

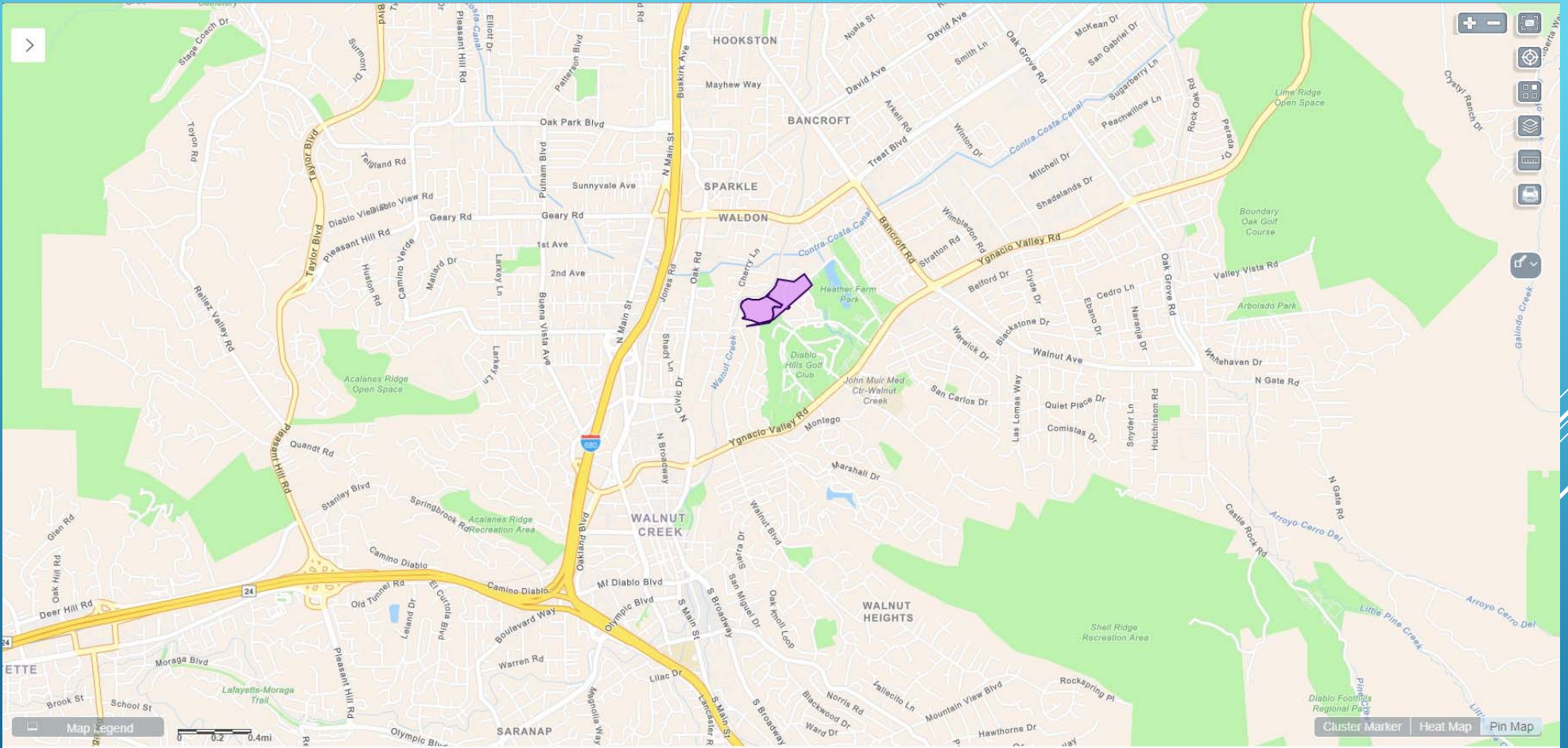
Attachment Q

Presentation Slides

SPIEKER SENIOR CONTINUING CARE RETIREMENT COMMUNITY PROJECT

COUNTY FILES: #CDGP20-0001, #CDRZ20-3255,
#CDMS20-0007, #CDDP20-3018,
#CDLP20-02038

County Board of Supervisors
November 29, 2022

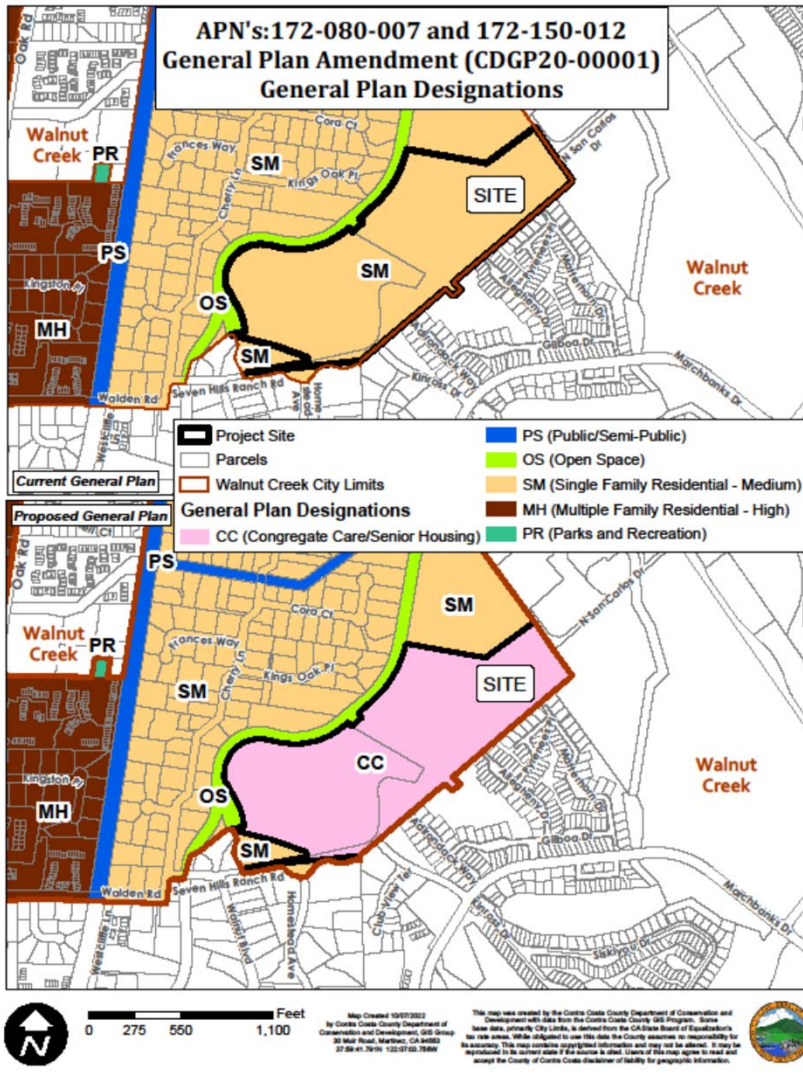


PROJECT SITE & VICINITY

PRIMARY PROJECT ELEMENTS

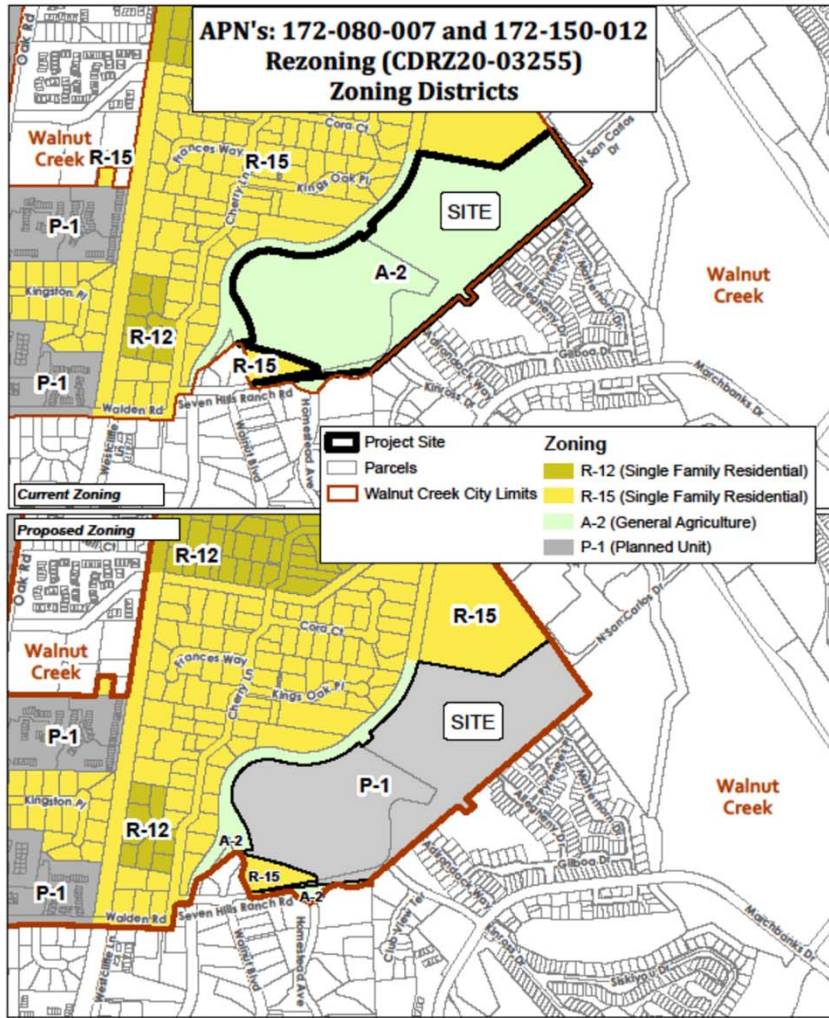
- ▶ **General Plan Amendment**: An amendment to the Land Use Element of the County General plan to amend the land use map to designate the project site as a Congregate Care/Senior Housing (CC) designation;
- ▶ **Rezoning**: A rezoning of the project site to a project-specific Planned Unit (P-1) district;
- ▶ **Tentative Map**: A Tentative Parcel Map to reconfigure the two existing parcels that comprise the site from approximately 13 and 17 acres in area to 25 and 5 acres in area with refined legal descriptions;
- ▶ **Land Use Permit**: A Land Use Permit to allow the sale of alcohol within the proposed clubhouse;
- ▶ **Development Plan**: A Preliminary and Final Development Plan to allow the construction of a CCRC consisting of the following primary components:
 - ▶ 354 independent living units for residents not needing daily assistance;
 - ▶ health care center for 100 residents and non-residents requiring daily assistance or medical attention;
