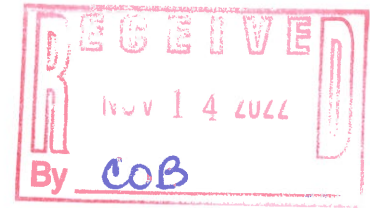


November 10, 2022

563 Matterhorn Drive  
Walnut Creek, CA 94598

Contra Costa Board of Supervisors  
1025 Escobar Street  
Martinez, CA 94553



Dear Board of Supervisors:

I wrote the following commentary and sent it to the East Bay Times the day after the recent special meeting of the Planning Commission. Unfortunately they did not publish it. We thought it was such a good example of democracy in action!

#### OPINION

On October 26<sup>th</sup>, via zoom, my husband and I attended a Special Meeting of the County Planning Commission. It was, in a word, mesmerizing. While we were very interested in the subject (the Walnut Creek Seven Hills Ranch project) it was the structure and execution of the meeting that impressed us so much, along with the quality of public comment.

First, the chair, Kevin Van Buskirk, set up the ground rules, letting everyone know that the meeting would probably go until 11 PM considering the large number of speakers expected to comment for 2 minutes each. It began with a staff report, Commissioner questions of staff and a 15-minute presentation by the owner/developer of the property. During the next 5 ½ hours, comments were heard from the public with the vast majority being Walnut Creek residents and many parents of children at Seven Hills School. There were about 100 speakers and everyone who spoke was very thoughtful, very professional, very respectful of the process and made their arguments forcefully but without rancor. There were many safety concerns made by parents and administrators of Seven Hills School. Many people objected to the size of the project in relation to the size of the space (30 acres). An expert in architectural drawings pointed out misrepresentations in the perspectives of some of the drawings shown. Currently the land is zoned for 166 single family homes. Many were against a general plan amendment allowing a Senior Continuing Care Facility for 354 independent living units and amenities, a clubhouse, a health care center for 100 residents, a maintenance building, and a four-year construction timeline consisting of the removal of 353 protected trees and 5000 truckloads (75,000 cubic yards) of dirt traveling one road in and out of the development. It was pointed out that Kinross Road, the one road proposed to access the property, is under the jurisdiction of the City of Walnut Creek which had in the past promised it would not be extended into the Ranch. Those in favor were members of trade unions who valued the job creation and seniors who wanted to move to such a facility. As it turned out, the majority spoke in favor of either a continuance or denial of the project.

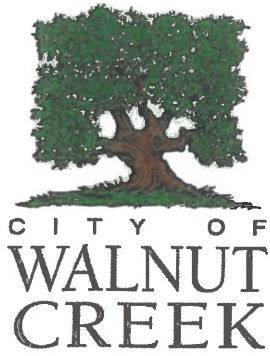
We were astonished that the Commissioners, who had been listening for 6 hours, would begin deliberating at 11 PM! One Commissioner in particular, Sanjiv Bhandari, who is an architect, identified several very important items missing from the project proposal regarding emergency evacuation for care facility residents and school students and faculty, fire safety, inadequate road access, citing narrow roads not large enough for a fire engine. He also pointed out that the Spieker organization bought the property and began the planning process two years ago and while they had talked with many adjacent neighbors with legitimate concerns, had not made a single change to the original drawings. All of the Commissioners were very attentive and Donna Allen asked excellent questions.

This hearing was a model in listening and civil discourse, with the goal of letting everyone be heard. The Commissioners had been listening all night to public comment and then they began listening to each other in coming to a recommendation to the Board of Supervisors to deny approval of the project. It was truly a privilege to be in attendance and witness the democratic process as exemplified by the Commission and the public.

Best regards,



Shirley and Bill McGrath  
[mcgraths7073@gmail.com](mailto:mcgraths7073@gmail.com)  
925-708-2227



November 15, 2022

Sean Tully  
 Contra Costa County  
 Department of Conservation and Development  
 30 Muir Road  
 Martinez, CA 94553

*Delivered via e-mail*

[clerkoftheboard@cob.cccounty.us](mailto:clerkoftheboard@cob.cccounty.us)

[Sean.Tully@dcd.cccounty.us](mailto:Sean.Tully@dcd.cccounty.us)

Re: Spieker Senior Continuing Care Community Project – Final EIR Comments  
 Contra Costa County Planning Commission - LOEWKE PLANNING  
 ASSOCIATES (Applicant) - DIABLO GLEN WC CCRC LLC (Owner), County  
 Files #CDGP20-00001, CDRZ20-03255, CDMS20-00007, CDDP20-03018, and  
 CDLP20-02038

Dear Mr. Tully:

The City of Walnut Creek previously submitted comments on the Draft EIR on May 10, 2022 and on the proposed final EIR for this project on October 26, 2022. It is the City's understanding that the project will be considered by the Board of Supervisors on November 29, 2022. The City of Walnut Creek submits the following comments and concerns for consideration by the Board of Supervisors.

1. Drainage impacts resulting from construction. There is insufficient detail regarding improvements needed to accommodate the revised drainage patterns and volumes that will be generated by the project, particularly for Walnut Creek facilities expected to accommodate the drainage. Also, the changes in drainage patterns could adversely affect wetlands and sensitive habitat, either by diverting flows away from these areas or potentially overwhelming these areas. The City requests that if the Board of Supervisors considers approval of the project that the Board of Supervisors appropriately condition the project so that a more comprehensive analysis of these drainage impacts is required to be performed in connection with approval of any final project plans, and that the City have an opportunity to review and comment thereon.
2. Circulation Impacts. Because of the unique location of the project site and the natural and artificial elements surrounding the project site, practically the entirety of ingress and egress to and from the project will occur on City roads and rights of way. As such, the

City has concerns about the potential impacts and proposed methods to address said impacts. Specifically:

- a. Impacts to key intersections, including Kinross Drive/Marchbanks Drive, Marchbanks Drive/Ygnacio Valley Road, and Kinross Drive/Ygnacio Valley Road, and improvements needed to mitigate the impacts. The City has previously suggested the need for roadway improvements at these intersections and reiterates its request that, as part of the final project plans, and subject to review by the City, that if the Board of Supervisors considers approval of the Project, that the Board of Supervisors appropriately condition the project to require such improvements, including the installation of protected left-turn phasing at the following locations:
    - Ygnacio Valley Road/Marchbanks Dr-Tampico: northbound Tampico and southbound Marchbanks Drive approaches.
    - Ygnacio Valley Road/La Casa Via-Kinross: northbound La Casa Via and southbound Kinross Drive approaches.
  - b. General construction traffic and construction haul route activity on the local roadway system will potentially impact the lifespan of the pavement, curbs, gutters, etc. Details are needed on construction haul routes in particular (including volume of trips, trip frequency, duration of construction trip/haul activities, etc.) to properly analyze the impacts and identify how to minimize and mitigate the impacts. Mitigation of such impacts should be included as conditions of approval if the Board of Supervisors considers approval of the Project.
  - c. Impacts to City neighborhoods via use of Kinross Drive as the primary and initial construction access point to the project site need to be identified and analyzed. More details on improvements to Kinross Drive to provide initial project/construction access and their respective impacts are also needed. The City requests if the Board of Supervisors considers approval of the Project that the Board of Supervisors appropriately condition the project in order to address the multiple years of construction traffic passing through these neighborhoods and impacting the quality of life for Walnut Creek residents. More specifically, the City also requests that mitigation of such impacts be incorporated into the final project plans, and that such mitigation is subject to review by the City of Walnut Creek.
  - d. The City previously requested that the project provide pedestrian and bicycle connections around the perimeter of the site to facilitate future connectivity to Heather Farm Park from the Iron Horse Trail and other locations. The City reiterates its request that the above-referenced pedestrian and bicycle trails be addressed by the Board of Supervisors, incorporated into, and conditioned as part of the project, instead of being evaluated at a later date.
3. Construction Impacts. Although construction impacts are not assessed as an impact under CEQA, there will be real and significant impacts to residents of the City of Walnut Creek who live, work, learn, and recreate in proximity to the project site. A more thorough and detailed assessment of impacts pertaining to noise and vibration, safety (i.e. truck and



equipment traffic), and dust that will be generated by the project, including timing, duration and intensity, should be prepared and addressed. As appropriate and if the Board of Supervisors considers approval of the Project, the Board of Supervisors should condition the project to address these impacts.

4. Impacts to City of Walnut Creek Parks. The proposed project does not propose to provide any park lands for its residents. It does, however, include a locked community gate that will allow residents and their guests to exit the project site and directly access the recreational amenities provided by the City at Heather Farm Park. This should warrant the collection of Park Fees associated with the development of the project, and distribution of said fees to the City to offset the impact to City recreational facilities. The County has stated that the project is classified as a "Continuing Care Retirement Facility" which is not considered to be a residential land use, and thus there is no obligation to assess park impact fees against the project. The County has also stated that the 354 "independent living units" that are outside of the 100 bed memory care center component of the project could be counted to satisfy a portion of the County's RHNA obligation.

The City remains convinced that the future residents of the project will generate impacts to City recreation facilities at Heather Farm Park and potentially others, and thus park impact fees should be collected, or other conditions or community benefits should be imposed by the County and remitted to the City to help address impacts to City parks and recreational facilities.

5. Visual Impacts. The visual analysis and assessment of visual impacts to surrounding uses in the EIR was insufficient. The project site shares substantial boundary lines with properties within the City of Walnut Creek. Many of residential properties owned and/or occupied by Walnut Creek residents, as well as Heather Farm Park and its numerous amenities would be impacted by the development. Additionally, the Seven Hills School, although outside the City's boundaries, has numerous Walnut Creek residents as both students and employees who will also be impacted. Specifically:

- a. While the EIR provided some photo-simulations taken from points near Walnut Creek residential properties, the intensity of the earthwork and scale of the buildings within the proposed project warrant the inclusion of photo-simulations from Walnut Creek residences adjacent to the more prominent slopes in the project, Seven Hills School, and other prominent locations around the project perimeter. To truly assess the visual impacts of the project, photo-simulations should be created for 1 year post construction and 5 years post construction, to go along with the 10 years post construction photo-simulations provided.
- b. More grading cross-sections need to be provided that depict existing conditions and post-construction conditions, with and without matured landscaping. Locations should include several different nearby Walnut Creek residences and multiple points along Seven Hills School, the Equestrian Center, and Heather Farm Park.

The City of Walnut Creek again respectfully requests that these issues be addressed in connection with the County's consideration and approval of the project.

Please don't hesitate to contact me directly if you would like to discuss any aspect of this letter further or if you have any questions.

Sincerely,

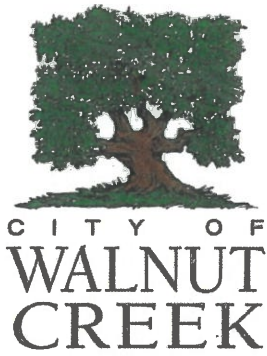
A handwritten signature in blue ink, reading "Heather Ballenger". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Heather Ballenger  
Director, Public Works

Attachments:

1. Walnut Creek Comment Letter Dated May 10, 2022
2. Walnut Creek Comment Letter Dated October 26, 2022

5238573.1



October 26, 2022

Sean Tully  
 Contra Costa County  
 Department of Conservation and Development  
 30 Muir Road  
 Martinez, CA 9455

*Delivered via e-mail*

[planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us)

[Sean.Tully@dcd.cccounty.us](mailto:Sean.Tully@dcd.cccounty.us)

Re: Spieker Senior Continuing Care Community Project – Final EIR Comments  
 Contra Costa County Planning Commission - LOEWKE PLANNING  
 ASSOCIATES (Applicant) - DIABLO GLEN WC CCRC LLC (Owner), County  
 Files #CDGP20-00001, CDRZ20-03255, CDMS20-00007, CDDP20-03018, and  
 CDLP20-02038

Dear Mr. Tully:

The City of Walnut Creek previously submitted comments on the Draft EIR for this project on May 10, 2022. Those comments were acknowledged and addressed, in part, in the County's responses to comments in the proposed final EIR which was circulated earlier this month. As previously communicated to the County, the City is particularly interested in this project given its adjacency to the City and one of its prominent parks, and its proposed access via the City's roadway network. In connection with the County Planning Commission's discussion and consideration of the project, including the Final EIR, at its meeting this evening, the City submits the following additional comments addressing the County's responses in the EIR:

3.1 Aesthetics

1. Comment/Response 2.1. The City previously requested that the EIR include additional visual simulations in order to more fully evaluate the potential aesthetic impacts to properties within Walnut Creek. More specifically, the City requested photo-simulations looking into the project site from properties within Walnut Creek or, where access to private property may be restricted, from just inside the project site adjacent to properties within Walnut Creek. Upon review of the Final EIR, it appears the County declined to provide this additional information. The City respectfully reiterates its request for this information.

### 3.4 Biological Resources

2. Comment/Response 2.3. With respect to the City of Walnut Creek's Tree Ordinance, the City appreciates the edits to Section 5.0. In addition to the 24 trees proposed for removal in the City on Sheets C2.1 and C2.2, additional trees may require removal or protection during construction of the utility and EVAE improvements east of the project and located on the City, CCWD, and Bureau of Reclamation properties. Note that approval of the protected and highly protected trees in the City for this project will be discretionary; such approval is not guaranteed and project redesign may be required.

### 3.10 Hydrology and Water Quality

3. Comment/Response 2.4. The City previously requested that the EIR address potential impacts to wetlands off-site due to the revised drainage pattern on the east side of project. Upon review of the Final EIR, it appears the County declined to conduct such analysis. The City requests that the County appropriately condition the project so that such analysis will occur in connection with approval of the final project plans, and subject to review by the City.
4. Comment/Response 2.5. With respect to the proposed detention basin and 15-inch pipe within the North San Carlos Drive extension, the City of Walnut Creek prefers other solutions that were previously discussed with the project team and that have less impact on City facilities while maintaining the existing drainage pattern. The City believes these alternative solutions should be explored further and, if technically feasible, included as part of the final project plans. If these alternative solutions are determined to be infeasible, the option of a 15-inch pipe beneath the North San Carlos Drive extension will require approval by and perpetual maintenance agreement with the City, CCWD and the Bureau of Reclamation, and will require not just maintenance of the line but also repair of property damages from overflow in larger storm events or failure of the system.
5. Comment/Response 2.6. The County's response states that the preliminary project design will ensure that peak post-development flows do not exceed pre-development conditions. From the City's perspective, the project design has not demonstrated that it can detain waters leaving the site in a manner that ensures peak post-development flow does not exceed the pre-development conditions because the project is altering the drainage pattern (the proposed 15-inch storm drain will discharge to a natural drainage at the east end of the North San Carlos Drive and none of the project runoff currently discharges to this natural drainage). Any discharge from the project to this drainage, however much detained, represents an increase from the pre-development condition. As noted in Comment/Response 2.5, the City requests that the alternate solutions discussed previously with the project team be fully evaluated in connection with approval of the final project plans, and subject to review by the City. This response also indicates exploring the possibility of pumping excess storm water from the northeast detention basins to the central drainage swale. This option also represents a change in the existing drainage pattern and relies on a pump, which if approved by the regulatory agencies,

would be required to have a backup generator such that the pump was operational during storm events when power often fails.

6. Comment/Response 2.7. the County's response cross-references its Response 1.13, and does not answer the questions raised in the City's prior comments in the DEIR:
  - a. Comment 10.a (size, material, condition of culvert beneath Homestead); please provide a response and revise final project plans to show culvert while identifying size/material and outfall of interceptor trench.
  - b. As for comment 10.b, in addition to changing the drainage pattern for Outfall 6 (see previous comment), the project is also increasing the drainage area that drains to Outfall 6.
  - c. As for Comment 10.c, the City reiterates its request to provide further information for review of model in connection with final project plans; the information provided in Section D.1 and Appendix C are insufficient to review the model.
  - d. As for Comment 10.d, the assumptions in the preliminary report were not conservative as noted; please correct in connection with final project plans.
  - e. As for Comment 10.e, the comment was regarding the Section A in Appendix E to Appendix K not regarding the Walnut Creek Channel as indicated in the response. The project plans appear to incorrectly show the property line between the project and APN173-042-019 and as such Section A. shows the interceptor channel not abutting the property line as it would.
7. Comment/Response 2.8. The County's response refers to Responses 2.5 and 2.6. Please refer to the City's response to those comments above.

### 3.11 Land Use and Planning

8. Comment/Response 2.11. Consistent with the Transportation Element of Walnut Creek's General Plan, the City previously requested that the project provide pedestrian and bicycle connections around the perimeter of the site to facilitate future connectivity to Heather Farm Park from the Iron Horse Trail and other locations. The County's response states that County staff will work with the developer and the City to explore whether such trails are feasible. The City reiterates its request that the above-referenced pedestrian and bicycle trails be incorporated into and appropriately conditioned as part of the final project plans, and subject to review by the City, instead of being evaluated at a later date.
9. Comment/Response 2.12. The City previously commented that the Project Alternatives section of the EIR does not fully analyze the potential impacts of the "Roadway Redesign" alternative versus the "New Development Alternative" and does not fully identify the impacts associated with each. This leads to questions as to why the preferred alternative has been selected. The City reiterates its request that the above-referenced questions be addressed in connection with the County's approval of final project plans.



10. Comment/Response 2.13. Notwithstanding the County's response and proposed COAs 98 to 101, the response does not address impacts to Walnut Creek residents from construction traffic. The City requests that the multiple years of construction traffic passing these homes and impacting the quality of life for Walnut Creek residents be considered and addressed. The City requests that the County appropriately condition the project so that such impacts are addressed in connection with approval of the final project plans, and subject to review by the City.

### 3.15 Public Services

11. Comment/Response 2.14. The City previously commented that significant elements of the project function as independent residences. As previously stated, if this project were developed in the City of Walnut Creek, the City would collect Quimby Act park fees assessed against the "non-healthcare center" residential components. The County's response states that "the County views the living units as an amenity of the institutional use and not residences as viewed in conjunction with the County zoning ordinance". Notwithstanding such statement, and since the project does not contain park facilities itself, the residential component of the project will be expected to have an impact on Walnut Creek park facilities (e.g. Heather Farm Park), regardless of the County's prior determination. The City reiterates its request that County Park Impact Fees be imposed as a condition of development on the "non-healthcare center" residential components of the project. If the County will not assess park impact fees against the individual, duplex, and multi-family residential type components of the project, the City of Walnut Creek requests that the County devise alternative means of conditioning the final project, subject to review by the City, that will address impacts to the City that such fees would otherwise be expected to address.

### 3.17 Transportation

12. Comment/Response 2.17. The City previously suggested the need for a number of roadway improvements at Ygnacio Valley Road/Marchbanks Drive-Tampico and at Ygnacio Valley Road/Kinross Drive-La Casa Via (including protected left-turn signal phasing). Ygnacio Valley Road is a High Injury corridor. The County adopted the Contra Costa County Vision Zero Final Report and Systemic Safety Analysis Report, with the intent to reduce and eliminate traffic deaths. In the County's *Systemic Safety Analysis Report*, Collision Profile 5 Collisions at Signalized Intersections of Major (5+ Lanes) and Minor (3 Lanes or Less) Streets is identified. The profile points to a notable factor contributing to collisions on these types of roadways, including permissive left turns. Similarly, the City is in progress on its Local Roadway Safety Plan and permissive turns on major arterials was also identified as a systemic issue. The intersections of Ygnacio Valley Road/Marchbanks-Tampico and Ygnacio Valley Road/Kinross Drive-La Casa Via fall under these Collision Profiles, as noted in the County's adopted plan and, similarly, within the City's plan. As part of the final project plans, and subject to review by the City, the City requests improvements, which include installation of protected left-turn phasing at the following locations:

- a. Ygnacio Valley Road/Marchbanks Dr-Tampico: northbound Tampico and southbound Marchbanks Drive approaches.
  - b. Ygnacio Valley Road/La Casa Via-Kinross: northbound La Casa Via and southbound Kinross Drive approaches.
13. Comment/Response 2.18. The County's response does not address the City's comment. The City requested that the physical improvements, tree removals, impacts to habitat and wetlands, and affected parcels associated with EVA construction be identified. The statement that the North San Carlos EVA improvements would be accomplished within existing right-of-way is incorrect as the proposed route is through parcels owned in fee by the City, CCWD and the Bureau of Reclamation. A cursory review indicates that work within the dripline of highly protected trees would be required for water pipeline, sewer pipeline, storm drain and EVA construction. The alignment of the EVA along North San Carlos is not included in any plans to show the minimum 20 feet width and minimum 45' outside radius. As part of the final project plans, and subject to review by the City, the final project should be appropriately conditioned to ensure EVA/utility construction outside the project boundary is evaluated and all EVA alignment(s) and easements are shown on the applicable tentative map.

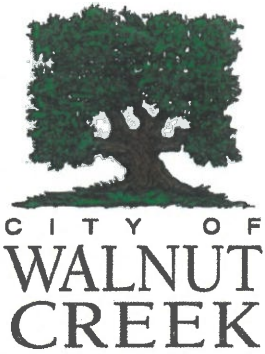
The City of Walnut Creek respectfully requests that the remaining issues identified above be addressed in connection with the County's consideration and approval of the project.

Please don't hesitate to contact me directly if you would like to discuss any aspect of this letter further or if you have any questions.

Sincerely,



Heather Ballenger  
Director, Public Works



May 10, 2022

Sean Tully  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

*Delivered via e-mail*

Re: Spieker Senior Continuing Care Retirement Community – Draft EIR Comments

Dear Mr. Tully:

Thank you for the opportunity to review the Draft Environmental Impact Report for the Spieker Senior Continuing Care Retirement Community located on property within the City of Walnut Creek's Sphere of Influence. We continue to have a particular interest in this project due to its large size and the fact that it is proposed to be accessed via the City's roadway network, and, as always, appreciate your collaborative approach. Our comments on the Draft EIR for this project are as follows:

Section 3.1 Aesthetics

1. As this project abuts multiple land uses within the City of Walnut Creek, including a prominent park and numerous residential properties, we find that the DEIR visual simulations are inadequate and do not fully disclose the potential aesthetic impacts to properties within Walnut Creek. Please provide additional photo-simulations of the proposed development showing the view from either properties within Walnut Creek (to the south, southwest, west and east of the project site) looking in towards the project site or, where access may be restricted, from just inside the project site adjacent to properties within Walnut Creek looking into the project site. Additionally, the photo simulations (i) should account for any trees proposed to be removed in connection with the project by not including them, and (ii) should not include any trees that do not currently exist at that location unless such new trees are specifically required to be planted as part of the project. Additionally, project fencing that would be visible within the area of the individual photo-simulations shall be included in the simulation images. Locations identified in the Aesthetic and Lighting Analysis in Appendix B include: 1, 3, 9, 10, 12, 18, 19, 23, and 31, and shall be oriented to looking into the project site from the vantage

point of the parcels within the City of Walnut Creek closest to the individual location identifiers.

2. The topography of the site is extremely varied, particularly as it relates to properties outside of the project site. In addition to the photo-simulations requested above, please provide topographic cross-sections showing the relationship of properties within Walnut Creek to the proposed developed condition of the project site. Such cross-sections should extend approximately 200 feet into Walnut Creek in the areas adjacent to the project and within the City, and at least 200 feet into the project site, to best represent the topographic relationship between the proposed development and the existing parcels around the site.

#### Section 3.4 Biological Resources

3. Section 3.4.1 Biological Resources. Environmental Setting. Regulatory Framework. Regional and Local. In addition to listing the Contra Costa County Tree Ordinance, the City of Walnut Creek's Tree Ordinance should also be discussed and applied in the DEIR analysis. The DEIR should specifically identify all trees proposed for removal or that may suffer construction impacts that are located within the City limits or bordering the City/County line, acknowledging that the City of Walnut Creek's Tree Ordinance separately regulates these trees.
4. Section 3.4.2 Impact Discussion. IMPACT BIO-5. In addition to listing the Contra Costa County Tree Ordinance, the City of Walnut Creek's Tree Ordinance and its requirements should be cited in reference to trees proposed for removal or that may suffer construction impacts that are located within the City limits.

#### Section 3.10 Hydrology and Water Quality

5. Section 3.4.2.1 Project Impacts. MM BIO3-2. The EIR does not address or analyze potential impacts to wetlands off-site due to revised drainage pattern on east side of project. Please see specific comments below to Appendices K and L.
6. Section 3.4.2.1 Project Impacts. MM BIO3-2. Item c. This item reads "Enhancement of seasonal wetlands and the perennial drainage to be preserved in the central portion of the site, as well as creation of seasonal wetland habitat in the bioretention facilities". The creation of seasonal wetland habitat in bioretention facilities may be inconsistent with the CCCWP C.3 Guidebook, as the bioretention facilities are designed to drain within 72 hours and based on experience, drain within much less time than that.
7. Section 2.2.8. "A detention basin is also proposed within the landscaped area adjacent to the health care center and North San Carlos Drive." Details and sizing of the detention basin could not be found and will require review by the City as this portion of the project drains onto lands/drainages within the City limits. As shown on Sheet C5.0, the detention basin only receives a small fraction of the runoff from the overall drainage area discharging to Outfall 6, which limits the basin's ability to detain runoff.
8. Section 3.10.2.1 Project Impacts. IMPACT HYD-3. The EIR did not address the alteration of the existing drainage pattern on the east side of the site. The revised drainage pattern will increase runoff to an existing off-site natural drainage which in the current condition does not receive any of the project runoff. This revised drainage pattern will also decrease runoff to an off-site pond. Specific comments are provided to Appendices K and L below.

