

PRA User

From: Eric Zell <eric@zellandassociates.com>
Sent: Tuesday, April 21, 2020 8:35 AM
To: Ana Spinola
Subject: Accepted: Briefing on Spieker Senior Continuing Care Community

From: [Erica Flores](#) on behalf of [Heather Ballenger](#)
To: ["Bryan Wenter"](#)
Subject: Accepted: Hale property

From: [Sandra Meyer](#)
To: [Bryan Wenter](#)
Subject: Accepted: Hale property

From: [Ethan Bindernagel](#)
To: ["Bryan Wenter"](#)
Subject: Accepted: Hale property

From: [Steve Waymire](#)
To: [Bryan Wenter](#)
Subject: Accepted: Hale property

Have you had any contact since the retirement community discussion?

From: [Zoom](#)
To: meyer@walnut-creek.org
Subject: Ana Spinola invites you to join a Zoom meeting as alternative host
Date: Tuesday, April 21, 2020 8:24:09 AM

Warning: this message is from an external user and should be treated with caution.



Hi Sandra Meyer,

Ana Spinola (spinola@walnut-creek.org) invited you to a Zoom meeting as alternative host.

Meeting Topic: Briefing on Spieker Senior Continuing Care Community

Meeting Time: Apr 22, 2020 02:30 PM Pacific Time (US and Canada)

[Add to Calendar](#) [Add to Google Calendar](#) [Add to Yahoo Calendar](#)

[Start Meeting](#)

As a host, you have the ability to start and end the meeting.

If the above button is not clickable, try copying and pasting the following link into the address bar of your web browser

<https://zoom.us/s/96023315071>

Or join meeting with the following methods

Phone one-tap

Phone one-tap: US: [+16699006833.96023315071](tel:+16699006833.96023315071)# or [+13462487799.96023315071](tel:+13462487799.96023315071)#

Join by Telephone

For higher quality, dial a number based on your current location.

Dial:

US : +1 669 900 6833 or +1 346 248 7799 or +1 301 715 8592 or +1
312 626 6799 or +1 646 876 9923 or +1 253 215 8782

Meeting ID: 960 2331 5071

[International numbers](#)

Thank you for choosing Zoom.

-The Zoom Team



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From: [Eric Zell](#)
To: Meyer@walnut-creek.org; bindernagel@walnut-creek.org; [Steve Waymire](#)
Cc: spinola@walnut-creek.org; [Cristina Coley](#); [Troy Bourne](#); dick@loewke.com
Subject: Briefing on Spieker Senior Continuing Care Community
Date: Monday, April 20, 2020 8:46:54 PM

Warning: this message is from an external user and should be treated with caution.

Sandra –

Thank you for taking the time on Friday to discuss the proposed Spieker Senior Continuing Care Facility on the Hale Ranch property immediately adjacent to Walnut Creek. We are very excited about this project and look forward to moving forward relatively soon with an application to the County. However, before we do so, we would like to set up a meeting with your staff to provide you a high-level overview of the proposed project and to answer any questions you may have. If it is possible to hold this meeting as a Zoom call this week that would be preferable.

Wednesday afternoon, Thursday between noon and 4 and Friday anytime work best for my schedule. Troy and Dick, on our team, can also weigh in on their availability. Cristina Coley, my scheduler, will work with Ana Spinola, and your team, to find a time that works for everyone. We think one hour would be enough time for this Zoom call.

Thank you again for taking the time.

Eric Zell
Zell & Associates
125 Park Place, Suite 200
Point Richmond, CA 94801

(510) 231-4800 – office
(510) 414-8071 – mobile

www.zellandassociates.com

From: [Ana Spinola](#)
To: ["Eric Zell"](#); ["Troy Bourne"](#); ["dick@loewke.com"](mailto:dick@loewke.com); [Sandra Meyer](#); [Steve Waymire](#); [Ethan Bindernagel](#)
Cc: ["Cristina Coley"](#); [Ana Spinola](#)
Subject: Briefing on Spieker Senior Continuing Care Community

Join Zoom Meeting

<https://zoom.us/j/96023315071?pwd=VFQ1YThnWU1tMTlYd3U5dHNZWWTZ6Zz09> <<https://zoom.us/j/96023315071?pwd=VFQ1YThnWU1tMTlYd3U5dHNZWWTZ6Zz09>>

