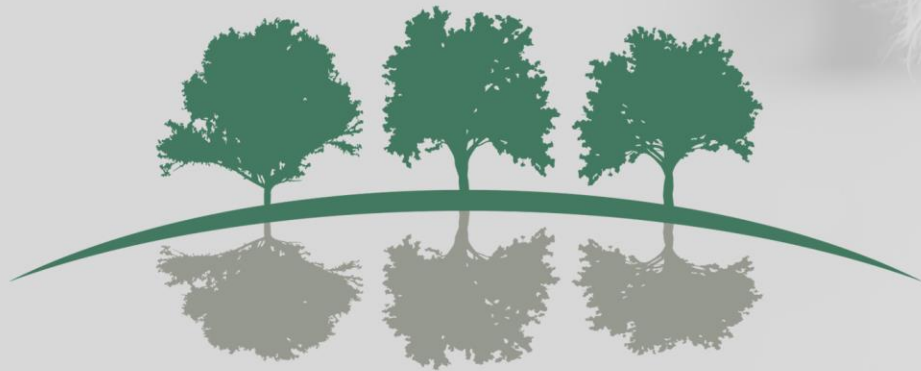
Appendix C – Chronology of All Alameda County Cemeteries

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
Cathedral of Christ the Light Mausoleum (Catholic Mausoleum)	Oakland	2008	Mausoleum (Not a Cemetery)	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Five Pillars Islamic Cemetery (Muslim Cemetery)	Livermore	1996	Yes - Muslim Burials Only	This Location - No (Muslims Don't Have Mortuaries in CA)	This Location - No (Muslims Do Not Cremate)
Cedar Lawn Memorial Park (Service Corporation International)	Fremont	1967	Limited	This Location - Yes (SCI Locally - Yes)	This Location - Yes (SCI Locally - Yes)
Holy Sepulchre Cemetery and Funeral Center / Catholic Cremation Services (Catholic Cemetery)	Hayward	1913	Available Land	This Location - Yes (This Catholic Diocese - Yes)	This Location - Yes (This Catholic Diocese - Yes)
Memory Gardens, Odd Fellows Memorial (Fraternal - Independent Order of Odd Fellows)	Livermore	1911	Limited	This Location - No (Fraternal Organizations Do Not Have Mortuaries in CA)	This Location - No (Fraternal Organizations Do Not Have Crematories in CA)
Chapel of The Chimes/Chapel of Memories Columbarium (NorthStar Memorial Group)	Oakland	1909	Columbarium - Not a Cemetery	This Location - Yes (NorthStar Locally - Yes)	This Location - Yes (NorthStar Locally - Yes)
Evergreen Cemetery	Oakland	1902	None (Closed to New Interments)	No (Cemetery Full) (No Space for a Mortuary)	Yes
Home of Peace Jewish Cemetery (Orthodox Jewish)	Oakland	1901	Little to None	No (Cemetery Full) (No Space for a Mortuary)	This Location - No (Orthodox Jewish Do Not Cremate)
Pleasanton Pioneer Cemetery (City of Pleasanton)	Pleasanton	1886	Little to None	No (Municipalities Do Not Own Mortuaries)	No (Municipalities Do Not Own Crematories)
Saint Augustine Cemetery (Catholic Cemetery)	Pleasanton	1886	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Roselawn Cemetery (AKA Masonic Cemetery)	Livermore	1883	Little to None	No	Yes
Saint Michael Cemetery (Catholic Cemetery)	Livermore	1881	Not Enough Data	This Location - Yes (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
All Saints Cemetery (Mount Saint Joseph Cemetery) (Catholic Cemetery)	Hayward	1875	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Chapel of The Chimes (NorthStar Memorial Group)	Hayward	1872	Available Land	This Location - Yes (NorthStar Locally - Yes)	This Location - Yes (NorthStar Locally - Yes)