9. Section 3.10.2.1 MM HYD-3.1. As proposed, the project is proposing a diversion of a watershed yet has not verified the adequacy of the downstream drainage facility (or impacts thereto) accepting the additional stormwater from the project.
10. Appendix K. Preliminary Hydrology and Water Quality Report.
  - a. Kinross Drive drainage. Report states that Kinross Drive drainage will be conveyed in an interceptor ditch and directed to the existing culvert under Homestead. Provide size, material, and condition of culvert.
  - b. Outfall 6 (North San Carlos Outfall). Exhibit A notes that 6.28 acres (DMA 7) drains to Outfall 6. Exhibit B shows that the post DMA 7 area is 6.61 acres. The post DMA 7 is inconsistent with the Stormwater Control Plan which shows that area SR2, T47 and T46 also drain to Outfall 6; please review, revise, and assess the effectiveness of the two DMAs based on the revised area totals.
  - c. Section D.2. Hydrologic and Hydraulic Analysis. Note that review of the hydrologic model could not be performed as Appendix K only included a summary table of results. Please provide further information to allow review of the hydrologic model.
  - d. Table 1 presents a tabulation of the required surface areas and volumes from the CCCWP IMP sizing calculator for each Outfall apparently compared with provided surface areas and volumes. The tabulation presumes that a shortage of provided surface area or volume for a bioretention basins cannot be made up for in another basin, which is not the case.
  - e. Appendix E. Section A. Interceptor Channel Cross Section. The section depicts the property line as 12 to 40 from outside edge of channel. Please clarify as channel appears to abut the property line between the project and property with APN 173-042-019.
11. Appendix L. Drainage Feasibility Study
  - a. Outfall 6 (North San Carlos Outfall). The study states that the drainage pattern is such that the runoff ultimately discharges to Walnut Creek downstream of the Contra Costa Canal connection in both the existing and proposed condition. It also states that the applicant defers to the City and County to determine if the additional flow to the culvert at the proposed discharge point for the 15" storm drain line presents capacity issues within the system. The City has comments regarding both statements.
  - b. The ultimate outfall for the existing condition does not appear to be Walnut Creek. In the existing condition, runoff appears rather to drain to the CCWD property via drains under the sidewalk and then pond on CCWD property and/or drain into the pond on the adjacent City of Walnut Creek property to the north. The runoff currently does not appear to drain in a culvert under the CC Canal into Walnut Creek in the existing condition as stated in the study. As such, the EIR should be revised to address the impacts of this revised drainage pattern at the proposed outfall location downstream to Walnut Creek; analysis should include impacts to natural drainage ditch in terms of capacity, erosion and scour, freeboard, etc. Note that any discharge to this drainage from the project, no matter how much runoff is detained, is an increase in the peak flow and volume of



runoff to the drainage as none of the runoff from Outfall 6 currently discharges to this drainage.

- c. The EIR should also be revised to also address the potential impacts to the apparent reduction in runoff feeding the City of Walnut Creek pond north of the CCCWD property (APN 144-043-005), which has been previously identified as a wetland.
- d. The proposed 15" storm drain to convey runoff along N San Carlos Drive does not meet minimum standards, including but not limited to pipe slope and cleansing velocity. Please provide hydraulic calculations for the proposed system and add hydraulic grade to Appendix E. Based on proposed design, City would not accept ownership of such system and would require a private storm drain easement and maintenance agreement.

12. Appendix M: Preliminary Stormwater Control Plan and Peer Review

- a. The Stormwater Control Plan incorrectly classifies areas as self-treating and self-retaining areas. Please refer to the CCCWP C.3 Guidebook for definitions. Area SR2 (self-retaining area) is steeply sloped vegetated area that slopes to a bioretention basin. This may be considered a self-treating area if the area is ditched and drains off-site; without ditches, it should be considered a tributary area of the downslope IMP.
- b. Description of Drainage Management Areas (DMAs) in SWCP report in Section IV is inaccurate. Each description states that the DMA treats portions of the anticipated roof, roadway, sidewalk and pervious area on site; the DMA does not treat runoff – the Integrated Management Practice (IMP; e.g. bioretention basins, flow-through planter) that the DMAs drains to treats the runoff. More importantly, each description also states that the DMAs are assumed to be entirely impervious. A check of a few DMAs indicates that that is not the case and assumptions were made for each DMA for the impervious area. Furthermore, the sizing calculations only consider the assumed impervious area and do not consider pervious areas draining to the IMPs.
- c. Appendix D. DMA Sizing Calculations. This table presents a tabulation by DMA of the treatment area required, treatment area provided, volume required and volume provided. For projects required to meet the HMP, there are three, not two, sizing requirements: area, surface volume, and subsurface volume. The table in Appendix B only presents two of the three. A review of the sizing calculations indicates in that many cases the area, surface volume, and subsurface volume provided area less than that required. Since the IMPs were not conservatively sized assuming the entire tributary drainage area was impervious (as erroneously stated in Section IV), the IMPs that are undersized need to be corrected.
- d. The additional table presenting a tabulation of required vs provided subsurface volume assumes that lack of detention in one IMP can be made up in another which is inaccurate.

Section 3.11 Land Use and Planning

13. On the County's project website, the Project Description document (<https://www.contracosta.ca.gov/DocumentCenter/View/67952/Spieker-Senior-Continuing-Care-Community-Project-Description-PDF>) notes that the entry to the project from Kinross Drive is "...as requested by the City of Walnut Creek...". That is incorrect, as the City has not "requested" that the project take access from any specific location. Please remove all such references alleging that the City of Walnut Creek specifically requested the project take access to the project site from a particular location.
14. The Transportation Element of the City of Walnut Creek General Plan anticipates a bicycle trail following the alignment of Seven Hills Ranch Road across the project site to connect to Heather Farm Park. Accordingly, the City requests that the project provide pedestrian and bicycle connections around the perimeter of the site, to provide connectivity to Heather Farm Park, including allowing for connections between the Iron Horse Trail and the Seven Hills Ranch Road EVA, and between the Contra Costa Canal Trail and the N San Carlos Drive EVA. These connections will serve employees, and visitors, and in addition to the senior residents, in addition to members of the public seeking to access Heather Farm Park by foot or on bicycle.
15. The Project Alternatives section of the DEIR is inadequate. It fails to provide detail about the potential impacts related to both the "New Development" alternative and the "Roadway Redesign" alternative, and thus fails to fully identify the impacts associated with each alternative. This leads to questions as to why the Project remains the selected alternative, especially considering the "Roadway Redesign" alternative as being determined to be the environmentally preferred alternative.
16. A construction plan, including construction phasing, staging areas, and a hauling plan identifying roadways to be utilized for access to and from the project site for delivery of materials and equipment and off-haul of 75,000 CY of grading export (including destination of the off-haul), shall be submitted to the City for review and approval. The construction plan shall also include a pavement impact analysis addressing anticipated impacts to City roads, curbs, and gutters from construction activities, and shall also address impacts to residents from construction traffic. All City infrastructure is expected to be restored to its pre-construction condition, including wear and tear, at the conclusion of construction activities.

### Section 3.15 Public Services

17. While the project is envisioned as a "full-spectrum" continuum of care community, there are significant elements of the project that function as independent residences. Were this project to be developed within the City limits, the City would impose park impact fees assessed against the "non-healthcare center" residential components. As there appears to be no publicly accessible park facilities within the project, residents will likely utilize Heather Farm Park within the City of Walnut Creek. Please explain the County's determination regarding the inapplicability of the County Park Impact Fee. Though the County's General Plan refers to the Multiple Family Residential-Congregate Care (CC) land use designation as a "residential land use designation", the County has otherwise determined that the project constitutes a "non-residential institutional use" (rendering the Park Impact Fee inapplicable). County Park Impact Fees could be used to mitigate impacts on parks within the County, including adjacent Heather Farm Park. Alternatively, please assess park fees against the individual, duplex, and multi-family

residential type components of the project utilizing Walnut Creek assessment rates and remit those fees to the City of Walnut Creek.

18. The DEIR contains the following statement, "The project would incrementally increase the demand for police services, however, the increased demand generated by the approximately 560 residents of the proposed CCRC would not be substantial compared to existing conditions of the CCCOS's service area of over a million people. All 911 calls will be directed to the Valley Station located at the Alamo Plaza". Given the adjacency of the project to the City of Walnut Creek, please discuss potential impacts to the City of Walnut Creek due to police services to be provided by the Walnut Creek Police Department. Please discuss and investigate additional project elements that may reduce impacts to the Walnut Creek Police Department, including but not limited to perimeter fencing and gating, and an on-site security plan that anticipates the provision of 24/7 on-site security personnel.

### Section 3.17 Transportation

19. In the project description, the project is described as having "...a full-time equivalent of up to 225 employees." If these are not "full-time" employees but rather multiple part-time employees filling a full-time position, this would have an additional impact on VMT. Please provide greater detail on the expected number of employee trips/miles the project would generate based on the total number of employees who would regularly make the trip to the facility.
20. During construction, it is expected that some heavy vehicles would take access via the Ygnacio Valley Road/Marchbanks Drive-Tampico. In order to better facilitate truck movements leaving the site, the traffic signal at the intersection should be modified to install protected left-turn phasing on the northbound Tampico and southbound Marchbanks Drive approaches. In addition to modifying the Ygnacio Valley Road/Marchbanks Drive-Tampico intersection and in order to better facilitate and provide safer turning movements for vehicles leaving the site and improve flow on Ygnacio Valley Road, the traffic signal at the intersection of Ygnacio Valley Road/Kinross Drive-La Casa Via should also be modified to install protected left-turn phasing on the northbound La Casa Via and southbound Kinross Drive approaches.
21. Please identify the improvements specifically needed to establish and utilize both identified EVA locations (N. San Carlos and Seven Hills Ranch Road). Include physical improvements, tree removals, impacts to habitat and wetlands, and what parcels would be affected. Also clarify that these improvements and any associated mitigation are obligations of the project.
22. Section 3.17.3 Non-CEQA Effects: Appendix P. Transportation Assessment/Peer Review
  - a. P. 8 Standards of Significance - Intersection Levels of Service. The analysis applied the County's non-CEQA standards for intersection levels of service on City of Walnut Creek intersections. The operational analysis should have applied the City's non-CEQA standards on City intersections.
  - b. P. 11 Please clarify which HCM methodology was used for the operational analysis (HCM 2000, HCM 2010, HCM 6).

- c. P. 23 Bicycle parking. Consider long-term bike parking for use by employees.
- d. Please explain whether the provision of an overabundance of on-site parking has an effect on vehicle trips to and from the site.

The City of Walnut Creek respectfully requests that these issues be addressed and fully documented as this is the environmental disclosure document upon which future land use decisions will be made.

Thank you for again considering our comments in your review of this application. Please don't hesitate to contact me directly if you would like to discuss any aspect of this letter further or if you have any questions.

Sincerely,



Heather Ballenger  
Director, Public Works

5105040.1

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**From:** David Kellogg <  
**Sent:** Monday, November 21, 2022 12:43 PM  
**To:** Clerk of the Board  
**Subject:** 11/29/22 Public Comment - Spieker Senior Center

Dear BOS,

Please do not approve this project applying the affordable housing ordinance, parks ordinance, etc.

The County has not provided a legally adequate justification for their current plans to exempt this project and approval without applying the affordable housing ordinance may force legal action against the County.

The Final EIR, in "Master Response 2", argues that the project is NOT subject to the Inclusionary Housing Ordinance. However, the County's basis for that conclusion is flawed and incorrect. Please either apply the inclusionary zoning ordinance, or demand a better explanation from County counsel.

The County is of the belief that because "the living units are strictly an amenity that is provided as part of the care contract," that there are not units being "rented" or "purchased." The County's position is absurd, and implies that developers can circumvent the inclusionary zoning ordinance with contractual gimmicks. What if a developer tried to claim they weren't renting apartments, but were selling access to a "community pool" that just happened to be super expensive and come with ("as an amenity") the right to occupy adjacent residences? The County's logic falsely suggests that the developer could escape the inclusionary ordinance with such a ruse. **Any neutral observer will instantly recognize the Spieker project as involving the rental of housing.**

Additionally, the County makes the absurd claim that it would "not be possible" to apply the inclusionary ordinance, because "there is no itemized price solely for the living units." The County's logic has no basis in reality. It's readily apparent that every home currently proposed qualifies as a market-rate (not affordable) home. The developer could easily be required to provide the on-site affordable housing with rents affordable to the appropriate AMI levels, and such housing would not need to be provided with the healthcare services of the main development. Additionally, the County has **ignored** the viable alternatives of in-lieu fees, off-site affordable housing, and land dedications.

Best,  
David Kellogg



**From:** Clerk of the Board  
**Sent:** Tuesday, November 22, 2022 8:16 AM  
**To:** June McHuen  
**Subject:** FW: Spieker Application Response from Marilyn Thorne, Walnut Creek Resident

Stacey M. Boyd  
Deputy Clerk  
Clerk of the Board  
1025 Escobar St., 1<sup>st</sup> Floor  
Martinez, CA 94553  
(925)655-2002 (Desk)  
(925)655-2000 (Office)

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**From:** MG Thorne < >  
**Sent:** Monday, November 21, 2022 7:04 PM  
**To:** Clerk of the Board <ClerkOfTheBoard@cob.cccounty.us>  
**Subject:** Spieker Application Response from Marilyn Thorne, Walnut Creek Resident

November 21, 2022

Attention: Board of Supervisors

Thank you for your notice regarding the "Public Hearing Before the Contra Costa County Board of Supervisors on Planning Matters" being held on November 29, 2022 at 9:00a.m.

I am asking the Board of Supervisors to deny the General Plan Amendment on Spieker Application.

This project is not "Moderate Income" for family housing or for workforce. Instead, this project is another Senior Housing, called a "Continuing Care Retirement Community" (CCRC). Both Contra Costa County and Walnut Creek have fulfilled more than 2x's the RHNA required "Above Moderate Income" category while the "Moderate and Lower" categories are not even 50% satisfied. Walnut Creek not only has an abundance of Senior living options, the city currently has 524 CCRC units open or opening soon (174 Viamonte open, with vacancy) and 350 more scheduled to open at Oakmont Shadelands).

Walnut Creek takes good care of the "Above-Moderate Income" Seniors. But what about everyone else? We need family housing and for workforce.

I am a Senior. Please...recommend that Spieker Application be denied.

Sincerely,  
Marilyn Thorne, Senior  
Walnut Creek, CA

[illegible][illegible]

21

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**From:** Clerk of the Board  
**Sent:** Tuesday, November 22, 2022 8:16 AM  
**To:** June McHuen  
**Subject:** FW: Public Comment for Nov 29 BOS meeting, Spieker Project

Stacey M. Boyd  
Deputy Clerk  
Clerk of the Board  
1025 Escobar St., 1<sup>st</sup> Floor  
Martinez, CA 94553  
(925)655-2002 (Desk)  
(925)655-2000 (Office)

---

**From:** Jodi Davenport <  
**Sent:** Tuesday, November 22, 2022 5:49 AM  
**To:** Clerk of the Board <ClerkOfTheBoard@cob.cccounty.us>  
**Subject:** Public Comment for Nov 29 BOS meeting, Spieker Project

Attention Board of Supervisors

Please do not allow this intense change for the Seven Hills ranch property and vote NO on the General Plan Amendment.

I request that the proposed General Plan Amendment for the Spieker development be rejected. The proposed development will have lasting negative impacts on our environment and community. I urge the County to hold out for a more sensible plan that would be more appropriate for the unique setting alongside Heather Farm park and the heavily used Ygnacio Valley Rd.

#### *Environmental Impacts*

The proposed development would create lasting environmental harm and raises concerns about preserving biodiversity in our open spaces. The development would destroy habitats for many animals, remove more than 400 trees, and pave over and the current plan proposes to remove more than 400 trees. Further, the border area is one of the few places along the creek that is suitable for natural creek restoration that would allow native fish to travel upstream from delta waters, a long-time goal for local and regional conservation groups. Protecting the Ranch area that borders the Walnut Creek from the intrusive retaining walls planned there by the Spieker proposal would ensure the opportunity for creek restoration in the area.

#### *Impacts to local residents*

Beyond environmental impacts, the proposed development would significantly negatively affect residents in the surrounding communities.

The proposed development would significantly alter the nature of Heather Farm Park, with proposed 2-3 story buildings towering over areas set aside for passive recreation. Right now, this is a peaceful area of the park where people can enjoy trails around the natural pond.

Further, traffic is already a source of strain for the local community. Adding an additional 1000 residents and 200+ staff cannot help but impact the traffic on the already crowded Ygnacio Valley road.

#### *Additional issues*

The proposed plan has numerous other flaws including:

- The planned construction will last 3-4 years and will release extensive dust or particulate matter into the air during every phase of the project. With wildfires now a regular occurrence, air quality should be a top consideration.
- The planned construction closes off established wildlife corridors
- The developers are disingenuously advertising the proposed developments as “homes” in local magazines, while simultaneously telling the County the development is “not residential.”

In conclusion, please deny the proposed General Plan Amendment for the Spieker development. The community deserves a better plan that is sensible and not super-sized.

Best,  
Jodi Davenport  
Walnut Creek, CA

## June McHuen

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**From:** Clerk of the Board  
**Sent:** Tuesday, November 22, 2022 8:16 AM  
**To:** June McHuen  
**Subject:** FW: Public Comment for Nov 29 BOS meeting, Spieker Project

Stacey M. Boyd  
Deputy Clerk  
Clerk of the Board  
1025 Escobar St., 1<sup>st</sup> Floor  
Martinez, CA 94553  
(925)655-2002 (Desk)  
(925)655-2000 (Office)

**From:** Olesya Epps  
**Sent:** Tuesday, November 22, 2022 7:40 AM  
**To:** Clerk of the Board <ClerkOfTheBoard@cob.cccounty.us>  
**Subject:** Public Comment for Nov 29 BOS meeting, Spieker Project

Attention Board of Supervisors

I am writing to you as a Walnut Creek resident living in Diablo Hills neighborhood neighboring the site where Spieker Development is proposed. We are a family of 5 raising 3 young kids in Walnut Creek. We chose this area for the quality of life it offers and for the fact that our children are still able to play outside safely, ride their bikes to school, being able to go to playground and park at Heather Farm Park.

If Spieker Development is approved, this will all be lost. We along with other 359 families who are part of our Heather Farms Homeowners Association will be subject to prolonged construction disruption, increased traffic and other negative consequences. The Spieker Development also brings zero economic benefit to the community, city of Walnut Creek or the Contra County as due to all the exceptions, the developer wouldn't have to offer any amount of affordable housing (which is so much needed!), no contribution towards public schools in the area not public parks.

**Please do not allow this intense change. Deny the General Plan Amendment with regard to Spieker Project.**

Kind regards,  
Olesya Epps

Walnut Creek, CA  
94598

[Clerk of the Board](#)



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**From:** Clerk of the Board  
**Sent:** Tuesday, November 22, 2022 10:43 AM  
**To:** June McHuen  
**Subject:** FW: Public Comment 11/29 BOS Mtg -SSHR Petition results  
**Attachments:** A Petition signatures & comments excel11-14-22.csv; A Petition signatures & comments PDF 11-14-22.pdf; Paper petition signatures 226.pdf

Stacey M. Boyd  
Deputy Clerk  
Clerk of the Board  
1025 Escobar St., 1<sup>st</sup> Floor  
Martinez, CA 94553  
(925)655-2002 (Desk)  
(925)655-2000 (Office)

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**From:** Save Seven Hills Ranch <SaveSevenHillsRanch@gmail.com>  
**Sent:** Tuesday, November 22, 2022 9:36 AM  
**To:** Clerk of the Board <ClerkOfTheBoard@cob.cccounty.us>  
**Subject:** Public Comment 11/29 BOS Mtg -SSHR Petition results

Attn. Ms. Mitchoff, Chair, and members of the Board of Supervisors, Contra Costa County

Attached you will find both a PDF and a database file of the "*Saved and Sensible, Not Supersized*" petition regarding the Seven Hills Ranch Property.

Between the electronic/on-line petition (*Saved and Sensible, Not Supersized*) and our paper signatures we have gathered over 4,000 signatures asking the Contra Costa County Board of Supervisors to deny the General Plan Amendment for Seven Hills Ranch. The impacts from this dramatic change requested by Spieker Development has devastating consequences for this spectacular undeveloped property. Allowing the amendment would be a missed opportunity to add a truly unique asset, developed in a sensible, respective manner, to the Walnut Creek community.

You can verify from the copies here that three quarters of the signatures are from Walnut Creek addresses, with the remaining coming mainly from Contra Costa County residents.

**It is worthwhile for you to read the comments added by the signers**, which are included in the PDF and database copies attached. It is very revealing as to the level of passion people have regarding the extreme change the applicant is requesting and the severe impacts that change will bring.

In general, About 60% of the signers left comments. From the comments left the concerns mentioned most often and how often they were mentioned are: Environmental Impact: 40% of the time, Traffic & noise: 30%, Overdevelopment of the site, Inappropriate for surroundings and General Plan inconsistency were mentioned 40% of the time, and Safety 4%.

(Safety concerns revolved around construction and delivery trucks exiting to the east down Marchbanks and winding through Heather Farm Park to get to Ygnacio Valley Road, endangering pedestrians, bikers, skate park and tennis court users, children at the playground and general park users.)

Please read through the comments of the attached petition copies sent to you to truly hear the voice of the community's concerns. **A denial of the applicant's request for a General Plan Amendment would address the concerns expressed.**

Michele Sheehan  
[Save Seven Hills Ranch](#)

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**From:** Igor Svidler <[redacted]@com>  
**Sent:** Tuesday, November 22, 2022 8:59 AM  
**To:** Clerk of the Board  
**Subject:** Attn.: Board of Supervisors for Public Comment for Nov 29 BOS meeting, Spieker Project

Do not allow this intense change. Please Deny the General Plan Amendment.

My comments to the Spieker proposal for development of Seven Hills Ranch open space in Walnut Creek:

- (1) I strongly feel that any development on Seven Hills Ranch should include some component of public access, in particular a trail to the ridge, connecting to other nearby trails and Heather Farm Park.
- (2) I would like the BOS to ask the developer for improved habitat protection (trees, wild animals, birds) through changes to the development proposal.
- (3) I ask the BOS to recommend against the developer's request for a General Plan Amendment unless changes are incorporated into the design plan, in recognition that their request is for a radical change to the General Plan.
- (4) The Spieker proposal asks for levelling hills, hard rock disturbance. 6,000 dump trucks full of soil and crushed bedrock will be removed from the site, transported through neighborhoods and down Ygnacio Valley Road. An additional 11,000 dump trucks full of mostly bedrock and some soil will be rearranged during the 3-4 year construction period for the project. The result will be razed or "cut" hills with crushed bedrock and soil pushed in to "fill" in the valleys in defiance of both the County's Hillside Protection ordinance and its General Plan Open Space Element which discourage "cut & fill" techniques. The County's General Plan section 9-11 additionally states "...Development on open hillsides and significant ridgelines shall be restricted". Nobody knows about what effect it will have for surrounding communities, their trees and structures.
- (5) I think that building family housed there will produce much less disturbances for existing open space landscape, its flora and fauna. Such project will increase availability of housing in Walnut Creek instead of completely destroying environment to satisfy needs of small amount of above-moderate income people that can pay from \$3,750 to \$6,000 monthly (after buying their property in the proposed Spieker development).

Igor Svidler,  
Longtime resident of Walnut Creek

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**JEROME FISHKIN  
643 Montezuma Ct  
Walnut Creek CA 94598**

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**November 22, 2202**

Board of Supervisors, Contra Costa County  
via email to [clerkoftheboard@cob.cccounty.us](mailto:clerkoftheboard@cob.cccounty.us)

Re: Spieker Senior Continuing Care Retirement Community Project  
Opposition to General Plan Amendment

Board of Supervisors Meeting November 29, 2022

LOEWKE PLANNING ASSOCIATES (Applicant) - DIABLO GLEN WC CCRC  
LLC (Owner): County Files #CDGP20-00001, CDRZ20-03255, CDMS20-  
00007, CDDP20-03018, and CDLP20-02038

I request that the Board of Supervisors accept the recommendation of the County Planning Commission and DENY the proposed General Plan Amendment.

FIRST:

The site is currently classified as Single Family Residential Medium Density. It is estimated that the maximum number of single family residences that could be built on the site under the current classification is 150. There is no need shown for changing the classification. There is no need shown for a Senior Community Care Community at that particular site. There is no discussion of alternatives to the new project in the draft EIR or the staff report.

The proposal does not compare that massive amount of moving and removal to what would occur should the site be developed under

current classification. The proposal contemplates moving 375,000 cubic yards of earth, trucking off 75,000 yards soil (pg. 5 of the staff report), removal of 403 trees (staff report page 28). Query: How much of that massive change would be avoided if the site were developed as currently classified?

## SECOND

The proposed development will cause adverse air quality for at least 39 months according to the EIR. There is no plain English description of that air quality impact. The Board should not approve a project with publishing an estimate of how high the air quality index will go, and for how many of the 39 months. The plain English statement should cover air quality for more than the one dwelling at the edge of the property.

The EIR mentions in passing that John Muir Hospital will be affected. The EIR ignores the existence of 4 major senior and nursing facilities on Montego Way, which is about two blocks long and ends at the La Casa Via side of the Hospital. Those facilities along Montego house hundreds of mostly elderly people, who live in a combination of independent or assisted living, or memory care. Thus, the EIR overlooks four existing facilities, whose primary occupants are adult seniors, right down the block from John Muir, about half a mile from the construction site. They are: Tampico Terrace, 130 Tampico; Atria, 1400 Montego; Casa Montego, 1485 Montego; Montego Place, 180 La Casa Via.

In addition, there is a medical building being converted into senior living, Montego Senior Living, 1455 Montego.

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THIRD:

I question the conclusion that traffic will not be delayed more than 5 seconds. Staff report, page 8. I question the conclusion that traffic congestion will not likely be created. Staff report page 13. The proposed project anticipates having the equivalent of 100 full employees, most of whom who will likely work from 9 to 5. They all have to funnel in and out of what is called Kinross the extension onto Kinross street. Kinross is a 2-lane road. That's a guaranteed traffic jam twice a day. Next, all Kinross traffic has to get onto Marchbanks, another two lane road. Regardless of which way they go on Marchbanks, the cars all wind up on Ygnacio Valley Road (YVR). Eastbound commuters do not have a direct drive to YVR. They have to cross over on Heather Drive, then onto North San Carlos, thus competing with Heather Farm Park traffic. YVR already is bumper to bumper at rush hour, and it has heavy traffic during most of the day. I don't see how anyone can claim that there will be only a 5 second delay.

FOURTH:

There is no discussion of an existing alternative. If more assisted living or memory care is needed in this neighborhood, there's already vacant space that could be adapted. For several years, there have been three large vacant buildings at "Montego Ridge," 1200 – 1250 – 1350 Montego. Montego Ridge has about 120,000 to 160,000 square feet of existing two story commercial space.

IN CONCLUSION, I request that the Board of Supervisors DENY the proposed General Plan Amendment.

  
Jerome Fishkin



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**From:** Lisa Svidler < >  
**Sent:** Tuesday, November 22, 2022 9:40 AM  
**To:** Clerk of the Board  
**Subject:** Attention Board of Supervisors re. Public Comment for Nov 29 BOS meeting, Spieker Project

Do not allow this intense change. Please Deny the General Plan Amendment.