 - ▶ maintenance building;
 - ▶ associated drainage, access, and utility improvements,
 - ▶ amenities including a swimming pool, tennis courts, gym, auditorium, restaurants, bar, theatre, library, and clubhouse and
 - ▶ approximately 225,000 cubic yards of cut and approximately 150,000 cubic yards of fill grading activities resulting in a net export of 75,000 cubic yards of soil from the site.
- ▶ **Tree Permit**: A Tree Permit to allow the removal of up to 353 trees.

APN's: 172-080-007 and 172-150-012
 General Plan Amendment (CDGP20-00001)
 General Plan Designations

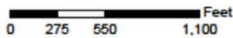


PROPOSED GENERAL PLAN CHANGE

**APN's: 172-080-007 and 172-150-012
Rezoning (CDRZ20-03255)
Zoning Districts**



Zoning	
	Project Site
	Parcels
	Walnut Creek City Limits
	R-12 (Single Family Residential)
	R-15 (Single Family Residential)
	A-2 (General Agriculture)
	P-1 (Planned Unit)



Map Created 10/10/2022
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Main Road, Martinez, CA 94553
27.5641, 79.19 122.07.09.156W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization for the areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



PROPOSED ZONING CHANGE



- ① Arrival Plaza
- ② Entry Water Feature
- ③ Club House
- ④ Lake Courtyard
- ⑤ Auditorium
- ⑥ Multipurpose Room
- ⑦ Pool Building
- ⑧ Pool Patio
- ⑨ Bocce Courtyard
