

Appendix B – Aesthetics Analysis and Peer Review

Aesthetics Analysis & Site Photos for Spieker Senior Continuing Care Community Project

July 22, 2020

1. INTRODUCTION

The proposed Spieker Senior Continuing Care Community Project (the “Project”) is located adjoining the City of Walnut Creek, within unincorporated Contra Costa County, and is therefore subject to the County’s General Plan Goals and Policies, the California Environmental Quality Act (CEQA), and applicable state and federal regulations. The CEQA Guidelines provide guidance for assessing whether a proposed Project has the potential to result in a significant impact to the environment. In addition to being of concern to agency staff and decision makers, inconsistency with the Goals and Policies of an adopted General Plan would be considered a significant impact under CEQA if the conditions which cause the inconsistency have the potential to result in significant environmental impact themselves.

This report provides documentation of: 1) The character of and visual resources present on and adjoining the Project Site, including extensive photographs looking onto and from the Site; 2) The scale and character of the proposed Project; 3) Applicability of County General Plan Goals & Policies; and 4) CEQA Aesthetics Thresholds.

2. CHARACTER OF SITE AND VISUAL RESOURCES PRESENT

The 30.8-acre Project Site extends nearly 2,000 feet from the extension of Seven Hills Ranch Road on the south to the Heather Farms Park and Seven Hills School boundaries on the north, and approximately 800 feet from the Walnut Creek City boundary on the east to Walnut Creek Channel on the west. The low point on the site adjoining the central swale discharge to Walnut Creek Channel is at approximately elevation 100, and the high point at the top of the small hill in the northcentral portion of the Site is at roughly elevation 190.

A narrow ranch road extends through the Site from Seven Hill Ranch Road to the Seven Hills School boundary, providing primary access to the ranch house at the southerly end of the Site as well as secondary access to the private school just north of the Site. Storm water discharges from the existing westerly terminus of Kinross Drive, flowing west through the central swale, to discharge into Walnut Creek Channel. Soil characteristics vary, as detailed in the Geotechnical Report (Appendix B CEQA Technical Studies, Item 8b), with artificial fill from construction of the Walnut Creek Channel placed along the central swale and rock formations extending to the surface in localized areas within the northerly portion of the Site.

A total of 485 trees of 6” or greater diameter, representing 28 species, are present on the site, as documented in the Arborist’s Report (Appendix B CEQA Technical Studies, Item 5b). As represented visually in the photographs in Section 5 of this report, these trees are concentrated along the westerly, southerly, and easterly boundaries of the Site, and adjoining the upper portion of the central swale. The dominant species is valley oak (299 native trees) which is found dispersed over the entire site, followed by eucalyptus (89 non-native trees) found primarily along the southerly boundary of the Site.

Aesthetics Analysis & Site Photos for Spieker Senior Continuing Care Community Project
Loewke Planning Associates
July 8, 2020

The Site adjoins the Heather Farms Condominiums townhouse development along nearly its entire easterly boundary, with two single-family homes adjoining the southeast corner of the Site (both in the City of Walnut Creek). Additional single-family homes, inside the City and within the unincorporated area, extend further west across the Walnut Creek Channel and south of Seven Hills Ranch Road. As noted above, the City's Heather Farms Park and Seven Hills School adjoin the northern boundary of the Site. A true "infill" development site, the property currently houses a main ranch home and several outbuildings, and is not cultivated or otherwise used for any commercial agricultural purposes.



Figure 1: Project Site

3. SCALE AND CHARACTER OF THE PROJECT

As detailed in the Project Description (Attachment A Master Application Materials, Item #2), the Spieker Senior Continuing Care Community Project proposes the following improvements:

1. **Independent Living Units:** A maximum of 360 total units, including:
 - a. **Villa Residences:** Approximately 55 single-story units of from approximately 1,400 to 2,700 square feet in size with an aggregate gross floor area of approximately 100,000 square feet.
 - b. **Courtyard Apartments:** Approximately 305 units of from 1- to 3-bedrooms (120 1-bedroom, 143 2-bedroom, and 42 3-bedroom), and from 800 to 1,600 square feet, arranged in buildings of 3 stories over parking and 4 stories at grade, and with an aggregate gross floor area of approximately 550,000 square feet (including the Clubhouse and Recreation Building).
2. **Health Care Center:** Houses a total of approximately 100 units of from 300-530 square feet, with an aggregate floor area of approximately 85,000 square feet. The building will be one- and two-stories in height, with Skilled Nursing housed within a one-story area, and Assisted Living/Memory Care (north end of building) in a two-story area. The Center will be accessible to Independent Living residents and the general public via the internal community roadway. Services will be available to the CCRC residents on a priority basis, and to non-residents as space permits. The Health Care Center Units include the following approximate totals
 - a. **Skilled Nursing:** 33 units
 - b. **Memory Care:** 23 units
 - c. **Assisted Living:** 44 units
3. **Parking:** To be provided at the ratio of roughly 1.35 space per CCRC unit (622 total spaces) in the form of structured parking, Villas garages and surface parking.
4. **Clubhouse:** One and two-stories, housing community administrative offices, restaurants, library, lounges, movie theater, card and billiard rooms, a computer center, and a mail room.
5. **Recreation Building:** Three-stories, including an exercise and fitness center, a community pool, a health spa and beauty salon, and an art studio.
6. **Maintenance Building:** Two stories, with an aggregate area of up to 20,000 square feet, housing the community's maintenance department, a community laundry unit, and a control center for the community's high-efficiency heating, ventilation, and air conditioning (HVAC) network and other utility systems.



Figure 2: Spieker Senior Continuing Care Community Preliminary Site Plan

The proposed placement and scale of buildings and other improvements have been designed to accommodate a functional CCRC which takes into consideration the important natural features on the Site, the location and character of surrounding land uses, and the limited views of and through the Site from public perspectives. Following is a summary

A. Building Height & Buffering: The Apartment-style buildings will be of 3-stories over parking and 4-stories in height. The taller buildings are clustered in the center of the site, south of the central drainage, on the lower elevation portions of the Site. One-story Villa units are arranged along the south, west and northerly sides of the taller apartment style buildings, and to the south and west of the Health Care Center, creating a tiered visual separation from all surrounding single-family homes to the west and south.

The single-story main entry to the Health Care Center (southerly portion of building) is approximately 150 feet west of and at an elevation slightly lower than the adjoining townhomes. The two-story element of the Health Care Center (northerly portion) is set at an elevation substantially (more than 10 feet) lower than the townhomes to the east and separated horizontally by approximately 70 feet from the closest townhome unit. Perimeter landscaping will be provided to further visually separate the adjoining townhomes. The northerly end of the Health Care Center is set back between 100 and 180 feet from the northerly Site boundary adjoining Heather Farms Park, where several existing trees are to be preserved, including a 50" diameter valley oak (#428).

A landscape buffer is to be planted along the easterly edge of the Site, further separating the CCRC visually from the adjoining townhome units. The closest portion of the three-story Apartment-style building sits at an elevation approximately 25 feet lower than the closest adjoining townhouse units, and is separated from the easterly Site boundary by this landscape buffer and the internal private roadway, approximately 90 feet from the closest adjoining townhouse unit.

Cross-sectional drawings are included in the Landscape Plans (Attachment A Master Application Materials, Item #7) detailing the relationship between the Project improvements and the adjoining townhome units along the easterly Site boundary. Numerous existing valley oak trees are to be preserved along this side of the property and along the alignment of the preserved central drainage, including #359 (31"), 370 (51"), and #285 (31").

- B. Building Placement:** The single-story Villa-style buildings are arranged along the westerly and southerly perimeter of the Site and south and west of the Health Care Center. The Villa units also extend along the north and south sides of the central swale, creating a continuous open space and landscape amenity for residents of the CCRC, and for protection of a protected and enhanced riparian habitat which extends along the drainage from east to west across the Site. As noted above, buildings, roadways, and grading improvements have been arranged to maximize preservation of the large valley oak trees on the site, and in particular those of "moderate" to "good" health as analyzed in the Arborist's Report (Attachment B CEQA Technical Studies, Item #4b). This design configuration helps to integrate the Project into its surroundings and to protect the natural environment present on the Site.
- C. Project Scale:** A total maximum of 360 Independent Living Units and 100 Care Units are proposed in residential-scale buildings, together with support buildings, totaling up to 755,000 square feet in area. Parking will be provided at the aggregate ratio of 1.30 space per unit. The Project would place no demands on schools and minimal demand on park facilities, based on the extensive complement of active and passive recreation amenities and facilities included in the Project (see Project Description, Attachment A Master Application Materials, Item #2). As noted above, the scale and placement of buildings have maximized opportunities for preservation of healthy valley oak trees, have aggregated the taller buildings to the center of the Site, and have set the floor level of all buildings over one story in height well below that of the adjoining townhouses to the east. This approach to "infill" design has served to minimize the perceived scale of the Craftsman style residential buildings.
- D. Site Grading:** The design concept calls for localized cut and fill areas enhanced by tiered retaining walls to efficiently utilize the central portions of the overall site, and to set building pads at lower levels to appropriately accommodate the taller buildings. As noted above, the grading design maximizes opportunities for preservation of healthy oak trees while avoiding impacts to jurisdictional wetlands and drainages in the central portion of the site. The small knoll in the north-central portion of the Site will be preserved and reshaped at its lower elevations to accommodate site improvements while preserving this land form as seen both from within the Site and from adjoining private properties. Based on the

approach of preserving important existing features and localizing more intensive grading in the central portions of the site, Project grading would not present any significant aesthetic impacts. This conclusion is supported by evidence included in the attached Photographic Inventory and the Site Plan showing that: (a) Very little of the interior of the Site can be seen from surrounding public streets or other public places (the vertical separation from local streets to the west blocks views inward); and (b) All of the major valley oak trees in good condition and visible from off-site locations are to be preserved.