See my comments to the Spieker proposal for Seven Hills Ranch in Walnut Creek:

- (1) I strongly feel that any development on Seven Hills Ranch should include some component of public access, in particular a trail to the ridge, connecting to other nearby trails and Heather Farm Park.
- (2) I would like the Board of Supervisors (BOS) to ask the developer for improved habitat protection (trees, wild animals, birds) through changes to the development proposal.
- (3) I ask the BOS to recommend against the developer's request for a General Plan Amendment unless changes are incorporated into the design plan, in recognition that their request is for a radical change to the General Plan.
- (4) The Spieker proposes a project that will completely destroy existing landscape, will remove huge amount of ground and hard rock. Removing 6,000 trucks of it from the property will disturb traffic on Ygnacio Valley Road and peaceful Marchbank that was not planned for such increase in traffic. For small city of Walnut Creek it reminds me about Hoover Dam construction. But that construction was outside any town and did and still doing a lot of good things for several states. The Spieker proposal will suit a small amount of wealthy people that can afford living in such closed community.

Lisa Svidler  
Walnut Creek resident for more than 20 years



California Wildlife Foundation/California Oaks, 201 University Avenue, H-43 Berkeley, CA 94710, (510) 763-0282

November 22, 2022

Contra Costa County Board of Supervisors  
1025 Escobar Street  
Martinez, California 94553

*Transmitted via email, care of Clerk of the Board: [clerkoftheboard@cob.cccounty.us](mailto:clerkoftheboard@cob.cccounty.us)*

RE: Public Hearing before Contra Costa County Board of Supervisors, Spieker Senior Continuing Care Community Project

To the Honorable members of the Contra Costa County Board of Supervisors:

The [California Oaks](#) program of [California Wildlife Foundation](#) works to conserve oak ecosystems because of their critical role in sequestering carbon, maintaining healthy watersheds, providing plant and wildlife habitat, and sustaining cultural values. This letter addresses deficiencies in the Final Environmental Impact Report and the Final Staff Report that was prepared in advance of the Planning Commission hearing held on October 26, 2022. It follows letters sent by California Wildlife Foundation/California Oaks (CWF/CO) on August 19, 2021, May 10, 2022, and October 25, 2022 regarding the environmental documentation for the General Plan Amendment, Rezone, Minor Subdivision, Preliminary and Final Development Plan, and Land Use Permit (County File Numbers CDGP20-00001, CDRZ20- 03255, CDMS20-00007, CDDP20-03018, & CDLP20-02038) for the Spieker Senior Continuing Care Community Project.

As stated in the CWF/CO letter dated October 25, 2022, the environmental documentation is inconsistent with Public Resources Code Section 21083.4 in that it does not analyze nor mitigate for impacts to trees that are 5-inches diameter at breast height (dbh) and does not have mitigation measures additional to tree planting. The Final Staff Report recommends that the Board of Supervisors certify the environmental impact report was completed in compliance with the California Environmental Quality Act (CEQA) (pages 2-3). This recommendation is unfounded as the project is out of compliance with CEQA, as described below.

**Environmental Impact Report is inconsistent with Public Resources Code Section 21083.4.** Public Resources Code Section 21083.4 addresses impacts to oak woodlands that must be analyzed and mitigated under CEQA. The size of oak trees that qualify under this code are those that are 5-inches in diameter at breast height. The Draft Environmental Impact Report's analysis and mitigation provisions only apply to larger diameter trees (6.5 inches). This is a deficiency that must be corrected. Response 121.1 in the Final Environmental Impact Report states:

Public Resources Code Section 21083.4 addresses mitigation associated with oak woodland habitat. As shown in Figure 3.4-1 of the Draft EIR, none of the project site is mapped as oak woodland and the majority of the site is mapped as annual grassland. While oak trees are present on the site, they are spread out and solitary or in small clusters that do not meet the definition of oak woodland; therefore, Public Resources Code Section 21083.4 is not applicable to the project.

CWF/CO sent response 121.1 and the maps from the Draft Environmental Impact Report, which are shown below, to an author of *A Manual of California Vegetation*, and to a scientist with California Department of Fish and Wildlife, both of whom our organization has been in conversation with about problems we encounter in environmental documentation associated with oak woodlands being improperly classified. The response by Julie Evens, Vegetation Program Director of California Native Plant Society and co-author of the second edition of *A Manual of California Vegetation*, confirmed on October 25, 2022 that portions of the parcel, based on the mapping information presented below, should be assessed and mitigated as oak woodland. If the Board of Supervisors would like to have this correspondence to enter into the record and to inform your decision, California Wildlife Foundation/California Oaks will share these communications.

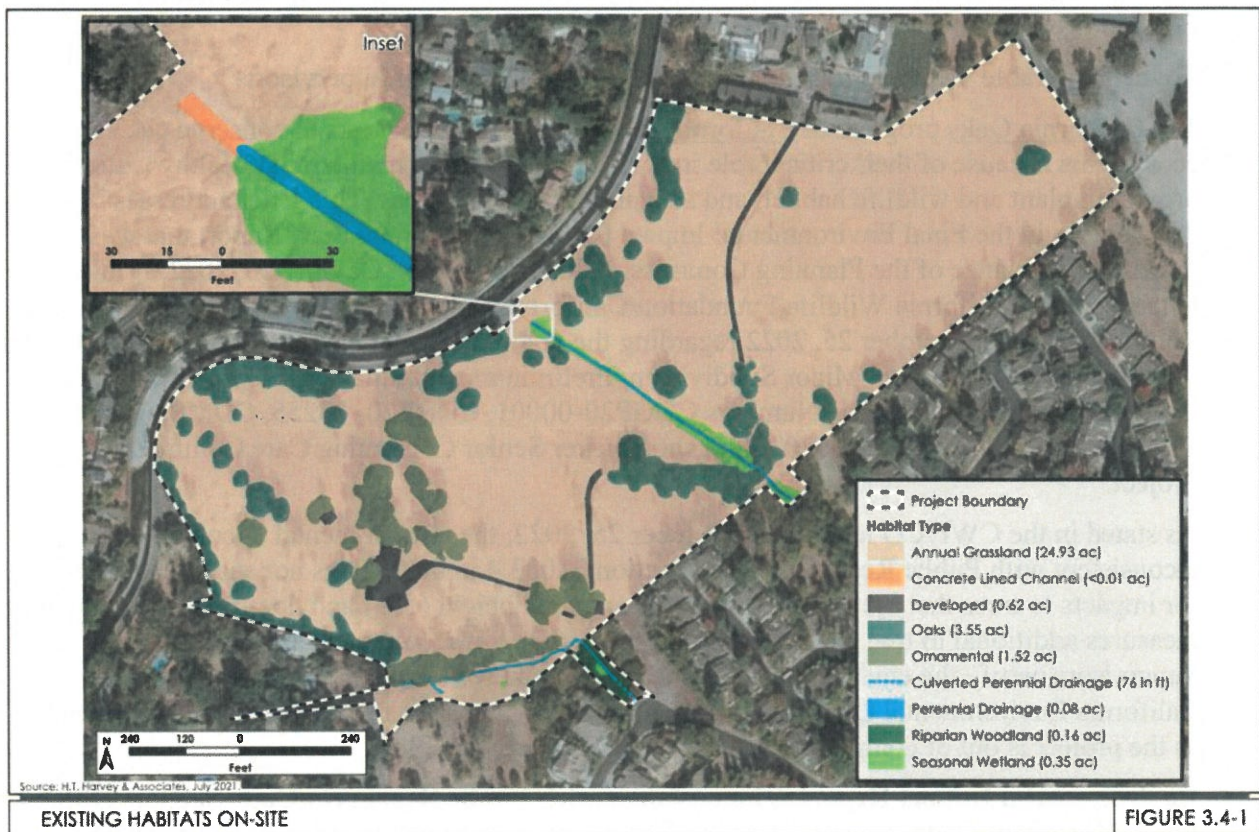
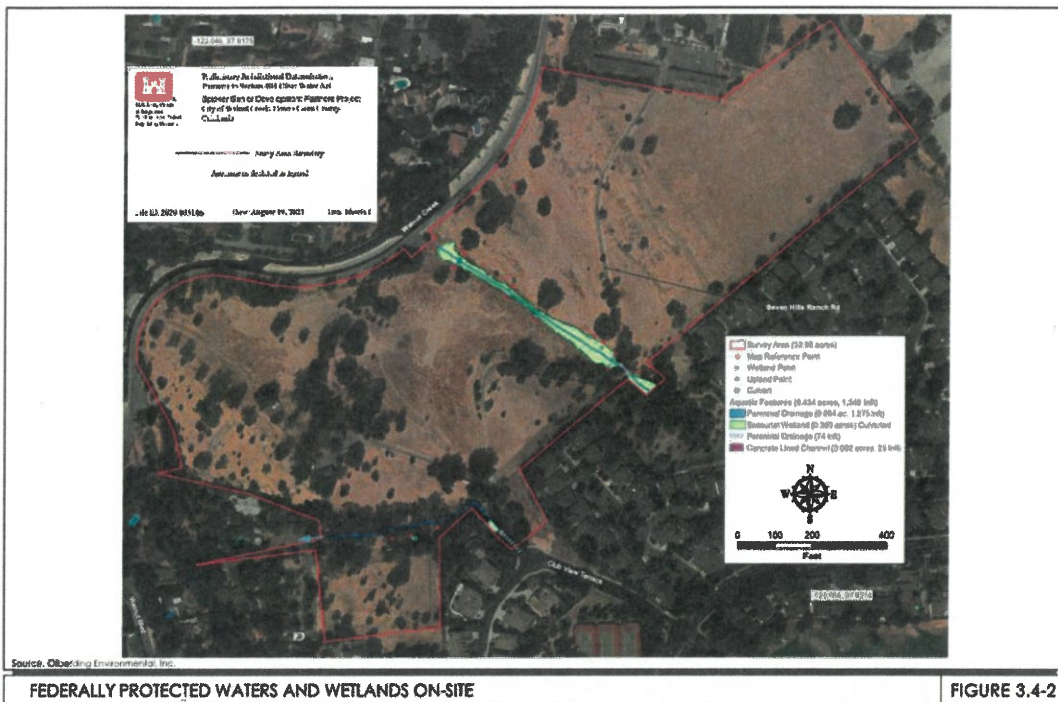


FIGURE 3.4-1



Public Resources Code Section 21083.4 exempts “Conversion of oak woodlands on agricultural land that includes land that is used to produce or process plant and animal products for commercial purposes.” Our understanding is that the parcels in question are not currently being used for commercial purposes.

Additionally, page 42 of the Draft Environmental Impact Report notes that 1,000 trees will be planted, including oaks. Section 21083.4 limits oak tree planting to half of the mitigation for oak impacts and requires the trees to be maintained during a seven-year establishment period.<sup>1</sup> Riparian habitat mitigation also focuses on replanting. This is another deficiency that must be corrected.

This project should not advance without adequate environmental analysis and mitigation.

Sincerely,

*Janet Cobb*

Janet Cobb  
Executive Officer  
California Wildlife Foundation  
[jcobb@californiawildlifefoundation.org](mailto:jcobb@californiawildlifefoundation.org)

*Angela Moskow*

Angela Moskow  
Manager  
California Oaks Coalition  
[amoskow@californiaoaks.org](mailto:amoskow@californiaoaks.org)

cc: Amanda Brown Stevens, Executive Director, Greenbelt Alliance,  
[abrownstevens@greenbelt.org](mailto:abrownstevens@greenbelt.org)

<sup>1</sup> (C) Mitigation pursuant to this paragraph shall not fulfill more than one-half of the mitigation requirement for the project.



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**From:** Eric Korsgaard <eric.korsgaard@comcast.net>  
**Sent:** Tuesday, November 22, 2022 12:58 PM  
**To:** Clerk of the Board  
**Subject:** Public Comment for Nov 29 BOS meeting, Spieker Project

Attention Board of Supervisors,

I am writing to strongly urge you to **deny** the General Plan Amendment. The fact is the proposed development would bring an overwhelming and negative change to our Community and the land they intend to build on. In particular, the proposal would require a radical change in the County's allowed density.

**The Original Real Estate Ad** indicated that the property is designated for **Single Family Residential - Medium density** (3-4.9 units/acre) development; See the entire **drone video ad** which has great footage of the property. I am imploring the County to deny this request for such an extreme change in density and intensity. We need a sensible, not supersized plan for this property.

The current density designation for the site is less than 5 units per acre or 150 total. The new Envision 2040 General Plan designation is for up to 7 units per acre or 210 total. The applicant's proposal is for more than double that at 14 units per acre for one parcel and almost triple that for the other parcel at 20 units per acre, or 450 total.

The site is next to a park, a school, a suburban low density neighborhood and an HOA community with a density of about 7.5 per acre. Nothing in the surroundings come close to the level of density being asked for in the applicant's proposal.

Please reject this request so that we can find a more reasonable and acceptable alternative for the use of this property.

Thank you,  
Eric Korsgaard  
Walnut Creek Resident

ATTN: Board of Supervisors, Contra Costa County

From: Patricia McGowan, concerned citizen

Subject: **Proposed Spieker Senior Care Project**  
**Do not allow this intense change**  
**Deny the General Plan Amendment**

Date: November 29, 2022 Public Hearing at the Board of Supervisors

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***My name is Patricia McGowan and I would like to share the following information from Save Seven Hills Ranch:***

Seven Hills Ranch is designated for residential housing in the County General Plan. The Spieker Project Description states that the proposed project “does not contain any residential component.” It states that there will be “354 independent living units for residents” and that 500-700 people will reside at the project. But despite this, the developer insists and the County now views CCRC living units as “an amenity of the institutional use” and NOT residences or housing. This gives the applicant free reign to ignore County requirements for residential development. Specifically, the applicant can disregard the county *Park Dedication Standards*[1] and the *Inclusionary Housing ordinance*[2] both of which are required of all Contra Costa County residential housing developments.

The applicant asks you to believe this is not residential and they cite the legal reasons for doing so. However, you do not have to accept a proposal from a developer unwilling to incorporate **these** valid and beneficial County residential requirements, regardless of whether they are legally required to do so or not.

Join your public in recognizing that any development of 30 undeveloped acres should include a reasonable amount of incorporated publicly accessible green space and that a development of 350 living units should include some affordable units. An applicant that is so adamantly opposed to including those “good neighbor” features in their design should not be rewarded with a tailor-made General Plan Amendment which is all rewards for them and none for your community.

**We request that the County deny the General Plan amendment and remain consistent with your current General Plan or the Envision Contra Costa 2040 Plan and keep the residential land use designation for this site,**

***Additionally and speaking for myself I would like to add that:***

I am asking **that this site be used to provide housing** and remember, the developer has stated that the proposed community care facility is NOT housing.

As you know, a Regional Housing Needs Allocation (RHNA) was adopted at the State level to mitigate the imbalance between housing creation and job creation throughout the state. The determination by ABAG, the Association of Bay Area Governments, for unincorporated Contra



Costa County is that from 2023 to 2031 over 7,600 housing units in the unincorporated areas of the County plus an additional 5,800 housing units in Walnut Creek need to be built. The County is updating the General Plan with Envision Contra Costa 2040 to show locations and policies to facilitate this housing being built. In the current General Plan and in the draft new Envision Contra Costa 2040 Plan, this site is designated low-medium density residential with the density of 3 to 7 housing units per net acre. As stated in the applicant's Project Description, "the Project does not contain any residential component". So how would approving this Project, which would violate the current and future General Plan, advance the County's required compliance with the Regional Housing Needs Allocation to have over 7,600 housing units?

Housing Element of the County's General Plan was adopted to mitigate the imbalance between housing and jobs in the County. Housing Element Goal 6 is to "Provide adequate sites through land use designation and zoning to accommodate the County's share of the Regional Housing Needs Allocation."

What is the public good of approving non-housing on a site that can be used to achieve the County's required housing allocation?

Or will the developer get it both ways... and convince you, the Board of Supervisors, that their project is housing as far as ABAG is concerned, but is not housing as far as the Inclusionary Housing Ordinance is concerned? What is the public good of letting the developer's attorneys find a way to state that these 1-3 bedroom apartments and villas are not housing, thereby depriving the County of inclusionary housing but are housing when it comes to ABAG compliance?

Additionally, I believe that **a residential development consistent with the General Plan would be less disruption to the natural site, require less earthwork and result in more mature trees being saved.** We believe that housing can be built on this site in a way that doesn't take a hilly site and make it flat, that doesn't require +350 trees to be removed and that doesn't require an extremely extensive amount of earth work.

Per the Project Description, the Project would flatten the hill tops, and require over 22,000 dump truck loads of soil being moved around on site of which +7,500 dump truck loads would get hauled off site. That is a huge amount of earthwork, projected to take at least 12 months out of a four-year construction period. Just the soil being moved off site will require

**60 dump trucks a day for one year**

30 trucks going in and 30 trucks driving out; out past houses, a public golf course, the busy public park of Heather Farms, and then onto Ygnasio Valley Road. And that's just the earthwork being hauled off the site, not yet counting the concrete trucks, steel, wood, sheet rock, kitchens, bathrooms, and other construction deliveries.

What is the public good for allowing over building of this site?

We believe a residential density consistent with the current and draft General Plan would not require this amount of cut and fill, would not require +350 trees to be destroyed many of which are mature full size Oak trees, and would not require the natural hilly site to be completely reshaped.

Policy 3-28 of the current General Plan states that "New residential development shall be accommodated only in areas where it will avoid creating severe unmitigated adverse impacts

upon the environment and upon the existing community.” The proposed project is not consistent at all with the surrounding community. The surroundings include low-medium density residential uses, a school, and a large city park. All of these would be drastically impacted by the immense scale of the proposed project, especially in terms of the visual impacts, air pollution and noise associated with major grading and leveling of the hillsides, incredibly high retaining walls, removal of major trees, and the immense scale of the proposed apartment building.

No creative thinking has gone into suggesting mitigation measures that would improve the compatibility with the neighborhood such as:

- Reduced scale of the largest building in terms of footprint and height
- Preserving a large portion of the site in open space that could be shared with the neighborhood Preserving on-site critical trees
- Reduced grading to respect the natural form of the site by siting buildings in a way that minimizes grading requirements

This site should not be developed as intensely as proposed and a site plan that reduces impacts and integrates into the existing community would show far less development than what is proposed while complying with your adopted and draft General Plan.

Thank you.

## June McHuen

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**From:** Dennis Fischer [REDACTED]  
**Sent:** Tuesday, November 22, 2022 7:54 PM  
**To:** Clerk of the Board  
**Subject:** Public Comment for Nov 29 BOS meeting, Spieker Project

Dear Contra Costa Board of Supervisors,

As a resident of Walnut Creek, I am contacting you with my concerns about the Spieker Proposal for Seven Hills Ranch. I ask the Board to deny the General Plan Amendment (GPA) requested in the Spieker Proposal.

I am very concerned about destruction of habitat protection as this project calls for the removal of over 400 trees (350 of which are in County protective status). Additionally, within the proposed development area, the significant hills will be leveled and replaced with three to four story buildings and pavement. During the recent Planning Commission meeting, the developer attempted to downplay this by stating they would replace some of the trees. However this will do little to ease the disruption to existing habitat, wildlife and the public as these new trees will take significant time to develop and integrate into the environment. California is struggling with the effects of climate change and drought. We should be protecting our remaining green space.

I also feel that any development on Seven Hills Ranch should include some component of public access, in particular a trail to the ridge which would connect to nearby trails and Heather Farm Park. The City of Walnut Creek's planning documents have proposed such a trail for years. The developer's proposal does not allow for any public access, but instead is a walled-off compound with retaining walls up to 25 feet high. This is not in keeping with the existing nearby residences and Heather Farm Park.

It is also of concern that this project does not provide housing to the general public. It is a business that will provide housing and services to a privileged group of senior citizens. This is not a residential neighborhood that I will be allowed to pass through when going on a walk. It will be a walled-off private business. Again, this is not in keeping with the surrounding community and this walled off facility will not be a part of the neighborhood.

The Contra Costa County Planning Commission denied approval of the GPA, and I ask that the Contra Costa County Board of Supervisors also deny the GPA, in recognition that this request is for a radical change to the General Plan.

I thank you for considering my comments.

Sincerely,

Dennis Fischer

[REDACTED]

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**From:** Susan Fischer [REDACTED]  
**Sent:** Tuesday, November 22, 2022 8:56 PM  
**To:** Clerk of the Board  
**Subject:** Public Comment for Nov 29 BOS meeting, Spieker Project

Dear Board of Supervisors,

As a resident of Walnut Creek, I am contacting you with my concerns about the Spieker Proposal for Seven Hills Ranch. I ask the Board to deny the General Plan Amendment (GPA) requested in the Spieker Proposal.

I am very much concerned about habitat protection as this project calls for the removal of over 400 trees (350 of which are in County protective status). The hills will be leveled and replaced with three to four story buildings and pavement. During the recent meeting with the Planning Commission, the developer attempted to downplay this by stating they would replace some of the trees. It would be in the interest of the existing habitat, wildlife and the public to have a smaller scale project, as per the current zoning, which would allow for more preservation of the trees, habitat and wildlife. California is struggling with the effects of climate change and drought. We should be protecting our remaining green space.

I also feel that any development on Seven Hills Ranch should include some component of public access, in particular a trail to the ridge which would connect to nearby trails and Heather Farm Park. The City of Walnut Creek's planning documents have proposed such a trail for years. The developer's proposal does not allow for any public access, but instead is a walled-off compound with retaining walls up to to 25 feet high. This is not in keeping with the existing nearby residences and Heather Farm Park.

It is also of concern that this project does not provide housing for the general public. It is a business that will provide housing and services to a privileged group of senior citizens. This is not a residential neighborhood that I will be allowed to pass through when going for a walk. It will be a walled off private business. Again, this is not in keeping with the surrounding community and this walled off facility will not be a part of the neighborhood.

The Contra Costa County Planning Commission denied approval of the GPA, and I ask that the Contra Costa County Board of Supervisors also deny the GPA, in recognition that this request is for a radical change to the General Plan. I thank you for considering my comments.

Sincerely,

Susan Fischer  
Walnut Creek

[REDACTED]

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**From:** Kayoko Korsgaard [REDACTED]  
**Sent:** Tuesday, November 22, 2022 10:42 PM  
**To:** Clerk of the Board  
**Subject:** Public Comment for Nov 29 BOS meeting, Spieker Project

Attention Board of Supervisors,

I am writing to strongly urge you to **deny** the General Plan Amendment. The fact is the proposed development would bring an overwhelming and negative change to our Community and the land they intend to build on. In particular, the proposal would require a radical change in the County's allowed density.

The developer repeatedly refers to this project as an "infill" project. We contend that this is NOT an "infill" project and its intense development in the proposed manner is in fact contrary to the stated ["infill" goals of the California Governor's Office of Planning and Research \(OPR\)](#). In particular, the OPR's stated commitment is to "**reduce conversion of ...sensitive habitat and open space for new development**" when considering infill developments. A development proposal is not automatically considered "infill" simply because it is inside the Urban Limit Line (ULL). This 30-acre natural environment as a target for extreme destruction under the banner of "infill" is in fact in direct opposition to many of the OPR's stated goals and definitions of "infill". The Spieker EIR continually states this development is proposed for this "urban infill" site. This seriously stretches the concept of urban infill. Generally, "urban" means high rises and densely populated commerce hubs, and "infill" refers to empty or underused lots among urban city blocks. This site is neither, although the proposed development would transform the current suburban area into an urban environment due to its building heights and multiple commercial-type buildings, including a 85,000 square foot Health Care Facility for its residents and the public.

Please reject this request so that we can find a more reasonable and acceptable alternative for the use of this property.

Thank you,  
Kayoko Korsgaard  
Walnut Creek Resident

[REDACTED]

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**From:** hugh firstchoicesigns.net [REDACTED]  
**Sent:** Wednesday, November 23, 2022 5:18 AM  
**To:** Clerk of the Board  
**Subject:** 850 Seven Hills Ranch Rd.

To: Contra Costa County Board of Supervisors

Re: 850 Seven Hills Ranch Rd.

The proposed development of the subject property is short sighted and should not be allowed. It would utterly destroy a beautiful and increasingly rare piece of land that the community has this one time opportunity to preserve for the enjoyment of current residents and future generations of both the citizens and wildlife. I urge you strongly to reject this proposal and designate the property as a natural area so that it serves everyone and not just the interests of the developer and an already well served group of retirees. With my sincere thanks on behalf of the entire community, Hugh Ashcraft



[REDACTED]

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**From:** Mariza Rocha [REDACTED]  
**Sent:** Wednesday, November 23, 2022 11:51 AM  
**To:** Clerk of the Board  
**Cc:** Troy Bourne  
**Subject:** Spieker Senior Continuing Care Community Project BOS Meeting 11-29-2022  
**Attachments:** 1. Hansen to Yost.pdf

Dear Ms. Boyd, Clerk of the Board,

I am the Sales Operations Coordinator for the new Diablo Glen community proposed in Walnut Creek.

I understand you've collected incoming communication from the public regarding the Spieker Senior Continuing Care Community Project in preparation for the Board of Supervisors Meeting scheduled for 11-29-2022. Our supporters have been sending messages directly to the Supervisor's email addresses. I've collected them here for your review and processing. I have separated the letters of support into several batches for your convenience. Please see the first batch attached.

Please let me know if you have any questions.

Wishing you a Happy Thanksgiving,

Mariza Rocha  
Sales Operations Coordinator  
**Diablo Glen**  
(925) 979-5970  
diabloglen.com

Where Residents & Employees Thrive

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Page	Date Received	Doc Dated	From	Description
1	11/10/2022		Hansen, Thomas	letter (support)
2	11/11/2022		Gray, Paul & Judy	email (support)
3	11/11/2022		Trowbridge, Tom	email (support)
4	11/11/2022		Campbell, Martha	email (support)
5	11/11/2022		Breslau, Barbara & Ray	email (support)
6	11/11/2022		Ball, Michael & Karen	email (support)
7	11/11/2022		Hyatt, E. Kenneth & Christine	email (support)
8	11/11/2022		Hu, Chenming	email (support)
9	11/11/2022		Lamborn, Mike	email (support)
10	11/11/2022		Snyder, David	email (support)
11-12	11/12/2022		Casey, Michael & Diane	email (support)
13	11/12/2022		Lundberg, Norman & Christy	email (support)
14	11/12/2022		Minor, William	email (support)
15	11/12/2022		Prickett, Norman & Sherry	email (support)
16	11/12/2022		Yost, John & Stacy	email (support)

THOMAS C. HANSEN

ALAMO, CALIFORNIA 94507

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The Honorable Candace Andersen  
Contra Costa County Board of Supervisors  
309 Diablo Road  
Danville, CA 94526

November 6, 2022

Dear Supervisor Andersen:

We are writing to urge you to vote to approve the Diablo Glen Retirement Community project, which we understand will be before the Board on November 29.

We have placed a pre-construction deposit with Diablo Glen and are hoping to move there when it is built. We find all elements of this proposed project to be of high quality and the new community will be an ideal residence for senior citizens.

The demand for such housing is dramatically illustrated by the over 800 applications Diablo Glen already has received, and the great demand for Stoneridge Creek, a related property in Pleasanton. The acute shortage of housing in the Bay Area is accordingly reflected.