- ⑩ Podium Courtyard
- ⑪ RLU
- ⑫ Riparian Restoration Zone
- ⑬ Overlook
- ⑭ Dog Run
- ⑮ Community Garden
- ⑯ Tennis Court
- ⑰ Knoll Amenity
- ⑱ Facility Maintenance Building
- ⑲ Villas
- ⑳ Health Center
- ㉑ Existing Speimen Oak To Remain
- ㉒ Masonry Wall
- ㉓ Ornamental Metal Fence/ 42" Guardrail
- ㉔ Property Line
- ㉕ Gated EVA
- ㉖ Relocated Man-Made Ditch
- ㉗ MSE Retaining Wall



Speiker Senior Development Partners

SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1188

CONCEPTUAL DESIGN
JULY, 2020



OVERALL ILLUSTRATIVE
SITE PLAN

L-3

ENVIRONMENTAL REVIEW

- ▶ Notice of Preparation (NOP) distributed on July 23, 2021.
- ▶ The Draft Environmental Impact Report (DEIR) was released for public review on March 11, 2022, and was available for public review through May 10, 2022.
- ▶ The Final EIR, including Responses to Comments and attached appendices was published and distributed on October 11, 2022.
- ▶ The EIR identifies potentially significant environmental impacts that would occur if the project is implemented, and recommends feasible mitigation measures that would, in each case, reduce those impacts to less than significant levels.
- ▶ Potentially significant impacts that can be mitigated to less than significant levels were identified in the EIR in the following areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; and Tribal resources.

