

NOTICE OF A PUBLIC HEARING ***SPECIAL MEETING***

On WEDNESDAY, OCTOBER 26, 2022 at 5:00 p.m., the Contra Costa County Planning Commission will hold a public hearing to consider applications for a GENERAL PLAN AMENDMENT, REZONING, MINOR SUBDIVISION, DEVELOPMENT PLAN, LAND USE PERMIT, AND TREE PERMIT as described below.

LOEWKE PLANNING ASSOCIATES (Applicant) - DIABLO GLEN WC CCRC LLC (Owner), County Files #CDGP20-00001, CDRZ20-03255, CDMS20-00007, CDDP20-03018, and CDLP20-02038. The applicant proposes the construction of the Spieker Senior Continuing Care Community Project. To allow the project the applicant requests approval of an amendment to the Land Use Element of the County General Plan by way of amending the Land Use Map to change the designation of the project site from Single-Family Residential, Medium Density (SM) to Congregate Care/Senior Housing (CC); a rezone of the project site from a General Agricultural (A-2) district to a site specific Planned Unit (P-1) district; a tentative map 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 within the proposed clubhouse; a Preliminary and Final Development Plan to allow the construction of a continuing care retirement community consisting of the following primary components: 1) 354 independent living units and amenities for residents not needing daily assistance, 2) a health care center for 100 residents and non-residents requiring daily assistance or medical attention, 3) a maintenance building, 4) associated drainage, access, and utility improvements, and 5) approximately 225,000 cubic yards of cut and approximately 150,000 cubic yards of fill grading activities resulting in a net export of 75,000 cubic yards of soil from the site; and a tree permit to allow the removal of up to 353 code-protected trees. The project is located at 850 Seven Hills Ranch Road in the unincorporated Walnut Creek area. (Zoning: General Agricultural, A-2) (Assessor's Parcel Numbers: 172-150-012 and 172-080-007)

To slow the spread of COVID-19, in lieu of a public gathering, the County Planning Commission meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e). 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=14

Persons who wish to address the Commission may submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us, or via voicemail at (925) 655-2860. The meeting agenda posted prior to the October 26, 2022 Commission meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/AgendaCenter/County-Planning-Commission-82>.

For further details, contact the Contra Costa County Department of Conservation and Development, Sean Tully at 925-655-2878 or Sean.Tully@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development