Most of the applicants currently reside in the East Bay, and approval of Diablo Glen would have the added benefit of making some 325 homes available for sale in this area.

We are 39-year residents of Alamo, now in our 80s, who find Diablo Glen an exciting place to spend our later years and urge your support of its application.

Thank you for your consideration.

Sincerely,

*Tom and Melva Hansen*

Thomas C. and Melva M. Hansen

**From:** PAUL GRAY

**Date:** November 11, 2022 at 8:48:17 PM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [JohnGioia@bos.cccounty.us](mailto:JohnGioia@bos.cccounty.us), [supervisoranderson@bos.cccounty.us](mailto:supervisoranderson@bos.cccounty.us),  
[supervisorburgis@bos.cccounty.us](mailto:supervisorburgis@bos.cccounty.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

**Subject:** We Support the Diablo Glenn Project

Ms Karen Mitchoff  
Contra Costa County Board of Supervisors

Dear Ms Mitchoff

Thank you for giving members of the public an opportunity to comment on the Diablo Glen Project. My wife Judy and I are on the Diablo Glen list of future residents, and do of course hope the project is built for that reason.

More importantly, we urge favorable consideration on the project because of the benefits it provides more broadly to citizens of Contra Costa County. A key factor is that the vast majority of the 300-350 couples and individuals who will occupy the project are currently residents of the county, mostly in communities surrounding Walnut Creek. This means that:

1. The project provides a secure and well planned long term residential/health care option for a large number of elderly county residents who (like us) are in the last stage of their life and are in critical need of such an option. The extraordinarily large number of people who have signed on to the waiting list is strong evidence of the critical need for this.
2. Even more importantly, the vast majority of residents who move into Diablo Glenn will vacate single family residences in the county. This will make on the order of 200-300 single family residences available, allowing young families to move into the county. This is a tremendously positive impact on housing availability in the county. If the project is not built, many of most of these seniors are likely to stay in their residences longer, relying on family or paid services to support their needs.

As reported in the EIR, there are legitimate concerns about potential impacts of the project by neighbors, other area residents, and other entities that need to be addressed. Our reading of the mitigation measures mentioned by the developer and county staff is that these either have been addressed or can easily be addressed. The extraordinary benefits of the project for the greater good of the citizens of the County seem to us far more important to weigh in making your decision

For these reasons we urge approval of the project by the Board of Supervisors.

Thank you for the opportunity to comment!

Paul and Judy Gray

Lafayette, CA

**From:** Tom Trowbridge

**Sent:** Friday, November 11, 2022 4:25 PM

**To:** 'supervisormitchoff@bos.cccounty.us' <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

**Cc:** 'John Gioia:' <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>; 'Candace Andersen:'

<[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>; 'Diane Burgis:' <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>; 'Federal Glover:' <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

**Subject:** Strong Support of the Diablo Glen Project

Dear Supervisor Mitchoff,

I write to express my strong support for the proposed Diablo Glen continuing care retirement community. There is a demonstrable unfilled need for this type of facility in Contra Costa County. The developer plans a very high quality project that will be an asset to the City of Walnut Creek.

The conclusion of the October 26 Planning Commission meeting was unfortunate in that, given the lateness of the hour, the applicant did not have the opportunity to rebut the objections raised by the opponents. In particular were the numerous form letter concerns about traffic which had been addressed thoroughly by independent traffic experts.

I urge the Supervisors to overrule the decision of the Planning Commissioners at its meeting on November 29.

Tom Trowbridge,  
46-year Orinda resident

From: **Marty Campbell**

Date: Fri, Nov 11, 2022 at 7:31 PM

Subject: Support for Diablo Glen project in Walnut Creek

To: <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>, <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>

I am a 45 year resident of Walnut Creek with deep roots here. Although my husband and I lived abroad several times while he was alive, we kept our home in the Northgate area of Walnut Creek because we know and love this community. Our church home is here, my husband rests in the columbarium there, and I want to live out my remaining days in this community.

As a comprehensive care community, Diablo Glen offers me the perfect solution as I wish to age in place. For now, I walk 4 miles a day and live an active, happy life with many friends across the county. My two sons and families live in Ohio and Virginia, attractive to visit but combined with the fact that they too may at some point move, I cannot imagine moving to be closer to them.

In addition, living alone now I anticipate needing more care in my future and wish to free my sons from this obligation; instead, knowing I am within reach of excellent medical care and immediate assistance at a cost built into my residential costs at Diablo Glen. This peace of mind for me and for my children is extremely important to me.

The lovely grounds and proximity to all the retail outlets and walking trails in Walnut Creek make Diablo Glen an important asset to our county. I can't wait for this to be approved and built!

Warm regards,  
Martha Campbell

Walnut Creek, CA 94598



**From:** Barbara Breslau

**Subject:** Support for Diablo Glen

**Date:** November 11, 2022 at 1:28:46 PM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [johngioia@bos.cccounty.us](mailto:johngioia@bos.cccounty.us), [supervisoranderson@bos.cccounty.us](mailto:supervisoranderson@bos.cccounty.us),  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

Dear Ms. Mitchoff,

We are writing in support of Diablo Glen, the planned retirement community for Walnut Creek. We are currently living in Orinda and have children and grand children in the East Bay Area. Diablo Glen is exactly the kind of continuing care community we would like to move into. We believe it is important to have a community that includes independent living, assisted living, nursing care and memory care in the Walnut Creek area. We and many of our friends are already on the waiting list.

In addition, we have a good friend who lives in Stoneridge, so we are familiar with the kind of first class project the Spieker Group has built. We know how happy our friend is there, but Stoneridge is too far away for us.

We urge you to approve the project as designed and help fast track it to completion.

Sincerely,  
Barbara and Ray Breslau

Orinda CA 94563

CC: John Gioia, Candace Anderson, Diane Burgis, Federal Glover

Dear Supervisors,

My husband, Michael and I would like to express our strong support for the proposed Diablo Glen Retirement Community. As homeowners in the adjacent Heather Farms community we both feel that Diablo Glen is an excellent use for the property as it will provide a beautiful environment for the future residents of the homes in Diablo Glen and it will be a positive enhancement to the current surrounding residential neighborhoods. We have toured other communities by Spieker Development and are impressed with the design, construction quality, and life style offered by their communities. We truly believe Diablo Glen will offer all residents of Walnut Creek a beautiful location in which to spend their retirement years should they desire to do so.

We strongly urge you to support Diablo Glen to provide a superior retirement community for our Walnut Creek residents.

Sincerely,

Michael and Karen Ball

Walnut Creek CA 94598

**From:** Ken Hyatt

**Sent:** Friday, November 11, 2022 2:42 PM

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us); [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us);  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us); [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

**Subject:** Support for Approval of the Diablo Glen Project

Supervisor Mitchoff, As residents of Contra Costa County we urge you and the Board of Supervisors to approve the Diablo Glen project proposed for the Walnut Creek area. We believe that the Continuing Care Residential Community concept proposed will not only be beneficial for the senior community, but for the County as a whole. This type of Senior residential community will provide the necessary stages of care for our elderly with minimum cost to the County. It will also minimize the environmental impact of development in the area by reducing the amount of traffic other types of residential development would generate. We urge a yes vote for final approval of this very worthwhile project.

E. Kenneth Hyatt

Christine J. Hyatt

Danville, CA 94506

From: **chenming hu**

Date: Fri, Nov 11, 2022 at 9:38 PM

Subject: Please vote for Diablo Glen

To: <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>, [supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us) <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>

Dear Supervisor Mitchoff,

I am a retired professor of UC Berkeley and a recipient of the US Medal of Technology and Innovation. I have lived in Alamo for over 20 years. I could not find a satisfactory continuous care retirement community in Contra Costa. Therefore, I moved to Alameda County. There, my wife and I have since supported many civic and philanthropic projects including the Chenming and Margaret Hu Medical Center of the Asian Health Services in Oakland.

I would like to move back to Walnut Creek when Diablo Glen, proposed by the best CCRC operator in California, is completed. With the baby boomer generation retiring, there is a shortage of good CCRC and a great opportunity to attract retirees and boost the economy of Contra Costa County.

Please approve the Diablo Glen CCRC.

---

Chenming Hu

TSMC Chair Professor Emeritus

University of California, Berkeley

<http://www.eecs.berkeley.edu/~hu/>

**From:** Mike Lamborn

**Sent:** Friday, November 11, 2022 4:49 PM

**To:** john\_Gioia@bos.cccounty.us

**Cc:** supervisorandersen@bos.cccounty.us; supervisor\_Burgis@bos.cccounty.us;  
district5@bos.cccounty.us

**Subject:** SUPPORTING Diablo Glen

I have been a resident of Contra Costa County for 54 years and raised my family here. My wife and I are trying to plan for our future as we are well into our 70's. We are very familiar with the developer of Diablo Glen and their other retirement developments in California. Diablo Glen offers a perfect solution to the many of the challenges people of our age are confronted with. Our "world" the past 54 years has been Contra Costa County and we deeply desire to live out our remaining years right here.

I sat through the entire Planning Commission Zoom meeting regarding the Diablo Glen development. I can easily identify with those who opposed the development due to additional street traffic, a construction period of noise, and loss of what now is open space; all valid concerns. However, what ever becomes of those two parcels those concerns will always be the same.

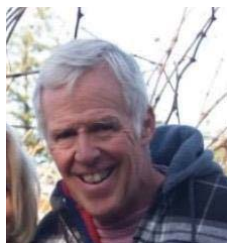
The Seven Hills School mounted by far the most vocal opposition. The parents and staff of Seven Hills came out in force to voice their opposition. I have grandchildren and am not the least bit insensitive to the needs of the children at Seven Hills. Having said that, I sincerely felt that they used several "the children are going to be negatively impacted and / or harmed" excuses to support their opposition. I can't disagree with the claim that the students & staff will be effected, and perhaps inconvenienced during construction. However, I don't see it as "the sky is falling" which was what i repeatedly heard during the Planning Commission meeting.

These issues become emotional, and they shouldn't. Diablo Glen will serve the needs of several of your Contra Costa constituency for years to come, and will become a terrific asset to the community.

Please vote in favor of Diablo Glen.

Thank you !

Best wishes,



**Mike Lamborn**

**Lamborn Family Vineyards**

Howell Mountain, Napa Valley



From: David Snyder  
Sent: Friday, November 11, 2022 2:17 PM  
To: [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)  
Cc: [supervisoranderson@bos.cccounty.us](mailto:supervisoranderson@bos.cccounty.us); [johngioia@bos.cccounty.us](mailto:johngioia@bos.cccounty.us);  
[supervisorburgis@bos.cccounty.us](mailto:supervisorburgis@bos.cccounty.us); [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)  
Subject: Please Vote Yes on Spieker/Diablo Glen Project

Dear Supervisor Mitchoff,

My wife and I support the Spieker/Diablo Glen Project as by far the best way to develop the land in question- -having the least environmental impact and the highest benefit for the Walnut Creek area as a whole. This developer and the multiple CCRC's they have built and currently run in California are outstanding operations and they have excellent reputations in their communities. You have only to look to the Stoneridge Creek CCRC in Pleasanton for proof of this. We were especially pleased to read the Planning Commission's staff report on the project and its strong recommendation for project approval. Please vote to approve the project immediately.

Thank you,

David P Snyder

From: **Michael Casey**

Date: Sat, Nov 12, 2022 at 11:47 AM

Subject: Diablo Glen Project

To: <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

My wife and I have lived in Walnut Creek for eleven years. We would like to voice our support for the proposed Diablo Glen project. I have been a member of the Walnut Creek Elks Lodge for many years. We are in our late 70s and early 80s. As we age, we would like to remain in Walnut Creek, though we know that as age takes its toll that might not be possible. It is with great hope for us that the proposed Diablo Glen Continuing Care Community be approved and completed in the near future.

We have friends that moved to the Stoneridge Creek Community in Pleasanton when it first opened. The proposed Diablo Glen community is being developed by the same company as Stoneridge. This Continuing Care Community is designed to enable seniors like ourselves to stay in one place, even if our needs change from independent living, to assisted living, and even to full nursing home care. Our friends have experienced all of these needs while living at Stoneridge. Everything worked exactly as promised. The peace of mind and convenience of not having to move, coupled with top quality amenities, again without having to find and move to different facilities, is perfect for senior citizens. We have visited our friends many times, and find them to be very happy, well cared for and enjoying their later years.

This proposed facility would allow us and many others to continue to live in Walnut Creek. As far as we know there is no other facility in Walnut Creek that offers ALL the amenities that Diablo Glen is offering. We believe that Diablo Glen is perfect for our needs. It will be an asset for Walnut Creek seniors to stay in Walnut Creek as their lives evolve in one location, and not have to be concerned about moving, changing doctors, hospitals and other professionals.

We truly hope this project is approved and built in a timely fashion.



Sincerely,

Michael L. Casey

Diane Casey

Walnut Creek, Ca. 94595

**From:** Norm Lundberg

**Sent:** Saturday, November 12, 2022 8:53 AM

**To:** 'supervisormitchoff@bos.cccounty.us' <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

**Cc:** 'John\_Gioia@bos.cccounty.us' <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>;

'supervisorandersen@bos.cccounty.us' <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>;

'district5@bos.cccounty.us' <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>; 'supervisor\_burgis@bos.cccounty.us'

<[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>

**Subject:** Diablo Glen

My wife and I are on the list to move to Diablo Glen when it is completed and want to do all that we can to see that this community is completed. We believe not only does this new community meet our needs but is also going to be a tremendous asset for Contra Costa County.

We were both raised in El Cerrito and have lived in Martinez for more than 50 years where Christy taught school. I practiced law for almost 50 years, basing my practice here in Contra Costa County. Our son and grandchildren live in Lafayette, most of our friends also live locally and we want to stay close to all of them when we move. We also recognize that as time passes we will not want to have the responsibility for maintaining our home. We are now 74, and it is time for us to move on a community like Diablo Glen that can provide us with a new and exciting community as well as the continuing care we anticipate we will need as we grow older.

This is the perfect community for us and many of the members of our local community as evidenced by the large number of local residents on the waiting list. As I am sure you are aware, there is really nothing like Diablo Glen in the immediate area, a place close to the Leshner Theater where we have season tickets, the restaurants we love and the charities we support like the Contra Costa Humane Society, the John Muir Land Trust, and the Mount Diablo Audubon Society.

We are both committed environmentalists but we recognize that the parcel of land that will be developed into Diablo Glen cannot be retained as open space given its zoning and the lack of interest on the part of the organizations that might be in a position to acquire and maintain this parcel as open space.

In speaking with our friends who live in the area there is widespread agreement that this community is going to be a community project that meets a great unfilled need that will have far less of an impact on the environment and adjacent community than any other project that might be developed on this property.

Sincerely,

Norman and Christy Lundberg

Norman C. Lundberg  
Attorney at Law

Martinez, CA 94553

**From:** William X. Minor

**Sent:** Saturday, November 12, 2022 8:28 AM

**To:** John\_Gioia@bos.cccounty.us

**Cc:** supervisor\_burgis@bos.cccounty.us; supervisorandersen@bos.cccounty.us;  
district5@bos.cccounty.us

**Subject:** In Support of Diablo Glen

Like many you will hear from during this hearing, I am a decades long resident of Walnut Creek. I am in support of the project because it will add to the fabric of the County and City [when annexed]. If we objectively evaluate the alternatives, one will find that a community of like minded mature adults will result in better outcomes than the alternative of residential homes and condominiums.

The Diablo Glen life care project will meet the needs of the underserved senior members of the community and is progressive. It will also allow many of us to remain in the community near our families during the final chapter of our lives. As we mature, this has a TREMENDOUS beneficial emotional component, that I suspect the board is too young to appreciate.

Many Walnut Creek residents present the "NIMBY" objection raising concerns about the scope of the project and the density of residents. However, if we objectively evaluate the zoned alternative, high-density single-family housing with the possibility of ADU additions, the result will be higher and recurring traffic patterns when compared to a community of mature diverse adults whose ages are typically 75 and above.

It is my sincere hope that the county affirms the application and allows the project to commence without delay.

Sincerely,

William X. Minor, CPA

**From:** Norman Prickett

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us) <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

**Cc:** [johngioia@bos.cccounty.us](mailto:johngioia@bos.cccounty.us) <[johngioia@bos.cccounty.us](mailto:johngioia@bos.cccounty.us)>; [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us) <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>; [supervisorburgis@bos.cccounty.us](mailto:supervisorburgis@bos.cccounty.us) <[supervisorburgis@bos.cccounty.us](mailto:supervisorburgis@bos.cccounty.us)>; [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

**Sent:** Saturday, November 12, 2022 at 05:42:43 PM PST

**Subject:** A "YES" VOTE FOR DIABLO GLEN

Dear Supervisors of Contra Costa County,

My wife and I are writing you today to ask for your YES VOTE on the proposed Diablo Glen Project. Listed are the reasons we feel a Yes vote is the right vote.

1. We have lived in Contra Costa County since 1987 and are nearing the age where a retirement community is a most attractive option for continued quality of life in retirement.
2. We toured Stoneridge Creek in Pleasanton and were most impressed. It is beautiful, spotless, well managed and has facilities for special care on site whenever needed for all residents. Diablo Glen will be a unique senior community as well in Walnut Creek within walking distance of Heather Farms, John Muir Hospital and downtown.
3. Because of this excellent location the traffic impact on the surrounding neighborhoods would be minimal.
4. Most senior residents would do their shopping and also seek entertainment close by keeping this revenue in the City of Walnut Creek.

We respectfully submit the above reasons for a YES VOTE on what will be a wonderful addition to the City of Walnut Creek and a safe haven for senior citizens.

Thank You,

Norman and Sherry Prickett     November 12, 2022

**From:** John Yost

**Sent:** Saturday, November 12, 2022 4:28 PM

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [Supervisorandersen@bos.cccounty.us](mailto:Supervisorandersen@bos.cccounty.us); [john\\_Gioia@bos.cccounty.us](mailto:john_Gioia@bos.cccounty.us); [supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us); [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

**Subject:** We Support Diablo Glen!

Ladies and Gentlemen of the Contra Costa Board of Supervisors:

We are writing in support of the proposed development for a new Seniors Community in Walnut Creek, called Diabale Glen. As with many of our friends, many of whom live in San Francisco, Alameda and Contra Costa Counties, we have already paid a deposit to hold a place in line for this future living community. For us, after living in Alameda County since graduating from UC Berkeley over 50 years ago, a move to Walnut Creek, to the Diabale Glen community, makes great sense to us.

First, we love Walnut Creek and all that it offers. Over the last 10 years, we have not only switched most of our doctors from SF to Contra Costa bases, but we also find that now we also do most of our shopping "through the tunnel". Department stores, specialty stores, restaurants, etc. This new county has already become a favorite of ours.

Second, we love the economics of Diabale Glen. Securing a home, meal privileges and medical assistance--all in one place--means that we'll be doing a lot less driving in the future, and probably, in all, spending less money for housing and medical help, leaving more money for entertainment, and other extracurricular needs.

Third, we don't believe that the impact of the Diabale Glen development will be nearly as dense as building a bunch of single owner homes, which we understand the space is also zoned for. In fact, this is one of the features we like about Diablo Glen--the density is less than you typically find in senior communities designed for independent living, assisted living, etc. and much less than you'd expect to find in a traditional housing development.

Fourth, the people we've met--potential neighbors as well as the developers and administrators--seem like very nice, and smart people. The kind of people that anyone would welcome into their community.

Fifth, all of the stages of life will be represented in this development. Age diversity, too. And, folks in various stages of changing health conditions--it's very comforting to think that most of the health issues we face in the future could be accommodated in a place like Diablo Glen.

Finally, it's nice to think that in a place like DG, we could actually get by with a single car and not the two we've been saddled with for the last 40+ years.

We hope you see these advantages too and we hope that you vote in favor of the project, so that construction on DG can begin.

Sincerely, John and Stacy Yost

Page	Date Received	Doc Dated	From	Description
1	11/12/2022		Skow, Richard & Bonnie	email (support)
2	11/13/2022		White, Bill & Ann	email (support)
3	11/13/2022		Hawkins, Linda & Steve	email (support)
4	11/13/2022		Johannessen, Neil	email (support)
5	11/13/2022		Trowbridge, Lynn & Tom	email (support)
6	11/14/2022		Cole, Marillyn	email (support)
7	11/14/2022		Sladnick, Carolyn	email (support)
8	11/14/2022		Kalm, Denise	email (support)
9	11/14/2022		Nakashima, Susan	email (support)
10	11/14/2022		Schraga, Burt & Karen	email (support)
11	11/14/2022		Dase, Eleanor	email (support)
12	11/15/2022		Cronk, Janet & Rick	email (support)
13	11/15/2022		Weight, Sharon	email (support)
14	11/15/2022		Frankel, Richard	email (support)
15	11/15/2022		Trudell, Linda	email (support)

**From:** Richard Skow

**Sent:** Saturday, November 12, 2022 2:25 PM

**To:** supervisormitchoff@bos.county.us

**Cc:** supervisor\_burgis@bos.cccounty.us <supervisor\_burgis@bos.cccounty.us>; supervisorandersen@bos.cccounty.us; John\_Gioia@bos.cccounty.us <John\_Gioia@bos.cccounty.us>; district5@bos.cccounty.us

**Subject:** In Support of Diablo Glen

As a more than fifty year resident of Contra Costa County my wife and I look forward to living in a continuing care retirement community (CCRC) like the planned Diablo Glen (DG) development. This is the first and only such CCRC in Contra Costa County (CCC). We moved to CCC in 1969, and subsequently moved to the Rancho Paraiso development in 1998. We have had a life in CCC that we enjoy and want to continue living in the area where our roots are deeply established and our two sons' and their families make their home. The care and daily living opportunities offered by DG meet all of our needs. Our current home in Rancho Paraiso will make an excellent home for a younger family looking for an established community with excellent schools and all the offerings of the area.

The pre-construction response to DG is exciting with more than 600 individuals putting down a deposit on a home in DG; 80% of whom live in the immediate area. This clearly demonstrates a need for such a development in the area. My wife and I look forward to DG being approved by the Board of Supervisors as we know that it will be one of the gems the County boasts about in the future.

If I can provide any additional information or answer any questions feel free to contact me.

Richard and Bonnie Skow

Walnut Creek

**From:** ANN WHITE

**Date:** November 13, 2022 at 6:14:50 PM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Subject:** Support for the Diablo Glen Project

We have lived in the county since 1976 and enjoyed all the amenities available to us all these years. We raised two daughters and have been in our same home during this time. Now with everyone grown we have been looking to downsize to make our four bedroom home available to another family to enjoy. We have scouted out many options including Rossmoor but we really only want to make one move. Diablo Glen is ideal for us and it is in our desired neighborhood. We feel it is a great option for that property and there is such tremendous interest in this type of living. The people who move there will be making many family size homes available for purchase in the county and can still stay in their "hood" too, where there are lots of opportunities for good entertainment and culture. We hope you will approve the project as we would like to make it our next home. Ann & Bill White.  
Concord, CA.



From: **Linda Hawkins**

Date: Sun, Nov 13, 2022 at 10:22 AM

Subject: Request to SUPPORT the Diablo Glen Project

To: <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

We are voicing our strong support for the Diablo Glen project for a number of reasons. Among them are:

- California has a severe need for more housing and Diablo Glen's 350+ units will likely house well over 500-600 people. Those who would prefer that this property remain open space are ignoring these needs for their own personal reasons.
- Continuing Care Retirement Communities in the Bay Area are very scarce compared to the growing demand and many have wait times of multiple years for acceptance.
- While some have said Diablo Glen is just a posh, high-end facility for only the wealthy, they are gravely mistaken. Having investigated many Bay Area options we know that costs are significantly higher in many similar continuing care developments
- The extremely high cost of assisted senior care will only grow over time and the lack of these facilities will just exacerbate the dilemma for ALL of us who are or will be aging and find ourselves in need of these services
- one way or another, this property will be developed and the impact of development on the community (e. g. traffic congestion) will be significantly less with Diablo Glen than with an alternative single family home development

Please consider these reasons as you vote and we urge you to APPROVE the Diablo Glen project so that it can move forward.

Linda and Steve Hawkins

**From:** neil johannessen

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us) <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us) <[john\\_gioia@bos.cccounty.us](mailto:john_gioia@bos.cccounty.us)>;  
[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us) <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>;  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us) <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>; [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)  
<[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

**Sent:** Sunday, November 13, 2022 at 04:13:43 PM UTC

**Subject:** Support for Diablo Glen

I want to add my voice to those expressing support for the proposed senior housing development Diablo Glen. I'm a 30+ year resident & live on Marchbanks Dr about 1 block from the site for the development. I am looking forward to moving into Diablo Glen once things are completed.

I'm aware that there are some in my neighborhood who have opposed the project in the past but I believe that many of their concerns have already been addressed. Some of my neighbors have now changed their opinions and are now supporters !

Thanks for your consideration,

Neil Johannessen

Walnut Creek

**From:** Lynn Trowbridge

**Sent:** Sunday, November 13, 2022 2:40 PM

**To:** 'supervisormitchoff@bos.cccounty.us' <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

**Cc:** 'John\_Giola@bos.cccounty.us' <[John\\_Giola@bos.cccounty.us](mailto:John_Giola@bos.cccounty.us)>;

'supervisorandersen@bos.cccounty.us' <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>;

'supervisor\_burgis@bos.cccounty.us' <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>;

'district5@bos.cccounty.us' <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

**Subject:** Support for Diablo Glen

To: Karen Mitchoff

My husband and I wish to support the effort to bring Diablo Glen to Contra Costa County. We have lived in Orinda of 46 years and are deeply rooted here. We have both served in a number of volunteer rolls over the years and wish to continue that both in Orinda and in CCCounty. Tom was Orinda's Citizen of the Year in 2020.

We are, however, both in our early 80's and while still active would like to downsize and simplify living and, at the same time, prepare for the years ahead in a place like Diablo Glen. We think that Diablo Glen will offer an arrangement for us to do that and have placed a deposit down in hopes your support will make this opportunity possible for us.

We agree that the location chosen will fit into the community nicely with less environmental impact than other sorts of development. At the same time Diablo Glen will fill a real need for older residents of CCC who want to stay in the area near family, friends, and community connections built up over many years.

Thank you for taking into account the voices of potential residents of Diablo Glen who are currently long time residents of Contra Costa County.

Lynn and Tom Trowbridge,  
Orinda, CA 94563

From: Marillyn Cole

To: [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us) <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us) <[john\\_gioia@bos.cccounty.us](mailto:john_gioia@bos.cccounty.us)>;

[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us) <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>;

[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us) <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>;

[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

Sent: Monday, November 14, 2022 at 11:52:18 AM PST

Subject: Please support the Spieker project Diablo Glen

Supervisor Karen Mitchoff, I respectfully request your support for the development of the Spieker senior development project Diablo Glen.

