

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

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**Contra  
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County**



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July 23, 2021

**NOTICE OF PREPARATION & NOTICE OF SCOPING MEETING  
FOR AN  
ENVIRONMENTAL IMPACT REPORT  
SPIEKER SENIOR CONTINUING CARE COMMUNITY PROJECT**

**TO: RESPONSIBLE AND TRUSTEE AGENCIES, AND OTHERWISE INTERESTED  
AGENCIES, ORGANIZATIONS, AND INDIVIDUALS**

The Contra Costa County Department of Conservation and Development (DCD) has received applications for a 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. The DCD is the lead agency for preparation of the environmental impact report (EIR) for this project and is issuing this Notice of Preparation pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT LOCATION**

The project site is an approximately 30.6-acre property located in Central Contra Costa County in the unincorporated Walnut Creek area (Accessor's Parcel Numbers 172-150-012 and 172-080-007). The project site is located along Seven Hills Ranch Road, which runs between Walden Road/Cherry Lane and North San Carlos Drive. The project site is bounded by The Seven Hills School to the north, Walnut Creek to the north and west, Seven Hills Ranch Road to the south, the Walnut Creek city limit and existing residential neighborhoods to the south and east, and Heather Farms Park to the east.

The project site is located on a hillside with a rolling topography that ranges from 100 to 190 feet in elevation. The project site is primarily undeveloped, with the exception of a ranch house and outbuildings in the south-central portion of the project site. The site is lightly wooded with mature trees, most of which occur along the property boundaries and the area surrounding the existing ranch house. There are seasonal wetland and perennial drainage resources which

traverse the site in an east-west direction in the central portion of the site. The project site currently has a General Plan land use designation of SM (Single Family Residential - Medium Density) and is zoned A-2 (General Agriculture).

## PROJECT DESCRIPTION

The project proposes to amend the Land Use Map of the County General Plan's Land Use Element by way of changing the land use designation of the project site from SM to Congregate Care/Senior Housing (CC); rezone the project site from an A-2 district to a site-specific P-1 (Planned Unit) district; a tentative map approval to reconfigure two existing parcels from approximately 13 and 17 acres in area to 25 and 5 acres in area with refined legal descriptions; a land use permit to allow the sale of alcoholic beverages; and a Preliminary and Final Development Plan to allow construction of a continuing care retirement community (CCRC) consisting of the following primary components: 1) a total of 354 independent living units and amenities for residents not needing daily assistance, 2) a health care center for residents and the general public, 3) a maintenance building, 4) associated drainage, access, and utility improvements, and 5) approximately 375,000 cubic yards of cut and fill grading activities resulting in a net export of approximately 75,000 cubic yards of soil from the site. Support staff for the entire CCRC is expected to represent a full-time equivalent of up to 225 employees.

The 354 independent living units will include an "apartment" style building and 30 single-story residential buildings. The apartment building would be located on the southwestern portion of the project site, contain a total of 302 units, ranging from one to three bedrooms. Structurally included as part of the apartment building would be clubhouse and recreation areas, which contribute to a gross floor area of approximately 550,000 square-feet. The apartment building would reach a maximum height of 49 feet. The single-story units would be located adjacent to the apartment building to the north and west, as well as surrounding two new cul-de-sacs in the middle of the project site. The single-story residential buildings would total 52 units ranging in size from two to three bedrooms and reaching a maximum height of 20 feet.

The health care center would house a total of approximately 100 assisted living units, including 33 skilled nursing beds and 23 memory care units. The health care center would have a gross floor area of approximately 85,000 sf and would reach a maximum height of 29 feet.

The maintenance building would be located in the southeastern portion of the site and house the maintenance department, laundry, storage, workshop, golf cart maintenance, and a control system for the community's utility systems.

Access to the project site would be provided via an extension of Kinross Drive, which would lead to a new gated internal access road that would provide access to the various proposed buildings. The proposed Kinross Drive access would require the City of Walnut Creek's acceptance of an existing irrevocable offer of right-of-way dedication for access and improvements, as well as a city-issued encroachment permit. Vehicle parking would be provided via uncovered surface parking areas, an above-grade parking garage in the apartment-style building, and private two-car garages in the single-story residential buildings.

The project would include removal of up to 353 trees, new landscaping throughout the project site and also include native tree planting and riparian revegetation areas adjacent to the existing seasonal wetland features on-site.

The project would include offsite utility improvements such as new water and storm drainage lines in North San Carlos Drive. Stormwater on-site would be directed to new stormwater lines, bioretention areas, and to an existing outfall along Walnut Creek. Easements will also be required from the City of Walnut Creek, Contra Costa Water District, and U.S. Bureau of Reclamation to accommodate public access, emergency vehicle access, and proposed public utilities.

