

ATTN: Sean.Tully@dcd.cccounty.us

Subject: Public Comment re. Spieker Proposal

This is Public Comment on the Draft EIR for County File # CDGP20-00001, CDRZ20-03255, CDMS20-00007, CDDP20-03018, & CDLP20-02038, The Spieker Senior Continuing Care Retirement Project

Map Portfolio—Save Seven Hills Ranch

Maps and this document compiled by Charles Clancy, GIS Analyst for Chevron, Retired. Specialist in geospatial/geologic data mining and creation, cartography/presentation graphics, 2D & 3 D visualizations, data forensics.

Index to maps located at end, pages 19-22

Technical notes page 22

(Maps are included in the order in which they were originally developed.)

Maps are numbered according to the page number they appear on; there is no #1 map.



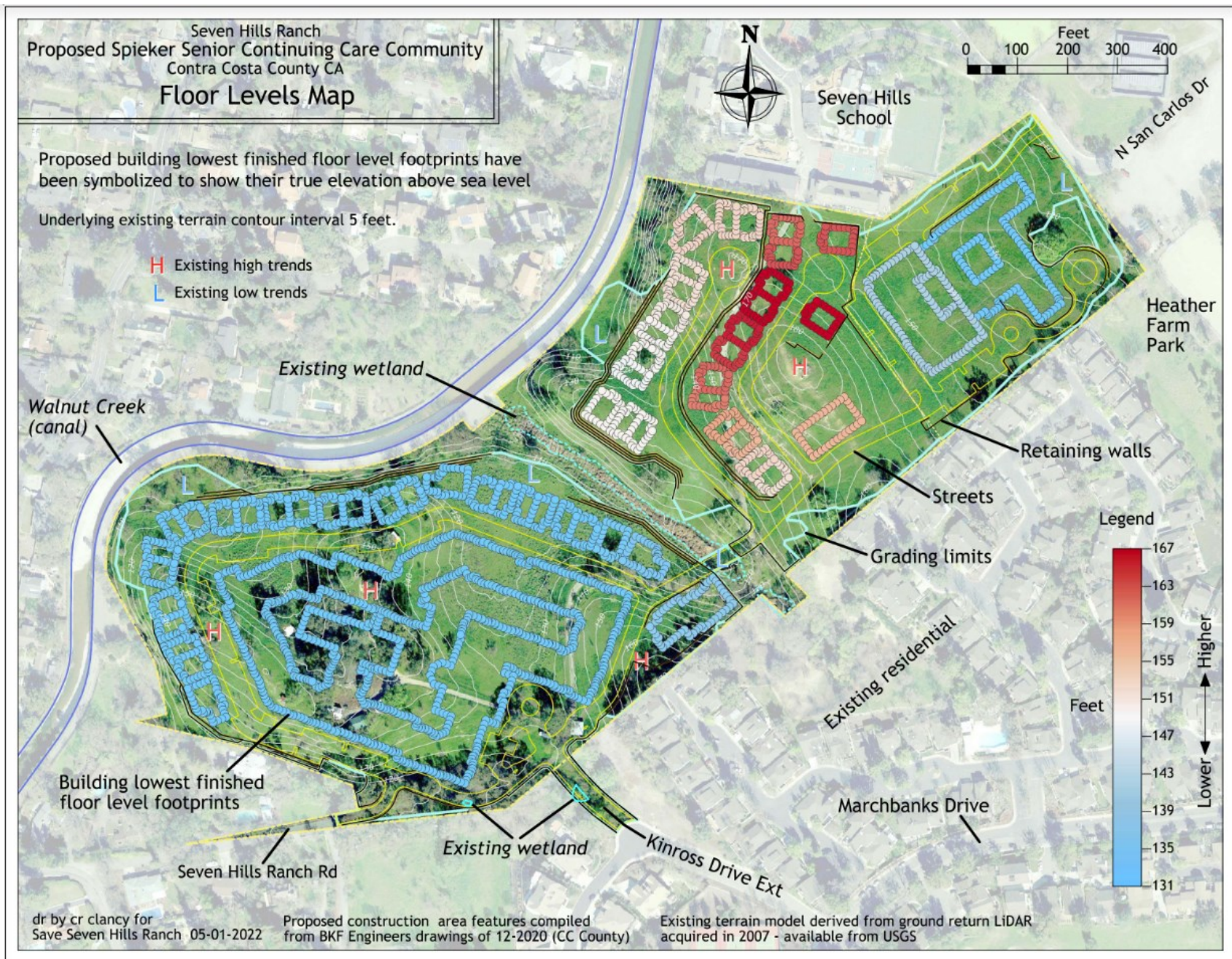
2 Grading Limits Map #1

This map illustrates that the final product of the development proposal's grading and construction would comprise 84% of the total Seven Hills Ranch parcel. It is reasonable to state that except for a few inaccessible rockfall hazard areas on the northwest and west edges, the entire parcel would ultimately be impacted by this project.



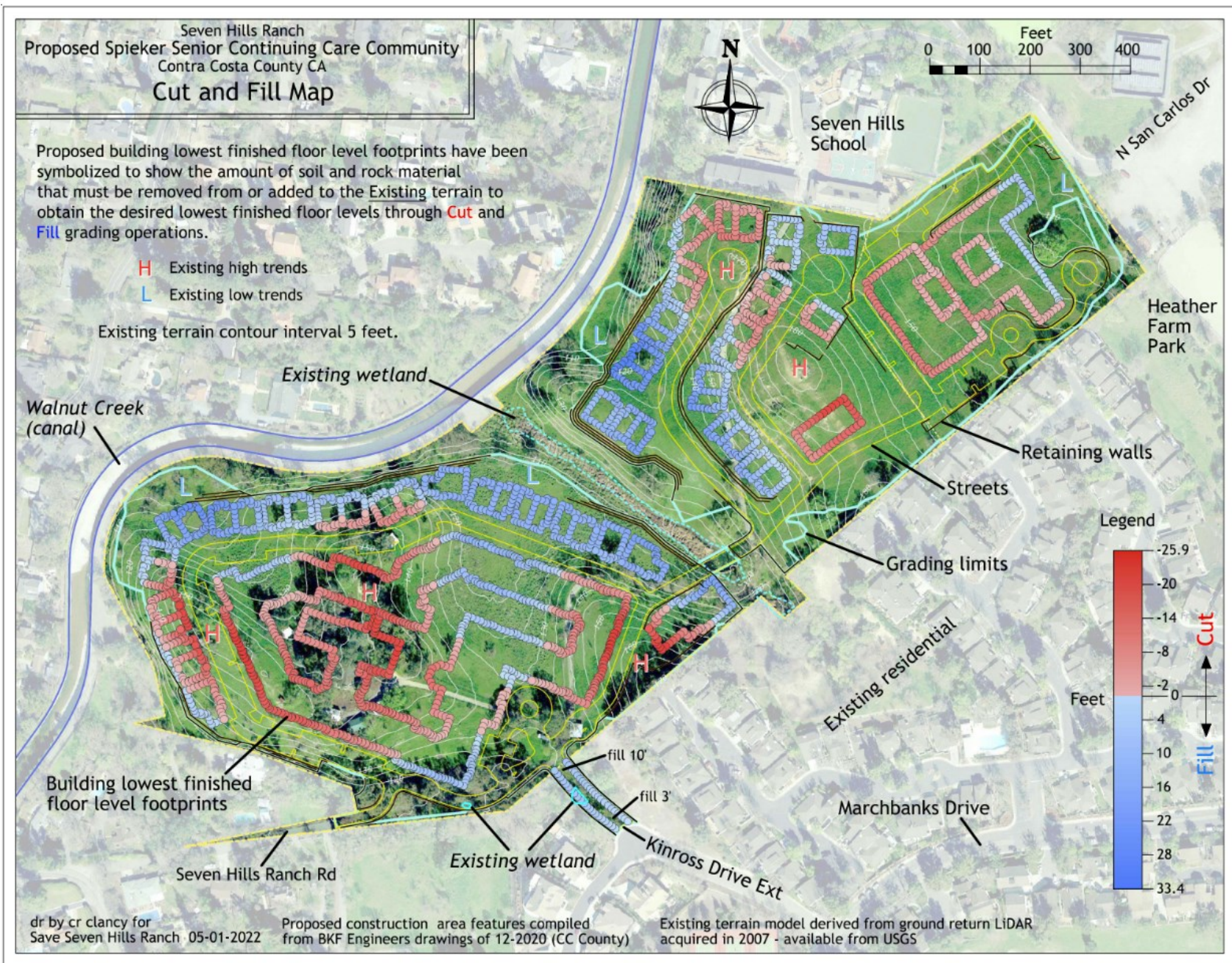
3 Grading Limits Map #2

This map indicates that the final product of the proposal's grading and construction would comprise 84% of the total Seven Hills Ranch parcel. It is reasonable to state that with the exception of a few inaccessible rockfall hazard areas on the northwest and west edges, the entire parcel would ultimately be impacted by this project. The map also illustrates how much of the existing natural drainage would be transformed into impervious cover, including areas between streets and buildings.