I have been a homeowner in Contra Costa County for 45 years, mostly in Walnut Creek. I feel deeply connected to this community, and I really want to remain here.

Living in Diablo Glen would free me from home-maintenance and allow me to “age in in place” in a friendly, supportive community of seniors. Long-term care would be available in the same community should I ever need it, eliminating the risk of having to navigate this in a crisis. Diablo Glen is the perfect answer for someone like me!

My move to Diablo Glen would also benefit our community, as my current house in Walnut Creek would become available to a growing family in need of a roomy house on a large lot. I believe this is likely the case for most of the future residents of the 354 homes in Diablo Glen, who would release their homes to the community years earlier than they otherwise might.

Thank you for your consideration.

Sincerely,

Marillyn Cole, Walnut Creek

**From:** Carolyn Sladnick

**Sent:** Monday, November 14, 2022 8:14 PM

**To:** supervisormitchoff@bos.cccounty.us; John\_Gioia@bos.cccounty.us;

supervisorandersen@bos.cccounty.us; supervisor\_burgis@bos.cccounty.us; district5@bos.cccounty.us

**Subject:** In support of Diablo Glen

Dear Supervisor Mitchoff:

This is to respectfully request your approval of the Diablo Glen project. I had planned on being present for the meeting in which the Diablo Glen project was on the agenda, however my fiancé recently suffered a cervical fracture as a result of a fall, and is in a neck brace for the next several months, which makes it extremely difficult for him to ride in a low profile car such as mine. Had a facility such as Diablo Glen been in existence in the Walnut Creek area, we would have been able to attend the meeting in person, as there would have been a high profile, accessible shuttle available to transport us.

As a resident of Contra Costa County for the past 35 years, I am intimately familiar with the area and have been deeply involved in many aspects of the community over the years. My children were raised here, attended school and worked part time during their teenage years. We all developed strong connections socially, supported local businesses, religious institutions, and our doctors are all in the county.

As my fiancé and I are in our early 70's, we recognize that life as we have known it is changing. Our needs are becoming greater, and it is clear the time is soon coming for us to move into a supportive community such as Diablo Glen, which is why we are a depositor. My vision is no longer such that it is safe to drive at night, or in new areas, and my fiancé is legally blind. Moving within the County to a facility that offers the continuing care model of a CCRC is what we need in the next few years. Given my familiarity with the area, Diablo Glen offers me maximum independence, while providing support as needed.

Please take the above to heart as you make your decision concerning Diablo Glen.

My contact information follows should you wish to reach out.

Thank you.

*Regards,  
Carolyn Sladnick*

**From:** "Denise P. Kalm"

**Date:** Monday, November 14, 2022 at 4:54 PM

**To:** SupervisorMitchoff <[SupervisorMitchoff@bos.cccounty.us](mailto:SupervisorMitchoff@bos.cccounty.us)>

**Cc:** John\_Gioia <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, Supervisor\_Andersen

<[SupervisorAndersen@bos.cccounty.us](mailto:SupervisorAndersen@bos.cccounty.us)>, Supervisor\_Burgis

<[Supervisor\\_Burgis@bos.cccounty.us](mailto:Supervisor_Burgis@bos.cccounty.us)>, District5 <[District5@bos.cccounty.us](mailto:District5@bos.cccounty.us)>

**Subject:** Support for the Diablo Glen project

I've lived in Walnut Creek for over 40 years and come to love it. I'd like to stay here, but the only way that's going to happen is if the Diablo Glen project is approved. Our next (and last move) has to be to a Life Care Community or CCRC. My husband is a good bit older and we both need the chance to stay where we are, but "graduate," as needed to assisted living and/or memory care. We also might need skilled nursing. All of these are provided as part of this kind of community. We also value the planned activities, transportation and dining options we'll increasingly need as we age. Stoneridge is the only other viable option, but we know no one in Pleasanton. We'd hate to have to start over at our age, but if this project isn't approved, we'd have to look at moving, perhaps even to the great facilities in Scottsdale, AZ, taking with us our savings (and taxes).

This is a well-planned project, the lightest use for the space and attractively designed. The planners have done several of these and all are successful. So, there is no worry about the project failing. In fact, early signups have gone way beyond the number that can be accommodated, indicating the serious need in Walnut Creek. I know the environmental group didn't approve it, but I think they didn't listen closely enough. The developers plan to put more trees in than are already there. There will be less traffic than any other development, given that many seniors give up their cars at some point. Proximity to a hospital is critical for seniors - where else in WC can you get this?

You also have to look at the impact to the County and city if it isn't approved. People love the CCRC concept - my father lived and died in one in FL and it was the best gift he could have given to us, the survivors. It simplifies your estate. But importantly, do you wish to lose the tax benefits of the retirees this place would support, as well as their spending? People who want this kind of living situation will take their money elsewhere, not continue to stay where they are. But for many, they wish to stay where they have friends and family, know the area, have access to the amenities. But this is a more affluent group than most and they will take their money somewhere else if you don't let this project continue. In fact, if you delay too long, many will have already found other CCRCs to move to.

I beg you to look at the larger picture and understand the value of this project and your resident seniors to our county.

Denise P. Kalm, Writer, Speaker, Coach

**From:** Susan Nakashima

**Date:** Monday, November 14, 2022 at 11:52 AM

**To:** SupervisorMitchoff <[SupervisorMitchoff@bos.cccounty.us](mailto:SupervisorMitchoff@bos.cccounty.us)>

**Cc:** John\_Gioia <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, Supervisor\_Andersen <[SupervisorAndersen@bos.cccounty.us](mailto:SupervisorAndersen@bos.cccounty.us)>, "suervisor\_burgis@bos.cccounty.us" <[suervisor\\_burgis@bos.cccounty.us](mailto:suervisor_burgis@bos.cccounty.us)>, District5 <[District5@bos.cccounty.us](mailto:District5@bos.cccounty.us)>

**Subject:** In Support of Diablo Glen

Dear Supervisor Mitchoff,

I am writing in support of the proposed Diablo Glen Retirement community to be approved for the Seven Hills Ranch property in Walnut Creek. I have lived in this area since 1992, and love knowing that, if I choose, I can move to a continuing care retirement community that is near my circle of friends and family as well as near the nature trails, commercial, cultural and medical offerings that have been part of my life over the past three decades. Diablo Glen will help fill the need for additional senior housing including long term care, while at the same time not causing a significant impact on the environment. The property is already designated for development. I am supportive of the approval of this project.

Kind regards,

Susan Nakashima

Martinez, California



**From:** Burt Schraga

**Sent:** Monday, November 14, 2022 7:41 AM

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [John Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us); Candace Andersen: <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>; Diane Burgis: <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>; Federal Glover: <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

**Subject:** I support Diablo Glen

My wife and I fully support the building of Diablo Glen. One of the arguments that I heard from neighbors at the planning committee meeting was traffic. Most senior citizens communities drive one vehicle. Compare that to a family of four with teenagers. That usually equates to 4 cars. Do senior citizens speed? NO. Do teenagers? YES. Do senior citizens play loud music and have parties with loud music and several cars late into the night? NO. Do young adults? YES. Do senior citizens make good neighbors? We all know the answer.

Approve Diablo Glen

Burt & Karen Schraga  
Santa Rosa, CA

From: **eleanor dase**

Date: Mon, Nov 14, 2022 at 12:00 PM

Subject: enthusiastic support for Diablo Glen

To: [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us) <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: <[John\\_Giola@bos.cccounty.us](mailto:John_Giola@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, [supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us) <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

Dear Supervisors,

I have lived in the Lamorinda area for the past 50 years and was thrilled to learn about Diablo Glen, both for its services and its location. Our youngest daughter attended Seven Hills for several years and I was on their Board several years ago; I treasured the bucolic and peaceful setting of the School. Just as that setting is ideal for a school, it is also ideal for a retirement community.

Additionally, as Head of The Athenian School in Danville for 17 years, I immediately thought of the numerous ways in which Seven Hills and Diablo Glen could be mutually supportive and enriching. As a former high school math teacher, I would love to volunteer as a math helper at Seven Hills a few times each week, and I am sure that other residents would likewise be enthusiastic about sharing their talents and strengths with students on a voluntary basis- perhaps with writing, in the garden or library, with technology, science labs or sports, or with special projects or theme days. Additionally, I envision Seven Hills' students sharing concerts and plays at Diablo Glen, perhaps practicing a presentation, or parading in Halloween costumes - all without having to get on a bus!

There is so much value in having meaningful interactions between the two generations.

Thank you for the thoughtful and careful work you do in consideration of new projects. I hope for a positive outcome in the weeks ahead.

Sincerely,  
Eleanor Dase

**From:** Janet Cronk

**Subject: Please Approve Diablo Glen!**

**Date:** November 15, 2022 at 5:40:35 PM PST

**To:** <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

**Cc:** <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

Dear Supervisor Mitchoff,

My husband and I want to encourage you to pass the Diablo Glen EIR and move on with this great project. We hope to be one of the first to move in...perhaps 4 years from now.

We know from personal experience that Continuing Life builds excellent quality communities for seniors in California. The development, when complete, will be such a benefit for Walnut Creek, providing well designed, thoughtful housing for active, but older, people. Nothing of this superb quality is available locally.

We also feel the Diablo Glen development makes excellent use of a tricky, landlocked site. After completion, the EIR clearly states that it will have less impact on the neighbors than the current zoning for single family homes.

Best,

Janet and Rick Cronk

Lafayette Citizens of the Year, 2020

Lafayette, CA 94549-2423

From: **Sharon Weight**

Date: Tue, Nov 15, 2022 at 5:01 PM

Subject: We Support Diablo Glen!

To: <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, [supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us) <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>, Dave Weight

Dear Ms. Mitchoff,

I am writing in support of the new Diablo Glen Retirement Community. We are lifelong Bay Area residents who are eager to make the next move to a more supported lifestyle. There are so many things that make Diablo Glen the right move for us. We love Walnut Creek and all the amenities it offers including cultural events, great shopping, and wonderful restaurants. We have an active lifestyle and the proximity to Heather Farms Park and the walking trails is a big plus. Another important component for us is access to the great medical care that Walnut Creek has in abundance.

Walnut Creek is such a central location for visits to San Francisco and other areas of interest. We would also be close to family while knowing that we would not be a burden to them as we age.

We were so happy to read that the EIP analysis shows that the project will not cause a significant effect on the environment. That is important to us. It is also important to note that as well as preserving 81 existing trees, the development will plant 1000 new trees.

We have looked and looked for senior communities that offer comprehensive housing, services, amenities, and future care options in one development. Diablo Glen offers all of that in a beautiful setting. We are excited about having the opportunity to move into a new community with others who will soon be our new friends and neighbors.

We hope that this community will be approved and built. I believe we will be a great asset to the community.

Sincerely,

--

*Sharon Weight*

**From:** Richard ("Dick") Frankel

**Sent:** Tuesday, November 15, 2022 5:49 AM

**To:** supervisormitchoff@bos.cccounty.us

**Cc:** John Gioia@bos.cccounty.us; supervisorandersen@bos.cccounty.us; supervisor burgis@bos.cc; district5@bos.cc

**Subject:** Support Spieker Senior Continuing Care Community Project

Dear Supervisor Mitchoff:

In 1971, my wife and I first moved to Walnut Creek. I commuted to work by Greyhound bus from Walnut Creek to San Francisco. We went bowling where a Ross Store is now located. There was a single screen theater on Main Street. Gemco predated Target. The Coop Market predated Sprouts. Change happens.

In 1971, I never heard of a continuing care community. We didn't have children then. Now, our adult children reside in New York City and San Diego. One of the attributes of a project such as Diablo Glen is that children need not worry about providing care for aging parents.

There are other local community advantages of Diablo Glen. We have resided in our present home since 1979, a short distance from the proposed project. It benefits the community to have younger families move into the neighborhood. The tax base increases. Local schools can retain faculty and staff with sustained student enrollment. The community retains its vibrancy. If we remain in Contra Costa County and chose to reside at a continuing care facility, we seniors can continue to participate in volunteer organizations. I regularly volunteer for Contra Costa – Solano Food Bank, White Pony Express, and related activities (SIRs, Walnut Creek Seniors, Kiwanis Club of San Ramon Valley). I am able to serve Contra Costa County on the Assessors Appeal Board, appointed by the Board of Supervisors as the District IV board member. My wife and I regularly attend performances at the Leshner Center. Remaining in the community allows us to continue participating in these activities.

Some of us are at the forefront of the aging "Baby Boomers." Some seniors are delighted to age in place. Others move in with family or friends. A continuing care facility is another alternative that permits seniors to remain in their community, enjoy established connections with social and religious groups, maintain professional relationships with long-established health care providers and if needed, have access to three levels of care.

Walnut Creek has evolved over the years. Broadway Plaza was built in 1951 (JC Penny, Sears, Woolworths, Lucky Supermarket, Joseph Magnin). Rancho San Miguel was built beginning in 1955 (535 homes including 375 Eichlers), across from Heather Farm Park. Northgate High School opened in 1974. Change happens.

The proposed project both enhances local quality of life and provides economic benefits to the community.

Sincerely,

Richard Frankel

**From:** Linda Trudell

**Date:** November 15, 2022 at 1:42:17 PM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [john\\_gioia@bos.cccounty.us](mailto:john_gioia@bos.cccounty.us), [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us),  
[supervisor\\_burgis@cccouny.us](mailto:supervisor_burgis@cccouny.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

**Subject:** Support of DIABLO GLEN in Walnut Creek

Thank you for your attention to this very important project for so many seniors in the Bay Area.

I personally am, as I am sure others are, in need of a community like Diablo Glen. As a 75 year old single woman, I personally will require the interaction and activities with others as I now live alone and no family capable of tending to my aging needs. It's a huge plus that Diablo Glen is also a continuing care community (CCRC).

Diablo Glen will be an essential community for the Walnut Creek area as there are very few CCRC's in any nearby cities to the caliber that Diablo Glen will be. I personally was looking to relocate to Walnut Creek for many reasons: the layout and beauty of the City, the safety, the parks and activities, the fabulous restaurants and the vast array of shopping. Many seniors, including myself, will be dependent on this type of community. Please consider and approve Diablo Glen for the benefit of the elderly and Walnut Creek.

Thank you, Linda D. Trudell

Page	Date Received	Doc Dated	From	Description
1	11/15/2022		Jackson, Marian	email (support)
2	11/15/2022		Kiriluk, Sandra	email (support)
3	11/15/2022		Menzhuber, Jack	email (support)
4	11/16/2022		Hill, Berry Lynne	email (support)
5	11/16/2022		Carns, Bob & Carleen	email (support)
6	11/16/2022		Carter, Sylvia	email (support)
7	11/16/2022		Wishnev, Martha Ann	email (support)
8	11/16/2022		Vera, Servando	email (support)
9	11/17/2022		Haas, Melvin	email (support)
10	11/17/2022		Murphy, Tim	email (support)
11	11/17/2022		Johnson, Kathryn & Culver, JP	email (support)
12	11/17/2022		Cardwell, Susan & Rich	email (support)
13	11/17/2022		Finney, Kimberly & Larry	email (support)
14	11/17/2022		Bradley, James & Marylou	email (support)
15	11/17/2022		Liston, Rita	email (support)



From: MARIAN JACKSON

To: "[pervisormitchoff@bos.cccounty.us](mailto:pervisormitchoff@bos.cccounty.us)" <[pervisormitchoff@bos.cccounty.us](mailto:pervisormitchoff@bos.cccounty.us)>

Cc: "[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)" <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, "[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)" <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, "[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)" <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, "[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)" <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

Date: 11/15/2022 10:12 AM

Subject: In Suport of the Diablo Glen Development

Dear Supervisor Karen Mitchoff:

RE: In Suport of the Diablo Glen Development

I don't usually voice my opinion on developments, but wanted to weigh in to SUPPORT the Diablo Glen project.

Please approve the Diablo Glen Development. As an older resident of Contra Costa County, I think a development like the one in Pleasanton is a needed in Walnut Creek.

I'm 67 years old and have friends who would benefit from such a development. We need it in our community, especially if it is like the CCRC in Pleasanton. From what I understand, it would have less environmental impact than the approved use of housing, and better use of the land.

Please approve the Diablo Glen development project.

Thank you.

Sincerely,

Marian Jackson

Martinez, CA 94553

cc: Supervisor John Gioia  
Supervisor Candice Anderson  
Supervisor Diane Burgos  
Supervisor Federal Glover

**From:** Sande Kiriluk

**Date:** November 15, 2022 at 1:35:16 PM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [supervisoranderson@bos.cccounty.us](mailto:supervisoranderson@bos.cccounty.us), [johngioia@bos.cccounty.us](mailto:johngioia@bos.cccounty.us),  
[supervisorburgis@bos.cccounty.us](mailto:supervisorburgis@bos.cccounty.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

**Subject:** Re: Requesting your Yes Vote on Spieker/Diablo Glen Project

Dear Supervisor Mitchoff,

Both I and my husband support this CCRC project for many reasons. We would certainly like to live there at some point. And while we understand the nearby school would prefer to be next to undeveloped land, sooner or later there will be development and construction disruption, no matter what kind of housing is built there. Walnut Creek, like all CA communities, must increase housing. The Spieker project provides density with less traffic and looks like it will be quite attractive.

We attended much of the Planning Commission meeting, read their staff report, and were struck by the staff's strong support of the project, so we were very surprised by the Commission's No vote. I hope you will give full consideration to the staff report, and to the CCRC developer's record of creating successful communities while maintaining excellent relationships with local authorities.

Thank you for your consideration and please vote Yes!

Sincerely,

Sande Kiriluk

**From:** JACK MENZHUBER

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us) <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

**Cc:** [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us) <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>; [john\\_gioia@boscccounty.us](mailto:john_gioia@boscccounty.us) <[john\\_gioia@boscccounty.us](mailto:john_gioia@boscccounty.us)>; [supervisor\\_burgis@cccounty.us](mailto:supervisor_burgis@cccounty.us) <[supervisor\\_burgis@cccounty.us](mailto:supervisor_burgis@cccounty.us)>; [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

**Sent:** Tuesday, November 15, 2022 at 03:44:22 PM PST

**Subject:** Fw: Please Support Diablo Glen

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**From:** JACK MENZHUBER

**To:** [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) <[planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us)>

**Sent:** Monday, October 24, 2022 at 04:38:57 PM PDT

**Subject:** Please Support Diablo Glen

I am sending this message with the hope of your positive consideration for approval and go ahead for this development.

I have been a resident in Contra Costa county over 75 years. Richmond, Pleasant Hill and Martinez and was employed in Walnut Creek . My family are also long time residents.

I am familial with CCRC in Pleasanton knowing several residents there.

As a senior I can't think of a more pleasant community and in Walnut Creek, to live the rest of a persons life.

I see the use of the land for this type of development to be far more beneficial for a greater majority of our community wishing to remain in Walnut Creek than perhaps senile family housing.

I along with so many others in my age group hope you will approve this plan.

Sincerely,

John Menzhuber

**From:** Lynne Hill

**Sent:** Wednesday, November 16, 2022 11:37 AM

**To:** supervisormitchoff@bos.cccounty.us <supervisormitchoff@bos.cccounty.us>

**Cc:** john\_gioia@bos.cccounty.us; supervisorandersen@bos.cccounty.us;  
supervisor\_burgis@bos.cccounty.us; district5@bos.cccounty.us

**Subject:** Letter of Support for Diablo Glen Senior Housing Project

**Subject:** Letter of Support for Diablo Glen Senior Housing Project

Dear Supervisor Karen Mitchoff, and other Supervisors,

I am writing in support of this project because I am personally interested in living here. My husband and I moved to Concord in 1966 with our two young grade school children. We have lived in several towns in Central Contra Costa since then and are dedicated to this area and its features and benefits. I am looking for our retirement home and community.

Sadly, he developed Alzheimer's disease and now lives in a dedicated Memory Care Facility. This leaves me in our large two story home. I love my neighborhood and would love to stay here but as I age, I know that this is not the right place for me as I will 84 on my next birthday. I am active and independent and am looking forward to living at Diablo Glen when it opens as a wonderful and involved community. I think the community plan is unique in it's concept and allows residents to maintain a fully active, independent and involved life style. It also provides for aging services as needed among your friends.

I don't write this letter casually. Because of my husband's illness, I have spent a lot of time researching options and have not found anything like Diablo Glen in the Walnut Creek area. My daughter and her family are in this area. My friends are in this area. The organizations I volunteer for are in this area. I drive an electric car and want to be able to plug it in! I know this area and consider it my "home town" and I am excited to be looking forward to moving to Diablo Glen when it opens.

I sincerely hope your analysis supports the benefits and value Diablo Glen will bring to it's residents, Walnut Creek, and this area. And I know there are many other residents in this area who agree with me. Thank you for reading and considering my letter in support of Diablo Glen Community. I'm ready!

Berry Lynne Hill

**From:** Carleen Carns

**Date:** Wednesday, November 16, 2022 at 4:18 PM

**To:** <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

**Cc:** <[john\\_Gioia@bos.cccounty.us](mailto:john_Gioia@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

**Subject:** in support of Diablo Glen

We write to voice our support of the Diablo Glen project. We have lived in the Danville/Alamo area for 45 years. We are ready to downsize our home and move to a community for retired people that offers continuing care.

Diablo Glen is the answer to our search. It will allow us to stay in a community we know well, stay close to our friends and health care providers and remain active in our church activities. After searching communities in San Jose and out towards the delta, we were pleased to find that a community has been proposed in Walnut Creek. We like the scale of Diablo Glen, big enough to make many new friends, but not so large as to feel like a separate city. It will provide us an opportunity to participate in activities with our new neighbors and relieve us of many of the duties of homeownership that are getting harder for us to manage. We especially like the idea of getting help when we need it that a continuing care community can offer.

We are pleased to see that Diablo Glen will provide senior housing that is so needed in Walnut Creek and Contra Costa County. We look forward to continuing to enjoy all that Walnut Creek has to offer in terms of theater, dining and shopping. We are also pleased that Diablo Glen is an infill project rather than something being built out at the edges of the county.

We are excited to make Diablo Glen our new home and encourage approval of this project.

Sincerely,  
Bob & Carleen Carns

**From:** Sylvia Carter  
**Subject:** PLEASE VOTE YES ON DIABLO GLEN  
**Date:** November 16, 2022 at 9:27:57 AM PST  
**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)  
**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)

Dear Contra Costa Board of Supervisors,

We hope you'll approve the Diablo Glen senior living community. My husband, Tim, and I as well as many of our friends, would like to downsize to Diablo Glen, where we could live in comfort with the security in knowing all our current and future needs would be met. We have lived all our 55 years of married life in Walnut Creek and Orinda and would happily sell our home if we could live in a place like Diablo Glen. There are no other options in our area that we would consider. We would not leave our friends and children to move to another area thus we would live out our lives in our current home if we did not have a Diablo Glen option. We think this project would be a win for seniors and Contra Costa.

Sylvia Carter

From: **Martha Ann Wishnev**

Date: Wed, Nov 16, 2022 at 12:51 PM

Subject: My Strong support of Diablo Glen

To: <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: <[supervisoranderson@bos.cccounty.us](mailto:supervisoranderson@bos.cccounty.us)>, [supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)  
<[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>,  
<[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>

Hello Supervisor Mitchoff,

Please show your support for this project at the upcoming Contra Costa County Board of Supervisors meeting, and please encourage the other supervisors to follow your lead. As the population ages, there is an obvious need for this type of housing. A huge number of people have already put their names on a waiting list. The location for Diablo Glen is perfect; near everything but quiet and very private.

Thank you,

**Martha Ann Wishnev**



**From:** Servando Vera

**Sent:** Thursday, November 17, 2022 11:11 AM

**To:** supervisormitchoff@bos.cccounty.us

**Cc:** district5@bos.cccounty.us; supervisor\_burgis@bos.cccounty.us;  
supervisorandersen@bos.cccounty.us; John\_Gioia@bos.cccounty.us

**Subject:** Support for Diablo Glen Project

Dear Supervisor Mitchoff,

I'd like to express my support for the new Diablo Glen project proposed for Walnut Creek. I have had the pleasure to experience one of the other retirement communities built by Spieker and it is quite impressive. Not only do they do a great job planning the building with careful consideration of the surroundings, but the care that they offer to seniors is outstanding.

I also reflect on this senior housing use compared to medium density housing and folks living nearby or children at the school nearby will be impacted by construction either way. This senior housing use has much less long-term impact (e.g. traffic) compared to medium density housing.

Thank you,

Servando Vera

Concord Resident

**From:** Mel Haas  
**Subject:** Support for Diablo Glen  
**Date:** November 17, 2022 at 12:04 PM  
**To:** [supervisiormitchoff@bos.cccounty.us](mailto:supervisiormitchoff@bos.cccounty.us)  
**Cc:** [John\\_Gioia@bos.cccounty.us/supervisorandersen@bos.cccounty.us/sipervisor](mailto:John_Gioia@bos.cccounty.us/supervisorandersen@bos.cccounty.us/sipervisor)  
[burgis@bos.cccounty.us/district5@bos.cccounty.us@bos.cccounty.us/supervisorandersen@bos.cccounty.us/sipervisor](mailto:burgis@bos.cccounty.us/district5@bos.cccounty.us@bos.cccounty.us/supervisorandersen@bos.cccounty.us/sipervisor)  
[burgis@bos.cccounty.us/district5@bos.cccounty.us](mailto:burgis@bos.cccounty.us/district5@bos.cccounty.us)

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Dear Supervisors:

My wife, Diana, and I are in support of Diablo Glen and believe it is a win-win development for a lot of people.

Here is why:

We are constantly hearing about the tremendous housing shortage in our Northern California area. It is important to realize that the majority of people moving to Diablo Glen are existing homeowners and mostly live in Contra Costa County. I believe upwards of 90% moving to Diablo Glen are existing homeowners. Based upon approximately 350 homes at Diablo Glen that would mean that about 315 existing homes for sale mostly on Contra Costa County with the residence having occupied them for 20, 30, 40 years or more. Upon moving to Diablo Glen and selling their existing house the property will be reassessed based on the new selling price, which could double, triple or quadruple the property tax revenue. Since most new residence of Diablo Glen will be moving in within a year the increased property tax will be a tremendous "windfall" for the County and Cities.

In addition, any of the new people moving into the existing houses will be families with children who I'm sure many will consider applying to The Seven Hills School for their children's education.