Appendix C – Chronology of All Alameda County Cemeteries

CEMETERY	LOCATION	YEAR FOUNDED	LAND AVAILABILITY	FUNERAL HOME/MORTUARY	CREMATORY
Holy Spirit Cemetery (Catholic Cemetery)	Fremont	1872	Little to None	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Lone Tree Cemetery	Hayward	1868	Available Land	No	No
Home of Eternity Jewish Cemetery & Mausoleum Within Mountain View Cemetery (Owned by Chevra Kadisha/Sinai Memorial Chapel)	Oakland	1865	Little to None	This Location - No (Sinai Memorial Chapel Locally - Yes)	This Location - No (Chevra Kasisha Does Not Own Crematories)
Mountain View Cemetery, Piedmont Funeral Services	Oakland	1863	Available Land	Yes	Yes
Saint Mary Cemetery (Catholic Cemetery)	Oakland	1863	Not Enough Data	This Location - Yes (This Catholic Diocese - Yes)	(This Catholic Diocese - No (This Catholic Diocese - Yes)
Mount Eden Cemetery	Hayward	1860	Limited	No	No
Centerville Pioneer Cemetery (CA State Cemetery)	Fremont	1859	Little to None	This Location - No (CA Does Not Own Mortuaries)	This Location - No (CA Does Not Own Crematories)
Dublin Pioneer Cemetery (City of Dublin)	Dublin	1859	None (Full Body Graves Not Available)	This Location - No (Municipalities Do Not Own Mortuaries)	This Location - No (Municipalities Do Not Own Crematories)
San Lorenzo Pioneer Cemetery (Owned by Alameda County?)	San Lorenzo	1854	Little to None	No - (Cemetery Full) (Cities/Counties Do Not Own Mortuaries)	No - (Cemetery Full) (Cities/Counties Do Not Own Crematories)
Irvington Memorial Cemetery/Fremont Memorial Park	Fremont	1845	Little to None	No (Cemetery Full/Almost Full) (No Space for a Mortuary)	Yes
Mission San Jose (Saint Joseph's Cemetery 1921 Expansion) (Catholic Cemetery)	Fremont	1797	Little to None	This Location - Yes (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)
Dominican Sisters of Mission San Jose Cemetery (Section for Dominican Sisters within a Catholic Cemetery)	Fremont		Religious/Dominican Sisters Only	This Location - No (This Catholic Diocese - Yes)	This Location - No (This Catholic Diocese - Yes)



MONTE VISTA
Memorial Gardens

Thank You

MEMO

To: Albert Lopez – Director of Planning

From: Ron Kahn

Date: 03/13/2023

Pages: 4

Subject: Responses to Questions

Hi Albert,

As requested, here are the responses to the questions you posed:

- Question:

- 1. If 60-70% of folks are opting for cremation, how is it that cremations are 10-20% of the project revenue. I think the answer is because burials are much more expensive. Please elaborate:**

The 10-20% would be from direct cremations (no service) and the cremation process alone. In addition to direct cremations and the process of cremation, funeral homes generate additional revenue from memorial services (ashes present), traditional services followed by cremation, and related cremation merchandise.

The cemetery side also generates revenue from the sale of cremation interment space and cremation memorialization options. According to the NFDA's (National Funeral Director's Association's) 2022 Consumer Awareness and Preferences Report 31.7% would prefer to have their cremated remains buried or interred in a cemetery.

Average Costs: Funeral Services Only: \$ 4,000 to \$8,000+

Burial Plot Only: \$3,000 to \$15,000+

Traditional Funeral Services & Burial: \$15,000 to \$25,000+

Direct Cremation Only: \$1,000 to \$ 3,800+

Cremation Services & Burial Urn/Placement: \$=7,000 to \$10,000+

Projections show it will soon take approximately 4 to 5 cremations to generate similar revenue as one traditional funeral service and on-site burial.

- 2. Are there burial sites part of phase 1? I see there is a Jewish section, but I thought**

there was also a secular section as well.

See Final EIR Figure 2, Page C&R-5 (attached on the last page of this memo). Just north of the entrance road to Phase 1 there are labels that point to Magen David South burial area and point to the Non-Denominational Internment Area. The Non-Denominational area is approximately 250 feet west of the Magen David South burial area.

Magen David Memorial Gardens – South (Jewish) Approximately 466 Burial Plots

Monte Vista Memorial Gardens – South (Non-Denominational): Approximately 500+ Full Body Burials plus Cremation Niches and Urn Plots

Note: It is too early to plan in detail or to estimate the total number of interment spaces for full body and urn burials around the proposed infrastructure of Phase 1 but based on our knowledge and experience there is sufficient space in both Magen David and Monte Vista to serve the demand until Phase 2 is built (see timeline below)

3. What's the time between phase 1 and 2?

Once approved Phase 1 development would occur over approximately five years. Project development of the Phase II area would not begin for at least five years and would include additional biological reviews.