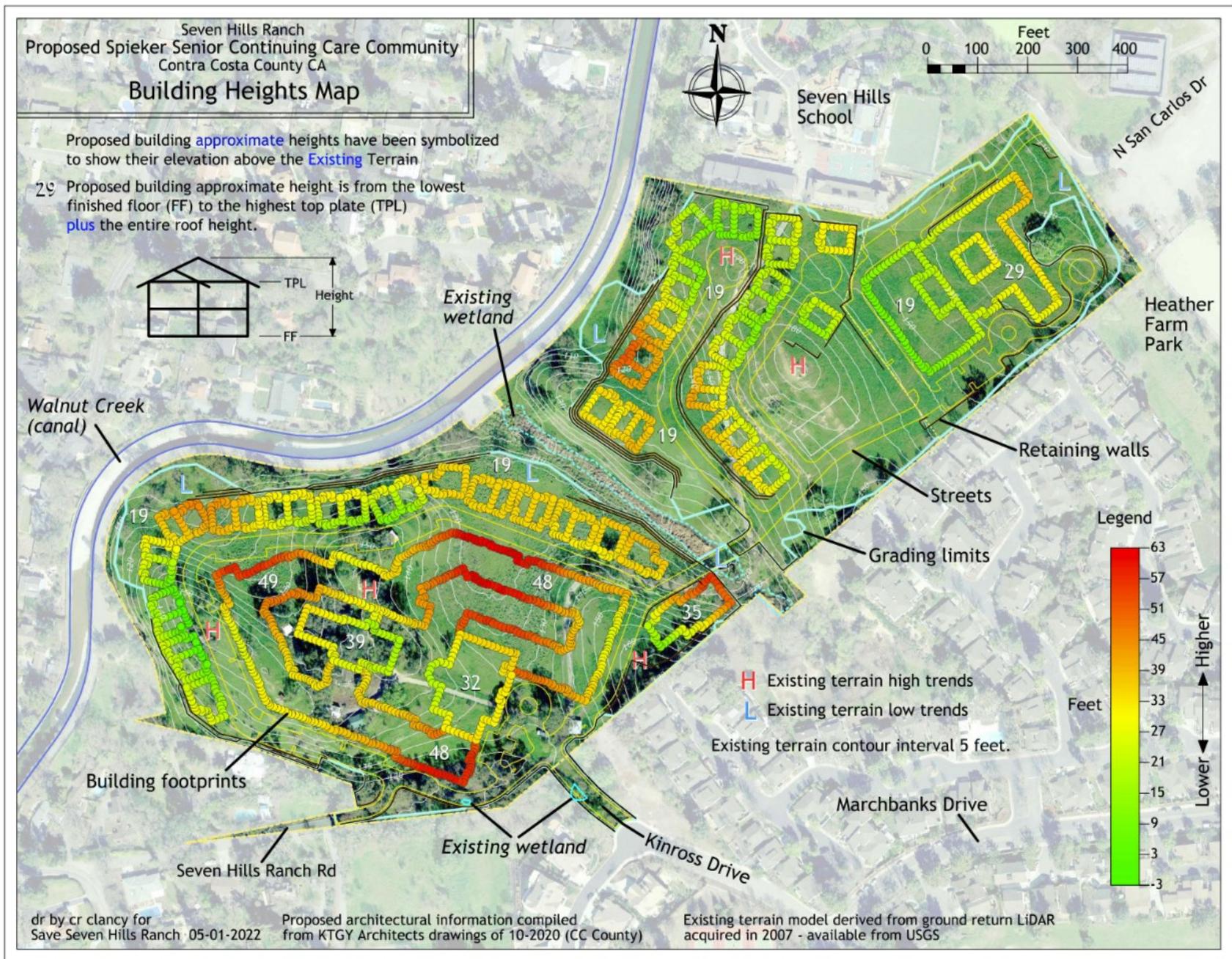
4 Floor Levels Map

This map illustrates the contrast between the developer's and the DEIR's statements and implications that the project is designed for environmental compatibility between the existing rolling terrain and the design proposed. In fact, this map indicates that the entire western hills would be leveled to create a platform for the IL Building and surrounding villas. The true proposed finished floor levels have been color-coded to show how far above sea level they are planned to be.



5 Cut and Fill Map

This map illustrates the extensive cut and fill grading that would be required to create the platforms for the proposal's various buildings. The proposed design's environmental incompatibility with the existing terrain is graphically and clearly represented. Cut and fill values have been color-coded in order that cut and fill can be easily differentiated and their magnitudes compared. Many of the site's locations for cutting operations would involve bedrock removal, a fact that has not been addressed in the developer's proposal or the DEIR.



6 Building Heights Map

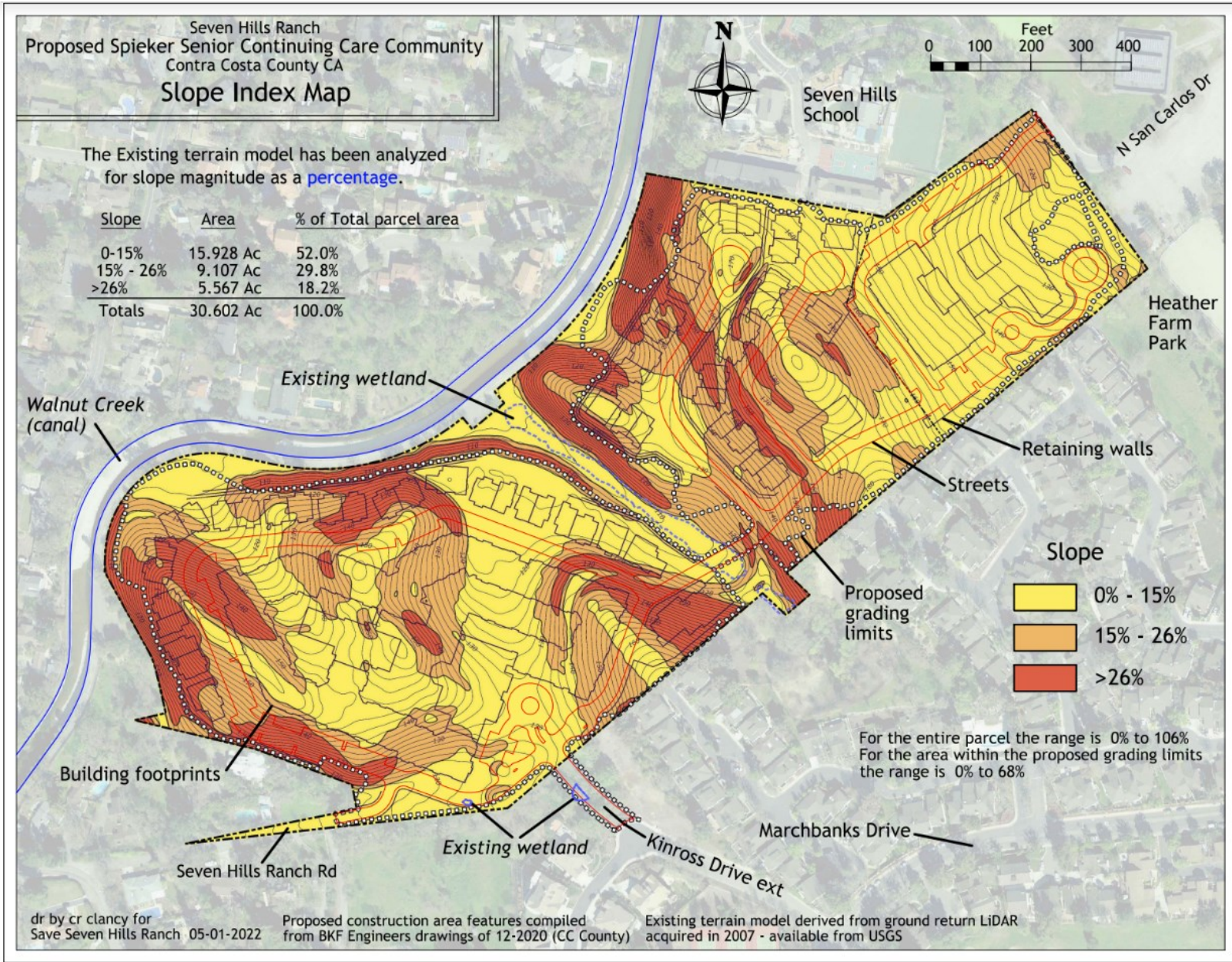
This map indicates how far above the existing terrain the proposed rooftops would be. The site is currently undeveloped with the exception of one single-family residential building and a few small outbuildings. The addition of the proposed buildings will dominate the site.

NOTE: White numbers shown indicate the finished building heights from the building floor levels to the rooftops. The legend indicates the height or depth the proposed buildings will be above the existing, or today's landscape terrain.