Meeting ID: 960 2331 5071

Password: 626411

One tap mobile

+16699006833,,96023315071# US (San Jose)

+13462487799,,96023315071# US (Houston)

Dial by your location

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+1 346 248 7799 US (Houston)

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 253 215 8782 US

Meeting ID: 960 2331 5071

Find your local number: <https://zoom.us/u/aeEKwrXNkC> <<https://zoom.us/u/aeEKwrXNkC>>

From: [Bryan Wenter](#)
To: [Sandra Meyer](#); [Ethan Bindernagel](#)
Subject: Hale property
Attachments: [ATT21562_1.jpg](#)
[120040912192300324.gif](#)

Warning: this message is from an external user and should be treated with caution.

Conference Number:
(267) 930-4000

Participants Code:
219-594-584

<<http://www.msrllegal.com>>

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From: [Sandra Meyer](#)
To: [Bryan Wenter](#)
Cc: [Ethan Bindernagel](#); [Steve Waymire](#)
Subject: Kinross Terrace CC Staff Report 11-16-04
Date: Thursday, April 9, 2020 6:02:25 PM
Attachments: [CC Staff Report 11-16-04.doc](#)

In the background section of the attached report it states the following:

Other General Plan policies that relate to the proposed project include: Residential Development Policy 3, allowing infill development consistent with character of existing neighborhoods; Policy 7, prohibiting land use changes in residential areas unless findings can be made that character and integrity of neighborhood is preserved; City Design Program 8.1, Discourage gated communities and private streets; **and Local Street Recommendation and Improvements, which states that Kinross Drive shall not be connected to Seven Hills Ranch Road.**

The language from the 1989 General Plan is as follows (with underlining added by me):

e. Local Street Recommendations and Improvements

Numerous improvements are needed to local streets within the planning area. Since individual local streets do not usually play an important role in the City's overall circulation system, no attempt has been made to evaluate these streets. However, in a few circumstances, local streets were discussed in the planning process because of external factors or changes from previous City policies. Because of the lack of arterials, local streets in some cases may be impacted by non-local traffic and may warrant traffic diverters or other protective devices.

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Kinross Drive: Kinross Drive shall not be connected to Seven Hills Ranch Road.

I'm assuming that is why Kinross Drive did not go all the way to the Hale Ranch property but it seems like the City should have ownership of the "spite" strip then.

The 1989 General Plan language did not get carried forward to the 2025 General Plan and the only thing that would still refer to Kinross not being allowed to connect to a roadway on the Hale property would be the following goal:

GOAL 4 Protect residential neighborhoods from through-traffic, speeding, and nonresidential parking. Policy 4.1. Manage arterial and collector traffic to minimize adverse affects on neighborhoods. Policy 4.2. Discourage through-traffic on local streets and collectors.

I'm assuming that a traffic study as part of the EIR for the project could determine whether or not Kinross would become significantly impacted with "through" traffic such that the City could allow the roadway to connect. However, that doesn't mean that the Marchbanks HOA's would not oppose the roadway being connected and put political pressure on not allowing it.

From: [Eric Zell](#)
To: meyer@ci.walnut-creek.ca.us; [Sandra Meyer AICP](#)
Subject: Question
Date: Friday, April 17, 2020 2:07:05 PM

Warning: this message is from an external user and should be treated with caution.

Sandy-

Hope you and the family are well. Are you available for a quick call? Need to get some information as part of the due diligence on the Senior Development project on Hale Ranch. I don't have a mobile number for you.

Thanks,
Eric Zell
zellandassociates.com
(510) 414-8071

Sent from my iPhone

From: [Bryan Wenter](#)
To: [Steve Waymire](#)
Subject: RE: Hale property
Date: Thursday, April 9, 2020 10:59:08 AM

Warning: this message is from an external user and should be treated with caution.

This is senior living, fyi.

-----Original Appointment-----

From: Steve Waymire [<mailto:Waymire@walnut-creek.org>]

Sent: Thursday, April 09, 2020 9:49 AM

To: Bryan Wenter

Subject: Accepted: Hale property

When: Thursday, April 09, 2020 8:00 PM-9:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Call



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From: [Steve Waymire](#)
To: [Bryan Wenter](#)
Subject: RE: Kinross Terrace CC Staff Report 11-16-04
Date: Wednesday, April 15, 2020 2:04:22 PM

I am just referring to the docs you gave us.

