



Contra
Costa
County

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: September 21, 2021

Subject: Contract with David J. Powers & Associates, Inc.

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Conservation and Development Director, or designee, to execute a contract with David J. Powers & Associates (DJPA), in an amount not to exceed \$229,213, to prepare an Environmental Impact Report (EIR) for the proposed Spieker Senior Continuing Care Community Project in the unincorporated area of Walnut Creek, for the period June 7, 2021 through July 30, 2022.

FISCAL IMPACT:

None. The project applicant is responsible for paying the costs of all work necessary to complete the EIR for the project.

BACKGROUND:

The Department of Conservation and Development (DCD) seeks to contract with DJPA to prepare and complete an EIR for environmental impacts related to the proposed Spieker Senior Continuing Care Community Project. The project consists of constructing a self-contained continuing care retirement community (CCRC) in the unincorporated area of Walnut Creek. The CCRC will consist of two main components: (a) up to 354 Independent Living Units and amenities for residents residing in the community; and (b) a Health Center

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **09/21/2021** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 21, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: Laura Cassell, Deputy

Contact: Sean Tully, (925)
655-2878

cc:

for residents requiring daily assistance or daily medical attention, including up to 100 total skilled nursing, memory care, and assisted living units.

BACKGROUND: (CONT'D)

Under the contract, DJPA would complete tasks including, but not limited to: (a) preparation of a formal project description; (b) peer review of technical studies and other documents provided by the applicant; (c) preparation of Draft EIR and Final EIR documents; (d) preparation of a mitigation monitoring and reporting program; and (e) attendance at public hearings with DCD staff in a supportive role.

CONSEQUENCE OF NEGATIVE ACTION:

DCD staff would not be able to secure the services and expertise of DJPA, which would result in a significant delay in completion of the required EIR.