The CCRC would be licensed through the State of California Department of Social Services (DSS) Continuing Care Contracts Branch as a Residential Care Facility for the Elderly (RCFE). The Health Care Center would also be licensed to provide skilled nursing by the California Department of Public Health. While the CCRC will provide residential units for senior citizens, the units themselves would not be owned or leased by the residents. Instead, residents would be provided a unit as part of their care contract with the CCRC. As such, the CCRC would be licensed by the State of California as a non-residential institutional use and the County has determined the project does not contain any residential component for the purposes of implementing State and local land use regulations and ordinances.

#### POTENTIAL ENVIRONMENTAL IMPACTS

The EIR will identify significant environmental impacts anticipated to result from the proposed project. Mitigation measures will be identified for significant impacts, as warranted. The EIR will discuss the following environmental resource areas as related to the proposed project:

- **Aesthetics** – The EIR will describe the existing visual character of the project site and surrounding area, and the projected changes resulting from development of the proposed project.
- **Agricultural and Forestry Resources** – The project site is currently zoned for General Agriculture. While the project has been used for horse and cattle grazing in the past, the project site currently does not support any major agricultural operations. The EIR will describe the project's impact (if any) on existing farmland, forest land, and timberland.
- **Air Quality** – The EIR will describe the regional air quality conditions in the San Francisco Bay Area and evaluate the air quality impacts from the project, in conformance with the criteria identified by the Bay Area Air Quality Management District.
- **Biological Resources** – The project site is largely undeveloped, with the exception of a ranch house and outbuildings in the south-central portion of the project site. There are seasonal wetland features, perennial drainages, and a number of mature trees onsite. The EIR will evaluate the project's impacts on these biological resources onsite as well as potential impacts to special-status plant and wildlife species.
- **Cultural Resources** – The EIR will evaluate the project's potential to impact cultural resources, including historic resources, archaeological resources, and tribal cultural resources.

- **Energy** – The EIR will examine the potential for the project to result in excessive or inefficient use of energy and discuss the energy conservation measures included in the project.
- **Geology and Soils** – The EIR will describe the existing geologic and soil conditions at the project site. The EIR will evaluate impacts to persons and buildings likely to result from existing geologic conditions, including seismic and seismic-related hazards.
- **Greenhouse Gas Emissions** – The EIR will discuss the project’s consistency and conformance with applicable plans, policies, and/or regulations adopted for the purpose of reducing greenhouse gas emissions, including the County’s Climate Action Plan, and assess whether the project’s greenhouse gas emissions would have a significant impact on the environment.
- **Hazards and Hazardous Materials** – The EIR will evaluate the potential for hazardous materials contamination on and/or near the project site which could be affected by site demolition, grading, or excavation. The EIR will discuss the potential for hazardous materials contamination to impact construction workers or offsite uses.
- **Hydrology and Water Quality** – The EIR will describe the existing hydrologic and drainage conditions at the project site and any changes in site drainage and hydrologic conditions resulting from development of the proposed project. The EIR will also describe the project’s impact on stormwater runoff quantity and quality during and post-project construction.
- **Land Use** – The EIR will describe the existing land uses on and adjacent to the project site and discuss the project’s conformance with relevant land use plans, policies, and regulations, including the County’s General Plan and Zoning Ordinance. The EIR will evaluate the land uses proposed on the project site and the compatibility of the proposed uses and the existing surrounding development.
- **Mineral Resources** – The EIR will describe if the project would result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site.
- **Noise and Vibration**- The EIR will describe the existing noise conditions in the project area and will address noise and vibration impacts from the proposed project (including noise from project-generated traffic and project demolition/construction).
- **Population and Housing** – The project proposes to construct a CCRC. The EIR will discuss the potential for the project to induce substantial growth in the area or displace substantial numbers of houses or residents.
- **Public Services** – The EIR will describe the available public services (e.g., fire and police protection, schools, and parks) in the project area and the potential for the project to require the expansion or construction of new public facilities.
- **Recreation** – The EIR will describe the available recreational facilities in the project vicinity and the potential for the project to require the expansion or construction of new recreational facilities and/or substantially accelerate the deterioration of those facilities.

