

Spieker Senior Continuing Care Community, Walnut Creek Area Project Description

(07/30/20)

Summary

The Spieker Senior Continuing Care Community (“Project”) includes development of a self-contained continuing care retirement community, or CCRC, offering continuing care contracts that provide for housing, resident services, and long-term care. The CCRC will include two main components: (a) Up to 360 Independent Living Units and amenities for residents capable of residing in the community without daily assistance; and (b) a Health Care Center for residents requiring daily assistance or daily medical attention, including up to 100 total skilled nursing, memory care, and assisted living units. Support staff for the entire CCRC is expected to represent a full-time equivalent of up to 225 employees.

The Project Site consists of two existing parcels containing approximately 30.4 total acres, situated in the unincorporated Walnut Creek area at the easterly end of Seven Hills Ranch Road. This infill 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 Site is characterized by a rolling topography, rising from a low point (approximately 100-foot elevation) adjoining the central drainage swale’s discharge to the Walnut Creek Channel, to a high point (approximately 190-foot elevation) at the top of the small hill in the northcentral portion of the Site. The original ranch house and outbuildings located in the south-central portion of the Site will be removed. Additional details of the Site are included in the Aesthetics Analysis (see Attachment B – CEQA Environmental Information, Item 1).

Principal access to the Project Site, including the Health Care Center, has been planned as requested by the City of Walnut Creek, from an extension of existing Kinross Drive along the southeasterly Site boundary within the City. This segment of Kinross Drive west of Marchbanks Drive is a two-lane collector street with no properties taking access to it. A 50-foot Kinross Drive right-of-way was dedicated with recordation of the Heather Farms Condominium Final Subdivision Map (#4006) in 1970, and is proposed to be utilized for completion of improvements extending westerly from the current Kinross turn-around (at Club View Terrace) to the Project boundary, subject to issuance of an encroachment permit from the City of Walnut Creek.

In addition, consistent with Walnut Creek General Plan Transportation Element Goal 4, Policy 4.2 (discouraging through-traffic on local streets and collectors), no through connection of the Kinross Drive extension is proposed to be made to any other connecting public or private street. Emergency access needs will be satisfied by providing two fully-gated emergency vehicle access (EVA) points from: (a) The Health

Care Center parking lot to North San Carlos Drive at the north end of the Site; and (b) The internal private roadway to the extension of Seven Hills Ranch Road at the southwest end of the Site.

The Independent Living Units will be licensed as part of the CCRC 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 will be permitted to provide assisted living and special care (dementia services) as a RCFE by the DSS and licensed to provide skilled nursing by the California Dept. of Public Health. The entire CCRC Project is to be licensed by the State of California as a non-residential institutional use.

The Project Improvements will include two types of independent living buildings. The “apartment” style buildings will consist primarily of 3 levels of living units over structured parking, with 4 levels of living units in the southwest corner of the Project Site where the natural grade is lower. Maximum overall height of the apartment buildings will be limited to 38 feet for the 3-story buildings and 49 feet for the 4-story buildings. The “cottage” style buildings will be single-story in design with a maximum height of 19 feet, and arranged along the south, west, and north perimeter of the Project Site, and adjoining the central drainage swale.

The Improvements also include a Clubhouse, Recreation Building, Maintenance Building, Health Care Center, and outdoor amenities to serve the needs of all CCRC residents. The Card Room will serve as a resident social activity center within the Clubhouse and does not involve money wagering or the kind of “gaming” which would otherwise warrant regulation and licensing; it will consist of Bridge and other non-wagering card games. A State liquor License will be sought following approval of County entitlements to allow alcoholic beverages to be served to residents within the Clubhouse.

Site grading, and construction of all buildings and improvements will be completed in a single “phase” over a total period of up to 3-4 years. Grading operations will be completed in the first 12 months (months 1-12), followed by construction and occupancy of the Independent Living Units and Clubhouse facilities approximately 22 months later (months 13-34). Work on the Health Care Center will commence in month 22 and take approximately 18 months to complete (months 32-46). The overall construction timeline is subject to licensing and inspection to be carried out by the California Office of Statewide Health Planning and Development (OSHPD¹).