Respectfully,

Mel Haas

From: **Timothy Murphy**

Date: Thu, Nov 17, 2022 at 9:35 AM

Subject: Support for the Diablo Glen Project

To: <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)  
<[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

CC: [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>, <[john\\_gioia@bos.cccounty.us](mailto:john_gioia@bos.cccounty.us)>,  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us) <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>

I urge the Board of Supervisors to approve the Diablo Glen. I have been a Contra Costa County resident for 50 years and have always appreciated the County's measured, considered supervision of development during that time. As indicated in the Final EIR, Diablo Glen has mitigated any significant adverse impacts of its planned development. The loud, redundant NIMBY opposition from a neighboring school's parents should not deter the Board from approval of a worthy project.

Adequate housing for our existing and emerging population has been identified by state and local entities as a problem that needs a solution. Projects like Diablo Glen are a practical, necessary part of a multi-prong approach to this public policy issue. The State of California has mandated that local entities increase the density of their housing to permit more available housing. Projects like Diablo Glen will allow seniors like us to downsize, move into more efficient and ecological housing, make our existing homes available to other families and, importantly, remain in the Contra Costa community with our long time friends and family.

Thank you for your continuing service to the citizens of our county.

Tim Murphy

Lafayette, CA 94549

**From:** Pete Culver

**Sent:** Friday, November 18, 2022 8:25 AM

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us); [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us); [supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us); [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

**Subject:** Diablo Glen Support

Dear Contra Costa County Board of Supervisors-

We are hopeful of moving to Walnut Creek and Diablo Glen when/if construction is allowed to proceed.

It appears that the Planning Commission hearing was a one-sided exercise in NIMBY. The findings of the EIR seem largely to have been ignored. If that document had been highlighted at the Planning Commission meeting, the NIMBY folks would not have had a leg to stand on. The EIR states that, if the property is to change usage, the development of a CCRC such as Diablo Glen causes far fewer disruptions to the community than most other alternate uses. Plus, it increases the tax base far more than most other uses, especially compared to if the school owned the property.

If you are going to ignore the findings of the EIR, why bother to have an EIR developed in the first place? Because it is required. Why? The findings are there to guide decision-makers in reaching informed decisions, free, as much as possible, from vested interests. Granted, we have a vested interest, but ours is supported by the EIR.

Thank you for your consideration.

J P Culver and Kathryn E Johnson

**From:** SUSAN CARDWELL

**Sent:** Friday, November 18, 2022 8:23 AM

**To:** Karen Mitchoff <supervisormitchoff@bos.cccounty.us>

**Cc:** John Gioia <johngioia@bos.cccounty.us>; Candace Andersen <supervisorandersen@bos.cccounty.us>; Diane Burgis <supervisorburgis@bos.cccounty.us>; Federal Glover <district5@bos.cccounty.us>

**Subject:** Support for Diablo Glen in Walnut Creek

Dear Supervisor Mitchoff,

We strongly urge you to support the Spieker project at Diablo Glen. We are 70 years old and have lived in the East Bay for more than 30 years. We would like to stay in this area in a community that supports independent living as long as possible, with the guarantee of long term care when necessary. There are many excellent CCRC's in Southern California, Arizona, and Florida and other locations, but the choices are very limited in Northern California. The location of Diablo Glen will allow us to stay close to our friends, family, and medical support in the Bay Area. Life Care Communities such as Diablo Glen are a benefit to the community, and we support Spieker in their effort to provide a necessary service to make aging more enjoyable and comfortable.

Best regards,

Susan and Rich Cardwell

**From:** Kimberly Finney

**Date:** November 17, 2022 at 5:29:53 PM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us), [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us),  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

**Subject:** Supporting Diablo Glen - YES!

Dear Karen Mitchoff,

We have been residents of Contra Costa County for over 30 years and love living here! Please vote YES for Diablo Glen !!!

Diablo Glen as a Life plan community has all the key and critical aspects for my husband and I to live our retirement dream and removes the anxiety and panic of 'what-if' while aging. Having available continuous range of services as we age, and not burdening family, .. offers so much peace of mind.

At Diablo Glen I feel we can be living and really thriving. Lets keep Contra Costa County as an attractive, caring community for all ...including seniors - bring Diablo Glen to Walnut Creek!

Respectfully,

Kimberly and Larry Finney

Dear Supervisor Mitchoff,

We believe Diablo Glen to be all about families and how to best provide for senior members especially when assisted living, memory treatment and long term care are needed.

The project will have a positive impact on the county with: employment opportunities, a wider tax base and the creation of an attractive new niche neighborhood to further enhance beautiful Walnut Creek.

Please support the Diablo Glen venture for the betterment of all. Thank you!

James D. & Marylou Bradley

Lafayette, CA 94549

This is a request for a vote in favor of the Diablo Glen project. It will be a **Life Care Plan** community. To me that is peace of mind. I would no longer have to worry about who was going to care for me as I advance in age. What a release of a major concern! Once admitted to Diablo Glen, residents will be taken care of until the end of their lives. There are very few Life Care communities in the Bay Area. The offer of lifetime care with no increase in cost when transitioning to a higher level of care is a valuable opportunity for senior citizens. Please vote in acceptance of Diablo Glen.

Thank you for your time and consideration.

Sincerely,  
Rita Liston  
East Bay Resident



Page	Date Received	Doc Dated	From	Description
1	11/18/2022		Tatum, James & Nancy	email (support)
2	11/18/2022		Magill, Thomas	email (support)
3	11/18/2022		Zarella, Michael & Ruggeri, Linda	email (support)
4	11/18/2022		Nishihara, David & Carol	email (support)
5	11/18/2022		Wallace, Jane & Bob	email (support)
6	11/18/2022		Dow, Wanda	email (support)
7	11/19/2022		Lieber, Bill	email (support)
8	11/19/2022		Ubben, Ned & Miriam	email (support)
9	11/20/2022		Kornbluth, Judith	email (support)
10	11/21/2022		Delaplane, Linda	email (support)
11	11/21/2022		Read, Greg & Mary Beth	email (support)
12	11/21/2022		Mendez, Ramon & Ana	email (support)
13	11/21/2022		Woo, Winnie	email (support)
14	11/21/2022		Polgar, Susan & Leslie	email (support)
15	11/21/2022		Englert, Vicki	email (support)

From: **James Tatum**

Date: Thu, Nov 17, 2022, 1:16 PM

Subject: Support Diablo Glen Application

To: <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Karen, we really believe that the Diablo Glen project needs to be approved. New developments for senior housing and care are vital not just for Walnut Creek, but for the whole County.  
Thank you. Jim and Nancy

**From:** Tom Magill

**Sent:** Friday, November 18, 2022 2:14 PM

**To:** supervisormitchoff@bos.cccounty.us

**Cc:** John\_Gioia@bos.cccounty.us; supervisorandersen@bos.cccounty.us;  
supervisor\_burgis@bos.cccounty.us; district5@bos.cccounty.us

**Subject:** I support Diablo Glen Senior housing project

Supervisors,

I am a 28 resident of Walnut Creek (75 years old) and I support the planned new development of Diablo Glen in Walnut Creek.

There is a shortage of housing in all categories, senior communities included. This helps fill the gap.

The developer has a long history of delivering and maintaining wonderful Continuing Care Communities. I have visited one of there other properties over the years and found them wonderful. While touring residents have gone out of their way to tell us how much they love the place.

I don't want to leave my dear city of Walnut Creek. I have friends and relatives nearby. If this community is not built we would likely have to move out of town as the Villas units are particularly attractive to us.

Please Approve the development of Diablo Glen!

Tom Magill

Walnut Creek

**From:** Michael Zarrella

**Sent:** Friday, November 18, 2022 3:39 PM

**To:** supervisormitchoff@bos.cccounty.us

**Cc:** John\_Gioia@bos.cccounty.us; supervisorandersen@bos.cccounty.us;  
supervisor\_burgis@bos.cccounty.us; district5@bos.cccounty.us

**Subject:** Support of Diablo Glen Retirement Community

Attn: Karen Mitchoff;

Attn: Contra Costa County Board of Supervisors,

Although we are not Contra Costa County residents, we would very much like to be. My wife and I are looking at Continuing Care Residential Communities in the Bay Area.

We have seen what the proposed Diablo Glen project has to offer, and as seniors, we would benefit greatly. We have read the FEIR report, and reviewed the design plans for the housing units. We believe this project will be a welcome addition to your community, with little, to no negative impact. The proposed retirement community includes plans to plant over 1,000 new trees. While it is true that trees (including many non-native and highly combustible eucalyptus trees) are being removed to facilitate the project's construction, the project was designed around 81 protected and preserved trees, including all of the major valley oaks.

Diablo Glen would give us the opportunity to downsize, provide us with high quality care, home maintenance, restaurants and fitness amenities. It will allow us to remain in the vibrant Bay Area we live in and love.

Please consider approving the Diablo Glen project. Thank you for taking the time to read our email.

Michael Zarrella & Linda Ruggeri

Emerald Hills, CA 94062

**From:** DAVID NISHIHARA

**Subject:** **SUPPORT Diablo Glen Retirement Community**

**Date:** November 18, 2022 at 1:27:58 PM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us), [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us),  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

Dear Ms. Mitchoff,

I am writing you today to encourage a "YES" vote in support of the proposed Diablo Glen Retirement Community in Walnut Creek. My husband and I are retired senior citizens who have lived in and loved our Bay Area home for 50 years. We are now looking for a senior community in the Bay Area and the proposed Diablo Glen full-service retirement plan, CCRC Community in Walnut Creek is everything we have been looking for.

Beautiful location and community plan  
Proven successful, experienced CCRC operation  
Certainly a positive addition to the City of Walnut Creek

Thank you for your "yes" vote.

David and Carol Nishihara

As soon as we heard about Diablo Glen, we knew this would be the perfect place for us to continue the next phase of our lives and repeat the experience we have had living in Trilogy, an over-55 development, in Brentwood. In these days when the large population of baby boomers are thinking of where best to spend their final years, there are precious few places that offer complete care from independent living through memory care, if needed. Diablo Glen appears to fit that mold with a bonus of being situated near a renown medical facility, a large community park and a vibrant city. Diablo Glen will be tucked away in a quiet corner of Walnut Creek but still close enough for us to contribute to the Bay Area economy through shopping, entertainment, and sports venues. We envision forming golf groups, bocce and pickleball clubs, card groups, etc. to produce an active community with our independent living neighbors. We sincerely encourage you to vote in favor of Diablo Glen and give us that opportunity.

Jane and Bob Wallace  
Brentwood, CA

**From:** Wanda Dow

**Sent:** Friday, November 18, 2022 5:25 PM

**To:** 'supervisormitchoff@bos.cccounty.u' <[supervisormitchoff@bos.cccounty.u](mailto:supervisormitchoff@bos.cccounty.u)>

**Cc:** 'supervisorandersen@bos.cccounty.us' <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>;

'John\_Gioia@bos.cccounty.us' <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>; 'supervisor\_burgis@bos.cccounty.us' <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>; 'district5@bos.cccounty.us' <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

**Subject:** Diablo Glen Dispositor

To Karen Mitchoff, the Contra Costa County District IV Supervisor

Please approve Diablo Glen continuing life development. I believe that there is a large demand by the Walnut Creek retirement community to have a place to live where there are three levels of support. This will allow us to live in independent living until we might need more support. My parents lived in Paradise Valley in Fairfield and one of the more important benefits for our family was that my father could continue to live in independent living while my mother was in temporary skilled nursing allowing him to visit her with just a short walk to her skilled nursing home.

Please approve the development

Sincerely

Wanda Dow

Walnut Creek Retired Resident

**From:** Bill Lieber

**Sent:** Saturday, November 19, 2022 4:47 PM

**To:** supervisormitchoff@bos.cccounty.us

**Cc:** supervisorandersen@bos.cccounty.us; supervisor\_burgis@bos.cccounty.us;  
district5@bos.cccounty.us; John\_Gioia@bos.cccounty.us

**Subject:** Support for Diablo Glen

We are writing to express our support for your approval of this project. There are options for senior living in the area - but this is unique as it is a continuing care community and includes an on site availability of multiple levels of care. Along with an acknowledged general lack of housing, this specific type of facility is hard to find. Having this new (pretty much self-contained) project will help alleviate this situation and will benefit the area.

We request your approval so the next phase can begin.

Bill Lieber  
Danville



**From:** NED UBBEN

**Sent:** Saturday, November 19, 2022 7:03 AM

**To:** supervisormitchoff@bos.cccounty.us

**Cc:** John\_Gioia@bos.cccounty.us; supervisorandersen@bos.cccounty.us;  
supervisor\_burgis@bos.cccounty.us; district5@bos.cccounty.us

**Subject:** Support for Diablo Glen Project

Dear Supervisor Mitchoff;

We are writing to urge your support for the Diablo Glen senior housing and care project. There is a clear need for more quality senior living facilities, especially ones that offer on-campus continuity of care. We believe this project will be an asset to its neighbors and the community. We are active senior citizens who hope to live at Diablo Glen.

Please vote to approve Diablo Glen.

Sincerely,

Ned & Miriam Ubben

**From:** Judy Kornbluth

**Sent:** Sunday, November 20, 2022 4:24 PM

**To:** supervisormitchoff@bos.cccounty.us; John\_Gioia@bos.cccounty.us;

supervisorandersen@bos.cccounty.us; supervisor\_burgis@bos.cccounty.us; district5@bos.cccounty.us

**Subject:** Diablo Glen Life Plan Community

**Dear Contra Costa County Board of Supervisors,**

I was so excited when I learned that the Diablo Glen Life Plan Community was to be built in Walnut Creek. As a healthy, adult, nearing the age of eighty (80), I have been searching for an environment which meets my personal, philosophical and medical/health needs ( which are minimal at this time).

The Spieker Senior Communities offer independence, as well as, assistance for the ever-growing needs of the aging senior population. Having access to skilled nursing onsite is a bonus, for if and when it is needed.

Contra Costa County and specifically Walnut Creek are very familiar to me. In 1973, I moved to Masters Ct, just off Marchbanks and immediately felt at home. I later was offered a nursing position at John Muir Medical Center and have remained in this county until the present time.

Spieker has the senior population in mind when they developed their communities. My ideal apartment would be a one bedroom with den and 1 ½ baths, which have been available at other Spieker properties., but not easily found elsewhere.

The fundamental importance of physical well-being and an environment that is mentally stimulating is necessary for all individuals, especially seniors. Interaction with other people, whether at mealtime or social and intellectual situations is vital to maintaining a healthy attitude.

It is my hope that ALL of this will be accomplished at the Diablo Glen Life Plan Community.

Sincerely,

Judy Kornbluth

Retired Registered Nurse, Medical Case Manager

**From:** LINDA DELAPLANE  
**Subject:** Project Support for Diablo Glen  
**Date:** November 21, 2022 at 2:38:56 PM PST  
**To:** [supervisorsmitchoff@bos.cccounty.us](mailto:supervisorsmitchoff@bos.cccounty.us)

Dear Supervisors:

According to the New York Times, 26% of young families, first time home buyers, are unable to find homes to buy, because older people are staying in their outgrown homes. As we baby boomers march into old age in legion numbers, we need places to go, places that will be as well-built and well-managed as Diablo Glen will be. It will be a Rolls-Royce of senior living communities, an enhancement to Walnut Creek even as it offers a life solution to local seniors who want to stay in this area. My husband and I have lived here for thirty-one years and consider this area to be as close to perfect as anyone could find. We don't want to have to move away in order to down-size with a care option as we need to do.

Please approve this much needed housing solution.

Yours truly,

Linda Delaplane

=====

Linda Delaplane

Lafayette, CA 94549

From: GREGORY READ

To: "[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)" <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>, "[JohnGioia@bos.cccounty.us](mailto:JohnGioia@bos.cccounty.us)" <[JohnGioia@bos.cccounty.us](mailto:JohnGioia@bos.cccounty.us)>, "[supervisoranderson@bos.cccounty.us](mailto:supervisoranderson@bos.cccounty.us)" <[supervisoranderson@bos.cccounty.us](mailto:supervisoranderson@bos.cccounty.us)>, "[supervisorburgis@bos.cccounty.us](mailto:supervisorburgis@bos.cccounty.us)" <[supervisorburgis@bos.cccounty.us](mailto:supervisorburgis@bos.cccounty.us)>, "[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)" <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

Date: 11/21/2022 10:38 AM

Subject: Please Approve Diablo Glen Project

Dear Ms. Mitchoff,

We write to provide our input regarding approval of the proposed Diablo Glen project in Walnut Creek.

My wife and I are 78 and 80 years old respectively. We have lived in Orinda since 1971 and are now giving serious consideration to the "next chapter" of our lives. We were delighted to learn about the Diablo Glenn project and are on its list of future residents.

We believe that the Diablo Glen project provides the best option in Contra Costa County for active seniors who are looking for a community to live out their final years. As you know, it is a Type A Life Plan Community, which provides all three types of long-term care (assisted living, memory care, and long-term care in a skilled nursing center.) The fact that it contains both individual "villas" (houses) and condominium-type apartments, as well as restaurants, work-out facilities, swimming pool, and easy/immediate access to medical care, makes it a very unusual and appealing option for seniors in the East Bay.

While we recognize and understand many of the concerns of neighbors in the area, we believe these concerns can be resolved in large measure by the mitigation measures discussed by the developer and county staff.

We believe that Contra Costa County, our home for more than fifty years, needs to provide well-designed living projects with memory and nursing care for its seniors. Many of our friends in Orinda are on the waiting list for this project, and we have signed up because we believe it provides the best option for us to live out our remaining years. We believe that the extraordinary benefits of this project for the entire County far outweigh any of the concerns expressed by those opposed.

We strongly urge the Board of Supervisors to approve this project. Thank you for providing us the opportunity to provide our thoughts.

Greg and Mary Beth Read

Orinda, CA

**From:** Ramon Mendez

**Sent:** Monday, November 21, 2022 9:10 AM

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us); [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us);  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us); [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

**Subject:** Support for Diablo Glen

Ladies and gentlemen,

My wife Ana and I, Ramon Mendez, currently living in Texas want to let you know our support for the development and construction of the Diablo Glen community in your county. We are both in our eighties and as we age we want to move and live close to our daughter Ana who has been a resident of your county for over 25 years. She and her family currently live in Pleasant Hill and a move to the future Diablo Glen community will be an ideal place for us to spend our final years close to them. In addition to its development as a beautiful continuing care community we believe Diablo Glen will bring other financial and community benefits to the city of Walnut Creek and the Contra Costa county.

Sincerely,

Ramon and Ana Mendez

From: **winnie woo**

Date: Mon, Nov 21, 2022 at 12:44 PM

Subject: Diablo Glen project

To: <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>, <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

Dear Supervisors

I am writing in support of the Diablo Glen Project,

A well written EIR as well as responsive mitigation measures are all depicted in the final EIR

I have no idea why the Planning Commission did not vote to endorse that well planned and needed project in their hearing

Please see the email I sent the planning commission in support of this and please let me know what I'm missing that caused the planning commission for not having supporting that project

Respectively

Wallace Woo,

Contra \Costa Planning Commissioner in the late 80's and early 90's

The following is the email I wrote the planning Commission in support of this project

**Winnie Woo**

Wed, Oct  
19, 3:11 PM

to planninghearing

Dear Contra Costa Planning Commissioners,

My name is Wallace Woo. I am a past Planning Commissioner of Contra Costa in the late eighties and early nineties until we moved to Oakland in 1994

I'm a retiree of the Federal EPA with 41 years in the EPA

One of my divisions duties while with the EPA was to review and comment on EIS's, the equivalent of EIRs for federal projects

My review of the Diablo Glen EIR shows that it is a very well written document covering all the required regulatory and legal bases for an EIR

Not only is the document well developed and written but the Diablo Glen Continuing Care Retirement Community project is one that is dearly needed in the county as the general populations longevity continue to grow

Furthermore the environmental impacts associated with this project is considerably less then that of any of the alternative projects that could be located there

Because of all those reasons I strongly urge you to approve the Diablo Glen CCRC

Respectfully

Wallace Woo

Dear Supervisor Mitchoff (with copies to the other supervisors),

We are looking forward to the opportunity to live for the rest of our lives in Walnut Creek, particularly in a gracious residence like Diablo Glen, where we can have continuing care, if we need it. We have been residents of Lafayette for almost 28 years; we love this region; we have woven strong community here, and we want to stay.

Your support of developing Diablo Glen will help fill an major gap for seniors, including some who have limited income. No matter what is built on the existing property, there will be impacts on the neighborhood, but a CCR community will have major advantages over single-family homes (shorter build-out time, less vehicle traffic -- and a community of potential volunteers for schools and other non-profits).

We are excited about Diablo Glen, and impressed by the management team. We urge your support.

Thank you,

Les and Sue Polgar  
Dr. Leslie G. Polgar  
Mrs. Susan C. Polgar

Lafayette, CA 94549

My name is Vicki Englert. My husband, Joe, and I resided in Lafayette for many years. We raised our three sons on Los Arabis Dr. Our boys attended Vallecito, Happy Valley, Stanley and Acalanes and received fine educations at these terrific public schools. All five of us were deeply involved in the community. Joe and I served on various City boards and our sons were active in swimming, water polo, football and soccer. I was a LAMORINDA residential realtor for 16 years and Joe commuted to San Francisco where he practiced law. After raising our sons we retired, sold our home and moved to a condo in Tiburon where we have enjoyed a leisurely lifestyle since.

I have so many long-time local friends who are planning on moving to Diablo Glen. My only regret is that it is taking so long to complete the project. Most of us are ready to move in yesterday. My husband, Joe, died last year after a long illness. I am THRILLED to be on the Wait List of this amazing new project in Walnut Creek that I hope, and trust, you will be approving today. To move back to Contra Costa County will feel like 'going home' again.

I would also like you to know that I have several friends who reside at Stoneridge Creek, the retirement community that Spieker Senior Continuing Care Community completed several years ago in Pleasanton. To a person, each one of them can't believe how fortunate they are to live in such an upscale, gorgeous place. They joke it is "one step away from heaven."

Please see fit to approve all changes today. We Seniors are ready, willing and able to add even more good things to Walnut Creek and Contra Costa County. Just wait until you experience what amazing Volunteers we can be! You won't be sorry for welcoming us.

Respectfully,  
Vicki Englert



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6	11/22/2022		Carle, Catherine & William	email (support)
7	11/23/2022		Liao, Cheng	email (support)
8	11/23/2022		Egan, Lewis & Maury	email (support)

**From:** Bob Cookson

**Sent:** Monday, November 21, 2022 2:47 PM

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** John [Gioia@bos.cccounty.us](mailto:Gioia@bos.cccounty.us); [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us); [supervisorburgis@bos.cccounty.us](mailto:supervisorburgis@bos.cccounty.us); [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us); [bobccookson@gmail.com](mailto:bobccookson@gmail.com); 'Colleen Cookson'

**Subject:** I Support the Diablo Glen project

Dear Supervisor Mitchoff

Thank you for the opportunity to express my support for the Diablo Glen project. With full disclosure, my wife and I intend to move into the project when and if it is completed. Both of our parents have lived in senior residential communities and we have observed their benefits for both the seniors and their families. In our case, Diablo Glen offers a level of support and services that we could not afford if we were living at home. Additionally it allows us to live near our children and grandchildren in a safe and healthy environment.

Aside from our own personal benefits from the project there are a number of community benefits that would be gained.

1. Initially zoned for 160 medium density homes, the Diablo Glen project will be a much more effective and environmentally sensitive use of the property. I believe that is why the property's owners chose Diablo Glen for the property's development.
2. Diablo Glen brings a very positive economic benefit to the community both in terms of additions to the property tax base and job creations.
3. Diablo Glen and its residents will be less impactful on the community's infrastructure ( roads and schools) than single family housing.
4. Senior residences make good neighbors. They are quiet communities and they are respectful of the neighbors and their neighbors' property. They are good stewards of their own property. Many seniors use their retirement time to volunteer in their communities.
5. Diablo Glen adds to the housing inventory in a critically needed demographic sector. The number of seniors (80 years and older) is expected to triple in the next 30 years (National Institute of Health). Additional senior housing will be need to meet this growth.

Again thank you for this opportunity to express my support for Diablo Glen. I would urge you and your fellow supervisors to approve this needed, responsible and beneficial project.

Respectfully,

Bob Cookson

From: **Lorraine Osborn**

Date: Mon, Nov 21, 2022 at 8:22 AM

Subject: Please support Diablo Glen!

To: <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

Good morning, Supervisor Mitchoff,

I am asking for your support and that of the other county supervisors to approve the permit to build the Diablo Glen retirement community. I am one of many seniors who want the peace of mind to move into a place where I will be able to stay for the rest of my life. I have been looking for a retirement community that provides independent living, assisted living, memory care, and skilled nursing, all in the same facility. There are NO others in Contra Costa County.

Diablo Glen promises to be a beautiful community that preserves natural features as well as adding to the economic well being of Contra Costa County.

Please vote in support of Diablo Glen! Thank you.

Sincerely,

Lorraine Osborn

Martinez, CA 94553

**From:** Michael Barbee

**Subject:** Support for the Spieker Senior Project

**Date:** November 22, 2022 at 5:06:13 PM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us), [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us),  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

Dear Supervisor Mitchoff,

I am writing today in support of the Spieker Senior Project. I want to provide a bit of our family background, and the reasons why my wife and I support this project.

My wife was born and raised in Walnut Creek. I moved with my parents to Walnut Creek when I was entering high school. After college, my wife worked for a real estate management firm in Lafayette, and a construction firm in Concord. I worked for two civil engineering firms in Walnut Creek at the start of my career. Ultimately, with two partners, I founded a civil engineering firm in 1989 with our office located in Bishop Ranch, San Ramon. Though my partners and I have all retired, the firm is still thriving and has designed and processed many projects in Contra Costa County.

Now, my wife and I are at the stage where we are considering retirement communities in which to live. We have considered Rossmore, but we are uncomfortable because the vast majority of housing options in Rossmore are constructed as multiple level living units. We desire a single level home for mobility and safety reasons. All residential units of the Spieker Senior Project will be single level.

The main draw for us is the assisted living / memory care facility that will be located right on campus. To give you some background, both of our mothers needed to move to assisted living facilities prior to passing away. There were no assisted living facilities located within 5 miles of our parents' homes in which they had lived for decades. Our fathers, at advanced ages, needed to drive on I-680 to go visit their spouses. Needless to say, this was a nerve wracking experience. The assisted living facility at the Spieker Senior Project will be within walking distance of our residence.

It is my understanding that the subject property is zoned as medium density residential; it is not considered Open Space. My wife and I still drive, but nowhere near as much as we used to with commutes, school drop off / pick up, youth sports etc. The proposed project is also going to provide a shuttle service, which we would utilize, to various points in Walnut Creek, such as Broadway Shopping Center, BART, the Leshner Theater, etc. The Spieker Senior Project should have substantially less traffic impact on the neighboring community than a traditional medium density residential community.