4. When was the last cemetery-only built in the County. We know of the Muslim cemetery, but what about a cemetery open to the general public?

The most recent cemeteries-only built in the County are open to the general public are:

Memory Gardens (formerly Odd Fellows Memorial) in Livermore which was built in 1911. When founded, it is possible the cemetery may have only served members of the fraternal Independent Order of Odd Fellows. If so, we are not sure when they would have opened it up to the general public.

Evergreen Cemetery in Oakland was built in 1902 and is closed to new interments. Evergreen is a cemetery-only as far not having a funeral home, but they DO have a crematory.

Besides Memory Gardens, it was 1868 that the last cemetery-only was built that has no funeral home, that has no crematory, and that does not cater a specific religion, fraternity or municipality.

5. If possible, can you also give me a sense of who is coming to the facility and why? Is the traffic from the memorial services or does burial vs. cremations drive traffic in different ways.

Traffic will be primarily from wakes/visitations and funerals, memorial services, interment services, post funeral/burial receptions, those making funeral arrangements, and those visiting the burial sites of their loved ones. The number of visitors to burial sites drops

precipitously in the months following the burial but varies by culture, religion, and ethnicity. Ultimately, traffic is the same whether the service provided is for traditional burials or cremations with services. Direct cremations without services create very little traffic, usually just the person(s) making the direct cremation arrangements come to the facilities.

6. The SIC/NAICS code for cemetery – please indicate which code this business type will use and what uses are part of that code.

NAICS1: 812220 Cemeteries and Crematories

NAICS2: 812210 Funeral Homes and Funeral Services

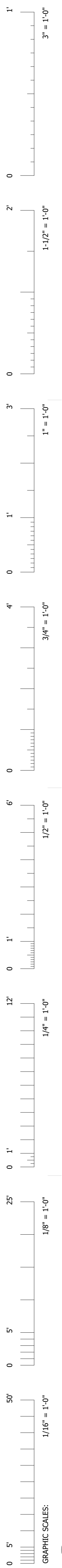
SIC1 65539902 Cemeteries, Real Estate Operations

