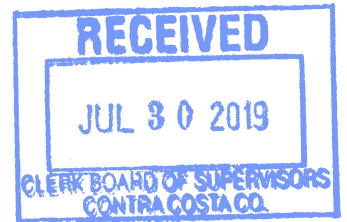


July 30, 2019



Dear Supervisor Candace Anderson,

I am a constituent of District 2, giving my input for the July 30, 2019 appeal hearing dealing with the Land Use Permit 18-2020.

I very much oppose the placement of the high-risk mental patient transient facility in a family and retiree neighborhood. Somehow you are managing to equate an "elder-care facility" which is a long term care type that poses no threat or danger to residents with a high-risk mental health transient facility, with some patients having been given a 72 hour hold, which I believe is only done when those people have become a "threat to themselves and others." What makes you think they have ceased becoming a threat to others simply because they have been given a 72 hour hospital stay? It appears you are increasing a possible danger to a neighborhood, rather than solving a problem.

Additionally, there appears to be a good sized construction of new condominiums in the neighborhood which could be occupied by families with children and retirees. When those condos were built, the builders operated with zoning rules that would prohibit what you plan to do. Now they are built, and you are changing the rules. Would you like to buy a new condo with the transient mental health facility nearby that could pose a threat to your family and children?

Here is an idea: Place the transient mental-health facility on or next to a general medical facility, either a hospital or various medical offices.

Thank you for considering these ideas toward the encouragement of safe neighborhoods for families with children and retirees.

Bill O'Brian

46 Oakwood Road

Orinda, Ca 94563

D.3

Stacey Boyd

From: Jami Napier
Sent: Tuesday, July 30, 2019 9:29 AM
To: Stacey Boyd
Subject: FW: Tice Valley Adult Residential Facility

Please make 8 copies.

From: John Gioia
Sent: Tuesday, July 30, 2019 9:11 AM
To: Jami Napier <Jami.Napier@cob.cccounty.us>
Subject: Fwd: Tice Valley Adult Residential Facility

Sent from my iPhone

Begin forwarded message:

From: Shauna McGlynn <wshauna@gmail.com>
Date: July 30, 2019 at 8:56:31 AM PDT
To: Elizabeth McCormick <oneadamtwelve@me.com>
Subject: **Tice Valley Adult Residential Facility**

Good Morning,

I am writing as a resident of the Tice Valley neighborhood in support of the proposed NPCRS facility in our neighborhood. I have lived in the neighborhood for 20 years and have 4 children. We spend a lot of time at the Tice parks, gym and surround area and I have no reservations at all about this facility being in my neighborhood. The patients WANT to be there, they are carefully screened, and they need support to continue their path to wellness. Please support this incredibly important addition to our neighborhood and community. Not doing so is letting down one of our most vulnerable populations.

Thank you,
Shauna McGlynn
130 Glen Court, Walnut Creek

D-3

7/30/19 Presentation to Contra Costa Board of Supervisors
Appeal CCC File #LP 18-2020 - Property 2181 Tice Valley Blvd.

Linda Uhrenholt
2252 Tice Valley Blvd
Walnut Creek, CA 94595

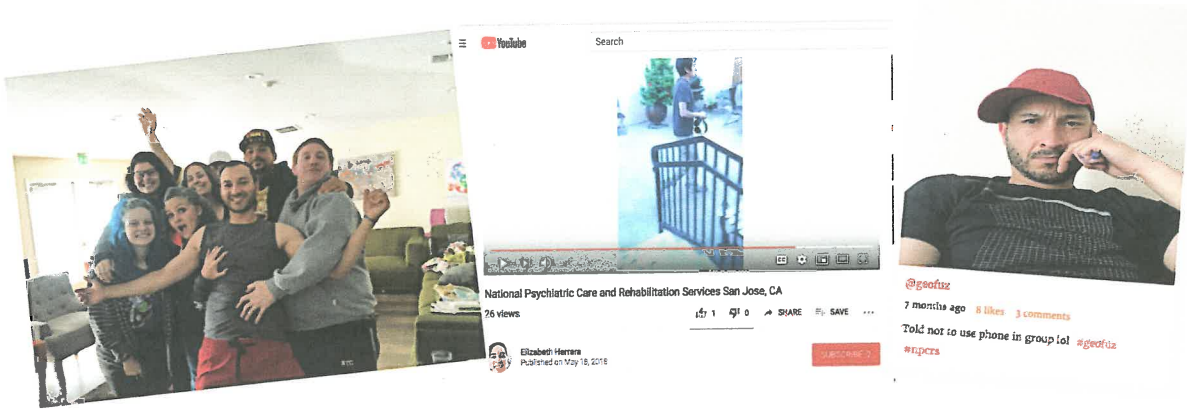
Former Biology, Health Educator; AT&T Government, Education, Medical Technology Specialist and current STEM Education Specialist aboard the USS Hornet Aircraft Carrier Sea, Air & Space Museum.

First and foremost: The Attorney representing Amy and Bill Majors hit the preverbal nail on the head when stating the "Staff Report is grossly inadequate for this Project." I agree with his common sense analysis and legal analysis. Being that this was the first time the County encountered such a proposal, I do not believe extensive research and due diligence was performed to determine the denial of appeals.

A retired Navy pilot volunteering as a Docent at the USS Hornet Museum recently said to me - "I used to visit my wife at Hannam Elderly Care. When traveling down Tice Valley Blvd each day I'd sometimes think that landing a plane on the Hornet deck was easier than maneuvering through this mess of traffic, trying to avoid cars, trucks, bike riders and pedestrians that had no place to walk other than the narrow road berm or ditches."

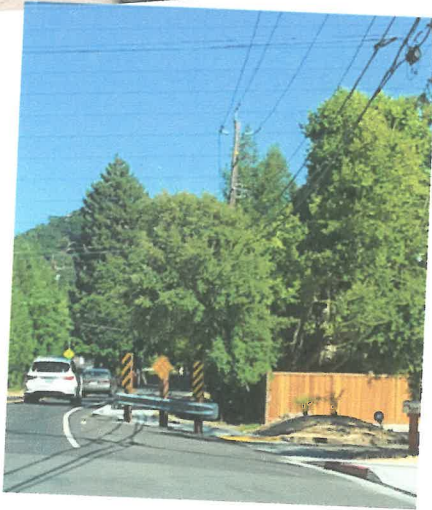
Why do I bring this up?

I'm disheartened that points brought up in my appeal such as safety issues (patient care and neighborhood) were cast aside in the staff report because I quote "They do not relate to land use findings." I would think since the County has committees titled Public Protection, Transportation, Water & Infrastructure, Family and Human Services that these points would be validated. Staff reports had no regard for traffic, lack of availability for reliable connectivity for emergencies, privacy violations (HIPPA - such as posting of pictures on social media by patients about patients and surroundings (examples in this document)).