For these reasons, from a personal point of view, we are looking forward to being a part of the Spieker Community when it is open for new residents.

From a regional point of view, it is well known that the entire Bay Area suffers from a shortage of housing, both affordable and market rate, which has led to unsustainably high real estate prices. This is constantly in the news, and is considered the number one problem by many Bay Area residents. If and when this project is approved and built, my wife and myself, along with the other 350 residents, will sell our current homes, making them available for the next generation of families to occupy. This will not solve the Bay Area housing crisis, but it will make a positive contribution.

For all of these reasons, I support the Spieker Senior Project, and I am hoping that the Board of Supervisors will approve the project.

Sincerely,

Michael P. Barbee

From: **Judith Mears**

Date: Tue, Nov 22, 2022 at 5:39 PM

Subject: PLEASE APPROVE DIABLO GLEN PROJECT in Walnut Creek

To: [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us) <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, [supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us) <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

Dear Supervisor Mitchoff -- I am a Pre-Construction Depositor at Diablo Glen, and I am writing to urge you and your colleagues to approve Diablo Glen's application currently before the Contra Costa County Board of Supervisors.

I have been a resident of Walnut Creek for more than 30 years, during which time I have owned my own home. My domestic partner and I live in a home that was built in 1966 and that has 4 bedrooms, 3 bathrooms, and a significantly-sized "bonus room". We have a backyard with fruit trees, shrubs and roses, and a view of Mt. Diablo. If we are able to move into Diablo Glen, our home will be available for sale to a younger family with children, eager to take advantage of our home's domestic and outdoor space, the community amenities, and the excellent school system.

My partner and I are both retired lawyers. I have been a volunteer and donor for many years for the Walnut Creek-based Meals on Wheels Diablo Region. I am also a Contra Costa County HICAP Volunteer Medicare Counselor, registered with the State of California, providing advice and counsel to people who have, or who are eligible to have, Medicare. ("HICAP" stands for Health Insurance Counseling and Advocacy Program. The office is located in Pleasant Hill.) Through my volunteer activities and interactions with people I help, I understand how fortunate I am to be able to own my own home when so many cannot. I want to continue to live in this community and serve this community.

My partner and I are both 76 years old. If Diablo Glen is approved and built, I expect we will be almost 80 years old by the time we can move in. Our house is 55 years old, and as it and we age, the demands for maintenance and repair will likely increase in both complexity and expense. At age 80, I know I would be very relieved not to have any further maintenance worries regarding my domicile. This is especially true in an environment when earthquakes and wildfires can cause expensive damage and leave the house inhabitable for weeks or months until repairs are completed.

Also, at age 80, it is reasonable to assume that we may need access to the type of medical care that seniors use most. We are long-time Kaiser members, and we expect to continue to be. Living at Diablo Glen won't interfere with that membership. But neither Kaiser nor Medicare cover long term care or memory care, both of which will be available (and included, at no extra charge) at Diablo Glen. No other senior facility in this area is a comprehensive life plan community, the way Stoneridge Creek is in Pleasanton and as Diablo Glen will be. In an era when long term care insurance is either unaffordable or unavailable, the availability of long term care services at Diablo Glen gives me great peace of mind.

I understand that the land in question is already zoned residential, and the alternative to Diablo Glen is a plot of some 60 single family homes. Considering that Diablo Glen will house more than 100 households (presumably leaving a comparable number of local single family homes available for purchase), Diablo Glen seems to be the better option in terms of increasing housing supply. The Diablo Glen project is, in my opinion, the best possible residential use of that land. I urge you and your fellow Supervisors to approve this valuable project and bring it to life as soon as possible.

Sincerely, Judith Mears

Judith Mears  
Walnut Creek, CA 94598

November 22, 2022

To: Karen Mitchoff, Contra Costa County District IV Supervisor and copies to Supervisors John Gioia, Candace Anderson, Diane Burgis and Federal Glover.

From: Robert and Terry Johnston. Diablo Glen depositors and residents of Walnut Creek

We moved to California after college in 1963 and I started my career in Public Accounting with a firm in Walnut Creek. Three years later we bought our first home on Los Felicas Avenune in Walnut Creek which is in Rancho San Miguel across from Heather Farms Park and very close to the Diablo Glen project. We moved to Via Verde in Walnut Creek eight years later and are still living in that home. So, we have lived in Ygnacio Valley in WC for 56 years.

I have been very active in Walnut Creek as a CPA and Terry and I have been very involved in various organizations in Walnut Creek and the East Bay. I was also Treasurer in Dick Hildebrand's campaign for WC City Council and the early campaigns for Richard Rainey. Terry has been a teacher in the Mt. Diablo system and she also spent years working in human resources.

We love Walnut Creek and California. We are very pleased that Spieker Properties have identified a wonderful property right in Ygnacio Valley close to where we have lived for so long and close to our three children and two grandchildren. Also, close to our doctors, other health care providers, John Muir hospital and ER and JM Urgent Care not to mention friends for almost a life time.

This project will contain 354 Independent living units and a health care center for 100 residents as well as a memory care unit. We feel a sense of well being knowing that whatever type of housing we need will be available to each of us at Diablo Glen.

Since almost all of the current depositors are from the Bay Area that means that close to 354 homes in the Bay Area will be available to others as the owners will sell their homes as they move to Diablo Glenn. It is not a secret that California and the Bay Area especially, needs more housing.

We believe this project fills a big need in our community and is beneficial in so many different ways including providing employment for over 200 people.

Thank you for your positive consideration of this project.

Robert and Terry Johnston

Walnut Creek, CA

From: **Catherine Carle**

Date: Tue, Nov 22, 2022 at 8:48 AM

Subject: Support for Diablo Glen Project

To: [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us) <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

Cc: <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>, <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, [supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us) <[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>, [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

Dear Supervisor Mitchoff,

I am writing in favor of moving forward with the Diablo Glen Project. We moved to Walnut Creek in 1975, purchasing the home we live in still. After 47 years here, we are deeply invested in the community we are part of. We have been involved in the schools, recreational sports, scouting, bond and parcel tax campaigns, and since retirement, have continued to be involved through volunteering at various agencies and organizations. Additionally, many of us provide care for our grandchildren who also live locally, providing much needed support. As seniors, we have a wealth of experience and the time to share it with others at different life stages. Walnut Creek needs to have a vibrant mix of residents, from young to old, to continue to be the thriving, inclusive city it is.

Both of our parents moved to Continuing Care Retirement Communities (CCRC), one in Fairfield CA and one in Charlotte NC, so we can attest to the benefit these communities offer not only to the seniors residing there, but to their families who take on the responsibility of caring for them at some point. Those of us who are in support of Diablo Glen are looking forward to putting our homes on the market, making them available to young families, and moving to a community such as Diablo Glen that provides independence in the short term with long term care, as needed.

Growth is challenging, change can be hard to accept; anyone who has lived in this area as long as we have can agree on that. But I am always thankful that I live in Walnut Creek, a city that has made decisions to meet the needs of a diverse population. I would encourage the Board of Supervisors to weigh heavily the overall benefit Diablo Glen can provide to the larger community of Walnut Creek by keeping an engaged senior population as residents.

Thank you for your consideration-  
Catherine and William Carle

**From:** Cheng Liao

**Subject:** Why I strongly support Diablo Glen CCRC

**Date:** November 23, 2022 at 9:38:58 AM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us), [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us),  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

Dear Supervisor Mitchoff,

My name is Cheng L Liao. As formal president and longtime board member of CAPA (Chinese American Political Association), I'm proud to say that I've met 4 of the 5 Supervisors (except Supervisor Burgis) and many other elected officials at various local, county, and state functions. We thank your hard work in making our county such a great place to live.

My wife and I have lived in this county for 44 years! We've worked here, grown our family here, and involved in community service and developed community friends here. In fact, many of our CAPA and community friends become depositors of the Diablo Glen CCRC Project. As of today, 1500 people have made deposit and are supporting Diablo Glen. The reason? We LOVE our lives here, and we want to RETIRE LOCALLY, here!!

I received my Ph.D. degree from UCLA in the field of Biochemistry-Toxicology. I then post-doc 2 years at UC Berkeley and 2 years at UC San Francisco, before joining California EPA as Staff Toxicologist. For nearly 30 years at CalEPA, one of my major responsibilities was reviewing and approving human health and ecological risk assessment as part of the EIR submitted by industrial companies and facilities.

Several years after my retirement from CalEPA, I applied, interviewed by you and Supervisor Andersen, and honored to be selected as Public Member of CC County's Integrated Pest Management (IPM) Advisory Committee. I served in 2013 and 2014.

I've read Diablo Glen's EIR; I found the document to be well written and has covered fully all the required elements. At the Oct 26 virtual meeting, I found some of the planning commissioners were confused by the technical aspects of the EIR.

Some opposing the Diablo Glen project cited traffic as a problem. They must have forgotten that this is to be a retirement community; as such, it would produce far less car traffic as compared to a regular residential development.

Thus, Dear Supervisor Mitchoff, I'm here to urge you and your fellow Supervisors to approve the Diablo Glen CCRC project near John Muir Hospital. Thank you very much!

Respectfully,

Cheng L Liao

Moraga, CA 94556



From: L.T. Egan  
Sent: Wednesday, November 23, 2022 12:48 PM  
To: supervisormitchoff@bos.cccounty.us  
Cc: John\_Gioia@bos.cccounty.us; supervisorandersen@bos.cccounty.us;  
supervisor\_burgis@bos.cccounty.us; district5@bos.cccounty.us  
Subject: SUPPORT FOR APPROVAL OF DIABLO GLEN RETIREMENT COMMUNITY

Dear Ms. Mitchoff

My husband and I are writing in support of the Diablo Glen Retirement Community that is up for approval before you and your fellow CCC Supervisors on Tuesday, November 29th. We would be appearing in person to show our whole-hearted support. However, as is too often the case of retirees, we have conflicting and long-standing difficult-to-schedule medical procedures on that day. Nevertheless, we believe it is very important to stress to you and the Board the importance of approving this long sought and desired project.

My husband and I are 22 year residents of Contra Costa County, currently residing in Walnut Creek. Our doctors and dentists are here; our friends are here; our church is here; our history is here. As we grow older, our needs are changing. We have been actively looking at CCC communities outside California and the Bay Area, having found nothing that seems to meet our needs in this local area. If we must move away from our current support system, we might as well move out of state where the cost of living is far, far lower and more friendly to retirees. It makes no sense for us to "reinvent the wheel" in this state, unless we are able to stay in our immediate area which has been home to us for almost a quarter of a century.

The Diablo Glen project is the answer to our needs: it will allow us to stay in a community that we know and love. Moreover, it will add to the stock of retirement facilities CCC will find more and more important as the years go by and the population ages. In the strongest terms, we urge you to approve the Diablo Glen Community project. We have found the Streiker Organization to be very competent, thoughtful and to have the needs of seniors in mind. Your approval will be a win-win-win for everyone. Thank you for your consideration.

Very truly yours,

Lewis Egan  
Maury Egan

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**From:** Ed Schommer <[redacted]>  
**Sent:** Friday, November 25, 2022 10:18 AM  
**To:** Clerk of the Board  
**Subject:** Spieker Project - BOS Meeting Nov 29 - Public Comment

Attention Board of Supervisors:

We urge you to deny the General Plan Amendment for the Spieker proposed development on the Seven Hills Ranch site as your Planning Commission wisely also recommended denial. The project, as proposed, is too vast for this site, overwhelms the area and will eliminate much needed open space for flora, fauna, and all of the folks who pay taxes.

Ed and Joan Schommer  
[redacted]  
Walnut Creek

3

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**From:** Mariza Rocha <[RochaM@diabloglen.com](mailto:RochaM@diabloglen.com)>  
**Sent:** Friday, November 25, 2022 11:45 AM  
**To:** Clerk of the Board  
**Cc:** Troy Bourne  
**Subject:** RE: Spieker Senior Continuing Care Community Project BOS Meeting 11-29-2022  
**Attachments:** 6. Cartwright to Sue.pdf

Thank you for the confirmation Ms. McHuen,  
Please see the **sixth** batch attached.  
Best,

Mariza Rocha  
1(866)711-0885

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**From:** Clerk of the Board <[ClerkOfTheBoard@cob.cccounty.us](mailto:ClerkOfTheBoard@cob.cccounty.us)>  
**Sent:** Wednesday, November 23, 2022 2:13 PM  
**To:** Mariza Rocha <[RochaM@diabloglen.com](mailto:RochaM@diabloglen.com)>; Clerk of the Board <[ClerkOfTheBoard@cob.cccounty.us](mailto:ClerkOfTheBoard@cob.cccounty.us)>  
**Cc:** Troy Bourne <[BourneT@spk.com](mailto:BourneT@spk.com)>  
**Subject:** RE: Spieker Senior Continuing Care Community Project BOS Meeting 11-29-2022

I have received all 5 submissions for the Board. Thank you.

June McHuen  
Boardroom Secretary  
Clerk of the Board  
1025 Escobar Street  
Martinez CA 94553  
(925) 655-2003  
[June.McHuen@cob.cccounty.us](mailto:June.McHuen@cob.cccounty.us)

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**From:** Mariza Rocha <[RochaM@diabloglen.com](mailto:RochaM@diabloglen.com)>  
**Sent:** Wednesday, November 23, 2022 1:02 PM  
**To:** Clerk of the Board <[ClerkOfTheBoard@cob.cccounty.us](mailto:ClerkOfTheBoard@cob.cccounty.us)>  
**Cc:** Troy Bourne <[BourneT@spk.com](mailto:BourneT@spk.com)>  
**Subject:** RE: Spieker Senior Continuing Care Community Project BOS Meeting 11-29-2022

Please see the **fifth** batch attached.  
Best,

Mariza Rocha  
Sales Operations Coordinator  
Diablo Glen  
(925) 979-5970  
[diabloglen.com](http://diabloglen.com)

**From:** Mariza Rocha  
**Sent:** Wednesday, November 23, 2022 11:51 AM  
**To:** [clerkoftheboard@cob.cccounty.us](mailto:clerkoftheboard@cob.cccounty.us)  
**Cc:** Troy Bourne <[BourneT@spk.com](mailto:BourneT@spk.com)>  
**Subject:** Spieker Senior Continuing Care Community Project BOS Meeting 11-29-2022

Dear Ms. Boyd, Clerk of the Board,

I am the Sales Operations Coordinator for the new Diablo Glen community proposed in Walnut Creek.

I understand you've collected incoming communication from the public regarding the Spieker Senior Continuing Care Community Project in preparation for the Board of Supervisors Meeting scheduled for 11-29-2022. Our supporters have been sending messages directly to the Supervisor's email addresses. I've collected them here for your review and processing. I have separated the letters of support into several batches for your convenience. Please see the first batch attached.

Please let me know if you have any questions.

Wishing you a Happy Thanksgiving,

Mariza Rocha  
Sales Operations Coordinator  
**Diablo Glen**  
(925) 979-5970  
[diabloglen.com](http://diabloglen.com)

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1	11/24/2022		Cartwright, Lucinda	email (support)
2	11/23/2022		Grotz, Bob & Lynne	email (support)
3	11/23/2022		Sturiale, Terryann & Philip	email (support)
4	11/23/2022		Johnson, Dianne	email (support)
5	11/23/2022		Forkash, Paul	email (support)
6	11/25/2022		Sue, Stanley	email (support)

From: Elle Cartwright

Date: 11/24/22 8:22 PM (GMT-08:00)

To: [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

Cc: [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us), [John Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us),  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

Subject: I want to voice my support for the Diablo Glen development

Supervisor Mitchoff, I strongly support the planned Diablo Glen development and hope you'll allow me a moment to state my reasons for doing so.

First and foremost it is clearly the most effective and most environmentally-conscious way to meet the current housing needs. The alternatives (ie single-family homes) do not offer as much housing capacity with as well-planned and minimized impact on this space. Further, it is especially important to realize that the Diablo Glen project will not add as much traffic to already-overly busy Ygnacio Valley Rd as would the single-family homes considered as alternative plans for this space.

The speed with which the pre-construction interest list filled up, even with deposits required, shows the high level of demand for this particular type of development. I am one of those who signed up after carefully reviewing the plans for Diablo Glen and also investigating other comparable facilities developed and operated by this company. They all meet the highest standards and show that Diablo Glen would enhance and not detract from the desirability of this community.

Until the Diablo Glen development came to my attention, I had thought -- with great sadness--- that I would have to leave Contra Costa County to find the full-spectrum living situation that I as an active and engaged senior am seeking. Diablo Glen will offer independent living for those of us still actively supporting our community and local economy with the added security of being able to transition to assisted living or even skilled nursing care at the same campus. That full spectrum of care means a lot of good jobs will be created by this development in addition to attracting &/or retaining the kind of residents we need here.

I very much hope you will give this development your serious and careful consideration, and believe you will then agree that this development is worthy of approval.

I thank you for your time and attention.

Sincerely yours,  
Lucinda Cartwright

From: Robert Grotz

To: "[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)" <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>, "[johngioia@bos.cccounty.us](mailto:johngioia@bos.cccounty.us)" <[johngioia@bos.cccounty.us](mailto:johngioia@bos.cccounty.us)>, "[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)" <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>, "[supervisorburgis@bos.cccounty.us](mailto:supervisorburgis@bos.cccounty.us)" <[supervisorburgis@bos.cccounty.us](mailto:supervisorburgis@bos.cccounty.us)>, "[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)" <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

Date: 11/23/2022 4:16 PM

Subject: Support for Diablo Glen

We support the development of Diablo Glen because it will free up several hundred Contra Costa County single family homes as well as provide a much-needed continuing care facility where residents can live independently and not have to worry about their likely future needs for assisted living, memory care, or nursing care.

Rossmoor is not a replacement for Diablo Glen. Rossmoor has 6,760 residential units whose residents "need to be able to live independently." Rossmoor also has a separate condominium community of 300 units where the residents can receive a meal a day and housekeeping, but all Rossmoor residents have to worry about their likely future need for assisted living, memory care, or skilled nursing care.

Bob & Lynne Grotz,

Walnut Creek

**From:** Terryann Sturiale

**Subject:** Diablo Glen Support

**Date:** November 23, 2022 at 3:48:08 PM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us), [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us),  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

My husband and I continue to be in support of the retirement community that Diablo Glen is planning for the Seven Hills area in Walnut Creek. We have been residents of Contra Costa County since the early 1980's, and worked in the county, as well. My husband worked for Safeway (Headquartered in Walnut Creek), and I retired from teaching in the Walnut Creek School District. We raised our children in this area. We have strong ties in the community, and would like to continue living here, indefinitely. The Diablo Glenn Senior Continuing Care Community Project would allow us that opportunity like none other that exists in this area.

We have been aware of the Continuing Care Retirement Community (CCRC) type of living for some time. We found it sad we had no CCRC in this area, so that we could stay in our neighborhood while receiving a high quality of care as we age. Diablo Glenn affords us this opportunity. When so many retirees are leaving the state, one would think it is in the best interest to establish, within our county, a community to allow retirees to stay in the area with the amenities of a CCRC. It will benefit the entire county as you can see when you read the Environmental Impact Report. Contrary to the opinions of some, we Diablo Glen residents would continue to use the many resources Contra Costa County affords us, as well as, giving back to our community by continuing to volunteer where needed. Please consider approving Diablo Glenn as soon as possible. We are not getting any younger as time is not on our side!

Thank you,  
Terryann and Philip Sturiale



**From:** DIANNE JOHNSON

**Date:** November 23, 2022 at 2:04:52 PM PST

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us), [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us),  
[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us), [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)

**Subject:** Fwd: Approval of Diablo Glen on 11/29

I urge your approval of the Diablo Glen Continuing Care Community proposed by Spieker Development. Diablo Glen will provide a much-needed, high quality residential resource for the region's senior citizens. As demonstrated in the EIR and its other projects, Spieker Development has the experience, expertise and resources to bring this project to life.

As signified by the Diablo Glen's waiting list, our region's seniors are committed to maintaining our independence while ensuring our own long term care. We are hoping to continue our lives as active members of the beautiful, quiet, safe community of Seven Hills. We will be good neighbors!

Sincerely,

Dianne Johnson

Springville, CA 93265

**From:** Jesykah Forkash Sarkissian

**Sent:** Wednesday, November 23, 2022 1:44 PM

**To:** supervisormitchoff@bos.cccounty.us

**Cc:** John\_Gioia@bos.cccounty.us; supervisorandersen@bos.cccounty.us;  
supervisor\_burgis@bos.cccounty.us; district5@bos.cccounty.us

**Subject:** In support of the proposed development at Diablo Glen

Please see the below letter from my father, Paul Forkash. Thank you.

Attn Karen Mitchoff, Contra Costa County District IV Supervisor:

My name is Paul Forkash and I am writing in support of the proposed development at Diablo Glen. My wife and I, lifelong Contra Costa County residents, are in our sunset years and are ready to move into a retirement community. The plan for Diablo Glen is perfect for what we're looking for and we hope the Contra Costa County Board of Supervisors will approve this project.

Please feel free to reach out at anytime if you have any questions,

Paul Forkash

Retired Entrepreneur and Business Owner

San Ramon, CA 94583

**From:** Stanley Sue

**Sent:** Friday, November 25, 2022 11:31 AM

**To:** [supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us) <[supervisormitchoff@bos.cccounty.us](mailto:supervisormitchoff@bos.cccounty.us)>

**Cc:** [John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us) <[John\\_Gioia@bos.cccounty.us](mailto:John_Gioia@bos.cccounty.us)>; [supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us) <[supervisorandersen@bos.cccounty.us](mailto:supervisorandersen@bos.cccounty.us)>; [supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)

<[supervisor\\_burgis@bos.cccounty.us](mailto:supervisor_burgis@bos.cccounty.us)>; [district5@bos.cccounty.us](mailto:district5@bos.cccounty.us) <[district5@bos.cccounty.us](mailto:district5@bos.cccounty.us)>

**Subject:** Compelling Need for the Diablo Glen Community

Supervisor Mitchoff:

I am writing to express my sincere hope that the Diablo Glen senior community will be built. Having lived in Walnut Creek for 15 years, my wife and I moved to Rossmoor in 2010. While we are happy in Rossmoor, it does not provide the kind of health care options that senior citizens need--comprehensive and multi-level residential health care services for seniors. In fact, as far as I know, there is not a single such community in all of Walnut Creek. We sorely need such a community, given the rapidly growing elderly population.

I hope the County will take these points into consideration and approve of the Diablo Glen project.

Sincerely  
Stanley Sue

Walnut Creek, CA 94595

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**From:** rusty warden <  
**Sent:** Friday, November 25, 2022 6:55 PM  
**To:** Clerk of the Board  
**Subject:** Attn board of supervisors Contact 30x30

Please deny the GPA and allow the vital habitat of seven hills ranch to be preserved .  
Losing over 300 mature native trees is a crime. The wild life will not be able to survive with the proposed plan thousands  
of non native plants will never replace the current trees. We need the micro wildlife the insects and bugs that life in  
native biospheres to survive as that provides the basis for life.  
Please look into the monies available from the federal program 30X30. This area is a perfect match for those goals.  
E H Renner MD

Sent from my iPad

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**From:** Sharon Doherty <  
**Sent:** Saturday, November 26, 2022 7:11 AM  
**To:** Clerk of the Board  
**Subject:** Attention: Board of Supervisors

Please do not approve the development proposed for Seven Hills Ranch.  
The development has nothing but negative factors for the entire project...  
destruction of a natural and beautiful property by ripping out over 400 trees,  
decimating natural hills and dales by moving soil and bedrock and then transporting that through neighborhood streets,  
parks and near schools over a three or four year period, building two and three story buildings near creeks,  
creating an unnatural flow of the creeks, creating a negative impact on the wild life within the property, and finally, a  
facility of unusual high costs. Add all those negatives as well as a continuing number and there are no positives for this  
project.

Sincerely  
Sharon Doherty

Walnut Creek, Ca 94598

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**From:** Sue Howell  
**Sent:** Saturday, November 26, 2022 12:27 PM  
**To:** Clerk of the Board  
**Subject:** Public Comment for Nov 29 BOS meeting, Spieker Project

Attention Board of Supervisors:

**Do not allow this intense change. Deny the General Plan Amendment.**

This property was purchased with a zoning designation of single-family residential/medium density, (3–4.9 units/acre). Please keep it that way.

The site is next to a park, a school, a suburban, low density neighborhood, and an HOA community with a density of about 7.5 per acre. It does not qualify as an "infill" project. Nothing in the surroundings come close to the level of density being asked for in the applicants proposal.

Also, this development does not provide a path to home ownership, which benefits individuals and the Community. It is rental property owned and operated by a large corporation. By design it is an end of life drain of assets.

Again, please deny the General Plan Amendment for the Speiker Project. It is wrong on so many levels!

Sincerely,  
Susan Howell  
Clayton

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**From:** Stan Roe <  
**Sent:** Sunday, November 27, 2022 7:56 AM  
**To:** Clerk of the Board  
**Subject:** Comment for Nov 29 BOS meeting, Proposed Spieker Project

**Attention: Board of Supervisors**

**RE: Proposed Spieker Project General Plan Amendment for Seven Hills Ranch in Walnut Creek**

The 1-year Excavation and Grading Phase of the proposed Spieker development in Walnut Creek will be a quarrying operation with all the noise, vibration, dust, and truck traffic associated with such an operation. Even if the so-called mitigation process proposed by County Staff were to work, it would only slow down and lengthen this Phase. That year estimate would get longer, possibly much longer and yet impacts would remain the same.

All of these complications and impacts are reduced if you deny the Spieker's request for a General Plan Amendment. A less dense design would not require the extreme leveling of hills, could adhere to County residential development requirements, and would mean significantly less impact.

In addition, the adjacent Heather Farms HOA compact community is in fact a very hilly community. While dense, it did not require the extreme excavation required for the proposed Spieker development.

Please reject the proposed Spieker General Plan Amendment!!

Stan Roe  
[staneroe@aol.com](mailto:staneroe@aol.com)

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**From:** CHRISTINE PERRY < >  
**Sent:** Sunday, November 27, 2022 8:03 AM  
**To:** Clerk of the Board  
**Subject:** Walnut Creek arena

Dear Board of Supervisor,

This arena is used and cherrished by the equestrian community who live here and around Contra Costa County. Redevelopment should not be on the table. This land was donated for the sole purpose of Equestrian events.

As the motor bike situation on Mt Diablo is not being managed we even have more need now than ever to for these facilities.

bottom line is, this should not be up for discussion and I'm very frustrated with people and government that think they can change things that don't need to be changed quit wasting our time having to defend what is rightfully the Walnut Creek equestrian center at Heather Farms donated to the city for a designated purpose must remain available for equestrians to use and enjoy. every time there's an event there spectators gather around the arena. it is very important for every city to be well-rounded within its offerings.