From: Bryan Wenter <bryan.wenter@msrlegal.com>
Sent: Wednesday, April 15, 2020 1:41 PM
To: Steve Waymire <Waymire@walnut-creek.org>
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

Warning: this message is from an external user and should be treated with caution.

Any chance we can get a copy of the documents?

Thanks,

Bryan

From: Steve Waymire [<mailto:Waymire@walnut-creek.org>]
Sent: Tuesday, April 14, 2020 11:36 AM
To: Bryan Wenter
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

Brian, I have never seen anything like this. I guess you were right, it was put in place to keep the right of way from abutting the property.

From: Bryan Wenter <bryan.wenter@msrlegal.com>
Sent: Tuesday, April 14, 2020 10:48 AM
To: Sandra Meyer <Meyer@walnut-creek.org>
Cc: Ethan Bindernagel <EBindernagel@walnut-creek.org>; Steve Waymire <Waymire@walnut-creek.org>
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

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Assuming the City still has title to the land? Would be helpful to see the Planning Commission and City Council documents related to the above.

Thanks,

Bryan

From: Sandra Meyer [<mailto:Meyer@walnut-creek.org>]
Sent: Monday, April 13, 2020 6:10 PM
To: Bryan Wenter
Cc: Ethan Bindernagel; Steve Waymire
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

Hi Bryan – just checking to make sure that you got the information I sent below?

Sandra Meyer

Community and Economic Development Director
City of Walnut Creek
1666 N. Main Street
Walnut Creek, CA 94595
(925) 943-5836
meyer@walnut-creek.org

From: Sandra Meyer
Sent: Thursday, April 9, 2020 6:02 PM
To: Bryan Wenter <bryan.wenter@msrlegal.com>
Cc: Ethan Bindernagel <EBindernagel@walnut-creek.org>; Steve Waymire <Waymire@walnut-creek.org>
Subject: Kinross Terrace CC Staff Report 11-16-04

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From: [Bryan Wenter](#)
To: [Steve Waymire](#)
Subject: RE: Kinross Terrace CC Staff Report 11-16-04
Date: Wednesday, April 15, 2020 1:40:59 PM

Warning: this message is from an external user and should be treated with caution.

Any chance we can get a copy of the documents?

Thanks,

Bryan

From: Steve Waymire [mailto:Waymire@walnut-creek.org]
Sent: Tuesday, April 14, 2020 11:36 AM
To: Bryan Wenter
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

Brian, I have never seen anything like this. I guess you were right, it was put in place to keep the right of way from abutting the property.

From: Bryan Wenter <bryan.wenter@msrlegal.com>
Sent: Tuesday, April 14, 2020 10:48 AM
To: Sandra Meyer <Meyer@walnut-creek.org>
Cc: Ethan Bindernagel <EBindernagel@walnut-creek.org>; Steve Waymire <Waymire@walnut-creek.org>
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From: Sandra Meyer [<mailto:Meyer@walnut-creek.org>]
Sent: Monday, April 13, 2020 6:10 PM
To: Bryan Wenter
Cc: Ethan Bindernagel; Steve Waymire
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

Hi Bryan – just checking to make sure that you got the information I sent below?

Sandra Meyer

Community and Economic Development Director
City of Walnut Creek
1666 N. Main Street
Walnut Creek, CA 94595
(925) 943-5836
meyer@walnut-creek.org

From: Sandra Meyer
Sent: Thursday, April 9, 2020 6:02 PM
To: Bryan Wenter <bryan.wenter@msrlegal.com>
Cc: Ethan Bindernagel <EBindernagel@walnut-creek.org>; Steve Waymire <Waymire@walnut-creek.org>
Subject: Kinross Terrace CC Staff Report 11-16-04

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From: [Steve Waymire](#)
To: [Bryan Wenter](#)
Subject: RE: Kinross Terrace CC Staff Report 11-16-04
Date: Tuesday, April 14, 2020 11:35:35 AM