The County site description states, "The surrounding area is populated by single family homes, most ranch style on half acre parcels. The structures on the subject lot blend in with the surrounding neighborhood." Interesting since adjacent to the subject structures is Pulte Trellis Community of 53 townhouse type homes all located on 5 acres. Immediately, across the street is Tice Oaks Apartments, a 91 unit housing community for seniors. Next to Pulte, is the Tice Valley Community Gym, which is in constant use by all ages, and then Rossmoor gated community with a population of over 9,000. Yes, there are ranch style homes in the area but the site description overlooks what is most prominent. The staff report maps and PowerPoint presentations are deceiving; leaving one to believe this is a quite neighborhood. Pictures below give you a better image of the surroundings. Note the traffic cautionary signs at the foot of the proposed facility. Please imagine yourself as a patient, out walking with required supervision in the area of a narrow road with absolutely no sidewalks or in the other direction, sidewalks aside a very busy, active part of Tice Valley. Tice Valley acts as a convenient thoroughfare between highways 24 and 680.





In my appeal I asked if "staff members would be physically present versus virtual." The response is "No fewer than three would be present at night" but the Letter of Intent states "2 licensed staff at night." Neither statement answered my question about physically being there in this age of tele-medicine and tele-psychiatry. What I should have asked is if staff would be awake based on the recent job posting of NPCRS. "The Mental Health Worker performs duties independently and works alone (with a sleeping backup worker who may be woken up in case of emergency)."

Mental Health Worker

National Psychiatric Care and Rehabilitation Services • San Leandro, CA, US

Posted 5 days ago • Be among the first 25 applicants

Save Apply

Overnight Awake Mental Health Worker

Add Candidate Job Description

National Psychiatric Care and Rehabilitation Services is a 16-bed crisis residential facility in Sacramento serving adults with mental health issues and accompanying substance abuse challenges. We provide round-the-clock support to our residents, so we are seeking seasoned Mental Health Workers to work the night shift (11p-7:30a), assisting with medication administration, performing regular rounds/bed checks, and completing other tasks to keep residents comfortable and safe overnight. The Mental Health Worker performs duties independently and works alone (with a sleeping backup worker on the premises who may be woken in case of emergency) so good decision-making and troubleshooting skills are key. Strong "people" skills are necessary, and experience working in a residential mental health facility is a must. If you hired as a Overnight Awake Mental Health Worker you must remain awake throughout the shift. Positions are full-time, part time or per diem, depending on your availability and our needs. Morning and Evening shift position are open for per diem.

Job Location:

- Sacramento, CA

Seniority Level

Entry level

Industry

Hospital & Health Care

Employment Type

Full-time

Job Functions

Health Care Provider

The appeal response regarding staffing also reads "The proposed facility will provide 24-hour non-medical care." However, all the NPCRS job postings reads "Applicants will be assisting with medication administration." Even the NPCRS website states "We provide top-of-the-line medication management services to our patients."

Many jobs are available at NPCRS but what was a total surprise was not for their facilities in San Jose or Sacramento that Dr. Braverman always has discussed but in San Leandro, Vallejo, Manteca and Concord. He never mentioned these. Therefore, I called the President

LBN Legal business name	NATIONAL PSYCHIATRIC CARE AND REHABILITATION SERVICES
Authorized official	ALEX RUDAKOV - (PRESIDENT)
Entity	Organization
Organization subpart ¹	No
Enumeration date	06/18/2019
Last updated	06/18/2019 - About 1 months ago

of NPCRS, Alex Rudakov. I won't go into details about his demeanor but I finally got the answer that "Yes; there are eight (8) such psychiatric residential care facilities with more to come." Dr. Braverman had not been forthcoming when asked about other owned facilities. I would have liked to delve into their operations and licensing. They aren't even listed on the NPCRS website.

From the number of his facilities to much of the information in his presentations (number of beds, ages of patients) was disjointed and often contradictory. His proposed facility is definitely not like a residential care facility for the elderly. I've been involved in elderly care facilities for years (activities, presentations) and have visited social rehabilitation facilities in support. Recently, helped with an Apollo 11 presentation at the VA Hospital and have volunteered to help in the Hornet's annual Veterans Health and Job Fair. By his own admission his proposed facility is for the young ages 18 to 59 not anywhere near the age nor needed care of the previous Hannam Homes Care Facility for the Elderly. The quality of use is definitely different thus the flaw in the staff reports.

Propaganda is Powerful. As a STEM (Science Technology Engineering Math) Specialist at the Hornet Museum, I have an activity pertaining to persuasion, "Propaganda is Powerful." There's been quite a bit of propaganda and undue persuasion at County hearings.

The proponents of this project like to say that people with mental illness reside in my neighborhood; therefore a facility is needed. This is pure propaganda, lack of evidence. Their statements do not mean the patient population at the proposed facility would represent the mental illness of surrounding residents of my neighborhood. Of course, the Tice Valley neighborhood probably does contain those depressed or having addiction issues but they don't exist in a group home plus this type of statement doesn't even take into account those that have received treatment.

Some of the individual speakers representing themselves and speakers representing mental health organizations at zoning and planning commission hearings have personally criticized me by saying quote "I'm a selfish Nimby individual" and "You definitely cannot sit here unless you are for Dr. Braverman's proposal" or "Linda, you're stupid. Don't you know people in your own neighborhood or your own relatives might need psychiatric help?"

They don't know my background, family, my neighborhood, or me. Most of them that have spoken to me don't even live anywhere near Tice Valley Blvd.

For that matter, many speakers don't even know where my neighborhood is located when asked. How many letters and emails have the County received that weren't even from this neighborhood? As a Washington Post article in 2014 aptly reported "NIMBY name-calling intimidates by provoking what psychologists call stereotype threats. There's nothing wrong with standing up for your neighborhood."

As in a 2014 California Planning and Development Report stated: "Many of these people who have vilified opponents of a project are in fact those who would profit from the project." No surprise here based on what Dr. Braverman has asked from the very beginning wanting a consent item rather than action item from Michael Hart, County Project Planner, in emails to Mr. Hart, Dr. Braverman is nervous "since we are approaching escrow closing." The Doctor also spoke of his financial hardship if 16 beds were not approved during the Planning Commission hearing. In emails the Mr. Hart was suggesting to Dr. Braverman edits to his proposal. To use a popular political phrase "Is that collusion?" There are organizations that receive pharmaceutical funding that are representing Dr. Braverman's project as well.

Planner I
Contra Costa County Department of Conservation and Development
30 Muir Road, Martinez CA 94553
(925) 674-7867

-----Original Message-----
From: Gregory Braverman <Gregory.Braverman@nprcs.com>

Sent: Monday, September 24, 2018 3:20 PM

To: Michael Hart <Michael.Hart@dcd.cccounty.us>

Subject: Re: 2181 Tice Valley Blvd Walnut Creek

Hi MICHAEL. Thank you for the report. I read it. Would it be possible to place our use permit on a consent calendar and approve it as a consent item rather than an action item? Thank you. Greg

Sent from my iPhone

On Sep 17, 2018, at 4:38 PM, Michael Hart <Michael.Hart@dcd.cccounty.us> wrote:

408-688-4737

Letter of Intent

ATTN: Contra Costa County Community Development Division

Facility Address: 2181 Tice Valley Boulevard, Walnut Creek, CA 94595

Date: July 24, 2018

National Psychiatric Care and Rehabilitation Services Inc. is in the process of purchasing the existing facility at the above address, which has the existing Use Permit No LP012045 to operate a residential care facility for the elderly.

