

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Amalia Cunningham**  
Assistant Deputy Director

March 11, 2022

**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE  
SPIEKER SENIOR CONTINUING CARE COMMUNITY PROJECT  
State Clearinghouse # 2021070517  
County File # CDGP20-00001, CDRZ20-03255, CDMS20-00007, CDDP20-03018,  
& CDLP20-02038**

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970” as amended to date, this is to advise you that the Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an Environmental Impact Report for the following project:

**LEAD AGENCY:** Department of Conservation and Development, Sean Tully (925) 655-2878

**PROJECT TITLE:** Spieker Senior Continuing Care Community Project

**APPLICANT:** Loewke Planning Associates, Inc.  
Attn: Richard Loewke, AICP – Ph: (925) 679-4850  
1907 Vintage Circle, Brentwood- CA 94513

**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 currently has a General Plan land use designation of SM (Single Family Residential - Medium Density) and is zoned A-2 (General Agriculture).

**SITE AND AREA DESCRIPTION:** 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 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.

### 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.

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.

ACCESS & CIRCULATION:

Access to the project site would primarily be provided via an extension of Kinross Drive, located along the southeasterly site boundary. Kinross Drive is a two-lane collector street located within the Walnut Creek city limits. The extension of Kinross Drive would be constructed within a 50-foot right-of-way that was previously dedicated to the City of Walnut Creek.

The extension from Kinross Drive would lead to a gated internal access road that would provide access to all project components. The internal access road would branch into a circle surrounding the apartment building, two cul-de-sacs giving access to a portion of the single-story buildings, and a road to the proposed health care center. Emergency vehicle access (EVA) would be provided via a gated, fire district compliant entrance extending from the health care center to North San Carlos Drive at the north end of the project site. The project would also improve North San Carlos Drive from the proposed EVA gate to the Heather Farm Dog Park to meet fire district standards. A supplemental gated EVA would also be provided from the internal access road to the extension of Seven Hills Ranch Road at the southwest end of the site.

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.

ENVIRONMENTAL EFFECTS OF THE PROJECT:

This Draft Environmental Impact Report (EIR) has been prepared pursuant to Public Resources Code Section 21080(d) of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Draft EIR describes the proposed Project; analyzes and identifies the environmental impacts that may result from the proposed Project; identifies measures to mitigate adverse environmental impacts; and evaluates alternatives to the proposed Project.

The Draft EIR identified potentially significant impacts related to the following areas:

Aesthetics	Air Quality
Biology Resources	Cultural Resources
Geology	Hazards and Hazardous Material
Noise	Hydrology and Water Quality
Tribal Cultural Resources	

However, mitigation measures are identified for these impacts that ensure the Project will not cause a significant impact on the environment.

WHERE TO REVIEW THE DRAFT EIR: The Draft EIR can be viewed online at the following link: [www.contracosta.ca.gov/SpiekerSenior](http://www.contracosta.ca.gov/SpiekerSenior). Any sources of information referenced in the Draft EIR can be provided upon request by contacting the project planner, Sean Tully.

Hard copies of the Draft EIR are also available for review only at the following additional locations:

Office of County Supervisor Candace Andersen  
309 Diablo Road  
Danville, Ca 94526

Office of County Supervisor Karen Mitchoff  
2151 Salvio St. Suite R  
Concord, CA 94520

Walnut Creek Library Contra Costa County  
1644 North Broadway  
Walnut Creek, CA 94596

PUBLIC COMMENT PERIOD:

Prior to adoption of the Draft EIR, the County will be accepting comments on the adequacy of the document during a 60-day public comment period; the Draft EIR may be certified at a future date in a public hearing following the public comment period.

