



Department of Planning, Building and Code Enforcement  
Harry Freitas, Director

**NOTICE OF AVAILABILITY OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)  
AND PUBLIC COMMENT PERIOD**

**Draft Environmental Impact Report (DEIR) for the Heritage Oaks Memorial Park Project, File No. PDC13-016, for a Planned Development Zoning of a 275 gross acre site. State Clearing House (SCH) number: 2013102023. Council District: 2.**

**Project Location:** The project is located in the City of San José in the southern portion of Santa Clara County, California. The proposed project is located on a 275-acre site near the southeast intersection of Bailey Avenue and McKean Road, approximately 5,300 feet southwest of Santa Teresa Boulevard. The entire site consists of undeveloped land used for livestock grazing. The property lies on rolling hills covered by grassland, scrub, and oak woodland. The site is located in a non-urban area of San José with virtually no residential development. Cinnabar Hills Golf Club, a public 27-hole golf course, is located directly to the south and west. Nearly 4,400 acres of Calero County Park consisting of a public park, trails, boating and open space are located to the northwest, west of McKean Road. Assessor Parcel Numbers (APNs): 712-03-100, 712-03-101, 712-03-102, and 712-03-103.

**Project Description.** The project proposes a rezoning of the site to *(PD) Planned Development* from the *R-1-1(PD) Planned Development* and *A - Agriculture Zoning* Districts to allow cemetery uses (Heritage Oaks Memorial Park) on 102 acres and conservation area on 173 acres of a 275 gross acre site. The boundaries of the project site have a sculpted edge to protect native trees and other vegetation within the conservation area. The proposed cemetery would include burial grounds (interment areas), turf lawn, an administration building, maintenance facility, private roadways, parking areas, septic system, water storage lakes, and a water storage tank. No crematory is proposed. Given the use, buildout of the cemetery is expected to occur in 200 years or more. At buildout, the proposed cemetery would have an estimated capacity for 150,000 in ground burial plots and space for 150,000 cremation burials located on approximately 75 acres of the project site.

The proposed project will have potentially significant environmental effects with regard to biological resources, cultural resources, geology, hydrology and water quality, land use and utilities. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project location is not included in the Cortese List of toxic sites.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José's Environmental Review Active EIR website: <http://www.sanjoseca.gov/index.aspx?nid=2434> and are also available at the following locations:

**City of San José City Hall**  
Department of Planning,  
Building, & Code Enforcement  
200 East Santa Clara Street, 3<sup>rd</sup>  
Floor  
San José, CA 95113  
(408) 535-3555

**Santa Teresa Library**  
290 International Circle  
San José, CA 95119  
(408) 808-3068

**Dr. Martin Luther King Jr.  
Main Library**  
150 E. San Fernando St.  
San José, CA 95112  
(408) 277-4822

The public review period for this Draft EIR begins on **Friday, August 22, 2014** and ends on **Monday, October 6, 2014**. Written Comments must be received at the Planning Department by **5:00 p.m.** on **Monday, October 6, 2014** in order to be addressed as part of the formal EIR review process.

Comments and questions should be referred to Whitney Berry in the Department of Planning, Building and Code Enforcement at (408) 535-7829 or via e-mail: [Whitney.Berry@sanjoseca.gov](mailto:Whitney.Berry@sanjoseca.gov), or by regular mail at the City Hall mailing address listed above. Please reference the above file number in your written comment letter.

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a First Amendment to the Draft Environmental Impact Report that will include responses to comments received during the review period. Ten days prior to the public hearing on the EIR, the First Amendment will be available for review and will be mailed to those who have commented in writing on the EIR during the public review period. Taken together the Draft EIR and the First Amendment constitute the Final EIR.

A public hearing before the Planning Commission to consider certification of the Final EIR is tentatively scheduled for **Wednesday, November 19, 2014** at 6:30 p.m. in the City Council Chambers at San José City Hall, 200 East Santa Clara Street, San José, CA 95113-1905.

Harry Freitas, Director  
Planning, Building and Code Enforcement



Senior Planner

Date:

8/19/2014