In its existing programs in very similar facilities in the cities of San Jose and Sacramento. National Psychiatric Care and Rehabilitation Services Inc., under the state license, provides care for clients age 18 and older. Since the current land use permit for the Walnut Creek facility is limited to elderly clients only, National Psychiatric Care and Rehabilitation Services Inc. is respectfully asking to remove this restriction or make an equivalent determination to allow the program to accommodate adult and elderly clients. In all other operational aspects, the facility is not any different from the residential care programs that have run at this property for the last 30 years. The use is totally consistent with the County General Plan and Zoning for this area. We are planning to accommodate 16 clients. Facility has 8 single bedrooms and 4 double bedrooms

National Psychiatric Care and Rehabilitation Services Inc. is under contract with Kaiser Permanente Walnut Creek Medical Center and have been serving clients from Contra Costa County in its San Jose and Sacramento facilities over the last several years.

Demand for our services from the Contra Costa County client exceeds the capacities of our San Jose and Sacramento facilities. Furthermore, transportation and long distances complicate integration of our clients into the care program. This necessitates that a local facility be established to better serve clients residing in Contra Costa County. The existing building at 2181 Tice Valley Blvd in Walnut Creek is the only facility currently available to address this need.

my memo-
solution

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Contra Costa County Department of Conservation and Development
30 Muir Road, Martinez CA 94553
(925) 674-7867

----- Original Message -----
From: Gregory Braverman <Gregory.Braverman@nccrs.com>
Sent: Wednesday, August 01, 2018 9:12 AM
To: Michael Hart <Michael.Hart@dcd.cccounty.us>
Subject: Re: 2181 Tice Valley Blvd Walnut Creek.

Hi Mike. Would you please update us on the process of our application. I am a little bit nervous since we are approaching escrow closing. Regards; Greg

Sent from my iPhone

On Jul 26, 2018, at 3:55 PM, Michael Hart <Michael.Hart@dcd.cccounty.us> wrote:

Don't worry, Gregory. I've already added it to my file. Not sure if it matters too much, but in your 2nd paragraph you have a sentence that still mentions 18-59 y/o. You may want to change that so it is clear that 59+ would be included with the facility. Would you also be able to add something pertaining to the number of beds or patients you expect to have at this facility?

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in Resident.

In conclusion this Project is not appropriate with out further explanation, revisiting the zoning ordinance, taking a better look at the legal analysis including possible HIPPA violations, density of use, the goal of the general plan for Contra Costa County and the inadequate conditions of approval.

Respectfully submitted,


Linda Uhrenholt

Stacey Boyd

From: Molly Masters <molly.masters@gmail.com>
Sent: Monday, July 29, 2019 5:58 PM
To: Clerk of the Board
Subject: LP #18-2020

Dear Board of Supervisors:

As a Walnut Creek constituent, mother of two, and resident, I am giving my input and I hope the BOS gives it its due respect for the 7/30/19 appeal hearing for Land Use Permit 18-2020.

CCCounty has given a conditional 'ok' for a modified land use permit at 2181 Tice Valley Blvd for a psych 12- bed facility (later to increase to 16) to operate where the zoning ordinance ONLY allows for a eldercare facility".

The simplicity is that the county Zoning Administrator and Planning Commission have both made a false equivalency between an eldercare facility, essentially what is 'board and care' for seniors who can no longer independently reside at home versus a facility that treats high-risk patients in crisis who have mental illnesses for an average of 18 days and who are all treated with psychotropic drugs, which have their own set of serious side effects that exacerbates this risk. In intensity and use, they are polar opposites.

This is 'twisting' the rules at the expense of the integrity of the zoning ordinances. By such a contrivance of the land use, the nature of the space (including traffic, density and safety) of the district is harmed.

The county is ignoring the risks associated with treating the mentally ill and misapplying the law with this dangerous equivalency that care of the elderly is the same as care of people in crisis with mental ill illnesses.

The conditions offered are insufficient and in some cases unresponsive.

This application process has been flawed from the beginning, with an erroneous interpretation of an existing land use permit for 12-bed elder care home, which is nothing close to a psychiatric facility. This should have been rejected immediately and this current appeal should be approved.

Thank you for your attention to this very important matter.

Molly Traverso

Jami Napier

From: John Gioia
Sent: Tuesday, July 30, 2019 8:03 AM
To: Jami Napier
Subject: FW: Support for D.3 Tice Valley Blvd ARF

John Gioia
Chair, Contra Costa County Board of Supervisors
11780 San Pablo Ave., Suite D
El Cerrito, CA 94530
Website: www.cocobos.org/gioia
Facebook: www.facebook.com/johngioia1958
Twitter: @supejohngioia

This message is being sent on a public e-mail system and may be subject to disclosure under the California Public Records Act.

From: Teresa Pasquini <tcpasquini@gmail.com>
Date: Tuesday, July 30, 2019 at 7:53 AM
To: Candace Andersen <Candace.Andersen@bos.cccounty.us>, Supervisor_Burgis <Supervisor_Burgis@bos.cccounty.us>, John Gioia <John.Gioia@bos.cccounty.us>, Federal Glover <Federal.Glover@bos.cccounty.us>, Karen Mitchoff <Karen.Mitchoff@bos.cccounty.us>
Subject: Support for D.3 Tice Valley Blvd ARF

Dear Chair Gioia,

I am writing to offer my full support for D.3, the Adult Residential Facility on Tice Valley Blvd in Walnut Creek. I am grateful to the leadership of Karen Cohen and NAMI Contra Costa for supporting this project.

I am out of town and very sorry that I can't attend today's board meeting to speak publicly about the dire need for this type of facility in Contra Costa. However, quite frankly, I have not been able to stomach the NIMBYism that has been on full display throughout the planning approval process for this project. It is beyond painful and hurtful as the mother of a son who has been trying to survive a serious mental illness for over 20 years and has not been allowed to live in his home community of Contra Costa for years due to the lack of quality adult residential facilities (ARFs.) So this is personal.

My son is currently living in Santa Clara County at an adult residential facility called Psynergy, <http://psynergy.org/>. He is living in a beautiful facility in a beautiful residential community where he is regaining his lost life and health. This facility is actually right next door to a private elementary school. The surrounding homes sell for over a million dollars. My son is allowed to walk on the streets of Morgan Hill with his peers, take the bus and live free with supports, as is his right. And, he is accepted by this community. I dream of a place like this for him in Contra Costa so he can live close to his family who loves him very much.

I hope one day that the Contra Costa community will embrace this vulnerable population and that our Board of Supervisors will help us lead our community away from the hate and fear that has been expressed by the opposition who signed this petition <https://www.change.org/p/karen-mitchoff-and-candace-anderson-no-to-mental-health-facility-land-use-permit-at-2181-tice-valley-blvd-walnut-creek>.

We need to do better for our seriously mentally ill population who can not live independently but deserve to live in Contra Costa County.