- **Transportation** – The EIR will describe the existing transportation network serving the project area and will evaluate the project’s impact on vehicle miles traveled as well as the transportation network (e.g., impacts on transit, bicycle, and pedestrian facilities).
- **Utilities and Service Systems** – The EIR will describe the existing sanitary sewer, storm drain, water, and solid waste services for the project area. The EIR will discuss the adequacy of the existing utilities and service systems to accommodate the project’s demand and will describe any utility improvements proposed by the project.
- **Wildfire** – The EIR will describe whether the project site is subject to wildfire hazards and any impacts associated with the risk of wildfire.
- **Alternatives** - The EIR will examine alternatives to the proposed project, including a No Project alternative and one or more alternative development scenarios depending on the impacts identified. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project, while still achieving most of the identified project objectives.
- **Significant Unavoidable Impacts** - The EIR will identify those significant impacts, if any, that cannot be avoided if the project is implemented as proposed.
- **Cumulative Impacts** - The EIR will include a Cumulative Impacts analysis addressing the impacts of the project when considered with past, present, and probable future projects in the area.
- **Other Required Sections** - In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) growth-inducing impacts, 2) significant irreversible environmental changes, 3) references and organizations/persons consulted, and 4) EIR authors.

## PUBLIC COMMENTS

All responsible and trustee agencies, as well as interested agencies, organizations, and individuals are invited to submit comments addressing environmental concerns related to the proposed project.

**Written responses to this Notice of Preparation must be received at the following address by 5:00 p.m. on Monday, August 23, 2021:**

Department of Conservation and Development  
 30 Muir Road  
 Martinez, California 94553  
 Attention: Sean Tully

The County File Numbers listed above should be included in all correspondence.

## SCOPING MEETING

A scoping meeting will be held during a meeting of the County Zoning Administrator on Monday, August 16, 2021, at 3:30 PM. In lieu of a public gathering, the scoping meeting will be accessible via live-streaming to all members of the public as permitted by the Governor’s Executive Order

N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at:

[https://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](https://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

At this meeting anyone may submit oral or written comments pertaining to environmental concerns related to the proposed project. The meeting agenda posted prior to the August 16, 2021, Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments.

#### SUPPORTING DOCUMENTS

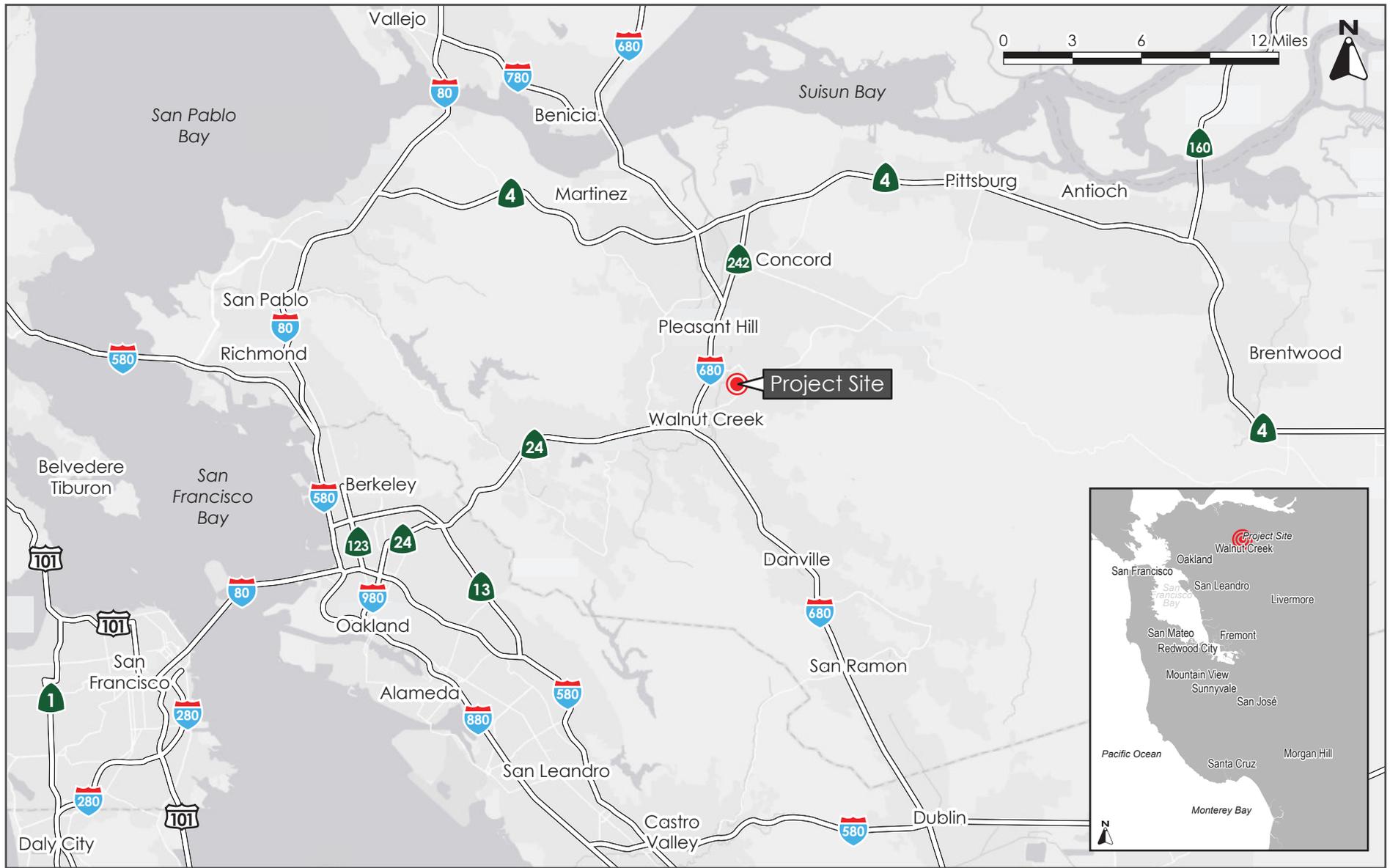
The development applications and supporting documents are maintained at the offices of the Department of Conservation and Development. If you wish to obtain a copy of any documents related to this project, please contact me at (925) 655-2878 or [sean.tully@dcd.cccounty.us](mailto:sean.tully@dcd.cccounty.us).