7 Retaining Wall Heights Map

Substantial and imposing retaining walls are required for the proposed design, to shore up the plan's extensive cut and fill grading. The need for such buttressing is a sign of the proposed design's environmental incompatibility with and significant impact on the existing natural terrain; graphically and clearly represented here. The planned retaining wall heights are color-coded by total height. **NOTE:** In addition to the retaining walls the entire compound is enclosed by security walls, with guard shack and gated entrance.

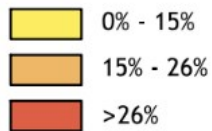


8 Slope Map

Seven Hills Ranch, the proposed development site, is in Contra Costa County and is within Walnut Creek's "Sphere of Influence". To protect hillsides both jurisdictions have slope codes that govern permissible development on sloping terrain. That is, they ordain that construction shall not occur on slopes over a certain steepness. Contra Costa County's code pertains to slopes that exceed 26%. Walnut Creek's code pertains to slopes that exceed 15%. This map indicates that developer is either unaware of, or has chosen to ignore any local slope codes. As shown here, the proposed development will significantly overlap areas where slope codes would be applicable. The DEIR needs to more clearly indicate the environmental impact that will occur from the planned disregard of slope ordinances in this design.

Seven Hills Ranch
 Proposed Spieker Senior
 Continuing Care Community
 Contra Costa County CA
"Adirondack Hill"
 Detail Map

The Existing terrain model has been analyzed for slope magnitude as a **percentage**.



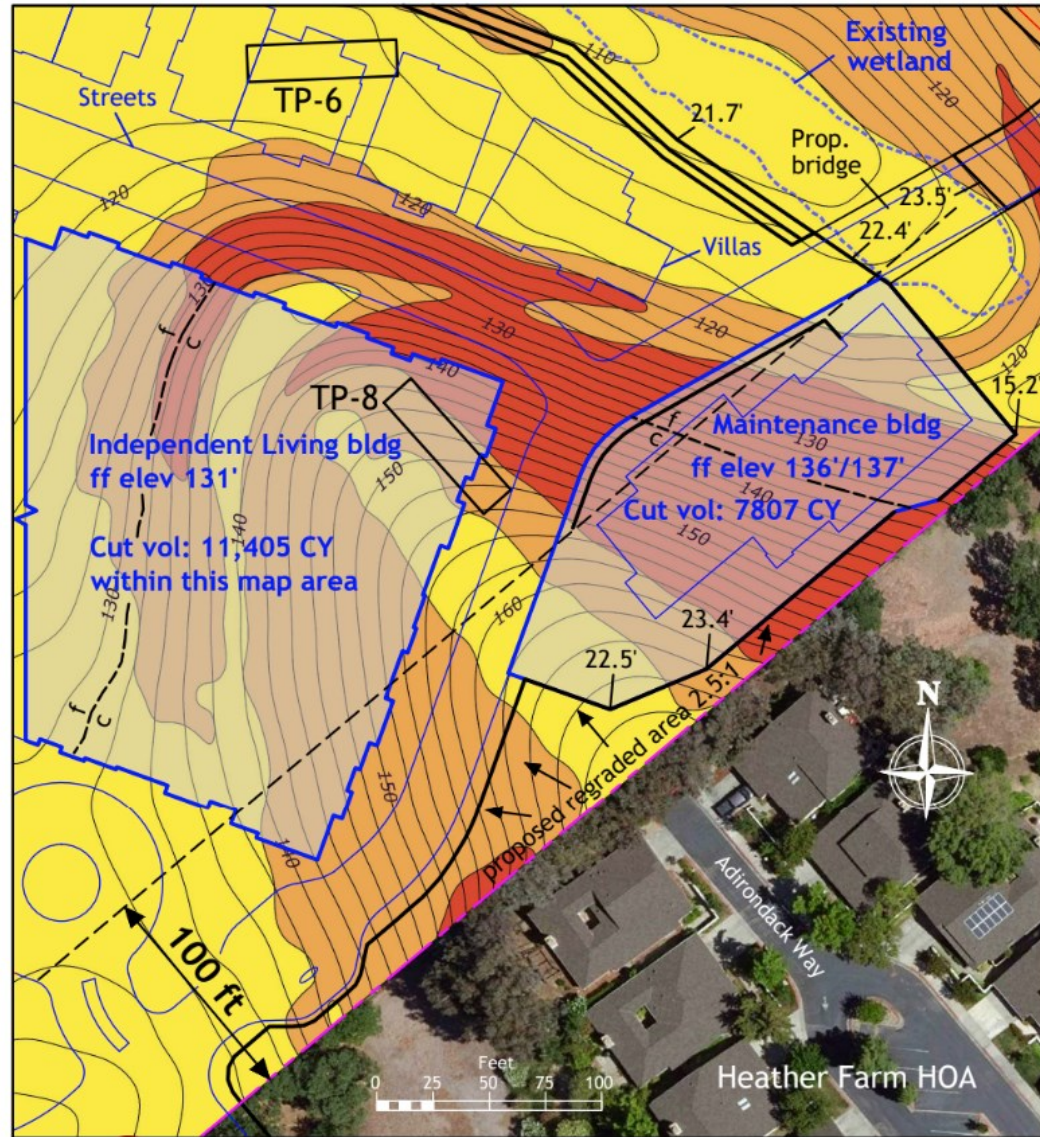
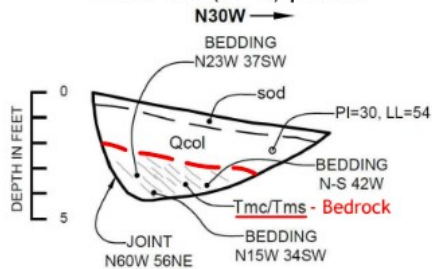
Maximum slope % in this map area is **43%**
 Existing terrain contour interval is 2 ft

Volume calculation area

Ht
 Proposed retaining wall with height shown on the low side of the wall - aggregate for tiered walls

f c
 Approximate cut - fill transition

Test Pit 8 (TP-8) profile



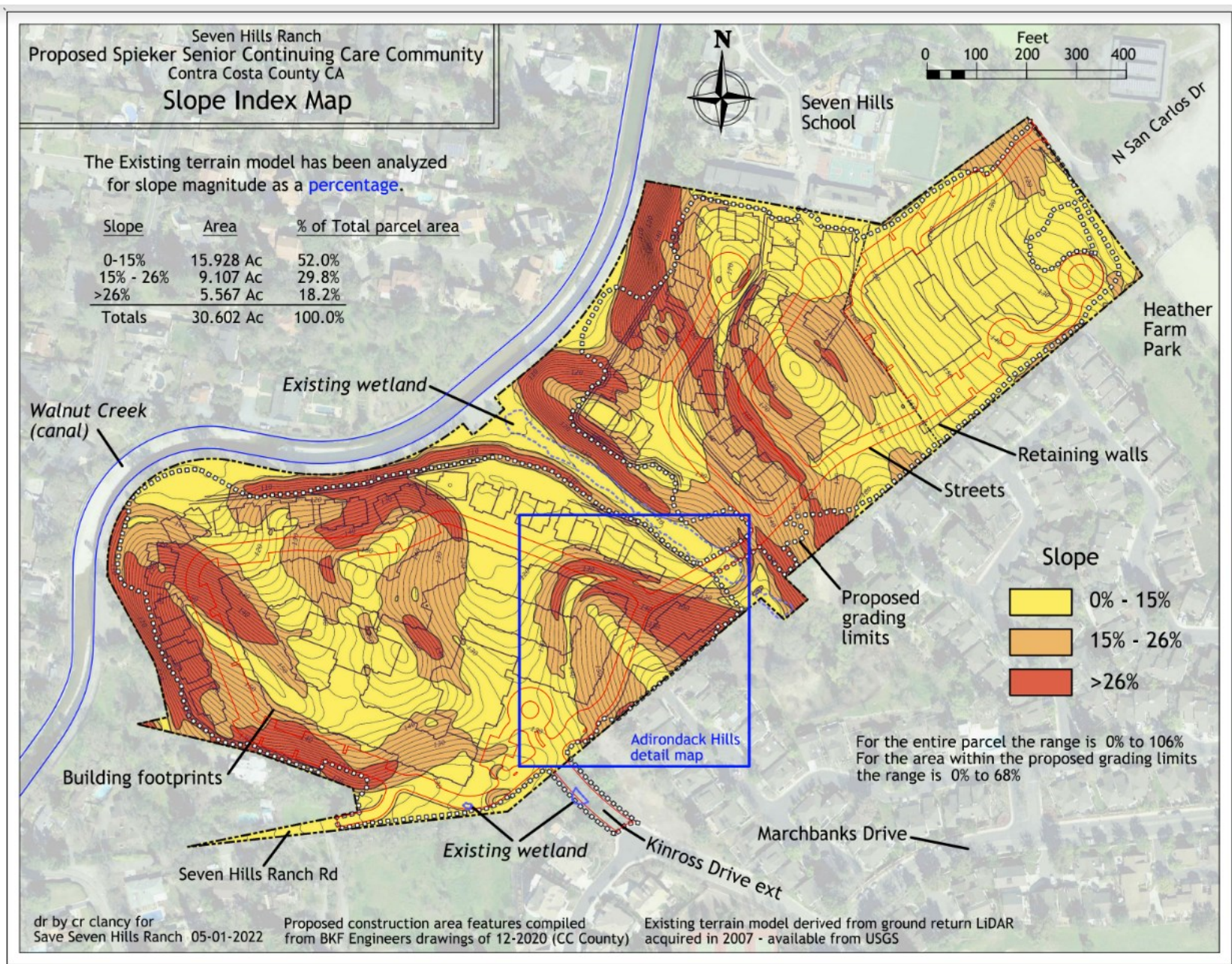
dr by cr clancy for
 Save Seven Hills Ranch 05-02-2022