Respectfully,
Teresa Pasquini, Danny's mom
Former Contra Costa Mental Health Commissioner

Stacey Boyd

From: Steve Hatch <shatch356@yahoo.com>
Sent: Monday, July 29, 2019 3:33 PM
To: Clerk of the Board
Subject: Appeal for land use permit for 2181 Tice Valley Blvd, Walnut Creek

Honorable Chair, Vice Chair and Supervisors,

I am writing as a constituent of Contra Costa County, residing at 290 Montecillo Drive in the unincorporated portion of Walnut Creek.

I am not able to follow the logic whereby the permitted land use of a property can be seamlessly reclassified from a 12 person senior home in a Single-Family Residential (R-20) area within a Single-Family Residential, Low Density (SL) General Plan land use designation zone, to a 16 patient Psychiatric Facility which administers psychotropic drugs to patients with mental illness diagnoses.

I would like to request that the the Board of Supervisors advocate on behalf of the safety of the residents in the neighborhood of the property in question.

I respectfully request that you uphold the appeal filed against the Planning Commission decision of May 22, 2019.

Thank you,
Steve Hatch

Stacey Boyd

From: Stephanie Brown <sbrown.mortgage@gmail.com>
Sent: Monday, July 29, 2019 10:21 AM
To: Clerk of the Board; AMY Majors
Subject: Appeal of LP 18-2020

To Whom It May Concern at the County

I am a resident of Walnut Creek, California and became aware of the County approving a psychiatric facility at 2181 Tice Valley Blvd. This is a residential area and it is extremely disconcerting to have this type of a facility there or anywhere for that matter.

As such, I support those appealing that decision and preventing a Psychiatric Facility from opening up in our local community.

The mentally ill should be helped -not harmed in the name of help.

Psychiatry administers very dangerous psychotropic drugs to the mentally ill. This is harmful to the patient and everyone around them.

The FDA has black box warnings on those drugs for a reason. The most serious of the effects (not side-effects - they are the "effects" of these drugs) is that they cause a person to be suicidal and homicidal.

That fact is stated right on the box for those drugs!! If the facility were to open, the mentally ill patients on psychiatric drugs would pose a risk to other patients, staff and the neighborhood.

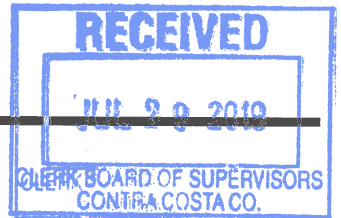
Please do the research- it's out there. It has been discovered that over 98% of mass shooting incidents over the past several years (all over the world) was by a person who was on or recently went off psychiatric drugs. Also, I understand that the mentally ill patients would stay at the proposed facility for a short stay (2-3 weeks) to be monitored and then sent on their way with a prescription for one or more psychiatric drugs. However, due to the nature of the drugs, those patients will be back. They don't get well from drugs. The patients on drugs get worse with no sense of self or what is right or wrong. There is a strong risk that those patients could do harm to themselves and/or the neighbors and leave a black mark on Walnut Creek. Is the County prepared to monitor and handle this kind of situation? Why subject the County and the neighbors to the risks this facility will bring about?

Please consider the above information and do the research on psychotropic/psychiatric drugs and violence. I am appealing to the County to overturn the decision to allow a psychiatric facility in a residential area of Walnut Creek, California.

Thank you for your consideration,

Stephanie Brown
Walnut Creek Resident

Stacey Boyd



From: Tim White <tim@timblairwhite.com>
Sent: Monday, July 29, 2019 7:33 AM
To: Clerk of the Board
Subject: Against: proposed residential psychiatric facility @ 2181 Tice Valley Blvd

Board of Supervisors:

I am writing to express my strong concern and urge the board to overturn the decision by the planning department to allow a 16 bed psychiatric facility at 2181 Tice Valley Blvd.

The zoning does **not allow** for a psychiatric facility but only an elderly care facility. These are **not** the same and entirely different.

The facility specifically **will not** accept the homeless and is therefore not a solution for our homeless people.

Such a facility, in a residential community, **will increase the risk** to my family and my neighbors.

I am therefore **strongly** against this facility and urge the board to overturn the decision.

A correctly zoned and **commercial** location for such a facility is the correct path forward.

Most Sincerely,

Tim & Betsy White
11 Kittiwake Rd
Orinda, CA. 94563

July 29, 2019

Contra Costa County

Board of Supervisors

Attn: Clerk of the Board



Subject: **Appeal of the County Planning Commission's approval of a land use permit to establish Social Rehabilitation Facility**

Dear Sir/Madam

We live in 707 Chives Way, Walnut Creek since February 2018. When we bought our property there was no application for a psychiatric facility in the neighborhood. I am a physician scientist working for pharmaceutical company and my wife a retired psychologist with more than 30 years of clinical practice. We both have a professional opinion on the risks and benefits such facility may provide to the neighborhood.

On one side the previous permit was for a convalescent facility, where residents are dealing with chronic debilitating diseases. Such a group of patients posed no risks to the vicinity mainly due to the nature of the debilitating diseases that these residents have.

The interpretation by the board to considered:" The proposed social rehabilitation facility is consistent with the General Plan as a "small residential care facility" and consistent with the Zoning Code as a "convalescent home."

The proposed social rehabilitation facility will provide 24-hour non-medical care and supervision in a residential environment to clients recovering from emotional crises and mental illnesses.

The statement that the facility will provide non-medical care is deceiving and false. The facility with such a permit will deliver medical care to patients with emotional crises and mental illnesses, which by definition, are **medical** conditions requiring **medical** treatment **under the supervision of a health care personnel and the supervision of licensed medical doctor.** The suggestion that they will

provide non-medical care wrongly suggests that these group of patients are not medically ill, therefore giving the appearance that they do not pose a risk to the staff of residential area. Furthermore, the previous residential permit was given to the facility where actually no medical supervision was needed. Therefore, the change of the previous permit to this new one cannot be equivalent in terms of the type of care and the type of patients involved.

Under the Environmental Review it also stated... "Moreover, both the existing elderly care facility and the proposed social rehabilitation facility are 24-hour, non-medical residential care facilities." If such would be the case, the facility would not require health care professionals on site. In the second paragraph of the Response by the County, it states: "*The program will have licensed medical doctors available, but they will not always be on site*" further supporting my claim that this is a facility providing medical care.

Patients attending this facility will be treated with psychotropic drugs, many will have a history of aggressive behavior. The sole fact that this group will reside in the facility will increase the risk of harm to staff and neighbors and will require in occasions emergency treatment that will not be readily available.

I believe that facilities like this are needed in our community but located in areas where emergency medical help is close by. This has been our contention during the hearing at the Contra Costa County.

If this facility is approved as such in this neighborhood, I would consider that the approval carries with it the Contra Costa County's responsibility for not providing to the patients of the facility the safety of a nearby emergency room and to the residents of Walnut Creek the danger of increased crime and violence.

We wholeheartedly request that the facility would be moved near a hospital setting where all these elements will be present.