Sincerely,

A handwritten signature in black ink that reads "Sean Tully". The signature is written in a cursive style with a large, stylized "S" at the beginning.

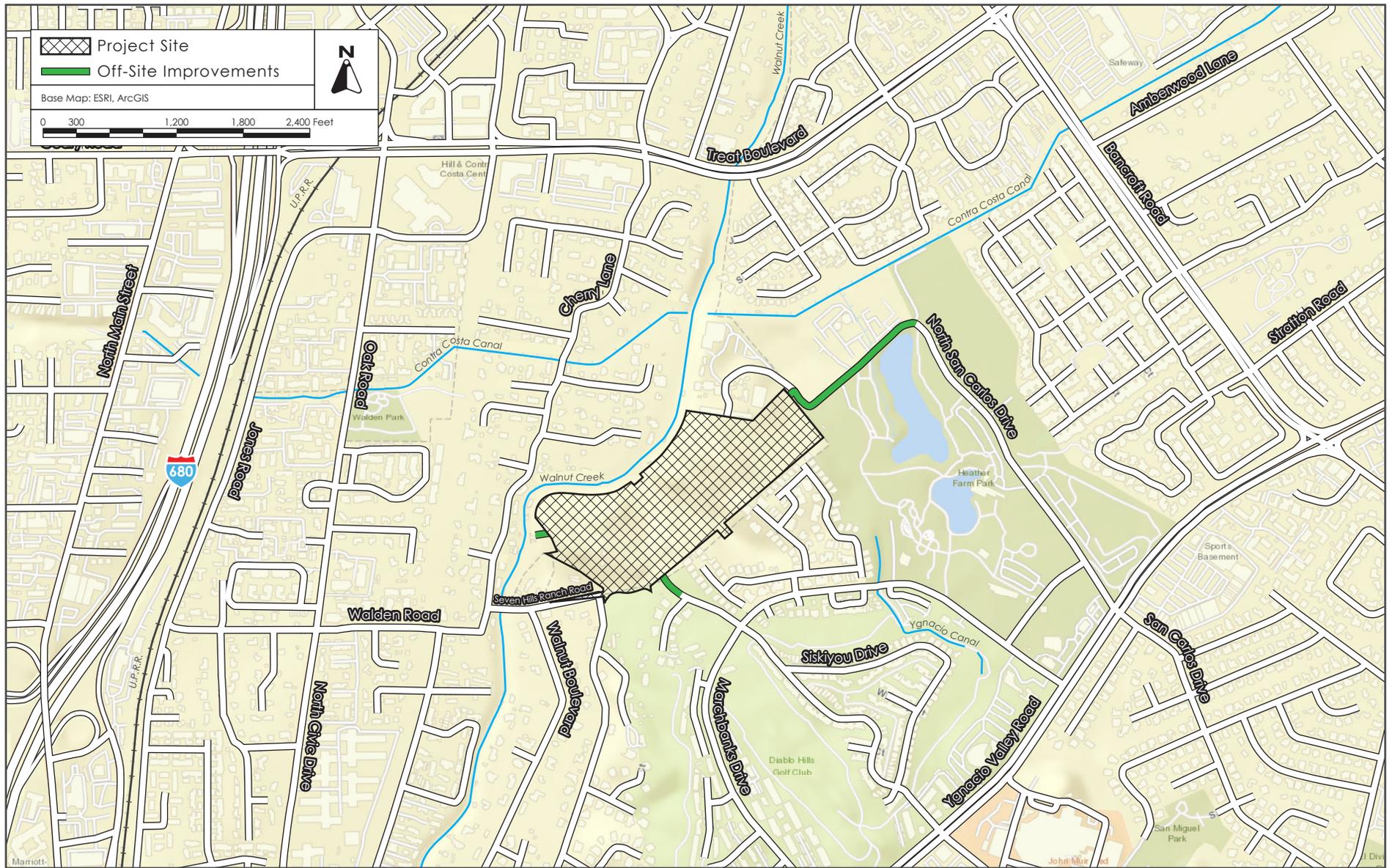
Sean Tully  
Principal Planner  
Contra Costa County  
Department of Conservation and Development