¹ <https://oshpd.ca.gov/>

Project Entitlements and Permits

In addition to the State of California licenses and permits related to the CCRC and its Health Care Center functions, the following local discretionary entitlements and permits will be sought for approval and implementation of the Project:

- (1) **County General Plan Amendment** from SM (Single Family Residential – Medium) to CC (Congregate Care/Senior Housing), or equivalent under the Envision Contra Costa 2040 General Plan, to accommodate a Continuing Care Retirement Community (CCRC), as further detailed in Attachment A – Master Application Materials, Item 2 (Project Description).
- (2) **County Rezoning** of the 30.8-acre Project Site from A-2 (General Agriculture) to P-1 (Planned Unit), as further detailed in the attached Project Description.
- (3) **County Preliminary Development Plan and Final Development Plan** for a State-licensed CCRC planned unit project, as detailed in Attachment A - Master Application Materials, Items 1-11.
- (4) **County Land Use Permit** to accommodate the service of alcoholic beverages in the Clubhouse for community residents (no take-out). Note that a license from State ABC will be applied for separately following County project entitlements.
- (5) **County Preliminary Parcel Map** to re-subdivide two existing parcels of record, as detailed in the attached Project Description and shown in Attachment A, Item #6.
- (6) **County Tree Permit** to authorize removal and replacement of 353 protected trees in poor to moderate health, as summarized in the attached Project Description (Attachment A2) and documented in the Arborist's Report (Attachment B - Environmental Documentation, Item 4b).
- (7) **County Child Care Assessment** review and determination of adequacy and/or exemption pursuant to Chapter 82-22. CCRC residents do not have children, there are no residential dwelling "units" in the project, and the proposed non-residential buildings will not involve any substantial use by the public. This study therefore assesses the anticipated child care needs of employees to be engaged in the delivery of services to CCRC residents, and includes a response program showing how those needs will be satisfied and is addressed in the Project Description (see Attachment A – Master Application Materials, Items 2 and 11).
- (8) **County Building and Grading Permits** for construction of site and building improvements.
- (9) **City of Walnut Creek** encroachment permit to facilitate completion of roadway improvements for principal access into the Site within the currently dedicated Kinross Drive right-of-way.

Site Improvements and Buildings

The aggregate total area of all buildings will be approximately 755,000 square feet. Following is a summary of the Project Improvements (for details please see Site Development Plan, Building Plans and Details, Grading Plan, Lighting Plan, and Tree Protection Plan, Attachment A – Master Application Materials, Items 3 through 10):

1. **Independent Living Units:** A maximum of 360 total units with a projected stable occupancy of 460 people, including:
 - a. **Cottage Residences:** Approximately 55 single-story units ranging 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 ranging 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 and a projected stable occupancy of 100 people. 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 beds
 - b. **Memory Care:** 23 units
 - c. **Assisted Living:** 44 units
3. **Parking:** As detailed on the Development Plan, parking spaces will be distributed throughout the site, including in the Parking Structure, in the Cottage garages, within Cottage driveways, and in uncovered surface areas surrounding the Independent Living Units and the Health Care Center. A total of approximately 622 parking spaces are provided for an overall ratio of 1.35 space per CCRC unit. This includes 2.0 space per Cottage units, just over 1.4 space per Courtyard Apartment unit, and 80 spaces at the Health Care Center. Additional parking accommodations have been made for internal access and parking of electric golf cart-type vehicles throughout the community.

4. **Clubhouse:** Centrally located at the end of the Kinross Drive extension, the Clubhouse has a one-story entrance which transitions to two stories leading to the Courtyard. It is served by a central drop-off circle with a covered entry and visitor parking area, and houses the community administrative offices, restaurants, library, lounges, card and billiard rooms, a computer center, theater, and mail room.
5. **Recreation Building:** Located across the Courtyard from the Clubhouse, the Recreation Building is three stories and contains an exercise and fitness center, an indoor community pool, a health spa and beauty salon, an art studio, a multi-purpose room and the community auditorium.
6. **Maintenance Building:** The two-story Maintenance Building is located just south of the central drainage swale opposite the Independent Living Units. The lower level will be cut into the base of the hill to the east, utilizing a lower floor elevation 30+ feet below that of the townhouse development further to the east. The articulated residential design incorporates many of the same American Craftsman elements found in the other community buildings. The total approximate 20,000 square feet will house the community's maintenance department, a laundry, storage, workshop, golf cart maintenance, and a control center for the community's high-efficiency heating, ventilation, and air conditioning (HVAC) network and other utility systems.
7. **Building Materials and Colors:** The community buildings feature an American Craftsman architectural style, incorporating covered porches with square tapered columns (Cottage units), exposed beams, use of brick and stone veneers, fiber cement siding and shingles, stucco, composite asphalt shingle roofing, exterior shutters, and contrasting light and dark earthy colors.
8. **Tree Removal & Replanting:** A Tree Permit is requested to authorize removal of approximately 353 existing trees defined under County Ordinance as Protected, of which 193 are of high or moderate suitability for preservation, as documented in the Arborist's Report (Attachment B - Environmental Documentation, Item 4b). An additional 81 suitable Protected trees are to be preserved, including all of the major valley oaks. As recommended by the Arborist's Report, all 193 high or moderate suitability Protected trees to be removed will be replaced by minimum 15-gallon replacement trees as detailed in the Landscape Plan (see Attachment A – Master Application Materials, Item 7).
9. **Landscape Design:** The overall landscape improvement design plans are included in Attachment A, Item 7. These design plans contain numerous details, including details for the preservation of 81 healthy "protected" trees (primarily valley oaks), the planting of over 193 minimum 15-gallon replacement trees, and other landscape planting details. The design plans also include detailed cross-sections showing the relationship between on-site and off-site grades and improvements along the easterly site boundary, planned bioretention systems, oak woodland and riparian revegetation areas, design and sample photographs of retaining wall systems, Courtyard area ornamental landscaping and water features, and all planted areas elsewhere throughout the Site and along the Kinross Drive entrance. Major natural