Proposed construction area features compiled
 from BKF Engineers drawings of 12-2020 (CC County)

Existing terrain model derived from ground return LiDAR
 acquired in 2007 - available from USGS

9 "Adirondack Hill" Detail Map; Slopes, Wetlands Bridge

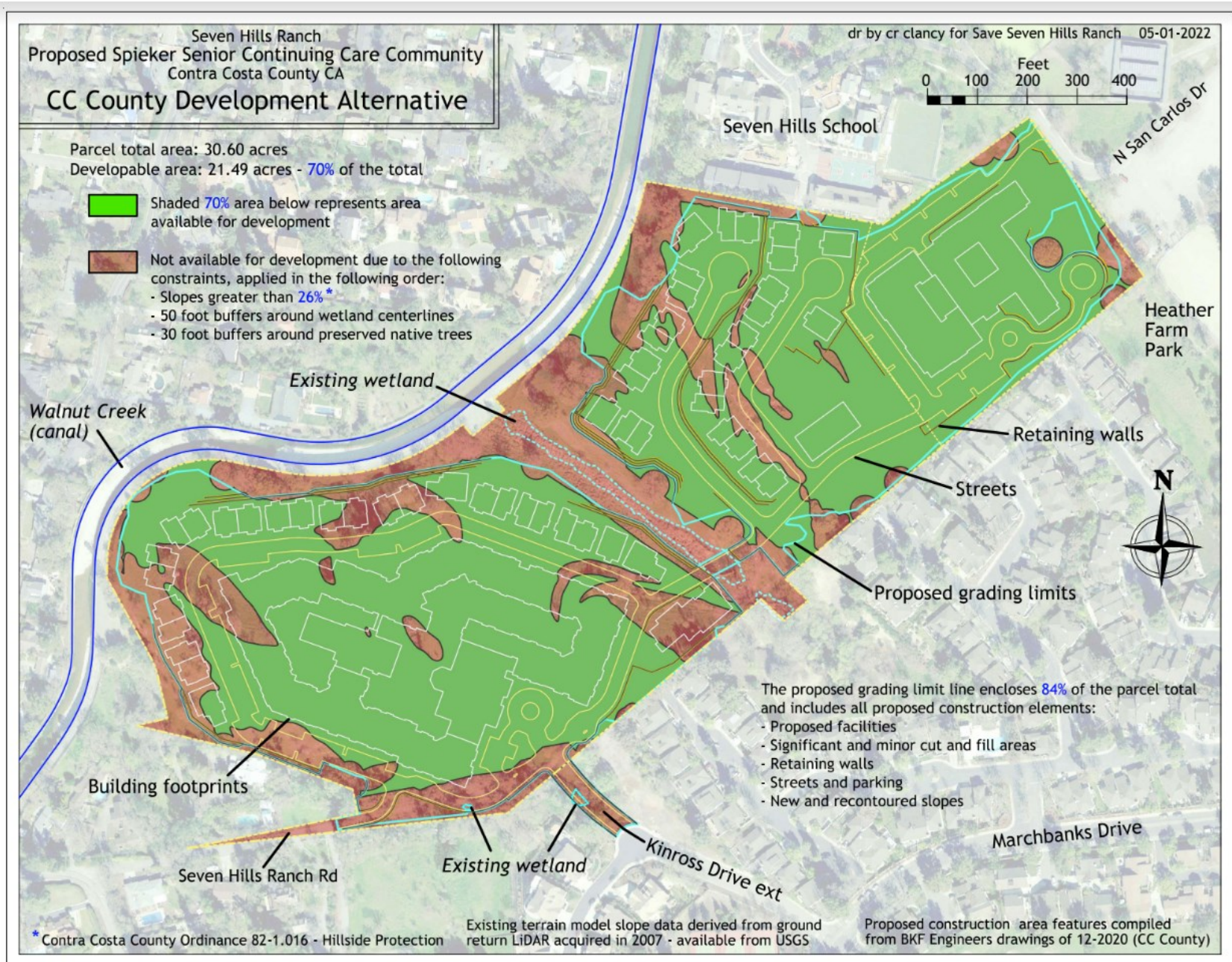
"Adirondack Hill" is the name given here for the area at the end of Adirondack Drive in the adjacent Heather Farm HOA development. The proposed development plans call for cuts into this hill to create platforms for the Maintenance Building and the southeastern end of the IL Building. This map reveals that slope codes and noise codes have been disregarded. Additionally, proposal does not account for the fact that this extreme grading would involve bedrock removal exceedingly close to existing residences. The map also indicates where a proposed bridge over the Central Wetland would be located, how high its abutments would be, and how close the grading and construction would be to the wetland. The DEIR must clearly state these impactful and significant realities. See Locator Map next page for detail orientation.



10 Locator map for "Adirondack Hill"; Slopes

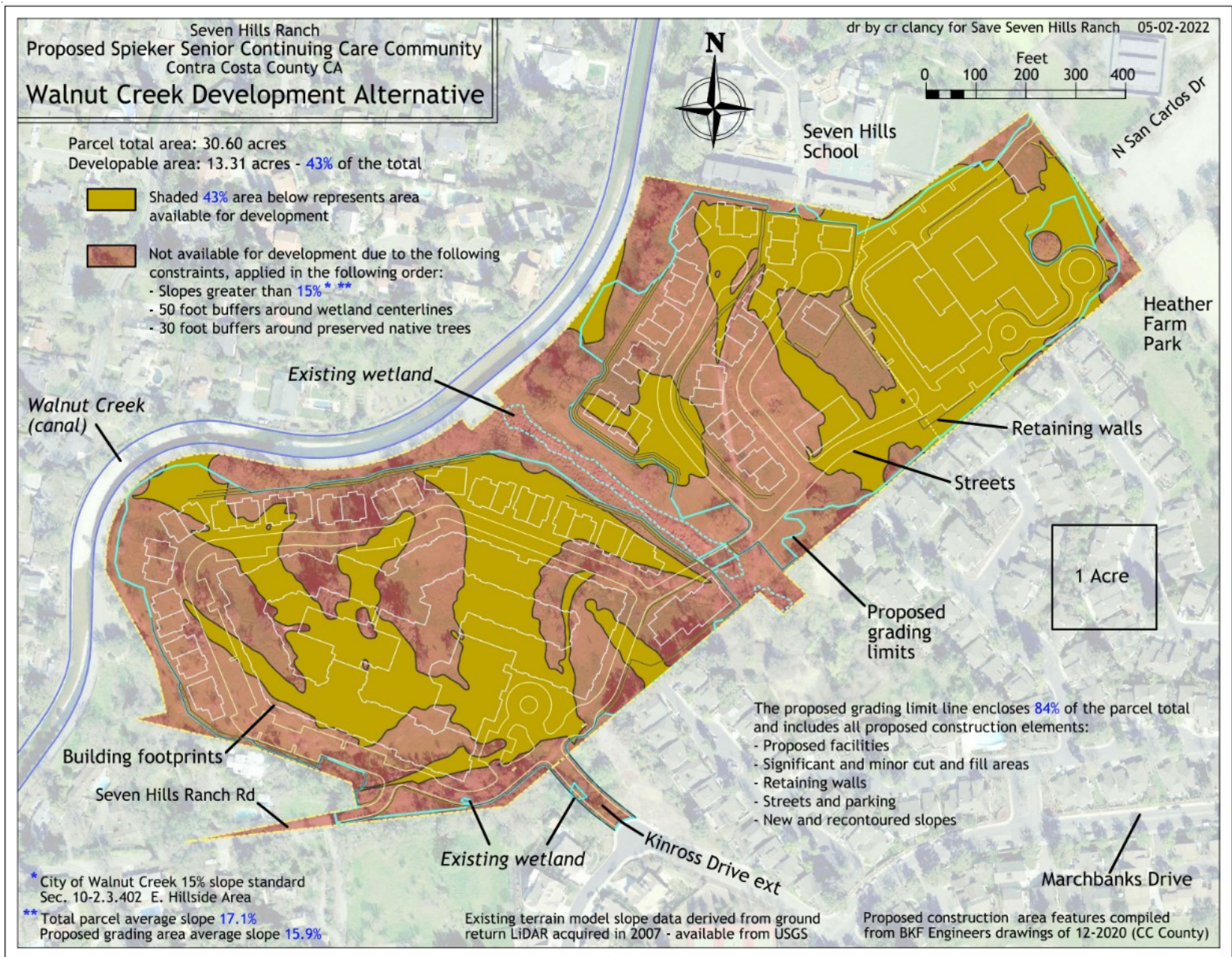
This is a copy of the Slope Map with the "Adirondack Hill" detail location shown.