Oscar Cuzzani, MD, PhD

Beatriz Verschoore, MS, PhD

707 Chives Way

Walnut Creek, CA 94595

Tel: 630-230-6606

Jami Napier

From: John Gioia
Sent: Sunday, July 28, 2019 8:59 PM
To: Jami Napier
Subject: Fwd: 2181 Tice Valley Rd., Walnut Creek

Sent from my iPhone

Begin forwarded message:

From: Clare Beckner <Beckner@astound.net>
Date: July 28, 2019 at 8:14:10 PM PDT
To: <karen.mitchoff@bos.cccounty.us>
Cc: <federal.glover@bos.cccounty.us>, <john.gioia@bos.cccounty.us>, <supervisor.burgis@bos.cccounty.us>, <candance.andersen@bos.cccounty.us>
Subject: FW: 2181 Tice Valley Rd., Walnut Creek

Dear Supervisor Mitchoff:

I am writing to encourage you to approve the proposed adult residential care facility at 2181 Tice Valley Road in Walnut Creek.

A care facility of this nature is lacking in this county. My son has been diagnosed with serious mental illness and as a family, we have supported him through his hospitalizations and recovery over the past 15 years. Fortunately for all of us, he is stable now with proper medications, working to keep himself well with professional counseling and being an active and productive member of the community. Contra Costa Co. is where he grew up, where he went to school and where he continues to live. It has been a long road to get to this point. Every hospitalization, except for the 1st one where he was at the County Hospital in Martinez, has been out of this county. The subacute care after acute hospitalization has been the same. We have driven to: San Jose, Santa Clara, Oakland, San Leandro, Vallejo, Fairfield and Santa Rosa to visit our son. We were most fortunate that we were able and capable to drive to see him. Other people may not.

Please approve this facility. It is a necessary step in the right direction to take care of residents of this county, who frequently are forgotten and underserved. Having a subacute setting in Walnut Creek will allow family to better support their loved one as they recover from their psychiatric episode.

I thank you.

Clare Beckner
358 Scottsdale Rd.
Pleasant Hill, CA

925-375-1669 home
925-951-7217 cell
beckner@astound.net

Stacey Boyd

From: jennifer devinney <devinneysellsrealestate@gmail.com>
Sent: Sunday, July 28, 2019 5:22 PM
To: Clerk of the Board; Jami Napier; AMY Majors
Subject: Re: LP18-2020/psych facility hearing scheduled for Tues., 7/30



Good Afternoon,

As a tax paying home owner and realtor, I am troubled by the lack of regard our counsel members have paid to the existing land use code for the proposed facility.
The proposed site @ 2181 Tice Valley Blvd. was not zoned for the proposed use and this has been paid little to no attention by our city council members with the exception of one member willing to stand up in opposition to the other members at the last appeal. What is the point of designating land with various uses and zones if they can be arbitrarily ignored? This is a neighborhood community who's existence has been in place with the current, grand-fathered-in zoning.
Moreover, one has to know that this arbitrary change of use from a steady elderly facility to a psych facility which will be a revolving door to nearly 300 psychiatric patients over the course of a year will unequivocally affect the neighborhood's character and surrounding property values. When a person or family buys a home, they buy it's neighborhood as well. For most buyers, the neighborhood is the primary draw even over the home. We all know too well "location, location, location". One pays a premium to live in Walnut Creek and even more to live in the Tice Valley area of Walnut Creek. To disregard and dishonor these tax paying residents who've invested their life savings and moved their families into this community just to have their representatives disregard an existing use is wrong. We look to our city representatives and officials to abide by codes and law no less than our cities/law enforcement expect from it's citizens.

Thank you,

Jennifer

A real estate advertisement banner. On the left is a black and white portrait of Jennifer DeVinney, a woman with dark hair, smiling. To the right of the photo is the text "KW EAST BAY" in large, bold letters, with "KELLER WILLIAMS REALTY" underneath. Below that, in smaller text, it says "Each Office is Independently Owned and Operated". To the right of the photo, the name "Jennifer DeVinney" is written in a large, bold font. Below her name is "REALTOR® • CalBRE #01292972". Further down, her phone number "925.389.3437" is listed, followed by her email "DeVinneySellsRealEstate@gmail.com" and her website "www.DeVinneySellsRealEstate.com". At the bottom right, the address "100 Pringle Avenue, Suite 100 • Walnut Creek • CA 94596" is provided.

Jami Napier

From: AMY Majors <amajors@sbcglobal.net>
Sent: Sunday, July 28, 2019 3:47 PM
To: Jami Napier
Subject: Linda McIntyre

Hi Jami - Linda McIntyre, a resident of Contra Costa County, texted me the following message below to be included for the upcoming BOS hearing. Apparently her laptop is frozen and she cannot email. Happy to forward the actual text but didn't think you have a cell number I can send it to. Thanks, Amy

"Clerk of the Board

In reference to: 2181 Tice Valley Blvd, LP#18-2020

I'm opposed to a psychiatric facility being approved for a land use permit. The county's approval for the facility is ignoring the liability of the drug 'treatments' which leave their patients, staff and neighbors vulnerable to the risks of violence and aggression associated with psychotropic drugs. And yet the Zoning Administrator 'acknowledged' these risks when she added layers of conditions for heightened security but they are insufficient and in some cases unlawful or unenforceable.

There's so many reports out there, stating the killer was on psychotropic drugs."

Linda McIntyre
Resident Contra Costa County

Sent from my iPad



Hello, my name is Craig DeVinney. I have over 17 years of experience in the ER and psych ER. I have spent a majority of my time practicing in the Regional trauma centers both in LA and the Bay Area. I have worked closely with the Psychiatrist practicing in the Psychiatric ER and inpatient psychiatric centers. I have daily interactions in the ER with pts suffering from mental illness in varying degrees of crisis. as an emergency physician I am acutely aware of the need for Mental health facilities but in my medical professional opinion this is not an appropriate location for rehab center specializing in the treatment of adults with mental illness and as their website states "their co-occurring addiction and substance abuse."

I would first like to dispel the myth that the patient population we are discussing in the proposed facility is reflective of the mental illness in the general community.

While it is true that approximately 20 percent of the general population has mental illness in some form, most of us know someone with depression or anxiety, but consider that only 0.6 percent of adults are admitted on a hold to a psychiatric facility. Inpatient care provides patience with the necessary resources to stabilize their condition, access to appropriate medications and medical professionals. Inpatient care is provided to protect not only the patients but also others in the community. As stated in his description, Dr Braverman's program provides psychosocial rehabilitation in a 24 hour treatment program as an alternative to psychiatric hospital. So these are patients were going to be hospitalized but instead voluntarily go to this treatment facility

These patients have shown that they are unable to function at home with routine outpatient care and therefore represent the more severe end of the spectrum in regards to mental illness.

I routinely care for patients with mental illness and their co-occurring substance abuse in the ER. Patients are often easily agitated and emotionally labile. Patients often require both physical and chemical restraints. I have been kicked in the neck, scratched, spit on, had bodily fluids thrown on me. I've seen nurses punched and watched a man slit his throat.

While most patients admitted on psychiatric holds do not reach this level of violence, the literature clearly states that patients with serious mental illness are at increased risk for violence.

A review of over 20 studies shows that the risk of violence is 4-5x greater for patients with schizophrenia than their counterparts in the general population. The overall risk of violence was similar in bipolar disorder, where a review of nine studies published an increased odds of violence in the range of 3-6x the general population. The violent acts include homicide, attempted homicide, assault, robbery, arson, any sexual offense and illegal threats or intimidation.

