

## Heritage Oaks Memorial Park: Environmental Stewardship Commitments

*Request: PD Re-Zoning of 275 acres located next door to Cinnabar Hills Golf Club in south San Jose to allow for the phased construction of a 102 acre aesthetically-designed, environmentally conscious, non-sectarian memorial park to serve the necessary and generational community needs of the diverse backgrounds, ethnicities and religious beliefs of the citizens of San Jose & Santa Clara County for 200 years or more—a legacy, public community amenity at private expense.*

### Protect Wildlife:

- ✓ **Preserve Acreage:** Preservation of 173 acres of a varied habitat. This preservation facilitates regional wildlife movement and preserves lands with high conservation value that support important habitat for sensitive species such as the California tiger salamander and American badger.
- ✓ **No Critical Habitat:** Project not within any designated critical habitat boundary of any species.
- ✓ **Preserve:** Preserve raptor nesting and foraging habitat.
- ✓ **Interconnectedness:** Provides for interconnectedness of regional open space areas such as Coyote Valley Open Space Preserve, Calero County Park, Rancho Canada del Oro Open Space Preserve and Rancho San Vicente.
- ✓ **Buffers:** Suitable buffers established between the Project and conservation areas.
- ✓ **No New Fencing:** Project design will not include new fencing or other barriers to block regional wildlife movement patterns and will not inhibit movement of animals per the Santa Clara County HCP Linkage 10.
- ✓ **Safe:** The project will design buildings to be animal and bird safe.

### Tree Preservation:

- ✓ **Avoid:** Within the above 173 acres of protected conservation area includes, according to EIR arborist, “1000’s of oak and other trees which surround the 102 acre memorial park site”. All will be preserved.
- ✓ **Minimize:** Sculpted 102 acre project boundary minimizes tree impact—intentionally. No more than 120 trees to be removed from the “1,000’s of oak and other trees”.

### Tree Replacement & Reforestation:

- ✓ **New:** Meeting the city’s requirement, proponent will plant up to 600 mature trees.
- ✓ **More:** Additionally and above the city’s requirement, proponent will cultivate and plant at least 2,000 native oak seedlings collected from the site through a relationship with Cornflower Farms. A similar project was successfully implemented at neighboring Cinnabar Hills Golf Club.

### Irrigation & No Urban Services:

- ✓ **Recycled Water:** Proponent has committed to utilize recycled water when made available to project by SCVWD.
- ✓ **Engagement:** Proponent has recently committed \$650,000 to SCVWD (paid in equal installments in 2014 and 2015) to “put its money where its mouth is” to advance recycled water efforts to south San Jose.
- ✓ **Minimal:** Irrigation to be minimal on drought tolerant grasses—in small area initially.
- ✓ **Non Urban Sourced:** Irrigation will be non-urban sourced raw (untreated) water from the SCVWD or well water.
- ✓ **Smart System:** State of the art irrigation system with weather station. Only waters when needed minimal amount for plant uptake. Will prevent unnecessary watering of oaks nearby.
- ✓ **No Urban Services:** No city urban services will be extended to serve the project.

#### Annual Grassland and Shrubs:

- ✓ **Preserve:** The project will preserve 136 acres of annual grasslands within the larger conservation area.
- ✓ **Non-Invasive:** The project will not use any invasive domestic species of grass or shrub.

#### Aquatic Resources and Wetlands:

- ✓ **No Impact:** The Project area has been sculpted around a very small amount of seasonal wetlands. All seasonal wetlands are avoided with the project.
- ✓ **No impact:** The Project area has been sculpted around any man-made or otherwise stock pond. All stock ponds are completely avoided with the project and are to remain within the conservation area.
- ✓ **Minimize:** The Project area has a very small amount of season drainage channel. A minimum of 88% of seasonal drainage channel within the project site and conservation area will be preserved.
- ✓ **Conformance:** The Project will conform to the City's riparian setback guidelines.

#### Preserve Natural Topography & Project Visibility to larger environment:

- ✓ **Natural Contours:** The project's grading plan will maintain the natural contours and natural character of the land form.
- ✓ **Balanced:** Grading will be balanced on site. Grading will occur incrementally and over a long period of time, by opening smaller sub-areas.
- ✓ **Not visible to Coyote Valley floor:** Project conceived such that it will not be easily visible from the Coyote Valley floor.

#### Exterior Lighting:

- ✓ **None:** The project will have NO exterior lighting throughout the burial area/cemetery.
- ✓ **Minimum:** Minimum security LED lighting would be provided around the administration building, entry road and parking lot.
- ✓ **Adjustable:** The minimum security lighting will be adjustable such that security lights can be dimmed and turned off based upon activity.

#### Open Space/Open Aesthetic Character—Meets & Exceeds Envision 2040 (examples below):

- ✓ **100%...And Then Some:** The re-zone site is 275 acres, more than the Envision 2040 minimum 250 acres.
- ✓ **90%:** The project will have at least 90% open space to provide for protection of the watershed, natural habitat areas and the open aesthetic character of the hillsides with no more than 10% impervious surfaces in conformance with Envision 2040.
- ✓ **37% Site Disturbance:** Well below the 50% site disturbance threshold found in Envision 2040.
- ✓ **2%:** The project will have no more than 2% Floor Area Ratio in conformance with Envision 2040.
- ✓ **Minimize Grading:** In applying the land use, grading has been minimized to retain natural character.
- ✓ **Further Minimization of Impervious:** Pervious pavement or equivalent, where feasible, will be utilized in the administrative parking area and cemetery contemplative settings (walking paths, sitting areas, etc)
- ✓ **Effective Management:** Environmental Mitigation and Monitoring Plan to be implemented and followed.