file name:seven hills proposed spieker senior dev slope index adirondack crclancy 05-01-2022.pdf



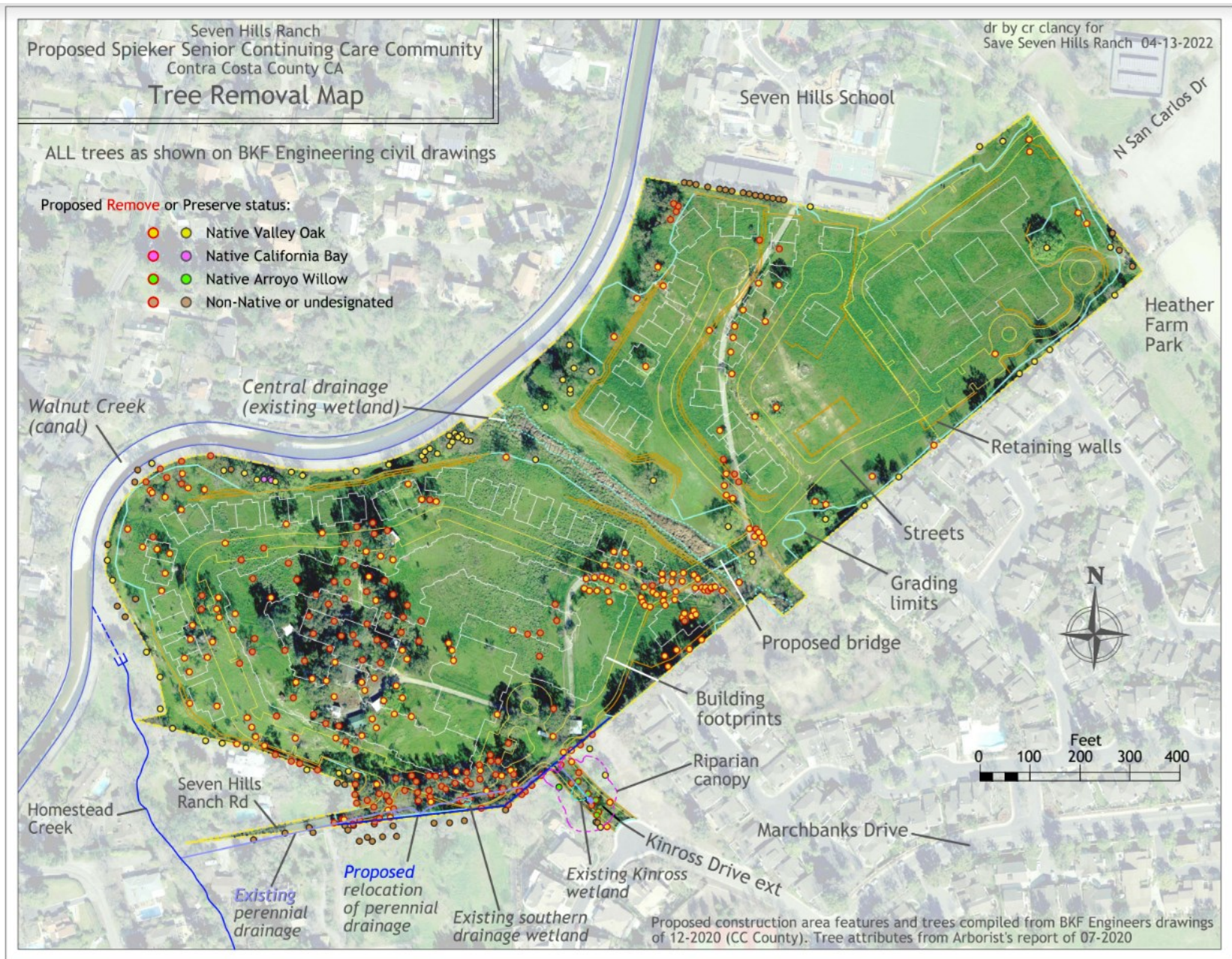
11 CCCo Development Constraints, 26% slope / Alternatives Map

This map shows how much developable land would be available if the Contra Costa County 26% slope code and a limited set of other constraints related to trees and wetlands were adhered to. The map can help visualize realistic and environmentally respectful Alternative development possibilities.



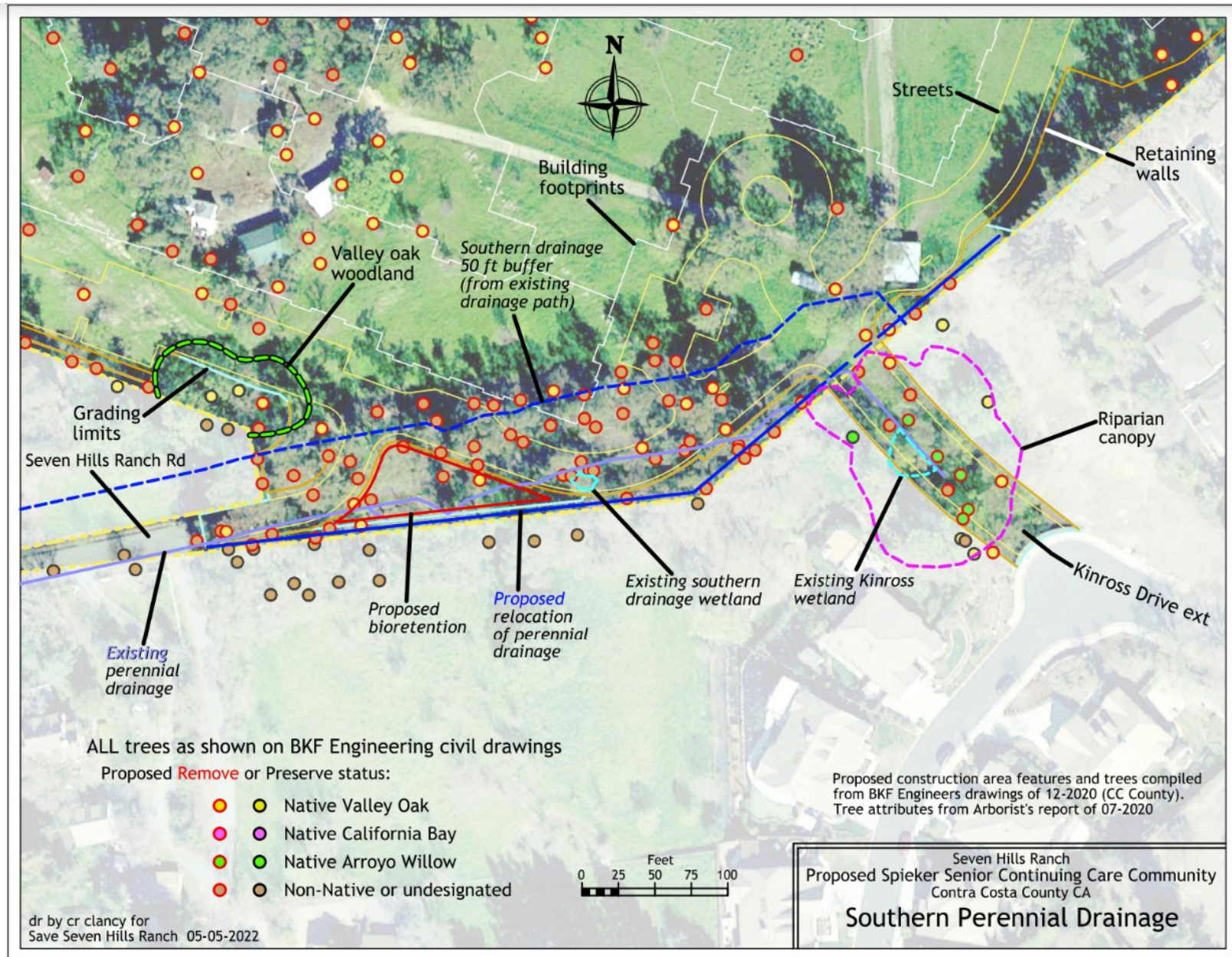
12 Walnut Creek Development Constraints, 15% slope / Alternatives Map

This map shows how much developable land would be available if the Walnut Creek 15% slope code and a limited set of other constraints related to trees and wetlands were applied. Walnut Creek's code is related to average slope and density. The map can help visualize realistic and environmentally respectful Alternative development possibilities.