landscape enhancement areas include: (a) The central drainage swale; (b) The area north of the Health Care Center oriented toward Heather Farms Park; (c) The easterly Site boundary where privacy screening, tree protection and replacement are planned; (d) The westerly Site boundary where tree protection and replacement are planned along the slope above Walnut Creek Channel, and the south and southeast Site boundaries where entry landscaping, riparian enhancement landscaping and privacy landscaping are all planned.

10. Grading Design and Use of Retaining Walls: Site grading is concentrated in the middle portions of the areas north and south of the central drainage swale where the Independent Living Units and Health Care Center are planned. Maximum cut depths approach 25 feet in the southcentral portion of the site. Building pads and streets have been designed to follow the existing topography, and tiered 5-foot retaining walls have been employed in several locations to minimize disturbance to trees, jurisdictional areas, and sloping conditions along the perimeter of the site. The top of the small knoll in the north-central portion of the Site (the high point on Site) is to be preserved with contour grading along the lower elevations to accommodate roadways, recreational amenities, and parking. Where taller walls are planned (up to 24 feet), they are specified as “laid back” (sloping) grid walls which support landscape planting (see Landscape Plan and photographs in Appendix A, Item 7). The grading design incorporates a system of interconnected storm water detention and filtering elements for compliance with current County C3 standards. Overall cut volume is expected to be approximately 225,000 cubic yards, with roughly 150,000 CY of fill, resulting in the potential for export of up to 75,000 CY.

11. Avoidance of Jurisdictional Wetlands and Enhancement of Central Swale: Disturbance of the USACE-jurisdictional central drainage and adjoining wetlands² running from east to west for a distance of roughly 800 feet across the Site has been entirely avoided. A clear-span bridge is planned for use with the internal private roadway to cross over this perennial drainage at a location where tree impacts will be minimized. The existing culverted ranch road crossing of the drainage will be removed and the original drainage features in this area restored. An overall unobstructed and enhanced riparian corridor will be created along the entire jurisdictional drainage varying in width from 100 to over 300 feet. A number of large valley oak trees will be preserved along this corridor. The enhanced swale area will serve both as an environmental protection and visual amenity for the community, with both trails and observation points planned (see Landscape Plans, Attachment A, Item 7).

A second smaller perineal drainage extends roughly 100 feet westerly within the unimproved right of way for Kinross Drive (off-site), where it connects on-site to a man-made ditch which carries storm water southwestward along the edge of the Site. Street improvements within the Kinross Drive right of way will disturb the short

² This drainage was created in the 1970's when fill from work on the adjoining Walnut Creek Channel was placed within the central portion of the Project Site. See CEQA Technical Studies and Environmental Documentation, Attachment B, Item 4c, Delineation of Wetlands and Waters of the U.S. as submitted to the Army Corps of Engineers for verification.

segment of perennial drainage, and will be mitigated through on-site drainage and wetland enhancements, both within the central drainage swale and along the southeasterly corner of the Site. Internal roadway improvements will necessitate a slight realignment and enhancement of the constructed ditch. It is expected, subject to USACE verification, that the entire Project's minor disturbance to jurisdictional wetlands and waters of the U.S. will qualify for a Nationwide No. 29 Permit.

12. Conservation and Sustainability Amenities: As described above, the Clubhouse and Health Care Center contain a wide range of amenities, entertainment, food service, recreation, health care and support services for residents which minimize vehicle miles traveled and associated air quality and GHG emissions. In addition, the community will provide 24-hour on-site safety and EMS services for residents, thereby reducing the demand for public services. Additional Project conservation and sustainability amenities include:

- *Mass Transit and Shuttle Services:* Free transportation shuttle services will be provided for residents within an approved radius for the purposes of shopping, religious services, and doctor's appointments, as well as other activities. The Project is located within 0.5 mile of bus service stops along Ygnacio Valley Road, and approximately 2.5 miles from the Pleasant Hill BART Station, to accommodate access for employees. Bicycle racks, showers, and lockers will also be provided for employees at the Maintenance Building.
- *Landscaping:* The entire community will utilize "smart" weather-based irrigation controllers. No plantings will be installed that are listed on the Invasive Plant Inventory of the California Invasive Plant Council. Landscaping will satisfy County Water Efficient Landscape Design Standards for drought-tolerance and low water usage with appropriate irrigation systems.
- *Energy Efficiency:* Buildings will exceed all Title 24 energy efficiency standards. Energy efficient measures will include a "white" UV reflective roof which will be installed on all multi-story buildings; and energy efficient LED lamp technologies implemented on interior and exterior lights. Energy Star dishwashers, Energy Star washers/dryers, and Energy Star refrigerators will be installed in every Independent Living Unit. A high-efficiency heating, ventilation, and air conditioning (HVAC) system will be implemented throughout the entire community. A high-efficiency, hot water heating system will be used on all multi-story buildings. An Energy Efficient Management System will be employed on all Heating/Air Conditioning systems. The air conditioning system will not include non-hydro chlorofluorocarbon (HCFC) refrigerants. Electrical circuitry in corridors will be managed by an Energy Management "Smart System." All utilitarian rooms shall include motion detectors, in lieu of light switches. Central laundry services will be provided for the washing of sheets and towels for all residents. The swimming pool will be heated through solar methods.

- *Americans with Disabilities Act:* One hundred percent of all living units will be ADA “adaptable.”
- *Waste Management:* The Project will achieve a 50 percent diversion rate for all disposable materials. Trash rooms and compactors will include both recycled and non-recycled materials with separate chutes, and compactors will be provided on site for recycled, as well as non-recycled materials. Also, all cardboard generated by the dining rooms, move-ins, and other activities shall be bailed on site and recycled.
- *Construction Materials:* Buildings will be built with 80 percent of the framing materials “pre-cut” or assembled to reduce waste per the Forest Stewardship Council. A minimum of 25 percent of recycled aggregate (crushed concrete) will be used for fill, backfill or other uses. Engineered lumber will be used on 90 percent or more of ceiling and floor joists. The concrete mix used will include 10 percent or more of fly ash, which is a by-product of coal-fired electric generating plants. All residential windows shall include low emissivity (low E) glass. Exterior walls will include R-13 or greater insulation. Insulation will be provided between floors of buildings and between all common walls separating units. 100 percent of all paints used will be low-volatile-organic-compound. All medium-density fiberboard molding (MDF) trim to be formaldehyde-free.
- *Plumbing:* Water conservation measures and strategies will be employed to reduce consumption and improve efficiency. All showerheads installed will consume less than 2.0 gallons of water per minute (gpm). The buildings will install high-efficiency toilets in all apartments that will use 1.28 gallons or less of water per flush. High efficiency urinals with an average flush rate of 0.5 gallon or less will be installed in common spaces.

Project Objectives

Successful and environmentally responsible initial construction, and sustainable subsequent operation of the Spieker Senior Continuing Care Community are dependent on satisfying each of the following principal objectives:

1. Approval of all discretionary permits listed in the Master Application letter dated July 30, 2020 to establish the local approvals for this integrated CCRC project.
2. Approval of all licensing for the CCRC from the State of California Department of Social Services to provide lifetime occupancy and support services for Project residents.
3. Approval of a State liquor License, following approval of County entitlements, to allow alcoholic beverages to be served within the Clubhouse as a part of the complete food and beverage service amenities for community residents.

4. Combine independent living, assisted living, and nursing services as a complete and sustainable living arrangement for life-time occupancy by community residents.
5. Provide progressive care services for CCRC residents from independent living units with associated amenities and dining options to assisted living, skilled nursing, and memory support.
6. Create a high-quality CCRC living environment with a wide range of quality amenities and services for persons age 60 years and over, with a sufficient number of Independent Living Units to support those amenities and services.
7. Design, build, and operate a high-quality CCRC on this infill site, to be compatible with the surrounding community and consistent with State standards.
8. Contribute to greater livability for senior citizens by incorporating the following design and planning principles: safety and security, recreation and cultural activities, walkability/accessibility, on-site management and care, and transportation, including shuttle service to local restaurants, shopping, and health services.
9. Offer a retirement community option not currently provided in Contra Costa County, which includes a comprehensive program and campus to allow potential residents and family members to plan for retirement with confidence.
10. Provide an on-site Health Care Center licensed to provide assisted living, skilled nursing services, and memory support to residents of the CCRC, and to non-residents as space permits.
11. Create new employment opportunities in central Contra Costa County, particularly within the medical and medical support fields.
12. Increase the County's tax base by generating revenues through increased property values.
13. Promote sustainability, including measures to increase efficiency and the use of renewable resources while decreasing use of non-renewable energy.
14. Promote the efficient use of water and energy through incorporation of water and energy conservation measures.
15. Provide a healthy and sustainable work environment for all CCRC employees by providing: (a) On-site bicycle lockers; (b) Showers and lockers available to employees; and (c) Access to child care service provider and advocacy information as discussed in the Child Care Assessment (Attach, A-11).