SIC2 72610000 Funeral Services and Crematories



Source: Camp & Camp Associates, 2022

Figure 2
Mitigated Alternative Site Plan



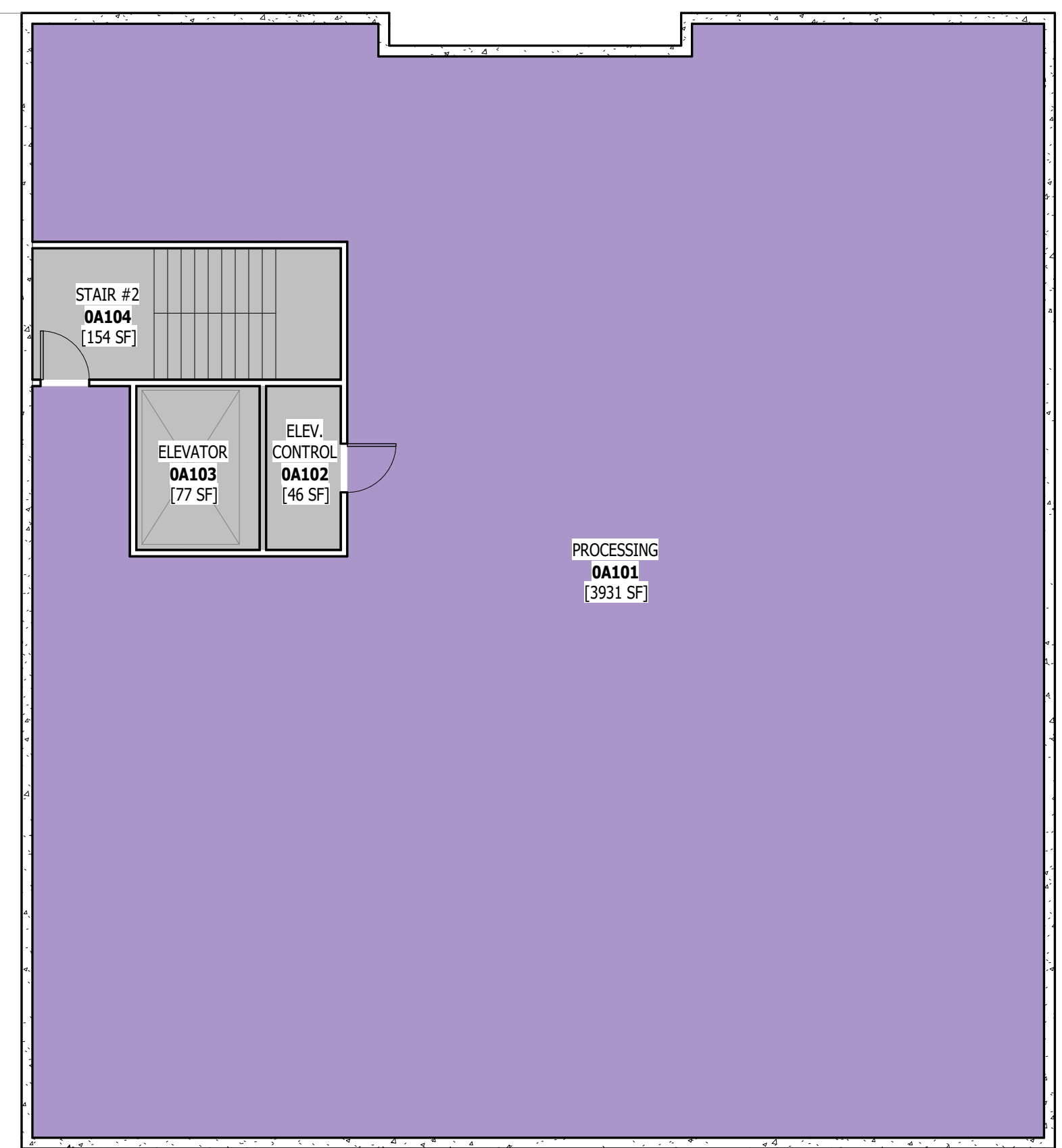
17 BASEMENT LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

- PUBLIC SERVICE SPACES - 10,542 SF
- STORAGE, UTILITY - 499 SF
- STAIR, ELEVATOR, MECHANICAL - 808 SF
- RECEIVING, PROCESSING - 8,134 SF
- STAFF AND PUBLIC TOILETS - 1,111 SF

AREA PLAN LEGEND

FOR THE PURPOSE OF CALCULATING THE NUMBER OF PARKING SPACES OR LOADING SPACES REQUIRED, THE TERM "FLOOR AREA" SHALL MEAN THE FLOOR AREA OF SPACE USED FOR SERVICES TO THE PUBLIC AS CUSTOMERS, PATRONS, CLIENTS, OR PATIENTS, OR OCCUPIED BY TENANTS OF THE OFFICES IN THE CASE OF AN OFFICE BUILDING. THE TERM SHALL INCLUDE FLOOR AREA OCCUPIED BY FIXTURES AND EQUIPMENT USED FOR DISPLAY OR SALE OF MERCHANDISE; BUT SHALL NOT INCLUDE FLOOR SPACE USED FOR NON-PUBLIC PURPOSES SUCH AS STORAGE, INCIDENTAL REPAIR, PROCESSING OR PACKAGING OF MERCHANDISE, SHOW WINDOWS OR OFFICES INCIDENTAL TO THE MANAGEMENT OR MAINTENANCE OF STORES OR BUILDINGS. FLOOR SPACE USED PRINCIPALLY FOR TOILET OR RESTROOMS, FITTING OR DRESSING OR ALTERATION ROOMS, FOR UTILITIES AND FOR PARKING OR LOADING SPACES WITHIN THE BUILDING SHALL ALSO BE EXCLUDED FROM FLOOR AREA.

17.52.900 - FLOOR AREA



MONTE VISTA MEMORIAL GARDENS

3685 LAS COLINAS ROAD
LIVERMORE, CA 94551

RAYMOND BURRISS DESIGN STUDIO

6230 Swan Court
Rocklin, CA 95765
916.294.6440 tel

PROJECT ISSUE DATE

STAMP / APPROVAL



RBDS, INC. CONFIDENTIAL DOCUMENTS
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of RBDS, Inc. and were created, evolved and developed for use on, and in connection with the **MONTE VISTA MEMORIAL GARDENS** Project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person or corporation for any purpose whatsoever without the written permission of RBDS, Inc.