- E. Architecture:** The American Craftsman-style architecture depicted in the Elevation Plans from KTG Architecture reflects a strong residential theme with modulated building masses. The building designs are compatible with the range of residential styles present surrounding this infill Site, both inside the City of Walnut Creek and in the unincorporated area. As noted earlier, the distribution of single-story Villas units along the west and portions of the north and south Site boundaries forms a compatible visual transition from the larger structures in the center of the site to the surrounding single-family and townhouse environment. The main entrance to the Clubhouse coming in from Kinross Drive has been recessed over 150 feet from the east Site boundary and the back yard of the nearest adjoining single-family property.
- F. Construction Staging and Phasing:** All construction to be commenced in a single “phase” over a total of 4-5 years, with the Health Care Center completion expected to follow completion and occupancy of the other buildings by 12-18 months based on State licensing and inspection procedures. Given that this infill Site is surrounded by residential, semi-public and public uses, a construction management plan is being prepared based on the conclusions of the Air Quality and Noise Reports (see Attachment B, Items #3 and 13) to limit the hours of grading and heavy equipment operation, control dust, and accommodate parking of employees and storage of equipment on site.

4. APPLICABILITY OF COUNTY GENERAL PLAN GOALS & POLICIES

Project design and planning has considered the following goals and policies from the Contra Costa County General Plan provided below:

Open Space Goal 9-D. To preserve and protect areas of identified high scenic value, where practical, and in accordance with the Land Use Element Map.

As shown in the Site Photos below, only very small, isolated portions of the Project Site are visible from surrounding public vantage points, including the westerly terminus of Kinross Drive, isolated segments of Cherry Lane, Kings Oak Place, and Cora Court, and the equestrian center portion of Heather Farms Park. The Project site is designated on the Contra Costa County General Plan Land Use Element Map as SM (Single Family Residential – Medium). A General Plan Amendment to CC (Congregate Care/Senior Housing) or an equivalent designation would be required to implement the proposed Project. The Project would result in an aesthetically attractive continuing

care retirement community which would be similar in character and development pattern to a low-medium density residential development.

Open Space Policy 9-11. High-quality engineering of slopes shall be required to avoid soil erosion, downstream flooding, slope failure, loss of vegetative cover, high maintenance costs, property damage, and damage to visual quality. Particularly vulnerable areas should be avoided for urban development. Slopes of 26 percent or more should generally be protected and are generally not desirable for conventional cut-and-fill pad development. Development on open hillsides and significant ridgelines shall be restricted.

The proposed Project would involve localized cut and fill within the central portions of this 30.8-acre Site. The Preliminary Development Plan reflects use of tiered retaining walls at the edges of the development footprint in order to limit grading and preserve the larger valley oak trees in good health located along the perimeter of the site and the central drainage. Development in areas with steep slopes has been avoided. The Project Site has very limited and isolated visibility from public vantage points, including the surrounding public roads and public lands. As shown in County General Plan Figure 9-1, the Project Site is not located near or visible from any scenic ridges.

Open Space Policy 9-14. Extreme topographic modification, such as filling in canyons or removing hilltops, shall be avoided. Clustering and planned unit development approaches to development shall be encouraged. All future development plans, whether large- or small-scale, shall be based on identifying safe and suitable sites for buildings, roads, and driveways. Exemptions to this policy are appropriate for mining, landfill, and public projects in open space areas.

See above. The Project has been designed as a planned unit, with use of private internal roadways, only one principal access (Kinross Drive) with no through access to other roadways (other than gated EVA access), controlled placement and elevation of all buildings, and preservation of natural features and resources.

Open Space Policy 9-21. Any new development shall be encouraged to generally conform with natural contours to avoid excessive grading.

The grading exhibit of the Preliminary Development Plan identifies localized cut and fill areas, and includes deeper cuts near the center of the site where taller buildings are to be placed, preservation and enhancement of the central drainage, preservation of larger valley oak trees in good health and particularly near the perimeter of the Site, and preservation of a small knoll in the northerly portion of the site. Some off-haul of excess cut material may be required to avoid impact to natural features and mature trees, and to keep building pads at sufficiently low elevations to limit their visibility from adjoining properties.