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From: Bryan Wenter <bryan.wenter@msrlegal.com>
Sent: Tuesday, April 14, 2020 10:48 AM
To: Sandra Meyer <Meyer@walnut-creek.org>
Cc: Ethan Bindernagel <EBindernagel@walnut-creek.org>; Steve Waymire <Waymire@walnut-creek.org>
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

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To: [Sandra Meyer](#)
Cc: [Ethan Bindernagel](#); [Steve Waymire](#)
Subject: RE: Kinross Terrace CC Staff Report 11-16-04
Date: Tuesday, April 14, 2020 10:48:53 AM
Attachments: [AMENDED PRELIM-LINKED 8-16-2019\(102273969_1\).pdf](#)
[Kinross Drive ALTA Survey Blow-up.pdf](#)
[Vesting Deed - Lot A.PDF](#)
[131 M 22 Tract 4006.pdf](#)

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To: Bryan Wenter <bryan.wenter@mrslegal.com>

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I'm assuming that a traffic study as part of the EIR for the project could determine whether or not Kinross would become significantly impacted with "through" traffic such that the City could allow the roadway to connect. However, that doesn't mean that the Marchbanks HOA's would not oppose the roadway being connected and put political pressure on not allowing it.



information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

From: [Bryan Wenter](#)
To: [Sandra Meyer](#)
Cc: [Ethan Bindernagel](#); [Steve Waymire](#)
Subject: RE: Kinross Terrace CC Staff Report 11-16-04
Date: Monday, April 13, 2020 10:39:33 PM

Warning: this message is from an external user and should be treated with caution.

Thanks, Sandi, I missed it but will review and follow up.

Bryan

From: Sandra Meyer [mailto:Meyer@walnut-creek.org]
Sent: Monday, April 13, 2020 6:10 PM
To: Bryan Wenter
Cc: Ethan Bindernagel; Steve Waymire
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

Hi Bryan – just checking to make sure that you got the information I sent below?

Sandra Meyer

Community and Economic Development Director
City of Walnut Creek
1666 N. Main Street
Walnut Creek, CA 94595
(925) 943-5836
meyer@walnut-creek.org

From: Sandra Meyer
Sent: Thursday, April 9, 2020 6:02 PM
To: Bryan Wenter <bryan.wenter@msrlegal.com>
Cc: Ethan Bindernagel <EBindernagel@walnut-creek.org>; Steve Waymire <Waymire@walnut-creek.org>
Subject: Kinross Terrace CC Staff Report 11-16-04

In the background section of the attached report it states the following:

Other General Plan policies that relate to the proposed project include:
Residential Development Policy 3, allowing infill development consistent with character of existing neighborhoods; Policy 7, prohibiting land use changes in residential areas unless findings can be made that character and integrity of neighborhood is preserved; City Design Program 8.1, Discourage gated communities and private streets; and **Local Street Recommendation and**

Improvements, which states that Kinross Drive shall not be connected to Seven Hills Ranch Road.

The language from the 1989 General Plan is as follows (with underlining added by me):

e. Local Street Recommendations and Improvements

Numerous improvements are needed to local streets within the planning area. Since individual local streets do not usually play an important role in the City's overall circulation system, no attempt has been made to evaluate these streets. However, in a few circumstances, local streets were discussed in the planning process because of external factors or changes from previous City policies. Because of the lack of arterials, local streets in some cases may be impacted by non-local traffic and may warrant traffic diverters or other protective devices.

Central Road: This road (formerly Crokaerts Road) should be retained as a service street between North Main Street and North Broadway. Access should be restricted to right turn in, right turn out at both ends. Once it is improved to City street standards it should be accepted into the City street system.

Commercial Lane: Commercial Lane should be maintained as a Service roadway providing delivery service to business on Main Street and Locust Street.