Most strikingly, in a study that followed nearly 25,000 patients with schizophrenia and related psychoses, the incidence of violent behaviour increased in direct proportion to the decrease in hospitalization time. I.e. fewer annual inpatient nights were associated with more violent acts.

Remember it is these patients being referred to the community facility as an alternative to psychiatric hospitalization.

On this note I would like to express my concern that the majority of patients in the proposed facility will be referred from Kaiser. I have extensive experience with Kaiser and know colleagues that work within the Kaiser system. As Kaiser is both a health care system and its own insurance company, it has a strong financial incentive not to hospitalize patients and to move them to the outpatient setting as early as possible. Patients pay the same premiums regardless of whether or not they utilize expensive resources such as inpatient hospitalization. Facilities such as this one are intended to minimize hospitalization time or avoid it altogether. Essentially a cost saving mechanism for Kaiser and a profit center for the outpatient facility.

And remember lower hospitalization time means increased risk for violence

And while the proposed facility does not specialize in patients who have exclusively drug and substance abuse problems their website does state they "specializing in the treatment of adults with mental illness and their co-occurring addiction and substance abuse."

It is well established that patients with severe mental illness have higher rates of alcohol and substance abuse.

The National Institute of Drug Abuse finds that people with depression and anxiety in the general population have a 2x greater risk of substance abuse and patients with more severe mental illness have a 4-5x greater risk of drug and alcohol abuse.

The patient population at the proposed facility has propensity for substance-abuse, and violence and poses an undue risk to the committee.

It is my medical professional opinion that this is not the appropriate site for the proposed outpatient psychiatric facility. The proposed location is within a family neighborhood, next to the school bus stop, across the street from a preschool and next to a community park and gym. With approximately 300, high risk patients cycled through this facility each year, it in no way resembles the long term elderly care facility that was there prior and poses an unwarranted risk to this Tice Valley neighborhood community

Jami Napier

From: Robin Smith <robinds8@yahoo.com>
Sent: Saturday, July 27, 2019 9:56 PM
To: Jami Napier
Cc: AMY Majors
Subject: Appeal of the Planning Comissions Approval of a Land Use Permit

I am appalled to think any sort of facility which administers mind altering Psychiatric drugs would even be considered. As a Walnut Creek resident I enjoy friendly neighbors and peaceful setting that is Walnut Creek. While this facility may be needed somewhere the media has many articles on both the side effects, including suicide and relapses, including major violence, of the same Psychiatric drugs administered by this facility by our Veterans among others. The Veterans Administration is calling the suicide rate of Vets after taking these meds an epidemic! There was a similar facility closed down after a Veteran relapsed and came back to the facility killing several people and himself. This in a nearby Nor Cal small town. I truly urge the Board to look deeper into the facts and re consider as we will all feel the pain should this sort of atrocity happen in our neighborhood and if you look at the statistics, it's a roll of the dice. Thank you for your time.
Robin Smith Walnut Creek Resident.

Stacey Boyd

From: Janet McIntyre <janetptssp@gmail.com>
Sent: Saturday, July 27, 2019 11:14 PM
To: Clerk of the Board
Subject: Re: Walnut Creek Psychiatric facility

On Sat, Jul 27, 2019, 6:27 PM Janet McIntyre <janetptssp@gmail.com> wrote:

Clerk of the board

In reference to;

"2181 Tice Valley Blvd.

LP#18-2020"

I'm opposed to a psychiatric facility being approved for a land use permit. The county's approval for the facility is ignoring the liability of the drug 'treatments' which leave their patients, staff and neighbors vulnerable to the risks of violence and aggression associated with psychotropic drugs. And yet the Zoning Administrator 'acknowledged' these risks when she added layers of conditions for heightened security but they are insufficient and in some cases unlawful or unenforceable.

There's so many reports out there, stating the killer was on psychotropic drugs.

CC Amy Majors

Jami Napier

From: John Gioia
Sent: Friday, July 26, 2019 2:59 PM
To: Jami Napier
Subject: FW: Tice Facility

For board records for tuesday

John Gioia
Chair, Contra Costa County Board of Supervisors
11780 San Pablo Ave., Suite D
El Cerrito, CA 94530
Website: www.cocobos.org/gioia <<http://www.cocobos.org/gioia>>
Facebook: www.facebook.com/johngioia1958
Twitter: @supejohngioia

This message is being sent on a public e-mail system and may be subject to disclosure under the California Public Records Act.

On 7/26/19, 11:43 AM, "Elizabeth McCormick" <oneadamtwelve@me.com> wrote:

Dear Supervisor Gioia:

I'm writing to encourage your approval of the proposed residential care facility at 2181 Tice Valley Blvd. There is urgent need for high quality residential care in our community. Dr. Braverman is able to provide such care. While this one facility won't remediate the inarguable mental health care crisis we're facing, it is one effective thing that we can do right here and right now. Please approve the 16 beds requested. I'm a mother of four and who lives at 142 Glen Court in Walnut Creek. I grew up here, and my own mother still lives off Tice Valley Blvd. I don't find credible the arguments put forth by the immediate neighbors of the proposed facility. I'd be happy to have this facility next door.

Your support is greatly appreciated.

Sincerely,

Elizabeth King

142 Glen Ct.

Walnut Creek, CA 94595

Jami Napier

From: Jonathan Marsh <jonathan.d.marsh@gmail.com>
Sent: Friday, July 26, 2019 8:49 AM
To: Clerk of the Board
Cc: Michael Hart
Subject: Appeal of the County Planning Commission's approval of a land use permit to establish a Social, Rehabilitation Facility

Jonathan Marsh -- 1770 Carmel Drive #313 -- Walnut Creek, CA 94596

RE THE PROPOSED SOCIAL REHABILITATION FACILITY LOCATED AT 2181 TICE VALLEY BLVD

ACCESS TO MENTAL HEALTH SERVICES IS QUITE LIMITED IN CONTRA COSTA COUNTY AND EXPANSION OF MENTAL HEALTH SERVICES SHOULD BE ACKNOWLEDGED AS A MAJOR NEED TO BE ADDRESSED BY THE COUNTY GOVERNMENT. I AM ALARMED THAT YOU HAVE TAKEN SO LONG TO REACH A DECISION ABOUT THIS APPARENTLY INNOCUOUS PROPOSAL WHICH BARELY SCRATCHES THE SURFACE OF UNMET NEED. IT MAKES ME FEAR YOU WILL BE INCOMPETENT IN PURSUING SOLUTIONS FOR THE MUCH LARGER MENTAL HEALTH CARE ACCESS DEFICIENCIES THAT ARE REAL AND LOOMING THREATS TO PUBLIC HEALTH. I URGE APPROVAL OF THIS PROPOSED FACILITY WITHOUT ANY FURTHER CONDITIONS IMPOSED.