KEYPLAN

BASEMENT LEVEL FLOOR PLAN

COMM. NO.	2330-001-00
SCALE	As indicated
DATE	PROJECT ISSUE DATE
DRAWN	Author

PROGRAM ANALYSIS

A2.10

CONCEPTUAL DESIGN LAYOUT



MONTE VISTA MEMORIAL GARDENS

3685 LAS COLINAS ROAD
LIVERMORE, CA 94551

RAYMOND BURRISS DESIGN STUDIO
6230 Swan Court
Rocklin, CA 95765
916.284.6440 tel

PROJECT ISSUE DATE

- PUBLIC SERVICE SPACES - 10,542 SF
- STORAGE, UTILITY - 499 SF
- STAIR, ELEVATOR, MECHANICAL - 808 SF
- RECEIVING, PROCESSING - 8,134 SF
- STAFF AND PUBLIC TOILETS - 1,111 SF

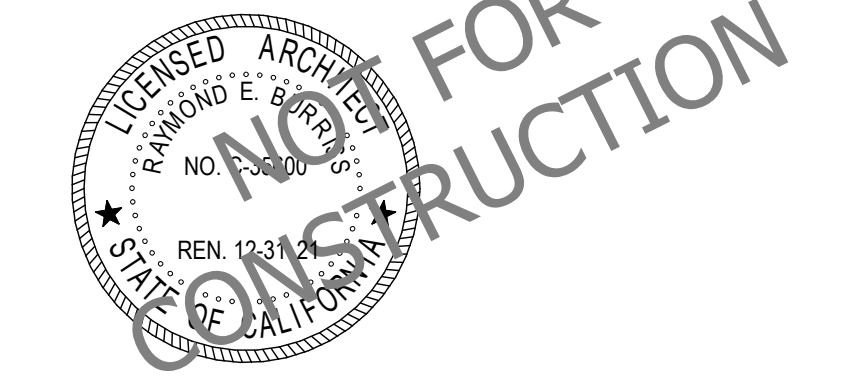
AREA PLAN LEGEND

FOR THE PURPOSE OF CALCULATING THE NUMBER OF PARKING SPACES OR LOADING SPACES REQUIRED, THE TERM "FLOOR AREA" SHALL MEAN THE FLOOR AREA OF SPACE USED FOR SERVICES TO THE PUBLIC AS CUSTOMERS, PATRONS, CLIENTS, OR PATIENTS, OR OCCUPIED BY TENANTS OF THE OFFICES IN THE CASE OF AN OFFICE BUILDING. THE TERM SHALL INCLUDE FLOOR AREA OCCUPIED BY FIXTURES AND EQUIPMENT USED FOR DISPLAY OR SALE OF MERCHANDISE; BUT SHALL NOT INCLUDE FLOOR SPACE USED FOR NON-PUBLIC PURPOSES SUCH AS STORAGE, INCIDENTAL REPAIR, PROCESSING OR PACKAGING OF MERCHANDISE, SHOW WINDOWS OR OFFICES INCIDENTAL TO THE MANAGEMENT OR MAINTENANCE OF STORES OR BUILDINGS. FLOOR SPACE USED PRINCIPALLY FOR TOILET OR RESTROOMS, FITTING OR DRESSING OR ALTERATION ROOMS, FOR UTILITIES AND FOR PARKING OR LOADING SPACES WITHIN THE BUILDING SHALL ALSO BE EXCLUDED FROM FLOOR AREA.

17,52,900 - FLOOR AREA



STAMP / APPROVAL



RBDS, INC. CONFIDENTIAL DOCUMENTS
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of RBDS, Inc. and were created, evolved and developed for use on, and in connection with the **MONTE VISTA MEMORIAL GARDENS** Project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person or corporation for any purpose whatsoever without the written permission of RBDS, Inc.