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From: [Sandra Meyer](#)
To: ["Bryan Wenter"](#)
Cc: [Ethan Bindernagel](#); [Steve Waymire](#)
Subject: RE: Kinross Terrace CC Staff Report 11-16-04
Date: Monday, April 13, 2020 6:10:19 PM

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Sandra Meyer

Community and Economic Development Director
City of Walnut Creek
1666 N. Main Street
Walnut Creek, CA 94595
(925) 943-5836
meyer@walnut-creek.org

From: Sandra Meyer
Sent: Thursday, April 9, 2020 6:02 PM
To: Bryan Wenter <bryan.wenter@msrlegal.com>
Cc: Ethan Bindernagel <EBindernagel@walnut-creek.org>; Steve Waymire <Waymire@walnut-creek.org>
Subject: Kinross Terrace CC Staff Report 11-16-04

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From: [Bryan Wenter](#)
To: [Steve Waymire](#)
Subject: RE: Kinross Terrace CC Staff Report 11-16-04
Date: Wednesday, April 15, 2020 2:19:31 PM

Warning: this message is from an external user and should be treated with caution.

No worries.

From: Steve Waymire [mailto:Waymire@walnut-creek.org]
Sent: Wednesday, April 15, 2020 2:04 PM
To: Bryan Wenter
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

I am just referring to the docs you gave us.

From: Bryan Wenter <bryan.wenter@msrlegal.com>
Sent: Wednesday, April 15, 2020 1:41 PM
To: Steve Waymire <Waymire@walnut-creek.org>
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

Warning: this message is from an external user and should be treated with caution.

Any chance we can get a copy of the documents?

Thanks,

Bryan

From: Steve Waymire [<mailto:Waymire@walnut-creek.org>]
Sent: Tuesday, April 14, 2020 11:36 AM
To: Bryan Wenter
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

Brian, I have never seen anything like this. I guess you were right, it was put in place to keep the right of way from abutting the property.

From: Bryan Wenter <bryan.wenter@msrlegal.com>
Sent: Tuesday, April 14, 2020 10:48 AM
To: Sandra Meyer <Meyer@walnut-creek.org>
Cc: Ethan Bindernagel <EBindernagel@walnut-creek.org>; Steve Waymire <Waymire@walnut-creek.org>
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

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Here is the prelim.

Looks to me like Subdivision Map 4006 (7 sheets), recorded 6/11/70, that matches a grant deed to the City dated May 14, 1970.

The City Clerk's acceptance of the grant deed says it was approved by "order" of the City Council on June 20, 1970.

The City Engineer's Certificate indicates the final map was based on a tentative map approved by the Planning Commission on February 24, 1970.

Assuming the City still has title to the land? Would be helpful to see the Planning Commission and City Council documents related to the above.

Thanks,

Bryan

From: Sandra Meyer [<mailto:Meyer@walnut-creek.org>]
Sent: Monday, April 13, 2020 6:10 PM
To: Bryan Wenter
Cc: Ethan Bindernagel; Steve Waymire
Subject: RE: Kinross Terrace CC Staff Report 11-16-04

Hi Bryan – just checking to make sure that you got the information I sent below?

Sandra Meyer

Community and Economic Development Director
City of Walnut Creek
1666 N. Main Street
Walnut Creek, CA 94595
(925) 943-5836
meyer@walnut-creek.org

From: Sandra Meyer
Sent: Thursday, April 9, 2020 6:02 PM
To: Bryan Wenter <bryan.wenter@msrlegal.com>
Cc: Ethan Bindernagel <EBindernagel@walnut-creek.org>; Steve Waymire <Waymire@walnut-creek.org>
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From: [Sandra Meyer](#)
To: ["Eric Zell"](#)
Subject: RE: Question
Date: Friday, April 17, 2020 3:40:33 PM

Are you looking for the CC report and/or Reso dated July 20, 1970?

Sandra Meyer
Community and Economic Development Director
City of Walnut Creek
1666 N. Main Street
Walnut Creek, CA 94595
(925) 943-5836
meyer@walnut-creek.org

-----Original Message-----

From: Eric Zell <eric@zellandassociates.com>
Sent: Friday, April 17, 2020 3:24 PM
To: Sandra Meyer <Meyer@walnut-creek.org>
Subject: Re: Question

Warning: this message is from an external user and should be treated with caution.

Map 4006 approved in May, 1970 was entitled "Map 4006 Heather Farms". I think the property we are involved with has been referred to as Seven Hills Ranch. The Grant Deed dated May 14, 1970 and accepted by council action on July 20, 1970 was from Equitable Savings & Loan Association to the City of WC, conveying the spite strip in fee.