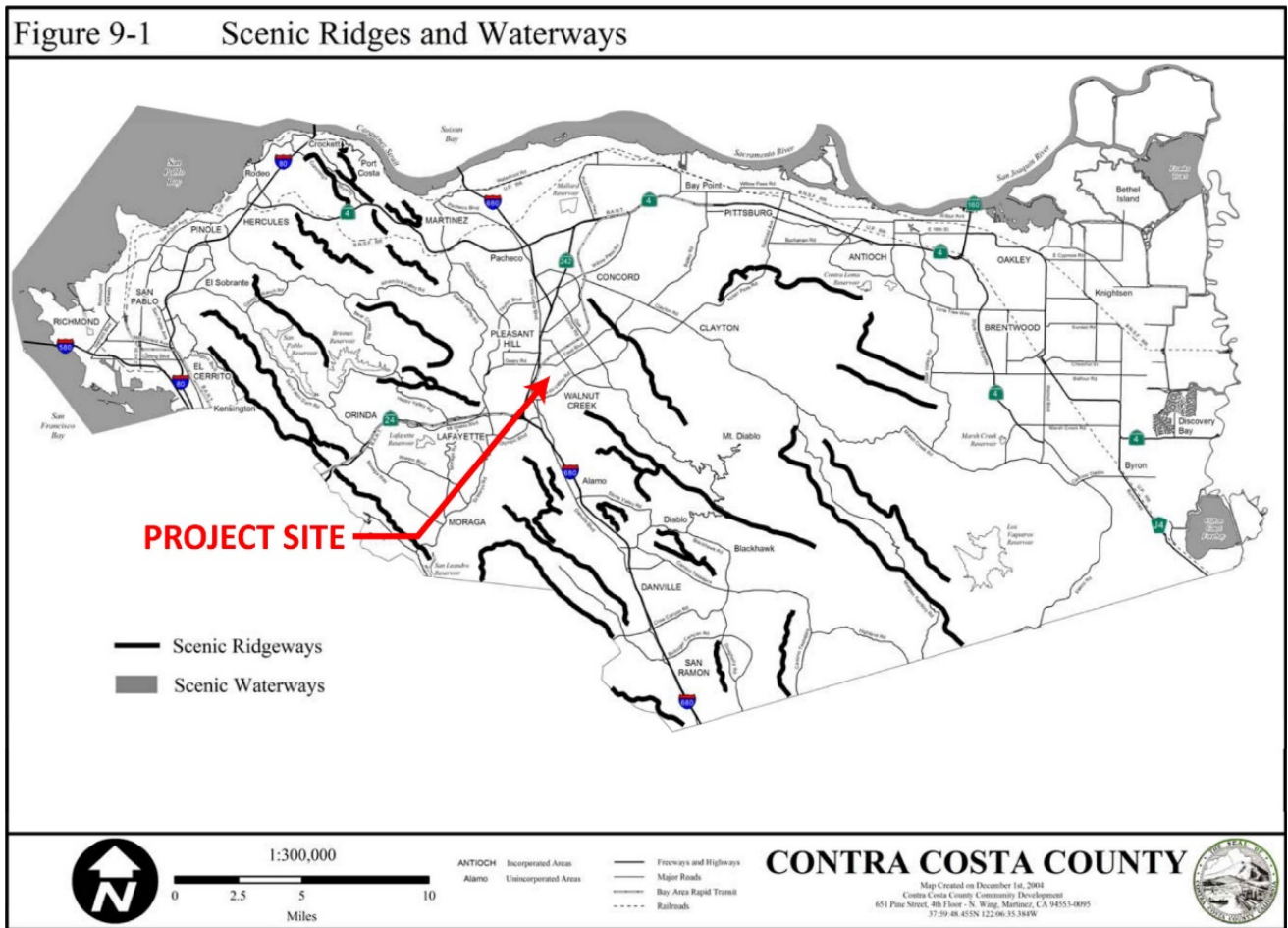


Figure 3: County General Plan, Open Space Element, Scenic Ridges & Waterways Map

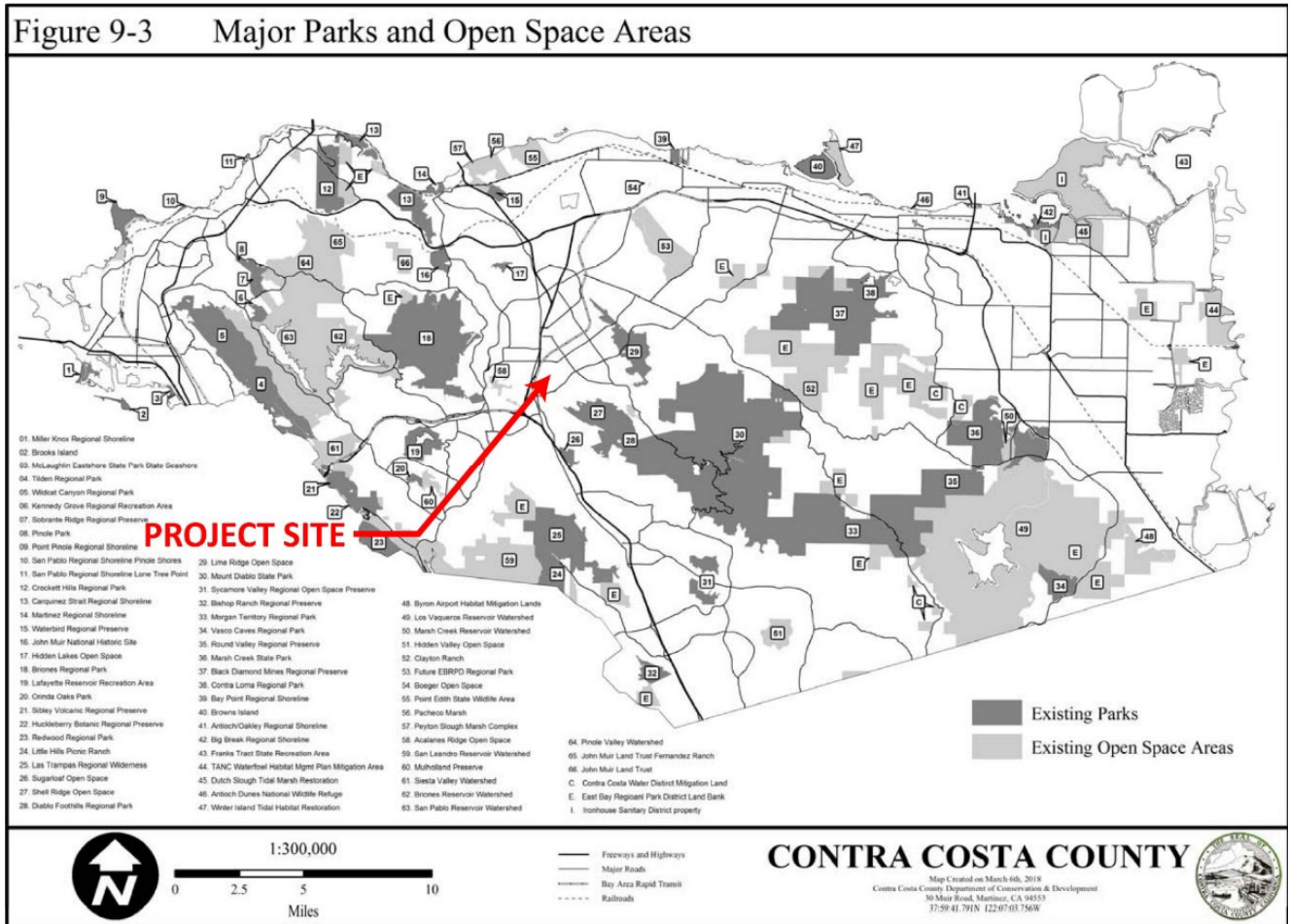


Figure 4: County GP, Open Space Element, Major Parks & Open Space Areas Map

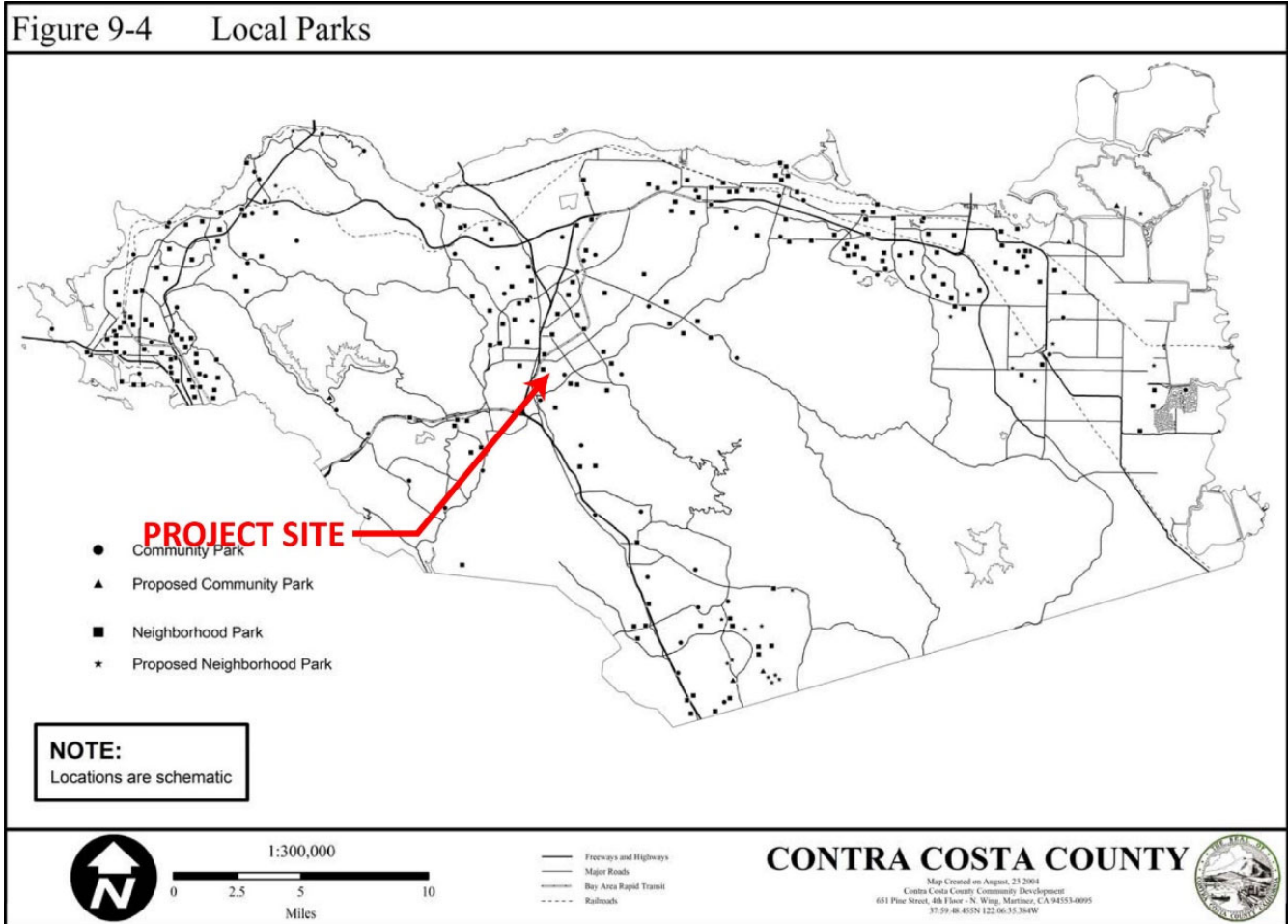


Figure 5: County General Plan, Open Space Element, Local Parks Map

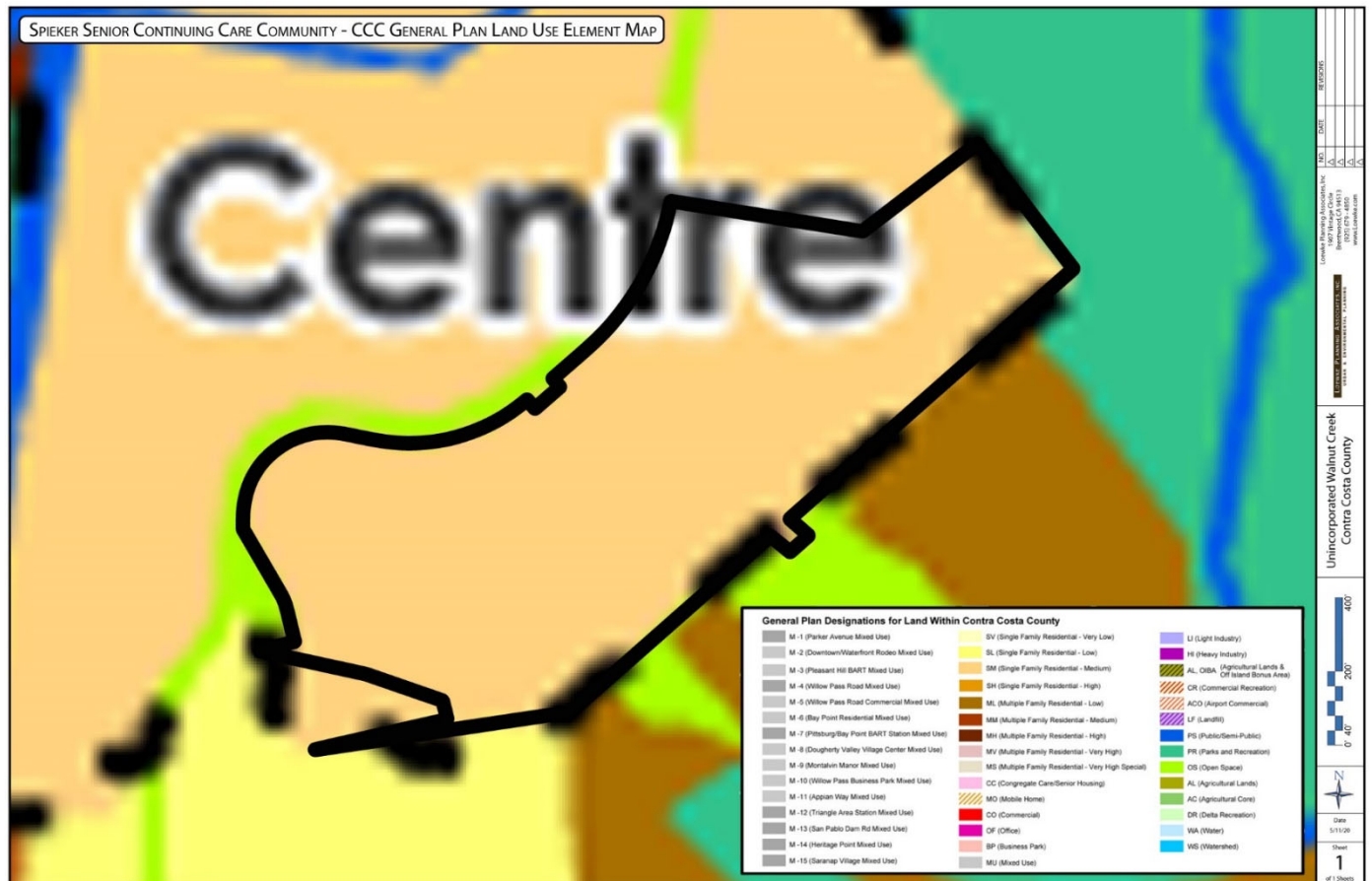


Figure 6: County General Plan, Land Use Element Map
Currently Designating Single-Family Residential Medium Density

5. CEQA AESTHETICS THRESHOLDS

The CEQA Guidelines contain a section for Aesthetic Resources. The Aesthetics thresholds identify conditions which would have the potential to create significant impacts.