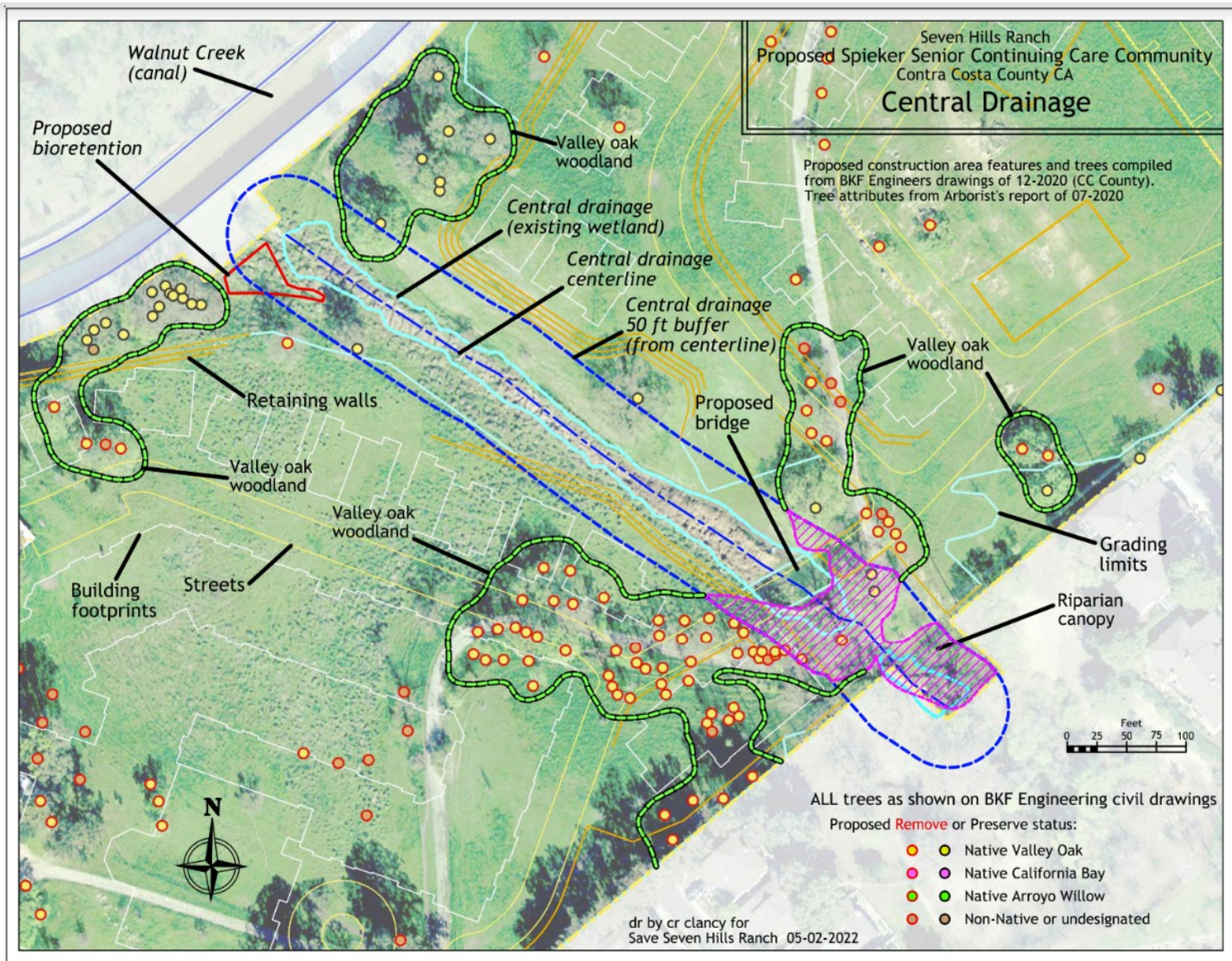
13 Tree Removal Map

This map shows the distribution of trees to be removed or preserved and indicates which trees are Native. This map also serves as context for the status and plans for Central and Southern wetlands and drainage.



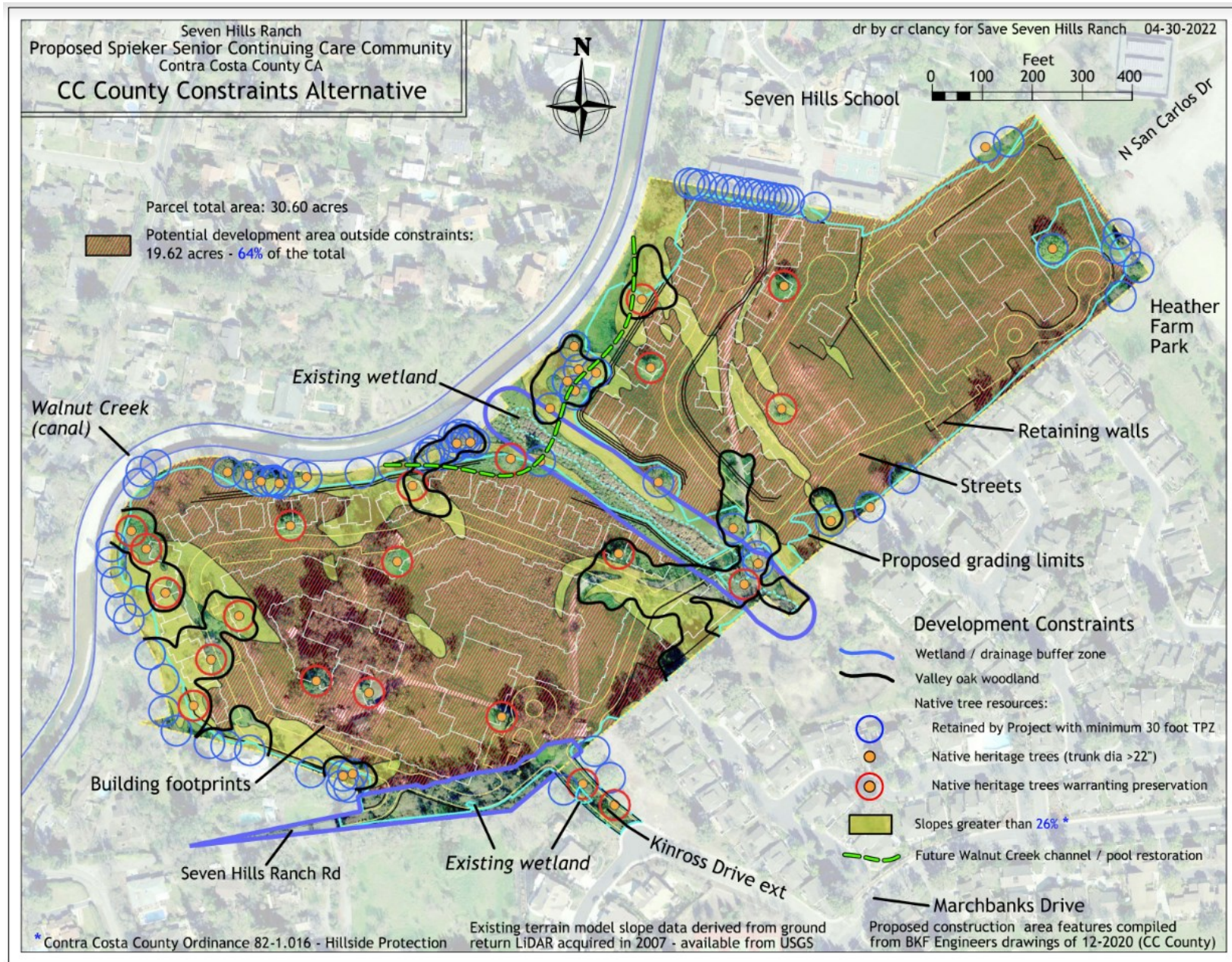
14 Southern Perennial Wetlands/Drainage Map

This map details the current and potential future status of trees, wetlands and drainage in the Southern Perennial Wetlands/Drainage area, which includes the proposed Kinross Extension. An added feature is existing Valley Oak Woodlands, which were not defined in the arborist's report.