PLANNING COMMISSION HEARING

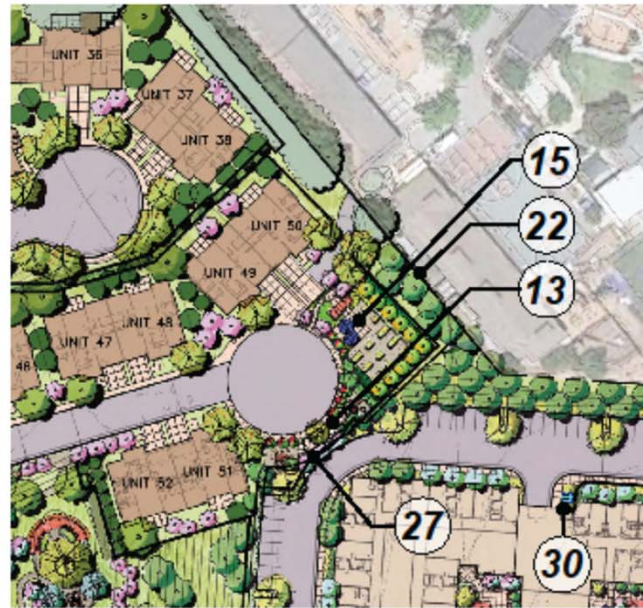
- ▶ On October 26, 2022, after a public hearing, the Planning Commission recommended that the Board of Supervisors not certify the EIR and not approve the project.
 - ▶ The Commission cited insufficient public benefit to support approving the requested General Plan amendment
 - ▶ The Commission also recommended additional analysis of Project traffic impacts, necessary roadway improvements, emergency vehicle access, and impacts to emergency evacuation routes for Seven Hills School.
 - ▶ Lastly, in response to the volume of public comments on the matter, the Commission also recommended that the applicant continue to meet with the adjacent Seven Hills School with respect to Project buffering and light access.

STAFF RESPONSE

- ▶ Staff report contains detailed responses to the issues raised by the Planning Commission as well as to recent letters from the City of Walnut Creek, including the following:
 - ▶ Public interest: The proposed Project would create 354 independent living units for seniors, plus a 100-unit health care center to provide necessary care to resident seniors and the community. The existing medium density single-family land use designation would allow for the development of up to 166 single-family residences. The proposed Project and General Plan amendments represent a 216% increase in living units on the project site, and would provide needed housing and services to an underserved, and growing, portion of the County's population.
 - ▶ Additional visual simulations and sectional drawings have been submitted by the applicant and included in the staff materials.
 - ▶ Concerns about traffic and parking analysis, comparison with alternatives, intersection impacts, emergency vehicle access, drainage, pedestrian and bicycle connections, park impacts, and other matters have been responded to issue by issue and , in some cases, new or modified conditions have been recommended (including new or modified conditions related to drainage, construction impacts and additional project benefits proposed by the applicant).
- ▶ The applicant has proposed relocating and reconfiguring one villa and reducing the size of retaining walls to better buffer the Seven Hills School.