CEQA Guidelines for Aesthetics
Would the project:
<p>a. Have a substantial adverse effect on a scenic vista?</p> <p>The Project site is not located at or near any scenic ridges or scenic waterways identified on the Contra Costa County General Plan Scenic Ridges and Waterways map.</p>
<p>b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p>The proposed Project would not have any impact to state scenic highways. The nearest state scenic highways designated by the California Department of Transportation are Highway 680 (south of the Highway 24 interchange) and Highway 24, both of which are located approximately 1.75 miles to the southwest.</p>
<p>c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p> <p>As noted above, the Project Site has very limited and isolated visibility from public vantage points, including the surrounding public roads and public lands. The Project site is surrounded by residential uses to the east, south, and west, and by Seven Hills Private School to the north, and a portion of Heather Farms Park to the northeast. Photographs are included below looking toward the Site from Cherry Lane, Cora Court, Kings Oak Place, and the extension of North San Carlos Drive within Heather Farms Park. The Project would not result in a significant impact to scenic quality, based on consistency with applicable County General Plan Goals and Policies (as discussed herein).</p>
<p>d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?</p> <p>The Project is required to meet all Contra Costa County standards and regulations related to light spillage, glare, and nighttime light levels. A lighting plan has been prepared demonstrating compliance with these standards.</p>

6. PROJECT SITE PHOTOS

Note: All photos taken March 9, 2020 prior to full foliage massing on deciduous trees; photos reflect average annual visual exposure from viewpoints as noted.



Figure 7: Project Site Photo Location Map



Location 1: Panoramic Photo Looking Northwest Across Project Site from Easterly Boundary



Location 2: Panoramic Photo Looking Northwest Across Project Site at Swale



Location 3: Panoramic Photo Looking Northwest at Small Hill



Location 4: Panoramic Photo Looking Northeast at from South End of Site



Location 5: Panoramic Photo Looking West from South Corner of Property



Location 6: Panoramic Photo Looking Northwest within Northerly Portion of Site



Location 7: Panoramic Photo Looking Northwest Across South Portion of Site



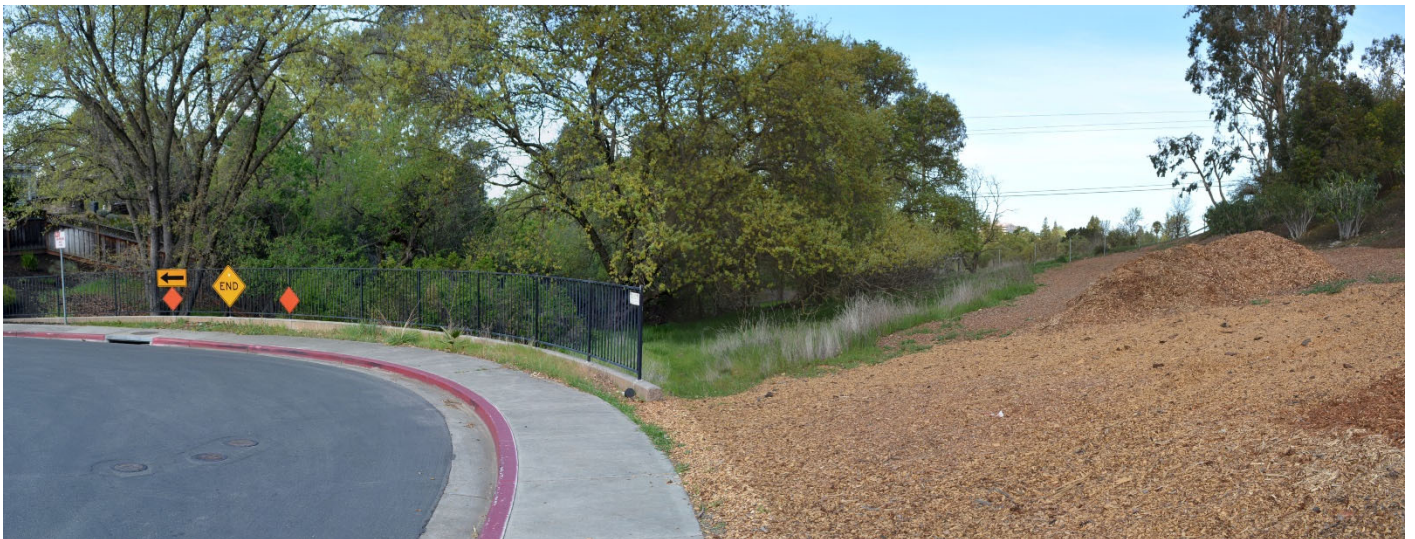
Location 8: Looking South from Center of Site Just West of Ranch House



Location 9: Looking East from Site Boundary with Kinross Drive ROW on Right



Location 10: Looking East from Site Boundary along Existing Kinross Drive Right-of-Way



Location 11: Looking West at Along Alignment of Future Kinross Drive Extension



Location 12: Looking South from Northeast End of Site with Tree #428 on Right



Location 13: Looking SW from Ranch Road Toward Central Swale and Ranch House



Location 14: Looking North from Toward Seven Hill School Sports Fields



Location 15: Looking East from NE Corner of Site Toward Heather Farms Park



Location 16: Looking East Near Alignment of Kinross Drive Extension



Location 17: Looking Northeast from Near Alignment of Kinross Drive Extension



Location 18: Looking Southeast from Property Boundary Along Adirondick Way



Location 19: Looking East from Property Boundary Along Swale Drainage



Location 20: Looking West Along Central Swale from Ranch Road



Location 21: Looking Northeast along Boundary North of Swale



Location 22: Looking East at North End of Site with Tree #428 at Center



Location 23: Looking Northeast from Property Boundary Along Alignment of North San Carlos Drive Extension



Location 24: Looking Northwest from Property Boundary Along Extension of North San Carlos Drive Toward Seven Hills School Access