KEYPLAN

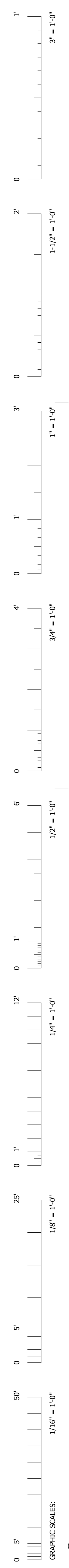
GROUND LEVEL FLOOR PLAN

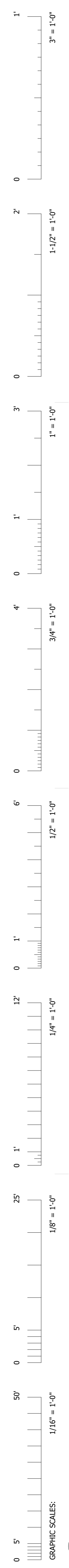
COMM. NO.	2330-001-00
SCALE	As indicated
DATE	PROJECT ISSUE DATE
DRAWN	Author

PROGRAM ANALYSIS

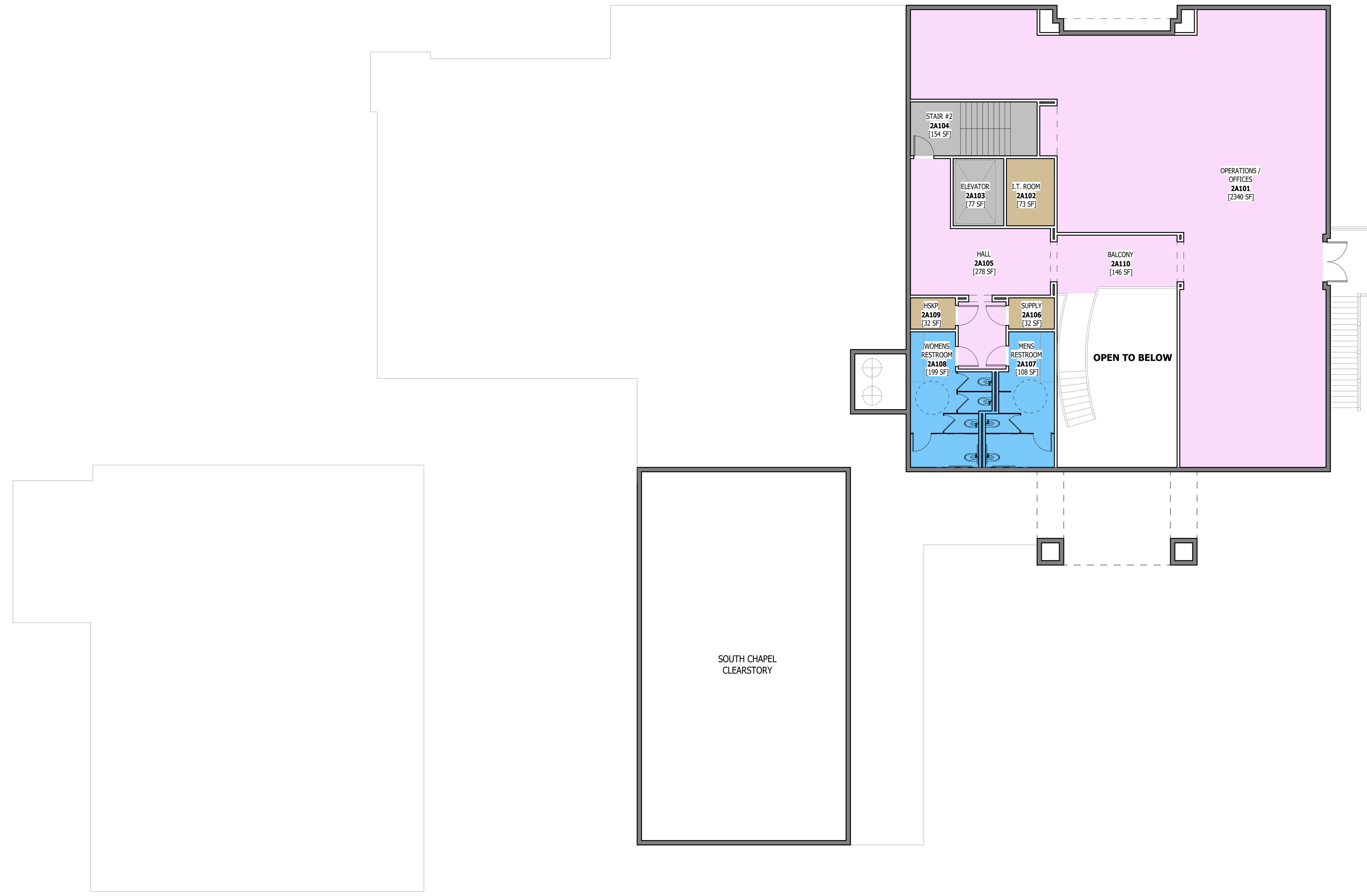
A2.11

CONCEPTUAL DESIGN LAYOUT





17 SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



- PUBLIC SERVICE SPACES - 10,542 SF
- STORAGE, UTILITY - 499 SF
- STAIR, ELEVATOR, MECHANICAL - 808 SF
- RECEIVING, PROCESSING - 8,134 SF
- STAFF AND PUBLIC TOILETS - 1,111 SF

AREA PLAN LEGEND

FOR THE PURPOSE OF CALCULATING THE NUMBER OF PARKING SPACES OR LOADING SPACES REQUIRED, THE TERM "FLOOR AREA" SHALL MEAN THE FLOOR AREA OF SPACE USED FOR SERVICES TO THE PUBLIC AS CUSTOMERS, PATRONS, CLIENTS, OR PATIENTS, OR OCCUPIED BY TENANTS OF THE OFFICES IN THE CASE OF AN OFFICE BUILDING. THE TERM SHALL INCLUDE FLOOR AREA OCCUPIED BY FIXTURES AND EQUIPMENT USED FOR DISPLAY OR SALE OF MERCHANDISE; BUT SHALL NOT INCLUDE FLOOR SPACE USED FOR NON-PUBLIC PURPOSES SUCH AS STORAGE, INCIDENTAL REPAIR, PROCESSING OR PACKAGING OF MERCHANDISE, SHOW