Thanks,
Eric Zell
zellandassociates.com
(510) 414-8071

Sent from my iPhone

> On Apr 17, 2020, at 2:09 PM, Sandra Meyer <Meyer@walnut-creek.org> wrote:

>

> Yes I'm available. Cell number is 925-899-1953

>

> Sandra Meyer

> Community and Economic Development Director City of Walnut Creek

> 1666 N. Main Street

> Walnut Creek, CA 94595

> (925) 943-5836

> meyer@walnut-creek.org

>

> -----Original Message-----

> From: Eric Zell <eric@zellandassociates.com>

> Sent: Friday, April 17, 2020 2:07 PM

> To: Sandra Meyer <Meyer@walnut-creek.org>; Sandra Meyer AICP

> <meyerfam@astound.net>

> Subject: Question

>

> Warning: this message is from an external user and should be treated with caution.

>

> Sandy-

>

> Hope you and the family are well. Are you available for a quick call? Need to get some information as part of the due diligence on the Senior Development project on Hale Ranch. I don't have a mobile number for you.

>

> Thanks,

> Eric Zell

> zellandassociates.com

> (510) 414-8071

>

> Sent from my iPhone

From: [Sandra Meyer](#)
To: ["Eric Zell"](#)
Subject: RE: Question
Date: Friday, April 17, 2020 2:09:21 PM

Yes I'm available. Cell number is 925-899-1953

Sandra Meyer
Community and Economic Development Director
City of Walnut Creek
1666 N. Main Street
Walnut Creek, CA 94595
(925) 943-5836
meyer@walnut-creek.org

-----Original Message-----

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Sent: Friday, April 17, 2020 2:07 PM
To: Sandra Meyer <Meyer@walnut-creek.org>; Sandra Meyer AICP <meyerfam@astound.net>
Subject: Question

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Sandy-

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Thanks,
Eric Zell
zellandassociates.com
(510) 414-8071

Sent from my iPhone

From: [Sandra Meyer](#)
To: "Eric Zell"
Subject: RE: Question
Date: Saturday, April 18, 2020 1:38:57 PM

Hi Eric, Send me an email requesting the meeting to be set up. Address it to me, Ethan Bindernagel, Planning Manager (bindernagel@walnut-creek.org) and Steve Waymire, City Engineer (waymire@walnut-creek.org). I will have my Executive Assistant, Ana Spinola (spinola@walnut-creek.org) set up the Zoom meeting and ask her to invite the City Manager and the Assistant City Manager to see if they want to attend. If you have specific dates and times you were looking for, let me know that in the email so I can have Ana look for time on our calendars that match yours. Our Planning Tech is doing research on the other items you asked about.

Sandra Meyer

Community and Economic Development Director
City of Walnut Creek
1666 N. Main Street
Walnut Creek, CA 94595
(925) 943-5836
meyer@walnut-creek.org

From: Eric Zell <eric@zellandassociates.com>
Sent: Friday, April 17, 2020 5:19 PM
To: Sandra Meyer <Meyer@walnut-creek.org>
Subject: Re: Question

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Absolutely! Thank you!

How should I proceed to set up the call next week to provide the briefing on the Senior project? Who do you want on the call from city staff? We will need to do as zoom so we can share a PPT.

Thanks,
Eric Zell
zellandassociates.com
(510) 414-8071

Sent from my iPhone

On Apr 17, 2020, at 5:17 PM, Sandra Meyer <Meyer@walnut-creek.org> wrote:

Mind if I forward what your looking for to my research guy? I will just copy and

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Sent from my iPhone

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<eric@zellandassociates.com> wrote:

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From Wilson Wendt, here is exactly what we are looking for:

- 1). **Top Priority:** Minutes and staff report, conditions of approval, etc. from the Planning Commission Meeting of 2/24/70 when the tentative map was approved;
- 2). **Secondary Priority:** Minutes, staff reports, rests, etc. from the Council meeting in May, 1970 (around [May 14](#)) when the Council approved Final Map 4006; and
- 3). **Secondary Priority:** Minutes, staff reports, etc. and a copy of the Council action on July 20, 1970 when the city accepted conveyance of the 1' strip, Lot A on Map 4006, from Equitable Savings per the Grant Deed dated May 14, 1970.