Attachments: Regional Map  
Vicinity Map  
Aerial Map  
Site Plan  
Building Elevations



REGIONAL MAP

FIGURE 2.2-1



VICINITY MAP

FIGURE 2.2-2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 2.2-3



Source: Gates + Associates, October, 2020.

SITE PLAN

FIGURE 2.2-4



OVERALL EAST ELEVATION



EAST ELEVATION 1



EAST ELEVATION 2

Source: KTG Architecture + Planning, October 7, 2020.



OVERALL SOUTH ELEVATION



SOUTH ELEVATION 1



SOUTH ELEVATION 2



SOUTH ELEVATION 3

Source: KTG Architecture + Planning, October 7, 2020.



OVERALL WEST ELEVATION



WEST ELEVATION 1



WEST ELEVATION 2

Source: KTG Architecture + Planning, October 7, 2020.



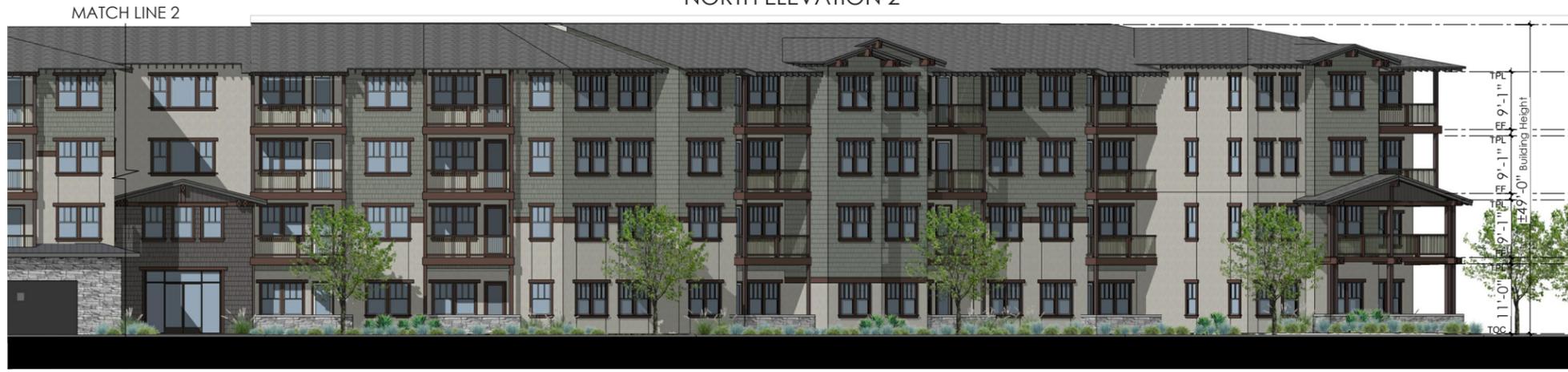
OVERALL NORTH ELEVATION



NORTH ELEVATION 1



NORTH ELEVATION 2



NORTH ELEVATION 3

Source: KTG Architecture + Planning, October 7, 2020.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Source: KTG Architecture + Planning, October 7, 2020.



OVERALL SOUTH ELEVATION



SOUTH ELEVATION 1



SOUTH ELEVATION 2



EAST ELEVATION

Source: KTG Architecture + Planning, October 7, 2020.



Source: KTG Architecture + Planning, October 7, 2020.



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Source: ktgy Architecture + Planning, October 7, 2020.

MAINTENANCE BUILDING ELEVATIONS