WINDOWS OR OFFICES INCIDENTAL TO THE MANAGEMENT OR MAINTENANCE OF STORES OR BUILDINGS. FLOOR SPACE USED PRINCIPALLY FOR TOILET OR RESTROOMS, FITTING OR DRESSING OR ALTERATION ROOMS, FOR UTILITIES AND FOR PARKING OR LOADING SPACES WITHIN THE BUILDING SHALL ALSO BE EXCLUDED FROM FLOOR AREA.

17,52,900 - FLOOR AREA



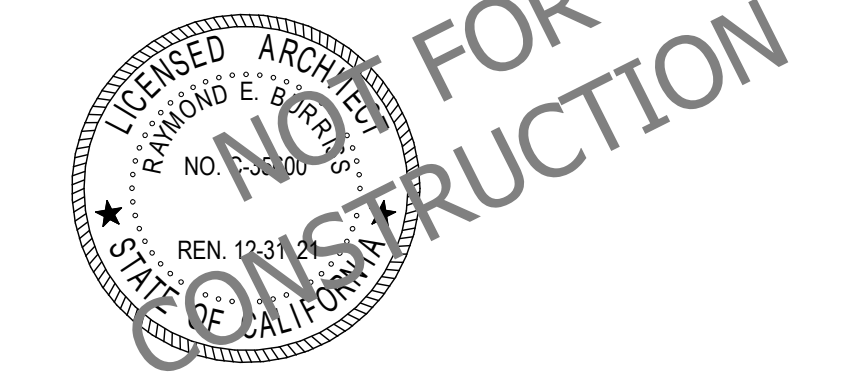
MONTE VISTA MEMORIAL GARDENS

3685 LAS COLINAS ROAD
LIVERMORE, CA 94551

RAYMOND BURRISS DESIGN STUDIO
6230 Swan Court
Rocklin, CA 95765
916.284.6440 tel

PROJECT ISSUE DATE

STAMP / APPROVAL



RBDS, INC. CONFIDENTIAL DOCUMENTS
All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of RBDS, Inc. and were created, evolved and developed for use on, and in connection with the **MONTE VISTA MEMORIAL GARDENS** Project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person or corporation for any purpose whatsoever without the written permission of RBDS, Inc.

KEYPLAN

SECOND LEVEL FLOOR PLAN

COMM. NO.	2330-001-00
SCALE	As indicated
DATE	PROJECT ISSUE DATE
DRAWN	Author

PROGRAM ANALYSIS

A2.12

CONCEPTUAL DESIGN LAYOUT