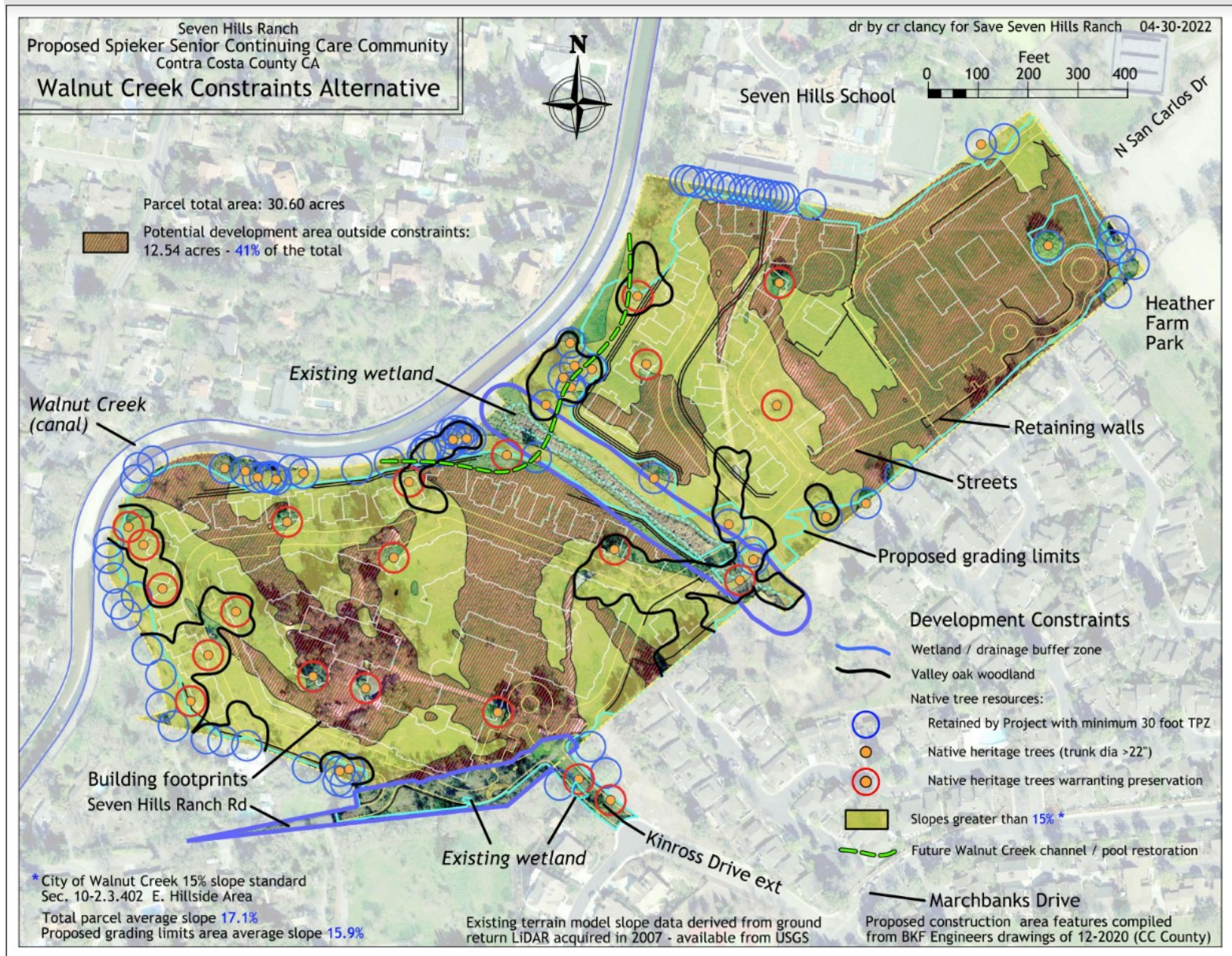
15 Central Wetlands/Drainage Map

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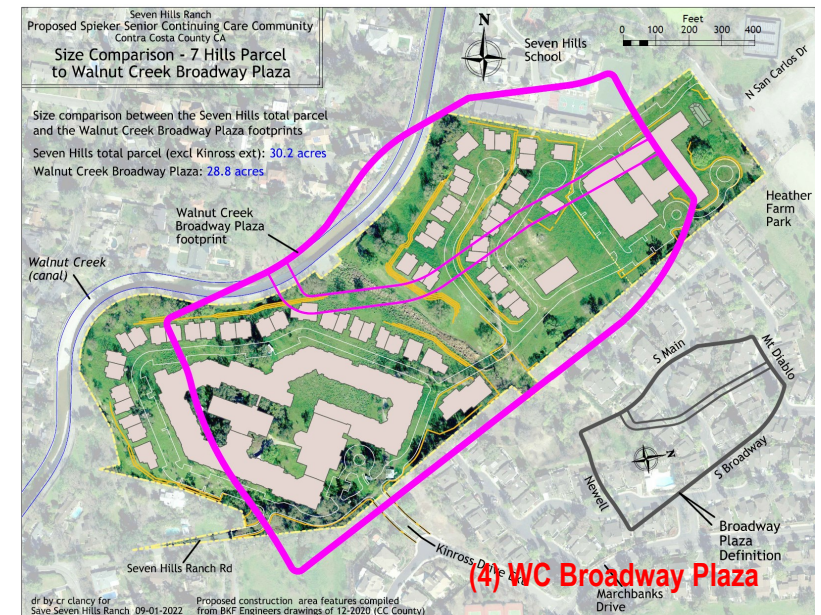
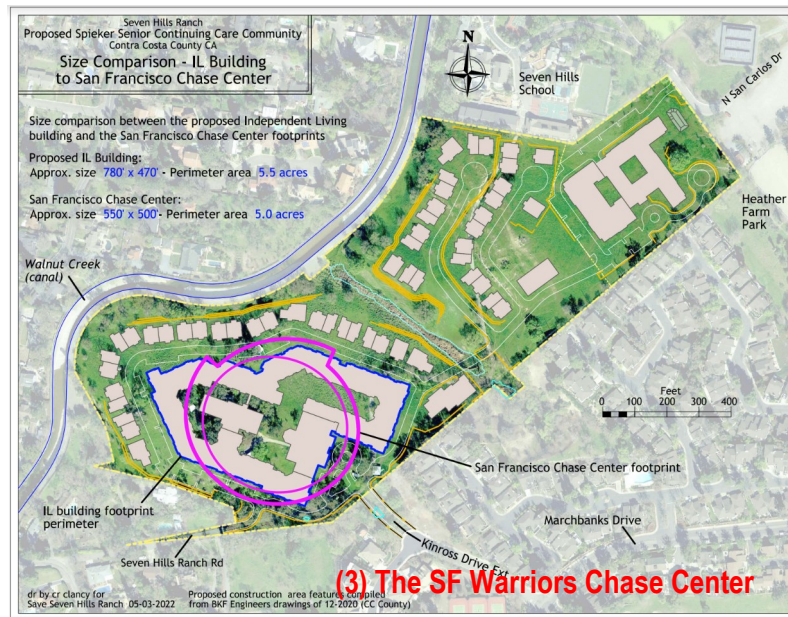
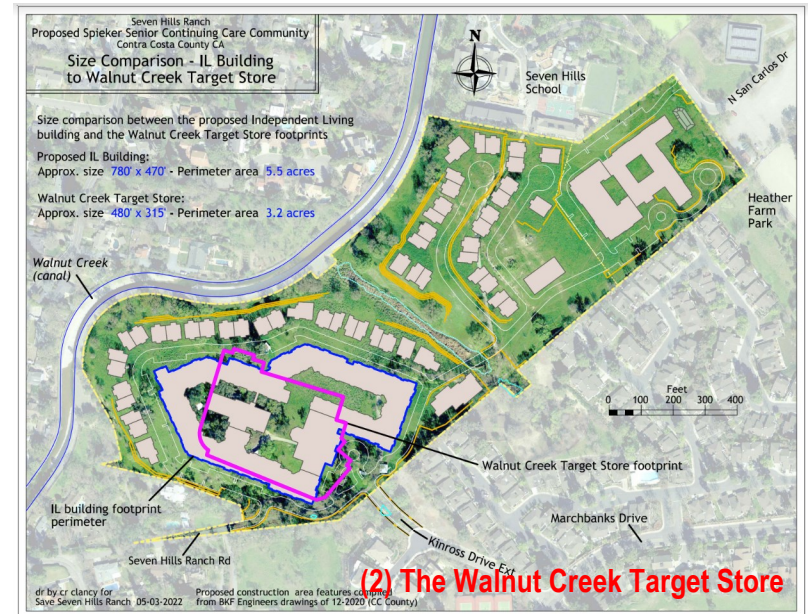
16 All Constraints (Contra Costa County: 26% slope) / Alternatives Map

This map shows the potential development area after all foreseeable constraints have been applied: slopes greater than 26%, preserved tree buffers, wetland buffers, Valley Oak Woodlands, and a Walnut Creek channel restoration setback. Aids to visualize the possibilities for alternative development.



