



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: November 29, 2022

Subject: Spieker Senior Continuing Care Retirement Community Project

RECOMMENDATION(S):

1. OPEN the public hearing on the Spieker Senior Continuing Care Retirement Community Project, RECEIVE testimony, and CLOSE the public hearing.
2. CERTIFY that the environmental impact report prepared for the Project was completed in compliance with the California Environmental Quality Act, was reviewed and considered by the Board of Supervisors before Project approval, and reflects the County's independent judgment and analysis.
3. CERTIFY the environmental impact report for the Spieker Senior Continuing Care Retirement Community Project.
4. ADOPT the attached CEQA findings and mitigation monitoring and reporting program for the Project.
5. SPECIFY that the Department of Conservation and Development, located at 30 Muir Road, Martinez, California 94553, is the custodian of the documents and other materials that constitute the record of proceedings upon which the decision of the Board of

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **11/29/2022** ☒ 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: November 29, 2022

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

By: June McHuen, Deputy

Contact: Sean Tully,
925-655-2878

cc:

Supervisors is based.

6. ADOPT Resolution No. 2022/410, amending the General Plan to change the land use designation of the project site from Single-Family Residential Medium Density (SM) to Congregate Care/Senior

RECOMMENDATION(S): (CONT'D)

Housing (CC) (County File #CDGP20-00001).

7. ADOPT Ordinance No. 2022-36, rezoning the project site from a General Agricultural (A-2) district to a Planned Unit (P-1) district (County File #CDRZ20-03255).

8. APPROVE the tentative map for the Project (County File #CDMS20-00007).

9. APPROVE the preliminary and final development plan for the Project and the associated tree permit (County File #CDDP20-03018).

10. APPROVE the land use permit for the Project to allow the sale of alcohol within the proposed clubhouse (County File #CDLP20-02038).

11. APPROVE the findings in support of the Project.

12. APPROVE the Project conditions of approval.

13. APPROVE the attached community benefits agreement.

14. APPROVE the Spieker Senior Continuing Care Retirement Community Project.

15. DIRECT the Department of Conservation and Development to file a CEQA Notice of Determination with the County Clerk.

FISCAL IMPACT:

The applicant has paid the necessary application deposit and is obligated to pay supplemental fees to cover all additional costs associated with the application process.

BACKGROUND:

See Attachment A.

CONSEQUENCE OF NEGATIVE ACTION:

In the event the proposed project is not approved, the applicant will not obtain the required General Plan Amendment, Rezoning, Minor Subdivision, Development Plan, and Land Use Permit entitlements necessary to allow the proposed Spieker Senior Continuing Care Retirement Community Project.

CHILDREN'S IMPACT STATEMENT:

This application is to establish a continuing care retirement community. Because residency at the facility will be limited to people aged 60 and above, there will be no increased demand for public school services as a result of the project. The increase in demand for childcare services will solely be a result of the anticipated employee force, and the increased need determined by a childcare needs study would be mitigated as part

of the Project conditions of approval.

CLERK'S ADDENDUM

Speakers: Paul; Nancy, Walnut Creek; Patricia; Jan Warren; Michelle, Save Seven Hills Ranch; Marilyn Thorn, Janet Mahoney, Lori; Amy Casey; Denise, Walnut Creek; Katalyn; Terryann Sturiale; Claudia; Shane, student of Seven Hills; Lafayette resident; Camden, student of Seven Hills; Greg Reed; Catherine, student of Seven Hills; Marilyn, Walnut Creek; David Rippon; Barbara Gilbert; Pat Blake; Eleanor Dase; Caroline Love; Eric Harrison; Henry Dhalal; Tom Hansen; Marcia Newey; Tracy Gimble; Ibrahim; Dhang Leal; Glen Ariak; Richard Scow; Cameron Ledger, student of Seven Hills; Olysia Epps, Save Seven Hills Ranch; Margaret Gupta; Eason, student of Seven Hills; Ali Singh, M.D.; Imar; Sherryl Ettinger; Katherine Jume; Staifer Kerr, Heather Farms; Diane Yoder; Charlie Walters; Whitney Livermore; Tosh Dhanalal; Claire Meisner; Julie Meisner; Lindsey; Joel Grossman; Katherine Oldslager; Ianthus Martin; Jim Martin; Kim Raymond; Tom Levy; Ozgur Kozaci; Stephanie Dark, Save Seven Hills; Victor Flores; Nico Nagle; Rosemary Nishikawa; Charles Clancy; Linden Van Wert; Baty; Melissa Pettit; Brandon; Yen Chen; Mike Scott; Amy Ayala; Killian Garvey; Monique Harrison; Erin Marnocha; Jacqui Levey; Traci Huahn; Sameer Advani; Jim Frey; Greg Marsh; Paul Ho; Sandy Huang; Karen Altamirano; Caller 9973; Michelle Watts; Mo Rivi; Jarrod Epps; Rashna Larson; Mathew Janopaul; Ernie Olatunji; Wren Amos; Katherine Alberts; Kathleen McNamara; Leslie Hunt, President Open Space Coalition; Emily McKenzie; Krista Deringer; Thomas Lyle, Heather Farms; Bill Knoller; No Name Given; Dr. Tom Bye; Christian Balzer; Kristin Lemasny; Stan Roe; Kathryn; Laura Lee; Radika; Rosalee; Amy Wirth; Rochelle Portier; Jackson Epps; David Kellogg; Marcella Rubilleto, Seven Hills School Trustee; Andy Hutchison; Matilda, student of Seven Hills; Margie Pierce and Stella Pierce; Jamil Akoni, Seven Hills School Trustee; Alex Lee; Lauren Wright; Colleen Cookson; Sylvia; Robert; Mark Wexler; Noah Epps, student of Seven Hills School; Kristin Ho; Kaitlin; Lori Siegel; Karen; Kevin Burke; Rina Shah; Nicole Ambrose .
Written commentary received is attached.

ATTACHMENTS

Resolution 2022/410

Attachment A - Staff Report

Attachment B - CEQA and Project Findings

Attachment C- Project Conditions of Approval

Attachment D- Resolution No. 2022/410 - General Plan Amendment

Attachment E- General Plan Change Map

Attachment F-Ordinance No. 2022-36 - Rezoning

Attachment G- Zoning Change Map

Attachment H- Environmental Impact Report (EIR)

Attachment I - Mitigation Monitoring & Reporting Program

Attachment J- Project Plans

Attachment K- Supplemental Photosimulations

Attachment L- Revised Villa Configuration & Sections Exhibit

Attachment M- Public Comments

Attachment N- City of Walnut Creek Letters

Attachment O- Community Benefits Agreement

Attachment P- Proposed Land Dedication Exhibit

Attachment Q - Presentation Slides