Location 25: Looking Northeast from North End of Site Toward Heather Farms



Location 26: Looking West along Seven Hills School Boundary



Location 27: Looking North at Seven Hills School from Ranch Road



Location 28: Looking South from Seven Hills School Along Ranch Road



**Location 29: Looking at Southwest Across Swale Toward Ranch House
with Tree #370 at Center**



Location 30: Looking West along South Property Boundary



Location 31: Looking West Just South of Site



Location 32: Looking West Along Extension of Seven Hills Ranch Rd. at SW Corner



Location 33: Looking West Along Seven Hills Ranch Rd. Near SW Corner of Site



Location 34: Blocked View of Project Site from Cora Court



Location 35: Obstructed View of Project Site Over House from Cora Court



Location 36: Obstructed View of Project Site Over Home from Kings Oak Place



Location 37: Obstructed View of West Edge of Site from Kings Oak Place



Location 38: Partial View of West Edge of Project Site from Cherry Lane



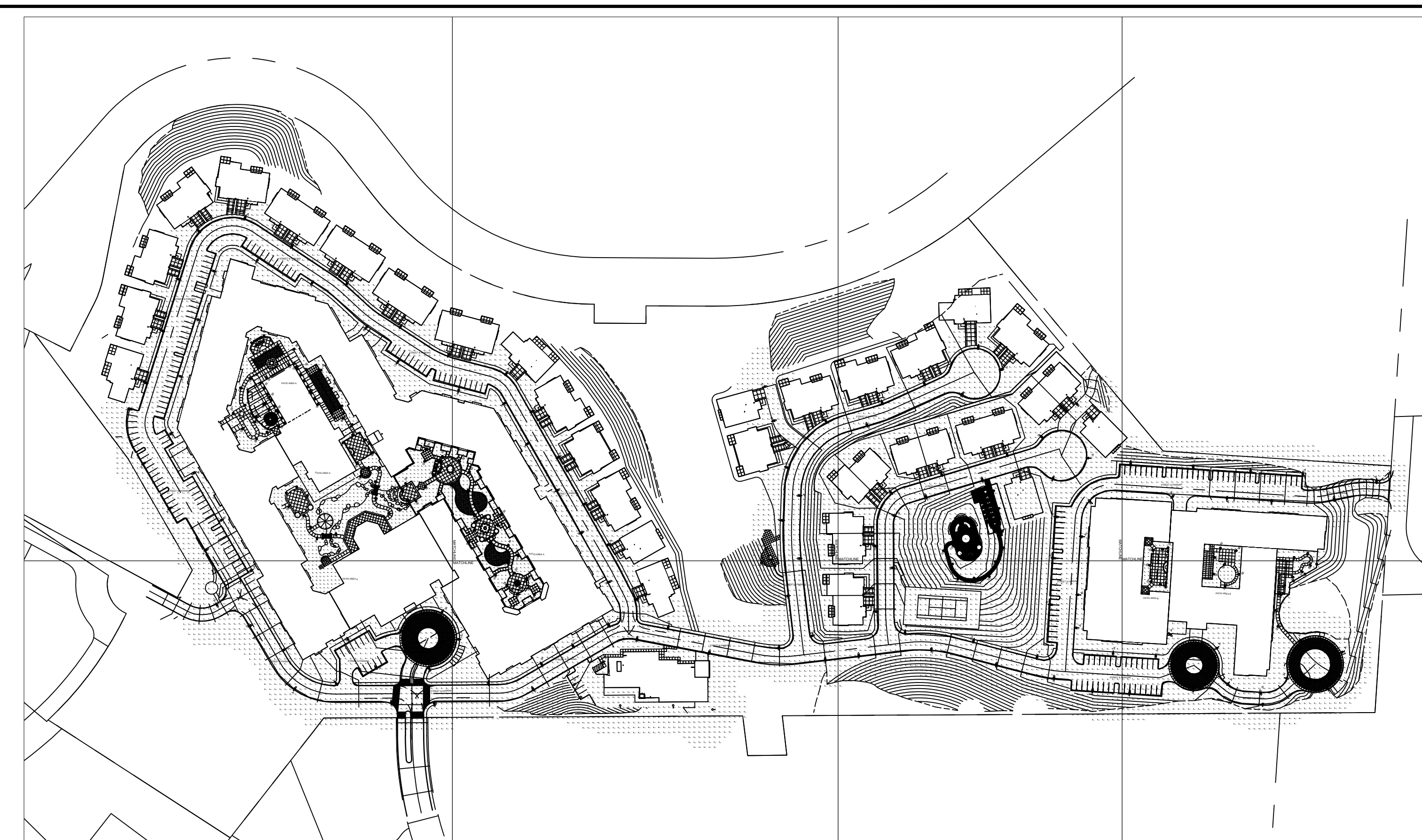
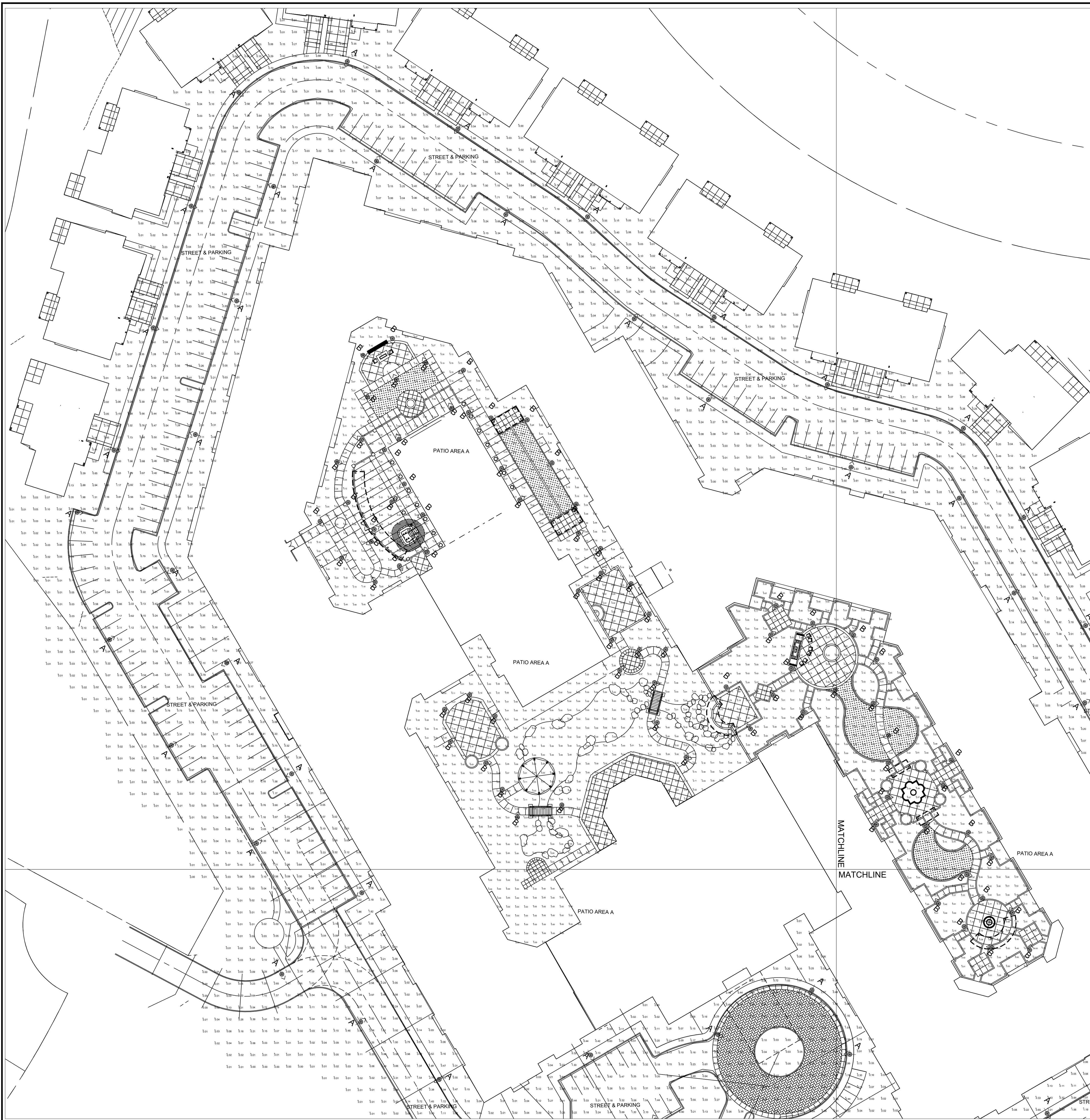
Location 39: Looking North at Walnut Creek Channel from Seven Hills Ranch Rd.



Location 40: Looking Northwest Along Kinross Drive from Marchbanks Toward Site

Michael T. Loewke

Michael T. Loewke, AICP
Loewke Planning Associates, Inc.



PLAN N.T.S

Luminaire Schedule

Project: SPIEKER SENIOR CONTINUING CARE COMMUNITY

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	Description	Filename	Lum. Watts	Arm
➔	125	A	SINGLE	2904	0.850	0.900	0.944	HADCO CXF4-32-G2-T-X-3W-VOLT-3-XX-H - 14' L.C.	cxfx32-g2-3w3-h-16.ies	35	2
⊙	113	B	SINGLE	1457	0.850	0.900	0.944	BEGA 99 058 - 11.6W-K3 - 3' L.C.	99058K4_BEGA_IES.ies	14	0

Calculation Summary

Project: SPIEKER SENIOR CONTINUING CARE COMMUNITY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
PATIO AREA A	Illuminance	Fc	1.35	43.67	0.00	N.A.	N.A.	1900
PATIO AREA B	Illuminance	Fc	2.16	43.08	0.00	N.A.	N.A.	215
STREET & PARKING	Illuminance	Fc	1.03	3.83	0.01	103.00	383.00	2865

LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE
 PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

AR Associated Lighting Representatives, Inc.

AR

ASSOCIATED LIGHTING REPRESENTATIVES, INC
 7777 PARDEE LANE
 P.O. BOX 2265
 OAKLAND, CA 94621
 PHONE: (510) 638-3800 - FAX (510) 638-2908

REPORT FOR: GATES + ASSOCIATES
 BY: APPLICATIONS ENGINEERING; GILBERTO J. RODRIGUEZ
 SALES REPRESENTATIVE: ALR; TIM HALEY

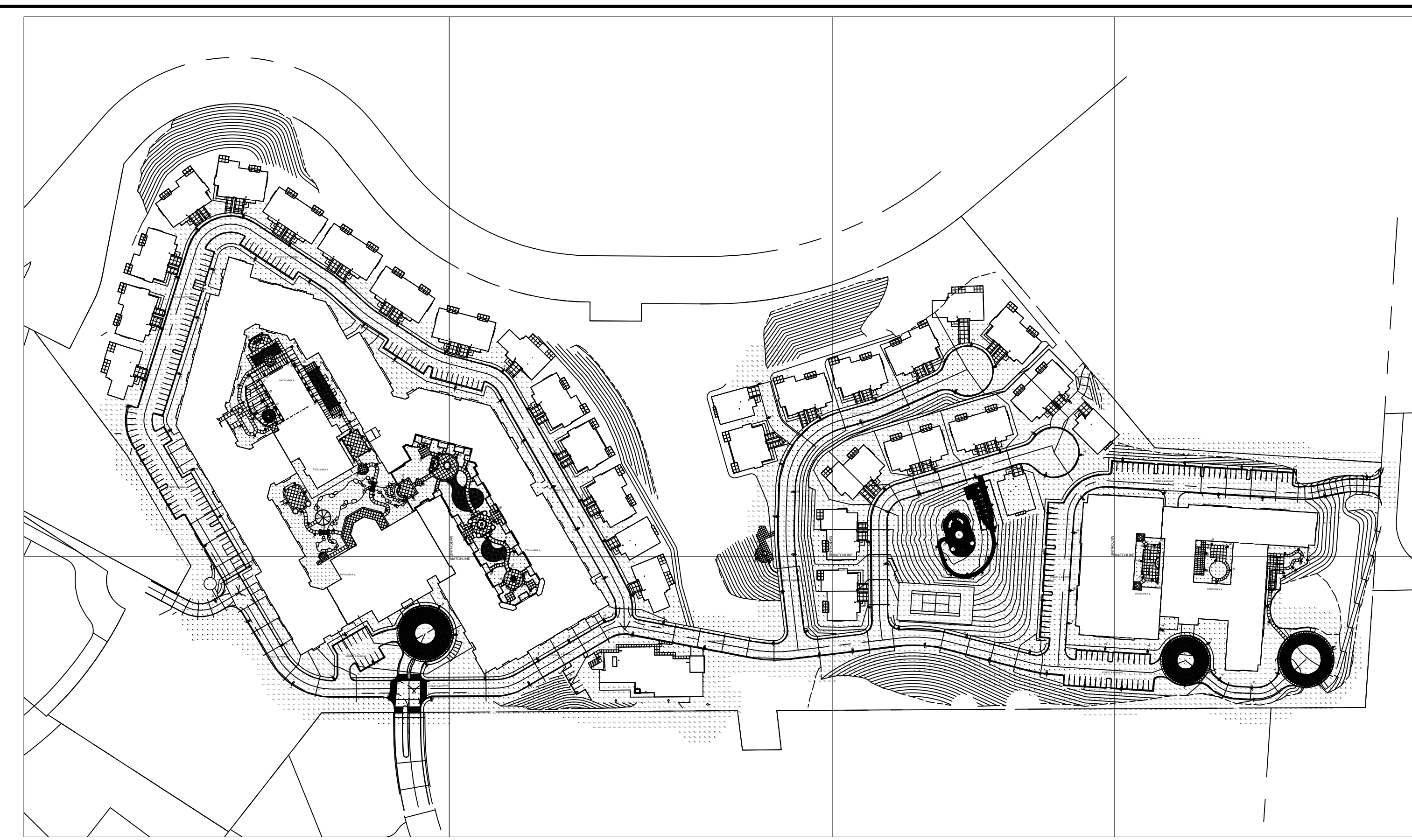
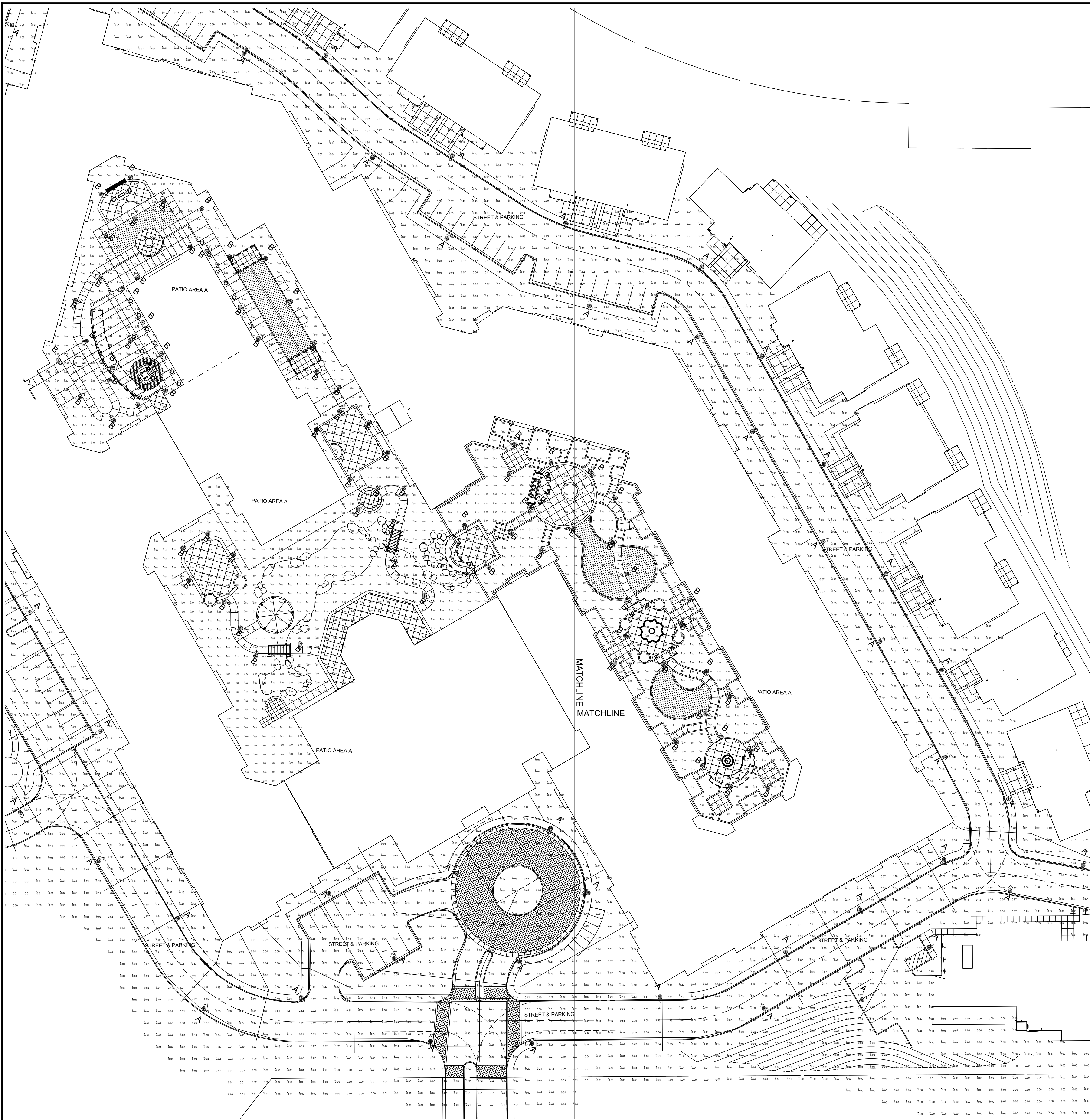


