

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

To:
Office of Planning and Research
For U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044
Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

From:
Contra Costa County
Dept. of Conservation and Development
30 Muir Road
Martinez, CA 94553
(925) 674-7205

County Clerk
County of: Contra Costa
555 Escobar Street
Martinez, CA 94553

2022-00481

FILED

December 1, 2022

DEBORAH COOPER
CLERK-RECORDER

By Deputy clerk

State Clearinghouse Number: SCH 2021070517

Project Title: Spieker Senior Continuing Care Retirement Community Project

Project Applicant: Loewke Planning Associates, 1907 Vintage Circle, Brentwood, CA 94513

Project Location: 850 Seven Hills Ranch Road, Walnut Creek, Contra Costa County
Assessor's Parcel Numbers: 172-150-012 & 172-080-007

Lead Agency: Contra Costa County Department of Conservation and Development
Sean Tully, (925) 655-2878

Project Description

The applicant proposes the construction of the Spieker Senior Continuing Care Retirement Community Project. The project includes: a General Plan amendment to amend the Land Use Element of the County General Plan to change the land use 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.

The project was approved on: Tuesday, November 29, 2022 by the Contra Costa County Board of Supervisors

- 1. The project [] will [x] will not have a significant effect on the environment.
2. [x] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. []
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [x] was not adopted for this project.
6. Findings [x] were [] were not made pursuant to the provisions of CEQA.

[x] Notice of Determination sent to Office of Planning and Research.*

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

30 Muir Road, Martinez, CA 94553

Signature : Sean Tully Date: 12/1/2022 Title: Principal Planner

Print Name: Sean Tully

Contra Costa County Department of Conservation and Development

Date: Date Received for filing at OPR:

AFFIDAVIT OF FILING AND POSTING
DEC 01 2022
I declare that on DEC 01 2022 I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.
Signature Title DEPUTY CLERK

Department of Fish and Wildlife Fees Due:

Table with 3 columns: Applicant's (Name, Address, Phone), Fees (EIR, Neg. Dec., County Clerk, DCD), and Totals (Total Due, Total Paid, Receipt #).

*Notice Of Determination may be sent by fax to (916)323-3018, if followed up with a duplicate mailed copy.



State of California - Department of Fish and Wildlife
**2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

StartOver

Finalize&Email

RECEIPT NUMBER:

07-12/01/2022-484

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT

LEAD AGENCY EMAIL

DATE

12/01/2022

COUNTY/STATE AGENCY OF FILING

CONTRA COSTA COUNTY

DOCUMENT NUMBER

2022-00481

PROJECT TITLE

SPIEKER SENIOR CONTINUING CARE RETIREMENT COMMUNITY PROJECT

PROJECT APPLICANT NAME

LOEWKE PLANNING ASSOCIATES

PROJECT APPLICANT EMAIL

PHONE NUMBER

(925) 679-4850

PROJECT APPLICANT ADDRESS

1907 VINTAGE CIRCLE

CITY

BRENTWOOD

STATE

CA

ZIP CODE

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$ 3,539.25 \$ 3,539.25

☐ Mitigated/Negative Declaration (MND)(ND)

\$ 2,548.00 \$

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$ 1,203.25 \$

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$ 850.00 \$

☒ County documentary handling fee

\$ 50.00 \$ 50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other JV 146700

TOTAL RECEIVED \$ 3,589.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Manipon Annaleah Deputy Clerk

RECH 140926

Deborah Cooper
Contra Costa County
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

Public

Receipt No.: 202200140926

Cashier: 194

Register: WINDOW6

Date/Time: 12/01/2022 10:50 AM

| Description | Fee |
|-----------------------------|------------|
| Environmental Impact Report | |
| Filing Time: | 10:50 AM |
| Filing Total: | \$3,589.25 |
| Filing Fee: | \$3,589.25 |
| <hr/> | |
| Total Amount Due: | \$3,589.25 |
| <hr/> | |
| Total Paid | |
| Check Tendered: | \$3,589.25 |
| #JV146700 | |
| Amount Due: | \$0.00 |

THANK YOU
PLEASE KEEP FOR REFERENCE

