

**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

Deidra Dingman
Deputy Director

Gabriel Lemus
Assistant Deputy Director

October 11, 2022

**NOTICE OF AVAILABILITY OF THE FINAL ENVIRONMENTAL IMPACT REPORT
(FEIR) FOR THE SPIEKER SENIOR CONTINUING CARE COMMUNITY PROJECT**

State Clearinghouse Number: 2021070517

**County File Numbers: # CDGP20-00001, CDRZ20-03255, CDMS20-00007,
CDDP20-03018, & CDLP20-02038**

Notice is hereby given that the document entitled "Final Environmental Impact Report" (FEIR) for the Spieker Senior Continuing Care Community Project has been prepared pursuant to Section 15132 of the California Environmental Quality Act (CEQA) Guidelines and is available for public review. The FEIR consists of 1) summary of the Draft Environmental Impact Report (DEIR) Public Review Process; 2) list of DEIR recipients; 3) Responses to comments received on the DEIR; 4) DEIR text revisions; 5) comment letters received on the DEIR; and 6) other information pertinent to the 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.

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 Single-Family Residential, Medium Density (SM) to Congregate Care/Senior Housing (CC); rezone the project site from a General Agricultural (A-2) district to a site-specific Planned Unit (P-1) district; a tentative map approval to reconfigure the two existing parcels that comprise the site 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; 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, 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; and a tree permit to allow the removal of up to 353 trees. 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, and contain a total of 302 units ranging in size from one to three bedrooms. Structurally included as part of the apartment building would be clubhouse and recreation areas, which contribute to a gross building 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 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 square feet 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 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 living 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 operator. 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 IMPACTS: The FEIR identifies potentially significant environmental impacts in the following topic areas: 1) Aesthetics; 2) Biological Resources; 3) Geology; 4) Noise; 5) Tribal Cultural Resources; 6) Air Quality; 7) Cultural Resources; 8) Hazards and Hazardous Materials; and 9) Hydrology and Water Quality. However, mitigation measures are identified for these impacts that ensure the Project will not cause a significant impact on the environment.

FEIR AVAILABILITY: A digital copy of the FEIR is available for review and download on the County website at <https://www.contracosta.ca.gov/7911/Spieker-Senior-Continuing-Care>. Any sources of information referenced in the FEIR can be provided upon request by contacting the project planner, Sean Tully.

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

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

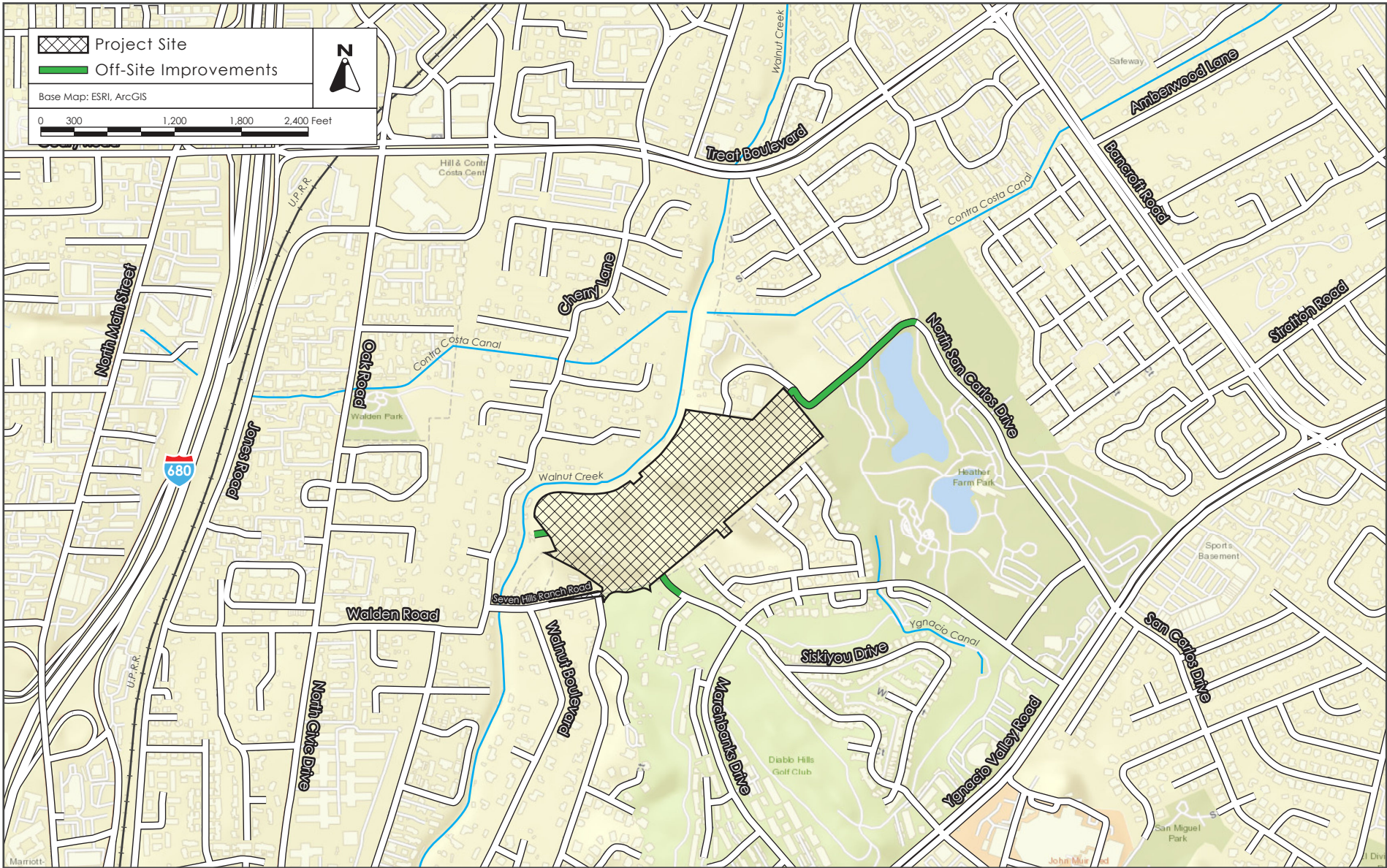
Office of County Supervisor Karen Mitchoff
2151 Salvio St. Suite R
Concord, CA 94520

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

ADDITIONAL INFORMATION: For additional information regarding the FEIR or Spieker Senior Continuing Care Community Project, please contact the project planner, Sean Tully, via telephone at (925) 655-2878 or email at sean.tully@dcd.cccounty.us.

Attachments: Vicinity Map
Site Plan

cc: County Clerk (2 copies)



VICINITY MAP



Source: Gates + Associates, October, 2020.

SITE PLAN