AGI32 VERSION 19.14
 AGI (C) 1999-2020 LIGHTING ANALYSTS, INC.
 10268 W. CENTENNIAL ROAD, SUITE 202
 LITTLETON, CO 80127

PROJECT DESCRIPTION
SPIEKER SENIOR C. CARE COMMUNITY
 WALNUT CREEK, CA

DRAWING NO. / INPUT FILE
 18226HAL-R2.DWG / .AGI

SCALE	SHEET	DATE	REV
1" = 30'	1 OF 5	08.04.2020	2



PLAN N.T.S.

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REPORT FOR: GATES + ASSOCIATES
 BY: APPLICATIONS ENGINEERING, GILBERTO J. RODRIGUEZ
 SALES REPRESENTATIVE: ALR; TIM HALEY

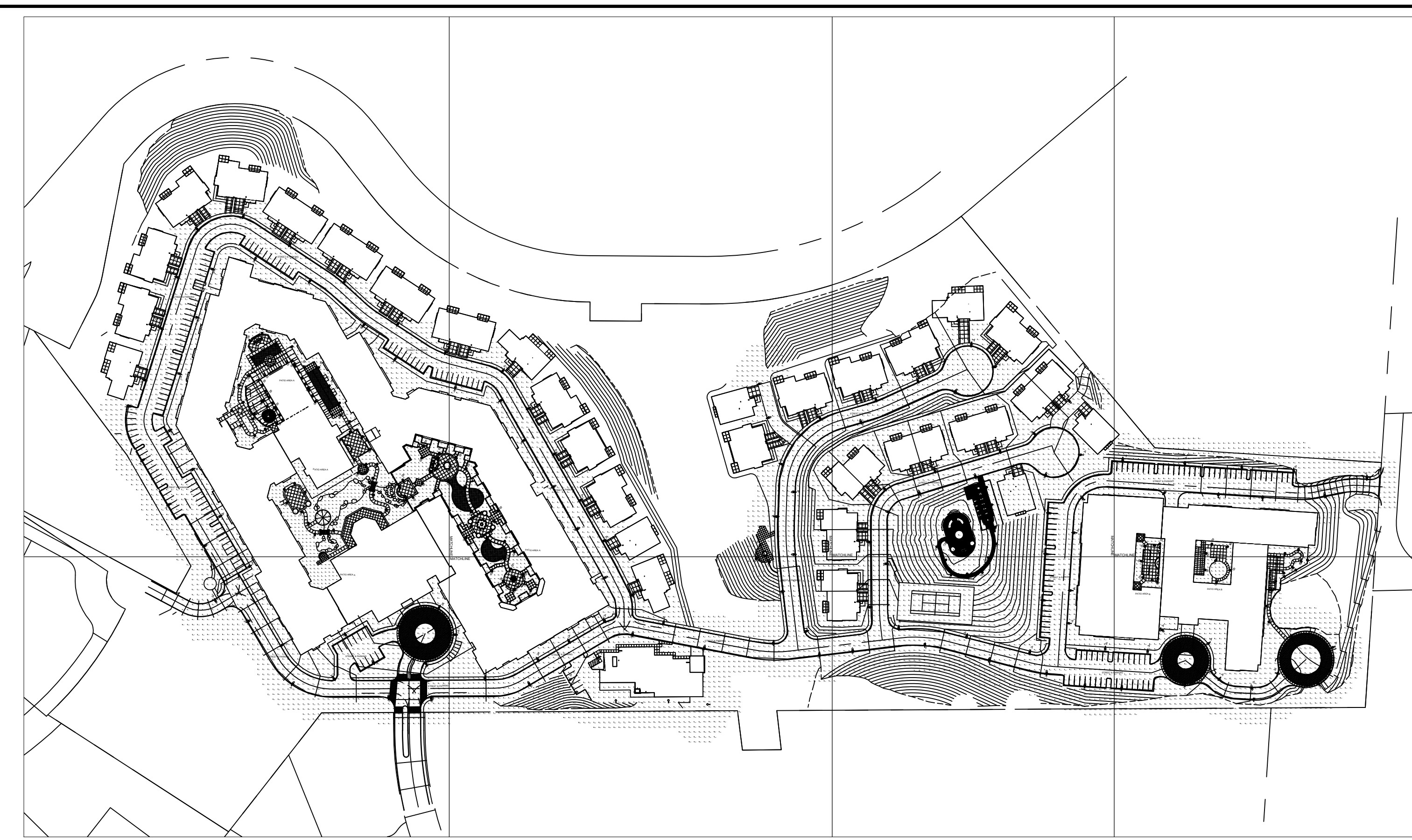


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AR Associated Lighting Representatives, Inc.

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 P.O. BOX 2265
 OAKLAND, CA 94621
 PHONE: (510) 638-3800 - FAX (510) 638-2908

REPORT FOR: GATES + ASSOCIATES
 BY: APPLICATIONS ENGINEERING, GILBERTO J. RODRIGUEZ
 SALES REPRESENTATIVE: ALR, TIM HALEY