Thanks for all your help!

Thanks,
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Director City of Walnut Creek
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Walnut Creek, CA 94595
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<eric@zellandassociates.com>
Sent: Friday, April 17, 2020 2:07 PM

To: Sandra Meyer <Meyer@walnut-creek.org>; Sandra Meyer AICP
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Subject: Question

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Sent from my iPhone

From: [Eric Zell](#)
To: [Sandra Meyer](#)
Subject: Re: Question
Date: Friday, April 17, 2020 5:19:28 PM

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Absolutely! Thank you!

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- 1). **Top Priority:** Minutes and staff report, conditions of approval, etc. from the Planning Commission Meeting of 2/24/70 when the tentative map was approved;
- 2). **Secondary Priority:** Minutes, staff reports, rests, etc. from the Council meeting in May, 1970 (around [May 14](#)) when the Council approved Final Map 4006; and
- 3). **Secondary Priority:** Minutes, staff reports, etc. and a copy of the Council action on July 20, 1970 when the city accepted conveyance of the 1' strip, Lot A on Map 4006, from Equitable Savings per the Grant Deed dated May 14, 1970.

Thanks for all your help!

Thanks,
Eric Zell
zellandassociates.com
(510) 414-8071

Sent from my iPhone

On Apr 17, 2020, at 3:40 PM, Sandra Meyer <Meyer@walnut-creek.org> wrote:

Are you looking for the CC report and/or Reso dated July 20, 1970?

Sandra Meyer
Community and Economic Development Director
City of Walnut Creek
1666 N. Main Street
Walnut Creek, CA 94595
(925) 943-5836
meyer@walnut-creek.org

-----Original Message-----

From: Eric Zell <eric@zellandassociates.com>
Sent: Friday, April 17, 2020 3:24 PM
To: Sandra Meyer <Meyer@walnut-creek.org>
Subject: Re: Question

Warning: this message is from an external user and should be treated with caution.

Map 4006 approved in May, 1970 was entitled "Map 4006 Heather Farms". I think the property we are involved with has been referred to as Seven Hills Ranch. The Grant Deed dated May 14, 1970 and accepted by council action on July 20, 1970 was from Equitable Savings & Loan Association to the City of WC, conveying the spite strip in fee.

Thanks,
Eric Zell
zellandassociates.com
(510) 414-8071

Sent from my iPhone

On Apr 17, 2020, at 2:09 PM, Sandra Meyer <Meyer@walnut-creek.org> wrote:

Yes I'm available. Cell number is 925-899-1953

Sandra Meyer

Community and Economic Development Director City of Walnut
Creek

1666 N. Main Street

Walnut Creek, CA 94595

(925) 943-5836

meyer@walnut-creek.org

-----Original Message-----

From: Eric Zell <eric@zellandassociates.com>

Sent: Friday, April 17, 2020 2:07 PM

To: Sandra Meyer <Meyer@walnut-creek.org>; Sandra Meyer AICP

<meyerfam@astound.net>

Subject: Question

Warning: this message is from an external user and should be treated with caution.

Sandy-

Hope you and the family are well. Are you available for a quick call? Need to get some information as part of the due diligence on the Senior Development project on Hale Ranch. I don't have a mobile number for you.

Thanks,

Eric Zell

zellandassociates.com

(510) 414-8071

Sent from my iPhone

From: [Eric Zell](#)
To: [Sandra Meyer](#)
Subject: Re: Question
Date: Friday, April 17, 2020 3:42:01 PM

Warning: this message is from an external user and should be treated with caution.

Yes. And attachments.

Thanks,
Eric Zell
zellandassociates.com
(510) 414-8071

Sent from my iPhone

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> Sandra Meyer

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> City of Walnut Creek

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> (925) 943-5836

> meyer@walnut-creek.org

>

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>> Walnut Creek, CA 94595
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>> To: Sandra Meyer <Meyer@walnut-creek.org>; Sandra Meyer AICP

>> <meyerfam@astound.net>

>> Subject: Question

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>> Sandy-

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>> Thanks,

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>> zellandassociates.com

>> (510) 414-8071

>>

>> Sent from my iPhone

From: [Eric Zell](#)
To: [Sandra Meyer](#)
Subject: Re: Question
Date: Friday, April 17, 2020 3:24:02 PM

Warning: this message is from an external user and should be treated with caution.