I am not available on the 29th of November 2022 to attend, but hope that my letter is considered.

Christine Perry

Sent from my iPhone



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**From:** Stan Roe <  
**Sent:** Sunday, November 27, 2022 8:17 AM  
**To:** Clerk of the Board  
**Subject:** Nov 29 BOS Meeting Agenda Item D1 Public Comment  
**Attachments:** Stan Roe Comments CCC Board of Supervisors Item D1 29 November 2022.pdf

Attached are my public comments for the November 29 Board of Supervisors Meeting regarding Agenda Item D1.

Stan Roe

**Contra Costa County Board of Supervisors**

**Nov 29, 2022 Meeting**

**Item D1 Public Comment Regarding Proposed Spieker Senior Continuing Care Community Project**

**Submitted by Stan Roe**

**I stand by all my comments made on the Draft EIR many of which I do not feel were adequately addressed in the Final EIR document. I want to particularly address the following items:**

**Reference to: Comment 148.5 Final EIR page 341-342, Response 148.5 Final EIR page 342.**

- I'm a retired professional geologist who worked for Chevron Corporation for 40 years. I'm currently involved in a retirement project mapping the "bedrock" geology of Central Contra Costa County.
- I lived on Tampico Drive for 9 years before moving to Clayton. I love the area and still have friends living there that will be adversely affected by the Applicant's proposed development. I still use Ygnacio Valley Road often and the present day traffic is intolerable even without effects of the proposed development.
- This comment is directed towards the estimated year<sup>1</sup> Excavation and Grading Phase of this proposed development. Note the reference cited is an Updated and Final Project Description received by the County on February 11, 2021. This construction schedule hasn't been included in the DEIR or FEIR. Why? The Board of Supervisors needs to ask that question.
- The Applicant never used the term "excavation" in his Planning Commission presentation and County Staff continue to use the term "soil"<sup>2</sup> when referring to material that will be excavated, used as fill, and trucked off the site. Both avoided using the term, "bedrock."
- What's the difference? Simply put, "soil" is fine, loose, eroded "bedrock" with organic matter mixed in. "Bedrock" is the hard outer shell of the earth's crust.
- The Applicant and County Staff incorrectly portray the Excavation and Grading Phase as earthmovers pushing "soil" off the hills to fill in the low areas and export whatever "soil" they don't use by truck.
- If the Applicant is allowed to level and cut into these hills, they will be excavating mostly hard sandstone "bedrock" and some "soil." This is the same hard sandstone "bedrock" that is exposed on the scenic ridges in the Shell Ridge Open Space.
- The "bedrock" will be difficult-to-excavate according to the Baez Geotechnical Report<sup>3</sup>. The report goes on to state that "blasting is not recommended"<sup>4</sup> as though that was an option.

- In fact, if this proposed development weren't surrounded by neighborhoods and a school, the preferred method of excavation would be dynamite.
- So how will Spieker excavate the difficult-to-excavate "bedrock" and then crush the "bedrock" into soil? We don't know. The EIR process allows the Applicant to delay revealing their plans until the Permit process, away from the public eye, and thus avoiding public comment.
- In summary, the Excavation and Grading Phase of the proposed development will be a quarrying operation with all the noise, vibration, dust, and truck traffic associated with such an operation. Even if the so-called mitigation process proposed by County Staff were to work, it would only slow down and lengthen the Excavation and Grading Phase. That year estimate would get longer, possibly much longer and yet impacts would remain the same.
- Is the estimated year of the Excavation and Grading Phase a Best Case Scenario, Most Likely Scenario or a Worst Case Scenario? The Board of Supervisors should ask this important question. The Applicant must have done a probabilistic calculation (Monte Carlo) of construction period outcomes, but it has not revealed that to the public.
- All of these complications and impacts are reduced if you deny the applicant's request for a General Plan Amendment. A less dense design would not require the extreme leveling of hills, could adhere to County residential development requirements, and would mean significantly less impact.
- In addition, the adjacent compact community is in fact a very hilly community. While dense, it did not require the extreme excavation required for this proposed development.

<sup>1</sup> Project Description, Loewke Planning Associates Inc, page 2, last paragraph.

<sup>2</sup> DEIR page 24, 2.2.10 Grading and Construction, FEIR Comment 148.5, page 341.

<sup>3</sup> DEIR Appendix G TP-2 page A-1, DEIR Appendix G TP-5 page A-3, DEIR Appendix G TP- 10 page A-5.

<sup>4</sup> DEIR Appendix G page 8 Grading Subtitle (1).

**Reference to: Comment 148.7 Final EIR page 344, Response 148.7 Final EIR page 345.**

- To start my response to Response 148.7, I must state that I am not an expert in hydrogen sulfide gas (H<sub>2</sub>S), but neither is the County employee who wrote Response 148.7. H<sub>2</sub>S is a very serious matter and should not be taken as lightly as it seems the County is willing to do with the proposed Spieker development.
- As I wrote earlier in this document, I worked 40 years as a geologist/project coordinator for Chevron Corporation, a world-class Health, Safety, and Environment (HSE) Company. Chevron firmly believes that its employees and contractors should be safe during their workday and that they return home every night to their families in the same health condition as when they arrived that morning. I would be derelict in my duty and HSE training if I were initiating a project for Chevron and ignoring the rumors of H<sub>2</sub>S presence in the local ground water of the project area. I would contact company H<sub>2</sub>S experts to take multiple ground water samples and interview the local population to get at the heart of the rumors. I would depend on those experts to report back to me if there was an H<sub>2</sub>S problem, and if so, develop a mitigation plan that would contain, in the very least, worker H<sub>2</sub>S awareness training.
- The fact that the Baez geologists didn't smell H<sub>2</sub>S when ground water was allowed to flow into Test Pit 6 is important, but not conclusive for the whole Seven Hills Ranch property. Just because they didn't smell it, doesn't mean it wasn't present. Did they do a chemical analysis of that ground water? Concentrations below 0.01 PPM (Parts Per Million) are undetectable by smell whereas prolonged exposures of concentrations as low as 2 PPM can cause health problems. That information is from the OSHA website:

[Hydrogen Sulfide - Hazards | Occupational Safety and Health Administration \(osha.gov\)](https://www.osha.gov/hydrogen-sulfide-hazards)

- Consider that the proposed development will be excavating and exposing acres of fresh rock surfaces and possible natural fracture systems to the atmosphere that would possibly be exposing workers and surrounding neighborhoods and a school to increased levels of H<sub>2</sub>S. Response 148-7 states that *"sulfur-rich subsurface waters sourced from the Domengene Sandstone to the southeast would have to pass through a relatively thick sequence of rocks and cross bedding planes and individual beds with different permeabilities to get to the site, and this would be extremely unlikely."* Fluid migration through this rock sequence would be more likely in the presence of natural fracture systems. The rock sequence at Seven Hills Ranch is located between the Northern Calaveras-Franklin Earthquake Fault system and the Concord Earthquake Fault System and is under some degree of tectonic stress that could produce natural fractures.
- **Please do not take this issue lightly.** A contractor with H<sub>2</sub>S expertise should be hired to investigate the Seven Hills Ranch property for H<sub>2</sub>S presence in the

ground water. The H<sub>2</sub>S expert would take multiple ground water samples in different areas of Seven Hills Ranch and would reach out to the Hale family and residents of the surrounding neighborhoods to find out exactly where they think the sulfur spring is located. As an example, this is a comment that was forwarded to me after the DEIR comment period from the Save Seven Hills Ranch organization from a resident that lives close to the Seven Hills Ranch property boundary on Allegheny Drive:

*I want to make sure you know that at the bottom of the ravine below our home has always been a water source that fed water into a bathtub for the horses. It always smelled like rotten eggs, Sulfur. I think after the old man died, his son somehow stopped the water flow, but I think that source may be what is part of the natural wetlands on the other side of the road down there.*

This is an important observation because H<sub>2</sub>S is a heavy gas, and when exposed to the atmosphere, will sink and concentrate in topographically low areas. The observation that it was being detected at a higher elevation suggests that prevailing winds are blowing H<sub>2</sub>S into surrounding neighborhoods.

- Finally, the H<sub>2</sub>S expert would issue a final report with recommendations ranging from:
  1. Do nothing, there isn't a problem.
  2. There's a potential problem with a mitigation plan to be added to the FEIR.

**Reference to: Policy 9-11 Final EIR page 14, 18-19.**

- Unbelievably, the County interprets Policy 9-11 as not prohibiting development on slopes greater than 26%. What's the use of having a policy when it can be so easily circumvented at the County's discretion?
- Why is the maintenance building not discussed in the Final EIR? The plan for the maintenance building is to cut into a 26-43% slope on an open hillside all within 100 feet of the Seven Hills Ranch property boundary. The proposal is to remove approximately 7,800 cubic yards of bedrock (>550 standard dump truck loads) to build this structure. Why isn't Policy 9-11 applied on this open hillside? How is MM NOI-2.1 (d) from the DEIR page xix going to be applied? Hand shovels and adzes?

**MM NOI-2.1:** *The project shall implement the following measures to minimize vibration impacts from construction activities:*

*d) Select demolition methods not involving impact tools within 100 feet of the perimeter property lines adjoining off-site structures.*

**Reference to: Comment 147 Final EIR page 328, Comment 148 Final EIR page 333, Comment 150 Final EIR page 338, Comment 156 Final EIR page 386, Comment 160 Final EIR page 445.**

- All these comments to the DEIR included maps and figures that did not become part of the Final EIR document.
- When reading the DEIR comments in the Final EIR document, references are made to maps and figures, and they are not to be found. They are included in Appendix A, but unless the reader knows to reference Appendix A, the comments are incomplete.
- For the few that use large or dual displays, they can have both Appendix A and the Final EIR document open at the same time. This is only marginally better though because Appendix A is not organized.
- For the majority of readers that use laptops, it becomes very difficult to refer back and forth, and that results in incomplete research or frustration that leads them to stop researching altogether.
- I insist that all the maps and figures associated these comment letters be inserted into the Final EIR document.

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**From:** catherine fielding < >  
**Sent:** Sunday, November 27, 2022 9:32 AM  
**To:** Clerk of the Board  
**Subject:** Public Comment for Nov 29 BOS meeting, Spieker Project

Attention Board of Supervisors,

As a local resident I am writing to plead with you to reconsider the current plans for the Spieker development at Seven Hills. There are so many reasons to oppose the development:

1. We should be protecting our open spaces and the wildlife that lives there.
2. The traffic and pollution on Ygnacio Valley Road is already at a critical level, we should not be adding to the traffic, congestion and pollution of that area.
3. Seven Hills school will be disrupted and the children will be forced to play and learn next to a huge building site, breathing in all of the dust and debris caused by the building. Their daylight will also be blocked. It is not fair to build such a large-scale development so close to that school, which has been there for generations.
4. There is already a plethora of retirement apartments that have been erected over the last 5-10 years, does Walnut Creek need more, and do we want to build over open space to create it? The overwhelming public opinion is NO.

Please reconsider this unpopular, unreasonable and unnecessary development, as it will damage our local community and negatively affect the lives of many young families living in the area.

Regards,

Catherine Fielding

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**From:** Shirley McGrath <r  
**Sent:** Sunday, November 27, 2022 10:42 AM  
**To:** Clerk of the Board  
**Subject:** Seven Hills Ranch - Deny the General Plan Amendment

To: The Clerk of the Board  
From: Bill and Shirley McGrath

We are respectfully requesting that you deny the general plan amendment for this property. We attended the long Planning Commission meeting and heard the many arguments against this project as proposed. It became obvious to us that the project is an inappropriate use for the land--too large, too little access and not the low and moderate housing that we so desperately need.

Thank you very much for your attention to this matter. We will be in attendance tomorrow at the meeting of the Contra Costa Board of Supervisors.

*Bill and Shirley McGrath*

*Walnut Creek, CA 94598*



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**From:** laza@  
**Sent:** Sunday, November 27, 2022 12:51 PM  
**To:** Clerk of the Board  
**Subject:** Public comment for Nov. 29 BOS meeting Spieker Project

November 28, 2022

Dear Contra Costa County Board of Supervisors

Re: The Spieker Project use of Seven Hills Ranch property

There are many reasons why this project should **NOT** be accepted, but these are the ones that will not only affect us personally, but as longtime residents, are dear to our hearts.

Wildlife on the Ranch:

**"Seven Hills Ranch carries the legacy of being the birthplace of Walnut Creek's immensely popular [Lindsay Wildlife Museum/Experience](#). A young man, [Alexander "Sandy" Lindsay](#), roamed its hills, collecting specimens and injured animals which he cared for in his garage. His passion eventually outgrew the garage and became the first wildlife hospital established in the United States. The Ranch is home to deer, fox, raccoon, possum, skunk, squirrel, snakes, lizards, turtles (they have been observed coming up from the pond at Heather Farm Park to lay and bury their eggs on property next to the ranch), and numerous migratory and native birds such as Owls, Hawks, Woodpeckers and more. Heather Farm Park is an eBird Hotspot where more than 140 species of birds have been observed. No doubt many of these birds take advantage of the nearby ranch's more that 450 trees, small wetlands, and its creek channel location to broaden their territories. The property's plentiful oaks provide essential habitat for an abundance of species, as discussed in the [California Oaks](#) spring/summer 2021 newsletter and Doug Tallamy's latest book"**

**"403 trees will be removed for this development, including 350 trees considered "protected" under the County's own [Tree Protection and Preservation Ordinance](#) which states "trees are a vital part of a visually pleasing, healthy environment for the unincorporated area of this county" , and they "provide soil stability, improve drainage conditions, provide habitat for wildlife and provide aesthetic beauty"**

Replacing trees as the project offers is not the same as the established trees with established root systems.

This project will create a very negative impact on the surrounding neighborhoods. Due to the project, removal of hills requiring tons of dirt and bedrock to be trucked out. The dust would aggravate people with allergies and other lung issues. "6,000 dump trucks full of soil and crushed bedrock will be removed from the site, transported through neighborhoods and down Ygnacio Valley Road". Additional traffic on Ygnacio Valley Road which is already crowded due to regular traffic and especially commute traffic. Hospital emergencies, visits and appointments could be negatively impacted.

This project is not what I consider affordable housing, quite the opposite. "This proposal does not fulfill a needed category of the RHNA - Regional Housing Needs Allocation - for Contra Costa County or Walnut Creek".

I see no positive reasons for such a huge project. Please do not change zoning to allow it. Do not allow this intense change to the area. Please deny the General Plan amendment.

Respectfully, Alice and Larry Wilkinson

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**From:** Ron Cassano ✓ m>  
**Sent:** Sunday, November 27, 2022 3:31 PM  
**To:** Clerk of the Board  
**Subject:** Nov 29 BOS mtg item D1 Public Comment Spieker Project

Attention Board of Supervisors

I am opposed to a general plan change to allow this project. The size and scale of this project does not protect the integrity of "preserving " our neighborhood. The traffic issues and lack of economic benefit to Walnut Creek has not been addressed. This is a "cut and fill" project which is in defiance of the County Hillside Protection Ordinance and the General Plan Space Element. This project should not be allowed.

Ronald Cassano  
Resident of Walnut Creek

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**From:** Rochelle Fortier <rc...@com>  
**Sent:** Sunday, November 27, 2022 4:24 PM  
**To:** Clerk of the Board  
**Subject:** Public Comment for November 29, 2022 BOS Meeting, Spieker Project

Dear Contra Costa County Board of Supervisors:

Regarding the Spieker proposal for Seven Hills Ranch, I urge you to NOT approve the proposal. The Planning Commission voted 5-1 to recommend to NOT approve the proposal in its current form.

**Keep the zoning as Single-Family Residential, Medium Density:**

The Seven Hills Ranch is currently zoned for General Agricultural or Single-Family Residential, Medium Density. The single-family homes could be built on the hills with less need for leveling. Note that the townhouses that had been built years ago next to the property follow the contours of the hills. No extreme leveling was necessary. But developer's plan proposes to remove massive amounts of bedrock.

**Note that solid sandstone rock is under the property – silica dust health risk:**

The Environmental Impact Report said the project site and surrounding slopes are underlain by sedimentary bedrock. The EIR said the bedrock encountered on-site consisted of well-cemented, fine to coarse grained sandstone with variable amounts of silt and gravel. I would assume that the developer is going to have to use a noisy, disruptive method to get this hard sandstone out. This bedrock would then be pulverized for it to go into the thousands of trucks that will be required to carry it away to somewhere else. Enormous amounts of dust will be created from the digging and pulverizing the sandstone. This dust will contain crystalline silica. Crystalline silica (quartz) may cause abrasion of the cornea of the eye. Repeated exposure by inhalation could cause cancer. I would urge the Board to consider this serious health risk. Do not approve a project that massively removes so much bedrock.

**Extreme Impacts on North San Carlos Drive, the entry to Seven Hills School:**

The proposal says North San Carlos Drive would have to be trenched in order to place a 15-inch storm drain pipe underneath it. This road is designated as an Emergency Vehicle Access in the Environmental Impact Report. North San Carlos Drive would be widened from the proposed EVA gate down to the Heather Farm Dog Park to meet fire district standards. And if sidewalks are required, the roadway will be even wider. The developer would be required to get the legal right-of-way easements from the Bureau of Reclamation, the Contra Costa Water District and the City of Walnut Creek. Who is responsible for paying for this work – will the developer pay? I foresee that this extreme construction of this road would be very disruptive to the staff, parents and students of Seven Hills School who must drive on that road. North San Carlos Drive is the only vehicle entry to the school.

**Keep in mind that the property is surrounded by the City of Walnut Creek. It is surrounded by a park, a school and townhouses. A massive exclusive senior living facility does not fit in with the area:**

Walnut Creek has pockets of unincorporated areas which are not part of the city, but are instead under the jurisdiction (laws) of the County. However, because the pockets are close to or surrounded by the City of Walnut Creek properties they are considered in an officially designated "Sphere of Influence" of the City. City representatives can have some say/influence about what occurs in those areas. Since Seven Hills Ranch itself lies within a "sphere of influence" area it is under County authority but has potential to heavily impact Walnut Creek City residents.

**This proposal does not fulfill a needed category of the RHNA - Regional Housing Needs Allocation - for Contra Costa County or Walnut Creek:**

It's not "*Moderate income*" workforce or family housing, it's a special "*Above-Moderate income*" type of Senior housing, called a *Continuing Care Retirement Community* (CCRC). Both Contra Costa County and Walnut Creek have fulfilled more than the RHNA required *Above-Moderate* income category while the *Moderate* and lower category fulfillment falls short.

**Walnut Creek already has an abundance of Senior living options:**

Walnut Creek currently has 524 CCRC units open or opening soon. (174 at *Viamonte* (open, with vacancy) and 350 more scheduled to open at *Oakmont Shadelands*). \_

**The Proposal Disregards County's Hillside Protection Ordinance:**

The hills will be extremely leveled, with 6,000 dump trucks full of soil and crushed bedrock will be removed from the site, transported through neighborhoods and down Ygnacio Valley Road. An additional 11,000 dump trucks full of mostly bedrock and some soil will be rearranged during the 3 to 4 year construction period for the project. The result will be razed or "cut" hills with crushed bedrock and soil pushed in to "fill" in the valleys in defiance of both the *County's Hillside Protection ordinance* and its *General Plan Open Space Element* which discourage "cut & fill" techniques. The County's General Plan section 9-11 additionally states "...*Development on open hillsides and significant ridgelines shall be restricted*".

Sincerely,  
Rochelle Fortier  
3281 Hudson Ave.  
Walnut Creek, CA 94597

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**From:**

**Sent:**

Sunday, November 27, 2022 5:08 PM

**To:**

Clerk of the Board

**Subject:**

Seven Hills Ranch property

Dear Contra Costa Board members,

I hope each board member has had the opportunity to visit the Seven hills property. Being located in the center of Walnut Creek makes it the perfect location for housing and park development. The Spieker project is not the perfect use for this property. There will never be another property in Walnut Creek that will meet the needs for future residential development like this one. Please think thoughtfully about the future and what the housing needs will be here. This is a rare opportunity.

Thank you,

Wayne Willemsen

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**From:** Nancy Vasko <  
**Sent:** Sunday, November 27, 2022 6:24 PM  
**To:** Clerk of the Board  
**Subject:** Subject line: Nov 29 BOS Mtg Item D1 Public Comment

My name is Nancy Vasko and I reside in Walnut Creek, CA.

The proposal before you is for buildings more than two to four times the height of the adjacent neighborhoods and includes an 85,000 square foot Health Care Facility which will overshadow the City Park.

How big is 85,000 sq feet? The footprint for the Health Care Facility is 2 and 1/2 times the size of the footprint of the building you are in right now.

The Health Care Facility will be open to the public as space allows. With its size and 100 bed units it seems space will be available quite often, allowing public use in addition to the proposal's residents. This is a large, commercial-type building and use, flanked by 80 non-reserved parking spaces. It does not match the adjacent park or low-lying community.

Any development for Seven Hills Ranch should be in harmony with its surroundings. This is not just based on feelings or opinion about what is the right thing to do. It is based on County Code 84-66.1406 [84 dash 66 point 1406] which states that any development "will be in harmony with the character of the surrounding neighborhood and community" and "...will fit harmoniously into and will have no adverse effects upon the adjacent or surrounding development".

Any proposal that includes large delivery trucks and emergency vehicles, 225 full-time equivalent (meaning more than that number) employees, public health care use and 24 hour facility lighting is not a proposal compatible with the current surroundings. You can rely on your established code which is based on 'best practices' for development to **deny the applicant's request for a General Plan Amendment.**

Thank You,

Nancy Vasko

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**From:** Nancy Schott <  
**Sent:** Sunday, November 27, 2022 11:09 PM  
**To:** Clerk of the Board  
**Cc:** Nancy Schott  
**Subject:** November 29 BOS Meeting - Item D1 Public Comment - Spieker Project

Attention Board of Supervisors,

As an almost 30 year citizen of Walnut Creek and resident of the Heather Farms Homeowners Association, I am against the Spieker development proposal for the Seven Hills Ranch property as proposed. Some of the reasons why include:

1. the proposal is too dense requiring an extreme change in the County's allowed density through a General Plan Amendment.
2. dust, noise and construction pollution for 3-4 years. The large size of the construction site will make it difficult to keep watered down and the dust will drift to Seven Hills School, Heather Farm Park and the Heather Farm Homeowners Association neighborhoods.
3. hundreds of trees, most of which are "protected" will be removed and wildlife habitat eradicated.
4. the hills will be razed with unsightly retaining walls up to 26' high.
5. bedrock disturbance due to required methods of excavation too close to Seven Hills School and the Heather Farms Homeowners Association neighborhood.
6. 17,000 dump trucks of soil will be rearranged during the 3-4 year construction period. 6,000 dump trucks of soil will be removed from the site and transported through neighborhoods and down Ygnacio Valley Road.
7. traffic will increase on Kinross straight through the Heather Farms Homeowners Association neighborhood and dramatically increase at the left hand turn signal at Ygnacio Valley Road and Marchbanks for access through the Kinross entry gate.
8. There is no public trail or any public access to the Seven Hills Ranch site included in the proposal cutting off access to the beautiful views of Mount Diablo from the site.
9. California is experiencing extreme drought conditions; it is unwise to build an additional 450 units of housing. Where will the water come from?
10. This is a very expensive senior living option; most seniors won't be able to afford the buy-in of \$400k - \$2.5M plus monthly service fees. There are open Continuing Care Retirement Community units in the Viamonte right now and 350 more scheduled to open at Oakmont Shadelands for seniors with those kinds of resources. Are 450 additional units needed?

I strongly feel any development on Seven Hills Ranch should include some component of public access, in particular a trail to the ridge, connecting to other nearby trails and Heather Farm Park.

I ask the Board of Supervisors not to allow this intense change and deny the General Plan Amendment unless changes are incorporated into the design plan, in recognition that their request is for a radical change to the General Plan.

Thank you for your consideration.

Nancy Schott



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**From:** Barbara Ellen <  
**Sent:** Sunday, November 27, 2022 11:31 PM  
**To:** Clerk of the Board  
**Subject:** Public Comment 11/29 mtg; Item D1 ATTN: Board of Supervisors

**Attn: Board of Supervisors**

As a senior who has resided in Walnut Creek over 30 years, I strongly support voting a resounding NO on the proposed development of Seven Hills.

I am repulsed by the concept and insulted that developers think it is in any way all right to raze, desecrate, ruin, and harm this area.

We must stop this incredibly harmful belief that human beings are the be-all because it's been clearer and clearer that actions like this will lead to the end-all.

Please stop this proposal. Thank you.

Sincerely,  
Barbara Ellen

Walnut Creek 94598

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**From:** wrcottrell@  
**Sent:** Monday, November 28, 2022 12:05 AM  
**To:** Clerk of the Board  
**Subject:** Nov 29 BOS Mtg Item D1 Public Comment.

Dear Supervisors,

I am William Cottrell, and live at [REDACTED], Walnut Creek.

Thank you for hearing our concerns... you are our resident representatives.

Beginning in 1969 and continuing for over 2 years, my wife and I searched much of California for the best place to settle, and a perfect home was found on the north end of Walnut Boulevard in Walnut Creek. Its spacious lot was filled with huge oak and almond trees, flowering bushes, and the entire street had a beautiful park-like appearance. This has been my family home for over 50 years – a half century.

Now this neighborhood, that is among the most desirable residential parts of our city with its somewhat rural appearance is threatened with drastic change, a developer's unwanted huge project that will ruin it forever. The acreage fronting on Seven Hills Ranch Road, just a short walk from my home, would be devastated by moving *two hundred twenty five thousand cubic yards* of dirt, and cutting down at least 400 oxygen-producing trees. This is home to countless wildlife that thrive here – the deer, turkeys, songbirds and others will lose their natural environment of decades. The historic home-site zoning for my street is for a minimum half-acre, and many estates are larger. Just moments away, a recent home sale was the highest recorded in our city at well over \$4 million and many others are valued at more than \$2 million. Property values would be destroyed from this terrible change.

A similar very large senior-care housing project is simultaneously now being planned in the office park section of the city, on more suitable land. We DON'T need two big facilities as these within a short distance of each other!

**It is imperative that this proposed Spieker-Diablo Hills development monstrosity be denied, and not allowed to continue in any similar form! Please let the present zoning for individual homes remain in place to preserve this Walnut Creek and Contra Costa County's prestige neighborhood, as the County Planning Commission has recommended.**

Our Walnut Boulevard homeowners association members are unanimously opposed, and want you to be too. "Not in my backyard" ? You're darned right.

Sincerely, William Cottrell