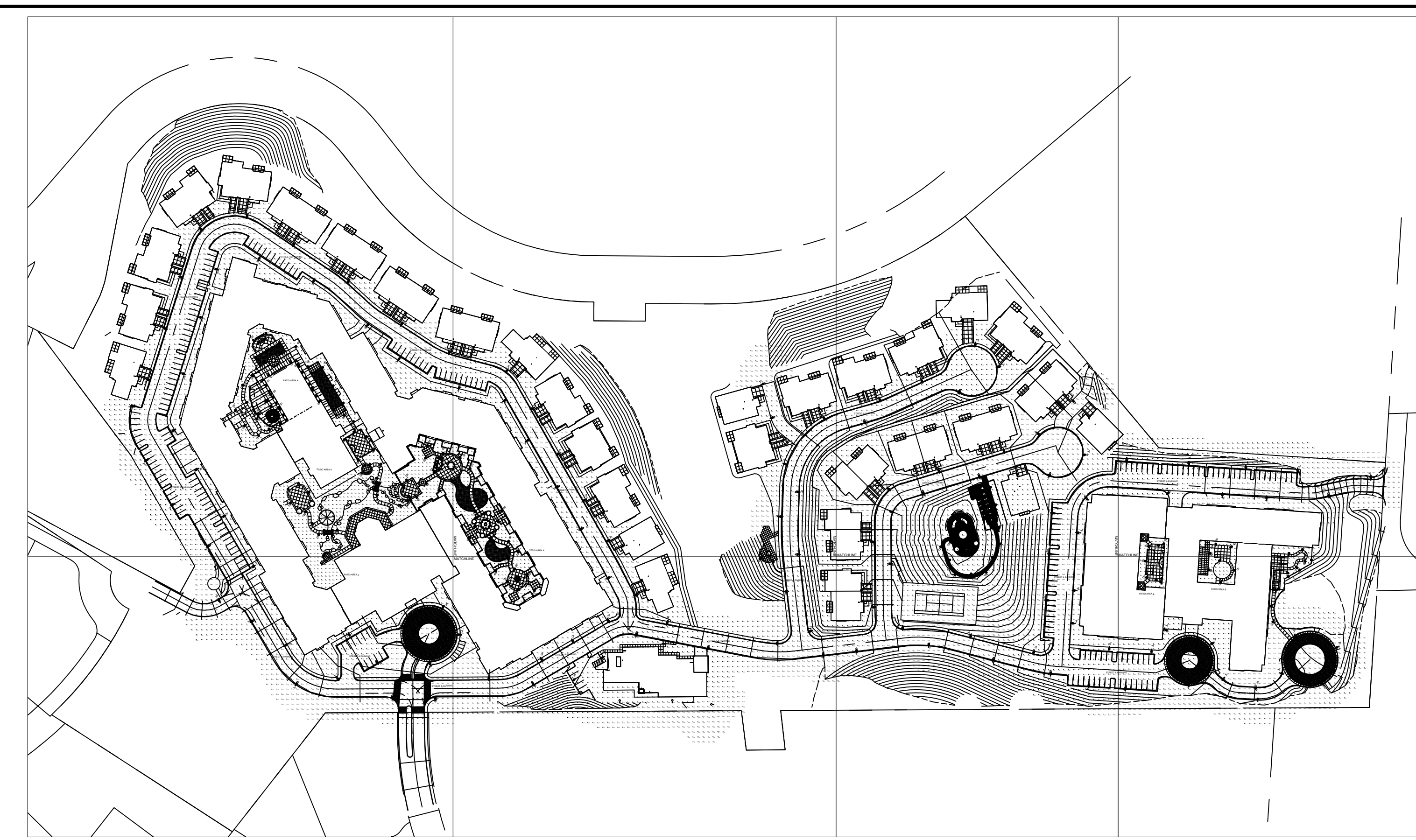
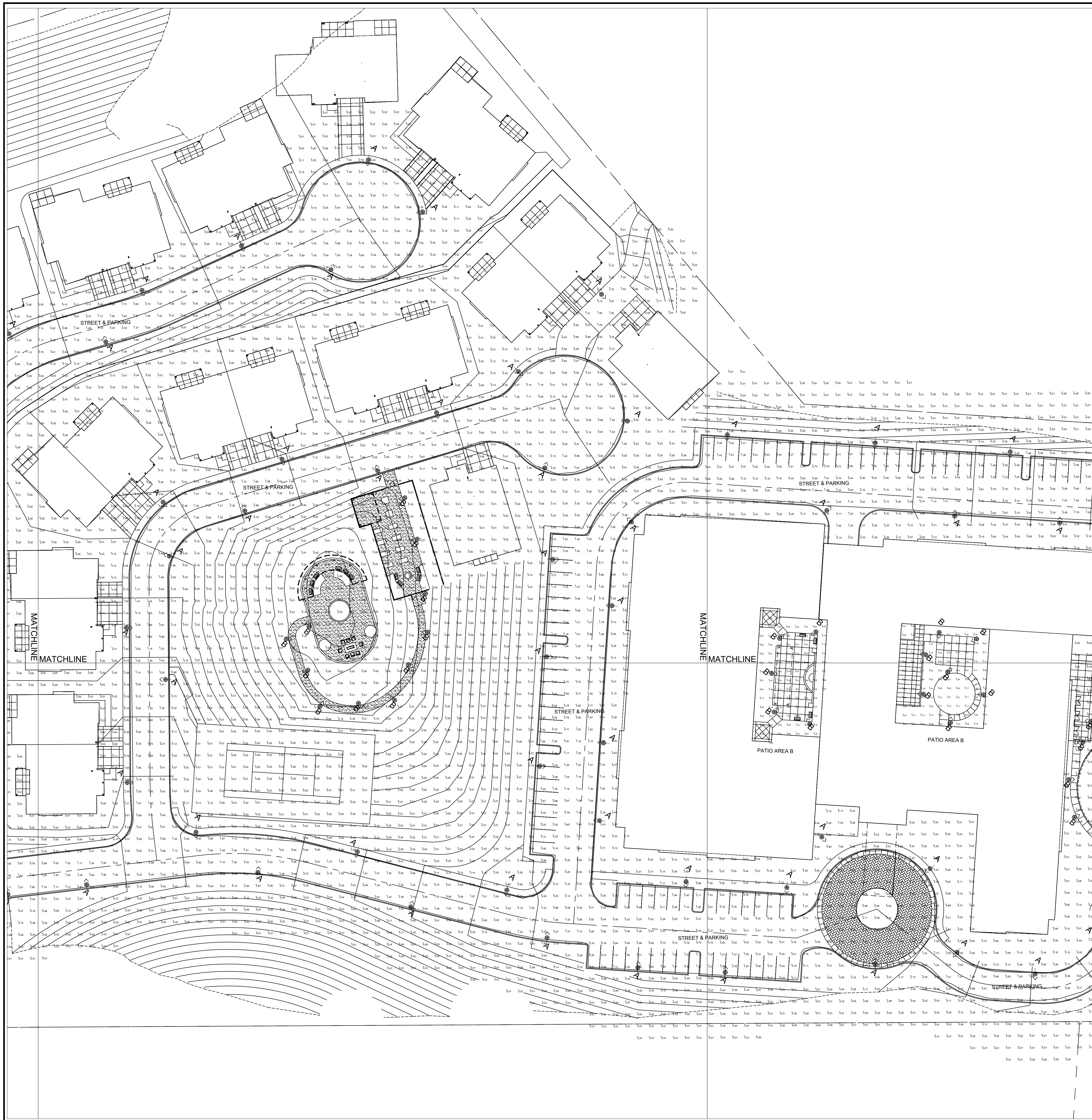


AGI32 VERSION 19.14
 AGI (C) 1999-2020 LIGHTING ANALYSTS, INC.
 10268 W. CENTENNIAL ROAD, SUITE 202
 LITTLETON, CO 80127

PROJECT DESCRIPTION
SPIEKER SENIOR C. CARE COMMUNITY
 WALNUT CREEK, CA

DRAWING NO. / INPUT FILE
 18226HAL-R2.DWG / .AGI

SCALE	SHEET	DATE	REV
1" = 30'	3 OF 5	08.04.2020	2



PLAN N.T.S.

Luminaire Schedule

Project: SPIEKER SENIOR CONTINUING CARE COMMUNITY

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	Description	Filename	Lum. Watts	Arm
➤	125	A	SINGLE	2904	0.850	0.900	0.944	HADCO CXF4-32-G2-T-X-3W-VOLT-3-XX-H - 14' L.C.	cxfix32-g2-3w3-h-16.ies	35	2
⊙	113	B	SINGLE	1457	0.850	0.900	0.944	BEGA 99 058 - 11.6W-K3 - 3' L.C.	99058K4_BEGA_IES.ies	14	0

Calculation Summary

Project: SPIEKER SENIOR CONTINUING CARE COMMUNITY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
PATIO AREA A	Illuminance	Fc	1.35	43.67	0.00	N.A.	N.A.	1900
PATIO AREA B	Illuminance	Fc	2.16	43.08	0.00	N.A.	N.A.	215
STREET & PARKING	Illuminance	Fc	1.03	3.83	0.01	103.00	383.00	2865