Original Plan



Proposed Enhanced School Buffer

PROPOSED RELOCATION OF VILLA TO ENHANCE BUFFER

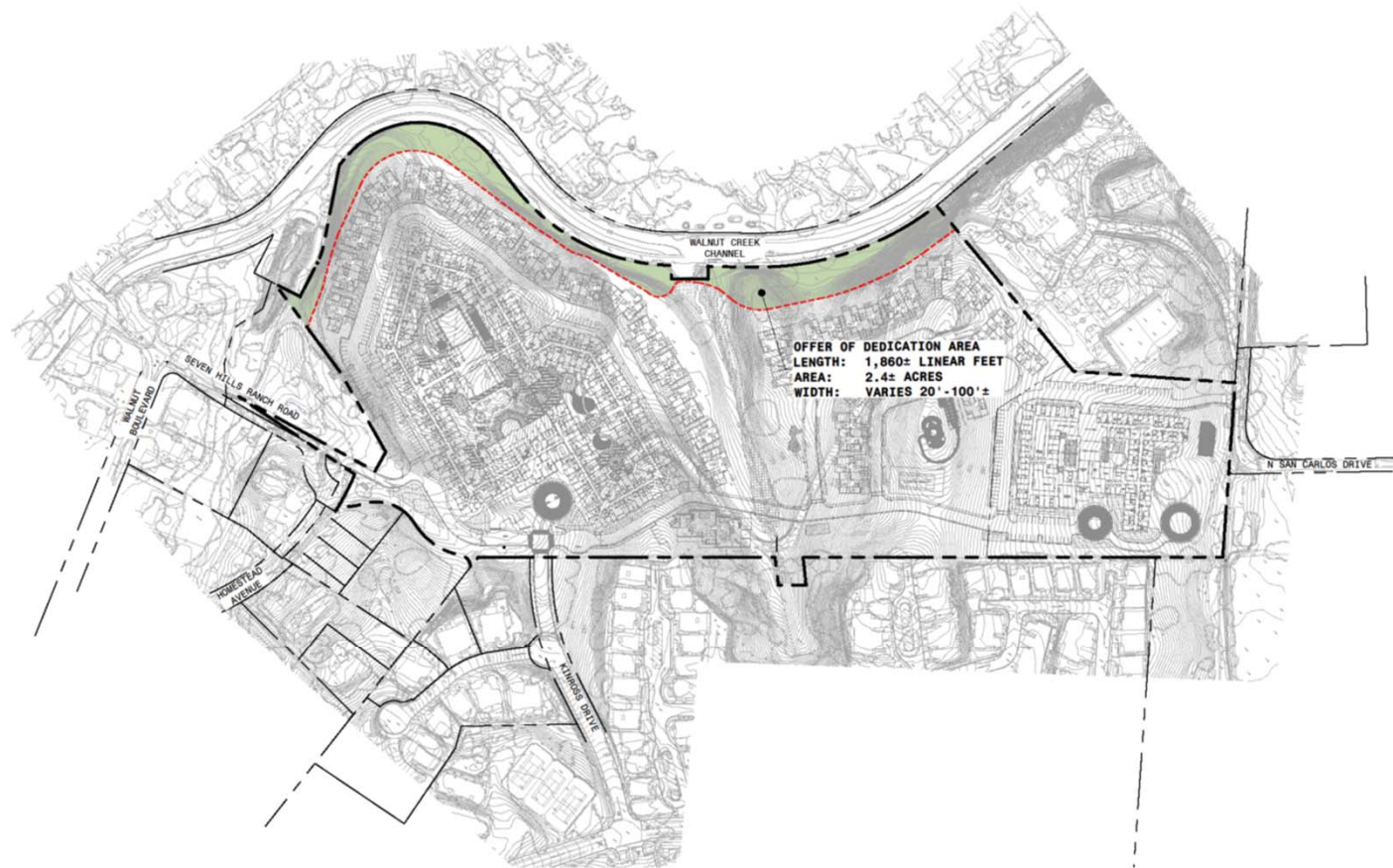
ADDITIONAL PROJECT BENEFITS

The applicant has agreed to provide the following additional Project benefits:

- ▶ Financial Assistance Program (COA No. 35). Establish a \$2,000,000 annuity for the purpose of providing ongoing subsidies to lower-income households that would not otherwise have the financial means to live in the facility. Program target occupancy rate of 10% of the independent living units. Program would prioritize Very-Low- and Lower-Income Households.
- ▶ Offer of Dedication (COA No. 71). Convey to the County an irrevocable offer of dedication in fee of approximately 2.4 acres for public purposes, including flood control, drainage, restoration, open space, and/or public trails, in the County's sole discretion.
- ▶ Community Benefits Agreement (COA No. 43). Make community benefit payments totaling \$3,000,000 over ten years for, at the County's sole discretion, establishing or maintaining parks or trails; maintaining or beautifying roadways, rights-of-way, or open space; or establishing, maintaining, or beautifying other community improvements. Will benefit the unincorporated County and the City of Walnut Creek near the Project.

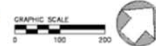
OFFER OF DEDICATION

EXHIBIT A TO CONDITIONS OF APPROVAL



SPIEKER SENIOR CONTINUING CARE COMMUNITY
CONTRA COSTA COUNTY, CA # 2019-1168

TENTATIVE PARCEL MAP
NOVEMBER 22ND, 2022



OFFER OF
DEDICATION

C8.0

STAFF RECOMMENDATION

Staff recommends approving the Spieker Senior Continuing Care Retirement Community Project, certifying the EIR and taking the related actions detailed in the staff report.



QUESTIONS