Map 4006 approved in May, 1970 was entitled "Map 4006 Heather Farms". I think the property we are involved with has been referred to as Seven Hills Ranch. The Grant Deed dated May 14, 1970 and accepted by council action on July 20, 1970 was from Equitable Savings & Loan Association to the City of WC, conveying the spite strip in fee.

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zellandassociates.com
(510) 414-8071

Sent from my iPhone

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> Yes I'm available. Cell number is 925-899-1953

>

> Sandra Meyer

> Community and Economic Development Director

> City of Walnut Creek

> 1666 N. Main Street

> Walnut Creek, CA 94595

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> meyer@walnut-creek.org

>

> -----Original Message-----

> From: Eric Zell <eric@zellandassociates.com>

> Sent: Friday, April 17, 2020 2:07 PM

> To: Sandra Meyer <Meyer@walnut-creek.org>; Sandra Meyer AICP <meyerfam@astound.net>

> Subject: Question

>

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>

> Sandy-

>

> Hope you and the family are well. Are you available for a quick call? Need to get some information as part of the due diligence on the Senior Development project on Hale Ranch. I don't have a mobile number for you.

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> Thanks,

> Eric Zell

> zellandassociates.com

> (510) 414-8071

>

> Sent from my iPhone

From: [Eric Zell](#)
To: [Sandra Meyer](#)
Subject: Re: Question
Date: Friday, April 17, 2020 2:15:31 PM

Warning: this message is from an external user and should be treated with caution.

Ok. Will call in a bit.

Thanks,
Eric Zell
zellandassociates.com
(510) 414-8071

Sent from my iPhone

> On Apr 17, 2020, at 2:09 PM, Sandra Meyer <Meyer@walnut-creek.org> wrote:

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> Yes I'm available. Cell number is 925-899-1953

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> Sandra Meyer

> Community and Economic Development Director

> City of Walnut Creek

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> Eric Zell

> zellandassociates.com

> (510) 414-8071

>

> Sent from my iPhone

From: [Eric Zell](#)
To: [Sandra Meyer](#)
Subject: Re: Question
Date: Saturday, April 18, 2020 2:36:38 PM

Warning: this message is from an external user and should be treated with caution.

Thanks Sandy!

Thanks,
Eric Zell
zellandassociates.com
(510) 414-8071

Sent from my iPhone

On Apr 18, 2020, at 1:39 PM, Sandra Meyer <Meyer@walnut-creek.org> wrote:

Hi Eric, Send me an email requesting the meeting to be set up. Address it to me, Ethan Bindernagel, Planning Manager (bindernagel@walnut-creek.org) and Steve Waymire, City Engineer (waymire@walnut-creek.org). I will have my Executive Assistant, Ana Spinola (spinola@walnut-creek.org) set up the Zoom meeting and ask her to invite the City Manager and the Assistant City Manager to see if they want to attend. If you have specific dates and times you were looking for, let me know that in the email so I can have Ana look for time on our calendars that match yours. Our Planning Tech is doing research on the other items you asked about.

Sandra Meyer

Community and Economic Development Director
City of Walnut Creek
1666 N. Main Street
Walnut Creek, CA 94595
(925) 943-5836
meyer@walnut-creek.org

From: Eric Zell <eric@zellandassociates.com>
Sent: Friday, April 17, 2020 5:19 PM
To: Sandra Meyer <Meyer@walnut-creek.org>
Subject: Re: Question

Warning: this message is from an external user and should be treated with caution.

Absolutely! Thank you!

How should I proceed to set up the call next week to provide the briefing on the Senior project? Who do you want on the call from city staff? We will need to do as zoom so we can share a PPT.

Thanks,
Eric Zell
zellandassociates.com
(510) 414-8071

Sent from my iPhone

On Apr 17, 2020, at 5:17 PM, Sandra Meyer <Meyer@walnut-creek.org> wrote:

Mind if I forward what your looking for to my research guy? I will just copy and paste the info you are looking for into an email to him.

Sent from my iPhone

On Apr 17, 2020, at 5:04 PM, Eric Zell
<eric@zellandassociates.com> wrote:

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