LIGHTING LAYOUT VERIFICATION

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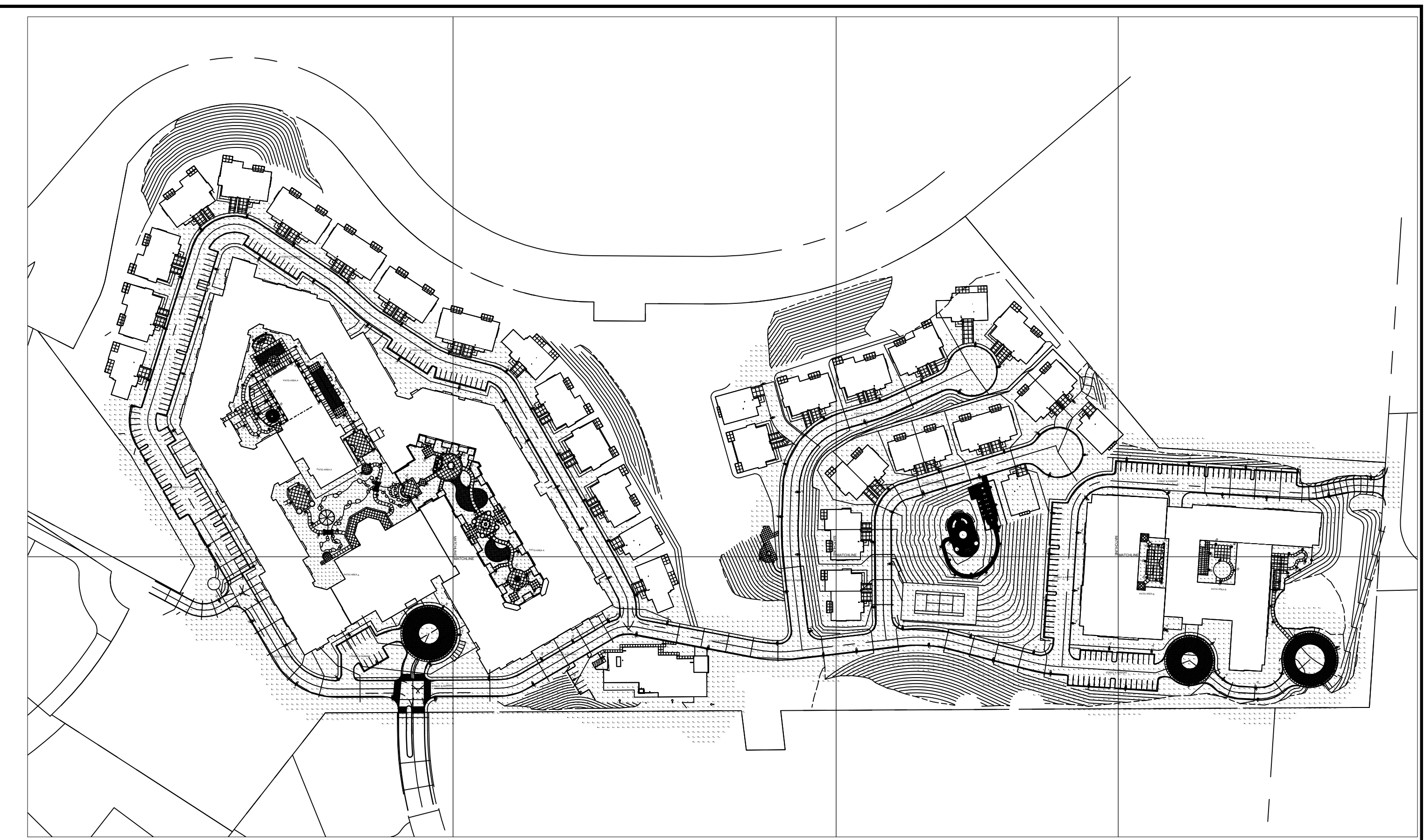
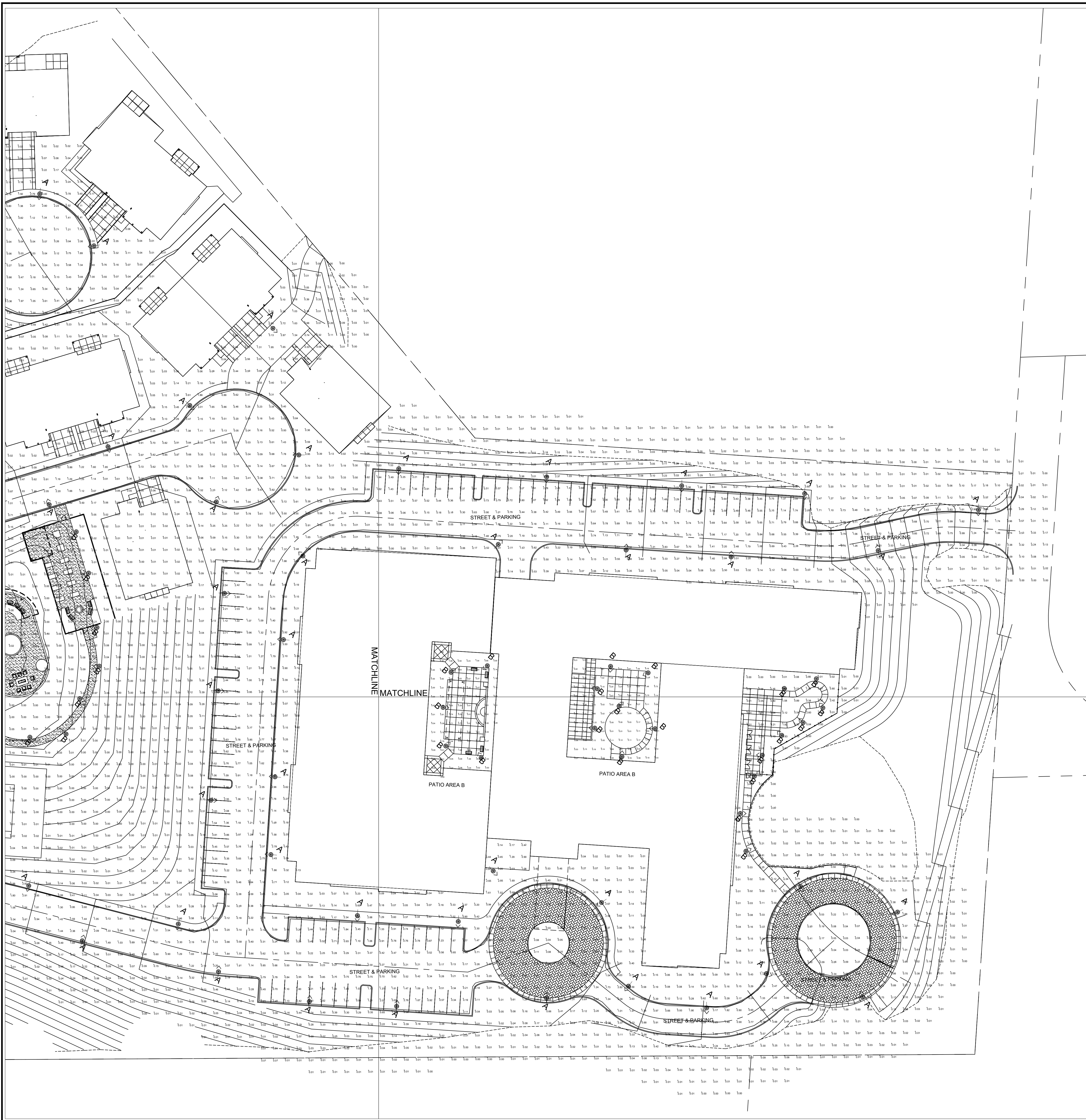
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PROJECT DESCRIPTION
SPIEKER SENIOR C. CARE COMMUNITY
WALNUT CREEK, CA

DRAWING NO. / INPUT FILE
18226HAL-R2.DWG / .AGI

SCALE	SHEET	DATE	REV
1" = 30'	4 OF 5	08.04.2020	2



PLAN N.T.S.

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AGI32 lighting software
 by Lighting Analysts

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SCALE 1" = 30'	SHEET 5 OF 5	DATE 08.04.2020	REV 2
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Aesthetics Peer Review



Revised October 18, 2021
~~August 16, 2021~~

RE: SPIEKER SENIOR CARE VISUAL IMPACT ASSESSMENT/peer review services

Under contract to David J. Powers and Associates, Inc. (DJP&A) Callander Associates principal A. Mark Slichter, provided peer review services of the Visual Impact Assessment prepared by Loewke for the Speiker Senior Continuing Care Community Project. Loewke provided a single complete review package including the renderings upon which their assessment is based and their assessment. Services included ~~a~~ an initial review of the renderings and the Loewke assessment(s) and the preparation of a statement indicating concurrence or exceptions taken.

Loewke prepared a response to this initial review to address the lighting component and included a photometric site plan documenting the expected light levels. The photometrics bear out their prior assertion that the project will meet Contra Costa County standards and regulations related to light spillage, glare, and nighttime light levels and this peer review statement has been updated accordingly.

Documents reviewed include: Aesthetics Analysis & Site Photos for Speiker Senior Continuing Care Community Project, prepared by Loewke Planning Associates, Inc. dated July 22, 2020, 33 pages, Loewke Planning Associates, Inc. letter of September 14, 2021 (1 pg.) and ALR Photometric Site Plans, 5 sheets, dated August 4, 2020.

Prepared By:

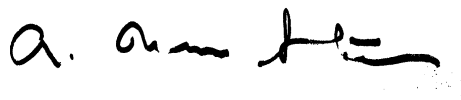
A Mark Slichter, principal, PLA, Callander Associates Landscape Architecture Inc.

CEQA Guidelines for Aesthetics	Concurrence
<p>a. Have a substantial adverse effect on a scenic vista?</p> <ul style="list-style-type: none"> The Project site is not located at or near any scenic ridges or scenic waterways identified on the Contra Costa County General Plan Scenic Ridges and Waterways map. 	<p>Concur. Absence of adjacent scenic vistas eliminates potential adverse impact on same</p>
<p>b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <ul style="list-style-type: none"> The proposed Project would not have any impact to state scenic highways. The nearest state scenic highways designated by the California Department of Transportation are 	<p>Concur. Project will not substantially damage scenic resources. As noted in the Loewke response, the nearest scenic highways are too distant to be impacted. As respects other scenic resources</p>

<p>Highway 680 (south of the Highway 24 interchange) and Highway 24, both of which are located approximately 1.75 miles to the southwest.</p>	<p>such as trees, rock outcroppings and historic buildings: There is no indication in the documents furnished that the existing buildings to be demolished have been designated historic. The majority of tree removals are interior to the site with significant preservation of the trees found at the site perimeter. There is no significant rock outcropping however the sites high point can be seen from off-site. This knoll remains largely unaltered (modifications to grades at the base) thus no substantial damage to the scenic resource that the knoll represents will be incurred.</p>
<p>c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p> <ul style="list-style-type: none">As noted above, the Project Site has very limited and isolated visibility from public vantage points, including the surrounding public roads and public lands. The Project site is surrounded by residential uses to the east, south, and west, and by Seven Hills Private School to the north, and a portion of Heather Farms Park to the northeast. Photographs are included below looking toward the Site from Cherry Lane, Cora Court, Kings Oak Place, and the extension of North San Carlos Drive within Heather Farms Park. The Project would not result in a significant impact to scenic quality, based on consistency with applicable County General Plan Goals and Policies (as discussed herein).	<p>Concur. The project would not substantially degrade the character or quality of public views. The site interior is largely hidden from public view and the high visibility site elements (perimeter trees and knoll) will remain largely unaltered.</p>

<p>d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?</p> <ul style="list-style-type: none">The Project is required to meet all Contra Costa County standards and regulations related to light spillage, glare, and nighttime light levels. A lighting plan has been prepared demonstrating compliance with these standards.	<p>Concur. Photometrics supplied indicate light spillage is minimal with less than 1 fc at all property lines with the exception of the EVA roadway where greater illumination is a matter of safety.</p> <p>No response. No photometrics or lighting simulations were included in the review documents. Analysis would require a comparison of pre and post construction light levels and is the purview of a lighting / electrical engineer</p>
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Submitted by:



A. Mark Slichter, PLA, ASLA
Callander Associates