THE DEFICIENCY OF ACCESS TO MENTAL HEALTH SERVICES IN CONTRA COSTA COUNTY IS SEVERE. THE WALNUT CREEK HOMELESSNESS COMMUNITY TASK FORCE HAS IDENTIFIED LIMITED ACCESS TO MENTAL HEALTH SERVICES AS A BARRIER TO EFFORTS TO SUPPORT MANY HOMELESS PERSONS SEEKING TO RESOLVE THE PROBLEMS THAT HAVE CAUSED THEM TO BECOME HOMELESS.

RECENTLY A MENTAL HEALTH PROVIDER IN SAN FRANCISCO EXPRESSED THE SAME POINT. "MENTAL ILLNESS IS A MAJOR CONTRIBUTOR TO HOMELESSNESS. TO END AND HELP PREVENT HOMELESSNESS, OUR CITY LEADERS MUST ENSURE WE ARE MEETING THE IMMEDIATE NEEDS OF THE MENTALLY ILL AND THOSE EXPERIENCING HOMELESSNESS. IT TAKES A COMMUNITY OF HEALTHCARE PROVIDERS TO CARE FOR PATIENTS WITH COMPLEX MENTAL AND PHYSICAL HEALTH PROBLEMS."

<[HTTPS://WWW.SFEXAMINER.COM/OPINION/SFS-PSYCHIATRIC-SERVICES-HAVE-BEEN-CUT-TO-THE BONE/FBCLID=IWAR2XW0NAGDX4UQBWZ3OAA1ZC1FVMIQHPRJQ3WIX0IMLYNCA8KWX7WIPGMQ](https://www.sfexaminer.com/opinion/sfs-psychiatric-services-have-been-cut-to-the-bone/fbclid=iwar2xw0nagdx4uqbwz3oaa1zc1fvmiqhprjq3wix0imlynca8kwx7wipgmq)>

HOMELESS PERSONS ARE NOT THE ONLY UNDER SERVED POPULATION. POST PARTUM DEPRESSION IS RECOGNIZED AS A SERIOUS AND POTENTIALLY FATAL MENTAL HEALTH ISSUE.

[HTTPS://WWW.SEENI.ORG/ADVICE-SUPPORT/2018/3/16/NEW-STUDY-REVEALS-DISTURBING-PPD-STATISTICS](https://www.seeni.org/advice-support/2018/3/16/new-study-reveals-disturbing-ppd-statistics)

[HTTPS://WWW.HUFFPOST.COM/ENTRY/THE-CONVERSATION-ABOUT-POSTPARTUM-MENTAL-HEALTH-CANNOT-AFFORD-TO-NEGLECT-SUICIDE_N_5ADFAED1E4B07560F3966133](https://www.huffpost.com/entry/the-conversation-about-postpartum-mental-health-cannot-afford-to-neglect-suicide_n_5adfaed1e4b07560f3966133)

I BECAME AWARE OF THE ARGUMENTS OF NEIGHBORHOOD OPPONENTS TO THIS PROPOSAL WHICH I FIND NOT CREDIBLE.

[HTTPS://ABC7NEWS.COM/4457020/](https://abc7news.com/4457020/)

THERE HAVE BEEN SIMILAR FEARS EXPRESSED IN WALNUT CREEK IN RECENT YEARS BY NEIGHBORHOOD OPPONENTS TO PROPOSED HOMELESSNESS SERVICE PROJECTS.

NONE OF THE DIRE FEARS HAVE EVER OCCURRED AND THE COMMUNITY RESIDENTS' OPPOSITION HAS MELTED AWAY VERY SWIFTLY ONCE THE PROJECTS OPERATED. THESE OPPONENTS HAVE NOT OFFERED SOUND REASONS TO REFUSE THIS PROPOSED PROJECT. I URGE YOU NOT TO GIVE CREDENCE TO THEIR UNFOUNDED EXPRESSIONS OF DANGER AND IMAGINED POSSIBLE MISADVENTURE WHICH SEEM ENTIRELY UNSUPPORTED BY ANY FACTUAL DATA. MY UNDERSTANDING IS THAT THE PROPONENT HAS SIMILAR FACILITIES IN OTHER COMMUNITIES. UNLESS THERE IS SOME EVIDENCE THAT ANY OF THE UNTOWARD EVENTS THE OPPONENTS IMAGINE COULD OCCUR HAS ACTUALLY OCCURRED IN ONE OF THOSE EXISTING FACILITIES I THINK IT WOULD BE IRRESPONSIBLE AND SILLY FOR YOU TO GIVE THEM ANY WEIGHT IN YOUR DECISION MAKING.

Jami Napier

From: Ba <bethabes1@aol.com>
Sent: Thursday, July 25, 2019 12:52 PM
To: Clerk of the Board
Cc: amajors@sbcglobal.net
Subject: Fwd: Land Use Permit 18-2020

Resending due to earlier typo on land use permit. 18-2020 is correct.

Sent from my iPhone

Begin forwarded message:

From: Ba <bethabes1@aol.com>
Date: July 25, 2019 at 12:18:28 PM PDT
To: clerkoftheboard@cob.cccounty.us
Cc: amajors@sbcglobal.net
Subject: Land Use Permit 28-2020

To the Contra Costa County Board of Supervisors:

As a Walnut Creek resident, I am contacting you in the hope that the BOS will give my input its due respect re: 7/30/19 appeal hearing Re: Land Use Permit 18-2020.

Contra Costa County has given a conditional approval to modify an existing land use permit at 2181 Tice Valley Blvd for the purpose of a psychiatric 12-bed facility (later to increase to 16). BUT the existing land use permit is for an ELDERCARE facility, which is essentially a housing arrangement for residents 60 years of age and up. And that is NOT equivalent to a psychiatric facility which treats patients with serious diagnoses of mental illnesses, usually for an average stay of 18 days. And to further clarify, the list of allowed land uses for the R-20 District does NOT include a psychiatric facility.

The simplicity is that the county Zoning Administrator and Planning Commission have both made a false equivalency between an eldercare facility, essentially what is 'board and care' for seniors who can no longer independently reside at home and a facility that treats high-risk patients for 2-3 weeks who are in crisis/ have mental illnesses. All these patients are treated with psychotropic drugs, which have their own set of serious side effects that exacerbates this risk. In intensity and use, they are polar opposites.

Ignoring the zoning ordinances is at the expense of the integrity of county Planning. By such a contrivance, the intended characteristics of the neighborhood (including traffic, density, safety, etc.) are disrupted.

This overreach by the county ignores the risks associated with treating the mentally ill while misapplying the law with this dangerous equivalency of a housing arrangement for the elderly being equal to psychiatric treatment of people in crisis with mental illnesses - some of whom may have been on a 72-hour involuntary hold, having demonstrated threats of aggression and/or acts of violence toward self or others.

This application process has been flawed from the beginning, with an inappropriate request for an unlawful conversion of the existing land use permit for a 12-bed elder care home. To 'stretch' the meaning of the existing permit and arbitrarily decide this equates to a psychiatric facility is turning the zoning ordinance upside down. The original application should have been rejected immediately and this current appeal should now be approved to correct this breach.