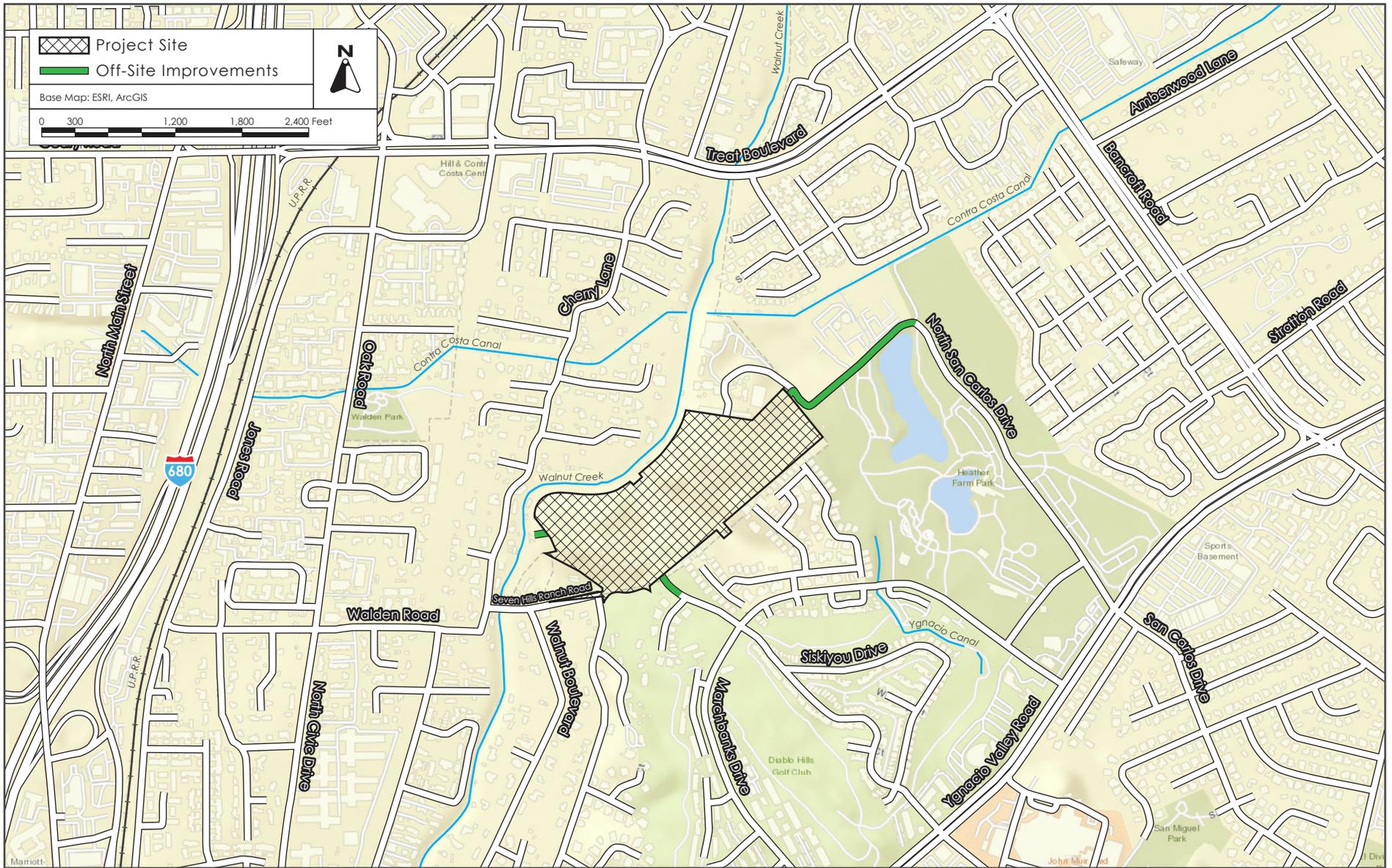
The period for accepting comments on the adequacy of the environmental document will begin on **Friday, March 11, 2022**, and extends to **Tuesday, May 10, 2022 by 5:00 pm**. Any comments should be in writing and submitted to the following address:

Sean Tully, Principal Planner  
Department of Conservation and Development  
30 Muir Road  
Martinez, California 94553

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

Attachments: Vicinity Map  
Site Plan

Cc: County Clerk (2 copies)  
Notification List



VICINITY MAP

FIGURE 2.2-2



Source: Gates + Associates, October, 2020.

SITE PLAN

FIGURE 2.2-4