Beth Abrams

2066 Camel Lane #29

Walnut Creek, CA 94596

Jami Napier

From: AMY Majors <amajors@sbcglobal.net>
Sent: Wednesday, July 24, 2019 11:51 AM
To: Jami Napier
Subject: Fwd: Appeal of LP 18-2020 being heard on 7/30/19

Jami - please include this email in public record for the BOS Hearing. Thx.

Board of Supervisors:

I am writing to urge you to overturn the decision of the planning department allowing for a 16 bed psychiatric facility at 2181 Tice Valley Blvd.

The planners have attempted to force a square peg into a round hole by allowing a 16 bed psychiatric facility to replace a 12 bed elderly care facility – they are two entirely different things.

At issue is the safety of my family and my community. The issue is NOT that the mentally ill deserve help, it is the type of “help” facilities like this give them – powerful psychotropic drugs which carry FDA mandated warning labels that these drugs can increase suicidal and homicidal behavior. In fact they DO increase homicides and suicides.

It is a matter of public record that these drugs were involved in nearly every mass killing spree both here and abroad. Powerful pharmaceutical lobbyists work tirelessly to keep a lid on this link and their forces are pushing approval of this facility at the peril of our community. It is well established that NAMI funding comes primarily from pharmaceutical companies.

You can no more allow this facility to replace an elderly care facility than allowing a dynamite factory to replace it.

Sincerely,

Jeff Quiros

1365 Creekside Dr #232

Walnut Creek, CA 94596

Jami Napier

From: AMY Majors <amajors@sbcglobal.net>
Sent: Wednesday, July 24, 2019 11:47 AM
To: Jami Napier
Subject: Fwd: Residential Mental Health Treatment facility going in to a well established neighborhood.

Jami - please add the below email to the record as public comment for the BOS hearing. Thx.

From: "Jeannine Robertson" <jennyroberton@gmail.com>
Date: Jul 5, 2019 2:26 PM
Subject: Residential Mental Health Treatment facility going in to a well established neighborhood.
To: <Supervisorandersen@bos.cccounty.us>

To Whom it May Concern.

I am a concerned citizen. I understand that a mental health facility is in final phases to be opened in the Tice Valley area around Rossmore. As you know the director can never promise that something untoward will not happen to the neighbors or the overall neighborhood as a result of moving these mentally fragile folks in. The fact is that it will and already has affected some families as they have decided to leave, sell their homes and move away. I am sorry for people that have mental health issues. I had an uncle that opened a drug and alcohol program many years ago in New Jersey. His facility was not in and around families. It is not safe. Please establish a safe, sound and practical place to house these poor souls. Don't put them in an area that will not be able to assist them in any way other than a nice place to live.

Thank you,

Sincerely, Jeannine Robertson

Jami Napier

From: AMY Majors <amajors@sbcglobal.net>
Sent: Wednesday, July 24, 2019 11:42 AM
To: Jami Napier
Cc: Amy Majors
Subject: Fwd: Appeal of LP 18-2020 being heard on 7/30/19

Jami - here is another public comment for the BOS. Thx.

From: Megan Ardell <megan.ardell@gmail.com>
Date: July 21, 2019 at 2:41:59 PM PDT
To: clerkoftheboard@cob.eccounty.us
Subject: Appeal of LP 18-2020 being heard on 7/30/19

To the Clerk and Board of Supervisors,

I am writing in opposition of the approval to LP 18-2020. The current zoning does not support the use as described in the requested permit.

Unfortunately, it appears that the Zoning Authority, Planning Commission, and the County Legal department have bent and misconstrued the zoning rules to push this application through. The current zoning for an elderly facility does not align with the use and capacity of the proposed facility. A legal analysis must be done and presented to the community. To date, all officials except one - Bhupen Amin - have turned a blind eye to this.

With regards to impact to property value, I will share that this approved permit has had negative impact on our property value. Our home has been on the market for a protracted period of time (longer than the average in the area) and we have had to reduce the price to lower than what we purchased it for a little over a year ago. Dependent on the final sale result, we will consider filing a claim for the loss of value with the County.

I encourage you to expect more of your Zoning Authority and Planning Commission. These facilities are needed in our community, but a thoughtful siting and requirement process should be developed to find the right location and ensure zoning is accurate. Jamming an application through with bending of rules is not appropriate, right, or legal by appointed and elected officials.

Respectfully,
Megan Nykoluk

Jami Napier

From: Aleso Gourhan <a.gourhan@ggsir.com>
Sent: Wednesday, July 24, 2019 11:27 AM
To: Jami Napier
Cc: AMY Majors
Subject: Land Use Permit hearing

To the Contra Costa County Board of Supervisors:

As a realtor and broker for over 20 years, and who has done business in the Tice Valley area, I am contacting you with concern as to the 7/30/19 appeal hearing Re: Land Use Permit 18-2020.

CCCounty has given a conditional approval to modify an existing land use permit at 2181 Tice Valley Blvd for the purpose of a psychiatric 12-bed facility (later to increase to 16). It is my understanding that the this would be a significant change from what was a 'board and care', **permanent** housing situation for seniors who can no longer independently reside at home to a facility that treats high-risk patients for 2-3 weeks, most of whom are being treated with drugs. This is a HUGE difference in land use and I have concerns not just for home values but the safety and makeup of the community and how this will impact the feel for this quiet residential community.

I urge you to not make a quick decision on this and to take the time to thoroughly review the existing zoning and the full application and how it has been handled thus far. I have concerns as to how the "zoning/use" can be change so easily without concern for the impact and make-up of the community.

Sincerely,



Aleso Gourhan
Top Producer
Broker Associate
BRE Lic #01230328
alesogourhan.com

Golden Gate Sotheby's International Realty
1986 Mountain Blvd, Oakland, CA 94611
Cell: 510.914.0290
Office: 510.339.4280
a.gourhan@ggsir.com

Stacey Boyd

From: Marilyn O'Brian <obrianmarilyn@gmail.com>
Sent: Tuesday, July 23, 2019 9:14 AM
To: Clerk of the Board
Subject: Land Use Permit 18=2020/2081 Tice Valley Blvd, Walnut Creek, Ca.

Dear Supervisor Candace Anderson:

As a constituent of District 2, I am giving my input for the July 30, 2019 appeal hearing regarding the Land Use Permit 18-2020. I view with alarm possible actions regarding the current land use zoning codes and the local residents' concerns regarding loss of community.

2081 Tice Valley Blvd has received a permit for a 6 bed board and care for seniors needing 24 hour assistance. These types of homes become part of a neighborhood and add to a sense of community even if there is little daily interaction between senior boarders and the other households. They are known, predictable, stable neighbors. The senior boarders' residency is for months or, more likely, years. The boarders are stationary not transitory neighbors.

This is in contrast to the proposed 12-16 bed facility at the same address. Just the number of occupants presents traffic, noise, and safety concerns for the nearby residents. The feature of the 12-16 residents changing every 15 days undermines and compromises the sense of community and stability of the year-round Tice Valley residents.

A house for six, long term residents is a home, a house with 12-16, transitory residents is a facility. If this was happening in your neighborhood, which type of use permit would promote the vibrancy of community among your neighbors?

Thank you for considering the future vitality of our local, small neighborhoods.

Marilyn O'Brian
46 Oakwood Road
Orinda, Ca 94563