17 All Constraints (Walnut Creek: 15% slope) / Alternatives Map

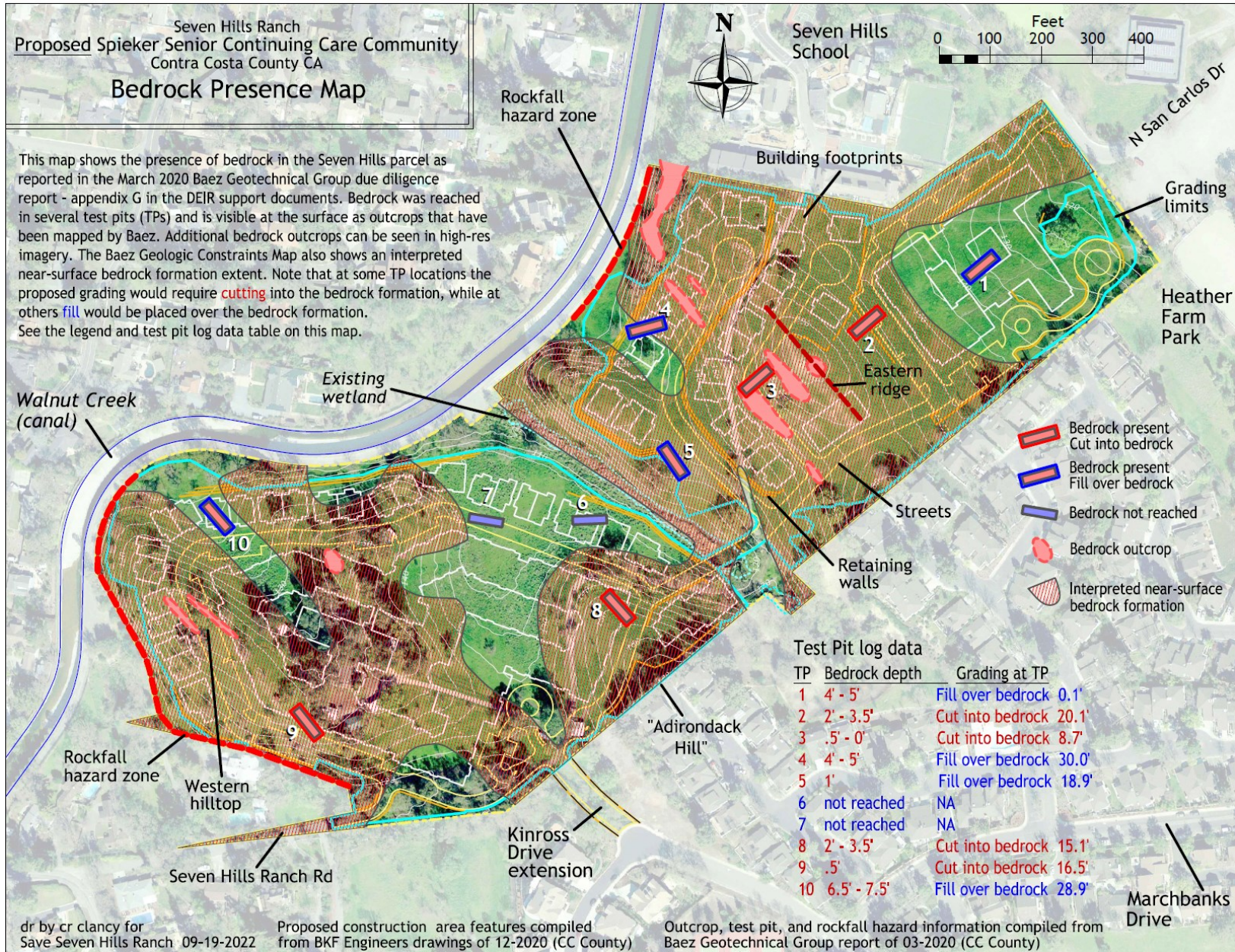
This map shows the potential development area after all foreseeable constraints have been applied: slopes greater than 15%, preserved tree buffers, wetland buffers, Valley Oak Woodlands, and a Walnut Creek channel / Pool restoration setback. Aids to visualize the possibilities for alternative development.



18 Footprint Comparison: Spieker Development Proposal IL Building with (1) the Oakland Coliseum, (2) the Walnut Creek Target Store, and (3) the SF Chase Center; (4) Entire Seven Hills development with Walnut Creek Broadway Plaza

The proposed development design includes the leveling down of hills on the west side of the site and the construction of a very large pad on which the Independent Living Building and some of the 'cottages' are to be built. Here the footprints of known buildings are superimposed over the IL building to allow comparison and visualization of the large building pad and the potential environmental impact of the proposed development design.

file "Footprint"



19 Bedrock Map

This map shows the presence of bedrock at Seven Hills Ranch. The map indicates how deep the bedrock is from the surface and the amount of either cutting into bedrock or filling of soil over bedrock must take place to build the proposed development. Cutting into bedrock requires special machinery and techniques which are disruptive to surrounding existing development.



20 Proposed Layout of Diablo Glen/Spieker Proposal at Seven Hills Ranch

This map indicates the layout proposed for the Speiker project at Seven Hills Ranch.

Index to Map Portfolio & expanded Map Descriptions, Save Seven Hills Ranch

Maps and this document compiled by Charles Clancy 05-04-2022

(Maps listed in the order in which the maps were originally developed, there is no map #1; numbering starts with the #2.)

Technical Information follows Index

2 Grading Limits Map #1.....pg 2

This map illustrates that the final product of the development proposal's grading and construction would comprise 84% of the total Seven Hills Ranch parcel. It is reasonable to state that except for a few inaccessible rockfall hazard areas on the northwest and west edges, the entire parcel would ultimately be impacted by this project.

file name: seven hills proposed spieker senior dev lines grading limits crclancy 04-30-2022.pdf

3 Grading Limits Map #2.....pg 3

This map indicates that the final product of the proposal's grading and construction would comprise 84% of the total Seven Hills Ranch parcel. It is reasonable to state that with the exception of a few inaccessible rockfall hazard areas on the northwest and west edges, the entire parcel would ultimately be impacted by this project. The map also illustrates how much of the existing natural drainage would be transformed into impervious cover, including areas between streets and buildings.

file name: seven hills proposed spieker senior dev polygons grading limits crclancy 04-30-2022.pdf

4 Floor Levels Map.....pg 4

This map illustrates the contrast between the developer's statements and implications that the project is designed for environmental compatibility between the existing rolling terrain and the design proposed. In fact, this map indicates that the entire western hills would be leveled to create a platform for the IL Building and surrounding villas. The true proposed finished floor levels have been color-coded to show how far above sea level they are planned to be.

file name: seven hills proposed spieker senior dev true floor levels crclancy 05-01-2022.pdf

5 Cut and Fill Map.....pg 5

This map illustrates the extensive cut and fill grading that would be required to create the platforms for the proposal's various buildings. The proposed design's environmental incompatibility with the existing terrain is graphically and clearly represented. Cut and fill values have been color-coded in order that cut and fill can be easily differentiated and their magnitudes compared. Many of the site's locations for cutting operations would involve bedrock removal, a fact that has not been addressed in the developer's proposal or the DEIR.

file name: seven hills proposed spieker senior dev cut and fill crclancy 05-01-2022.pdf

6 Building Heights Map.....pg 6

This map indicates how far above the existing terrain the proposed rooftops would be. The site is currently undeveloped with the exception of one single-family residential building and a few small outbuildings. The addition of the proposed buildings will dominate the site.

NOTE: White numbers shown indicate the finished building heights from the building floor levels to the rooftops. The legend indicates the height or depth the proposed buildings will be above the existing, or today's landscape terrain.

file name: seven hills proposed spieker senior dev building heights crclancy 05-01-2022.pdf

Index to Map Portfolio & expanded Map Descriptions, continued

Save Seven Hills Ranch

7 Retaining Wall Heights Map.....pg 7

Substantial and imposing retaining walls are required for the proposed design, to shore up the plan's extensive cut and fill grading. The need for such buttressing is a sign of the proposed design's environmental incompatibility with and significant impact on the existing natural terrain; graphically and clearly represented here. The planned wall heights are color-coded by total height. Data points from the developer's own representations were used along with values that were derived from the proposed terrain contours and interpolations at significant gradient changes.

NOTE: In addition to retaining walls the entire compound is enclosed by security walls, with guard shack and gated entrance.

file name: seven hills proposed spieker senior dev retaining wall heights crclancy 05-01-2022.pdf

8 Slope Map.....pg 8

Seven Hills Ranch, the proposed development site, is in Contra Costa County and is within Walnut Creek's "Sphere of Influence". To protect hillsides both jurisdictions have slope codes that govern permissible development on sloping terrain. That is, they ordain that construction shall not occur on slopes over a certain steepness. Contra Costa County's code pertains to slopes that exceed 26%. Walnut Creek's code pertains to slopes that exceed 15%. This map indicates that developer is either unaware of, or has chosen to ignore any local slope codes. As shown here, the proposed development will significantly overlap areas where slope codes would be applicable. The DEIR needs to more clearly indicate the environmental impact that will occur from the planned disregard of slope ordinances in this design. The Digital Elevation Model was analyzed to show areas where slopes exceed 26% and 15%.

file name: seven hills proposed spieker senior dev slope index crclancy 05-01-2022.pdf

9 "Adirondack Hill" Detail Map; Slopes, Wetlands Bridge.....pg 9

"Adirondack Hill" is the name given here for the area at the end of Adirondack Drive in the adjacent Heather Farm HOA development. The proposed development plans call for cuts into this hill to create platforms for the Maintenance Building and the southeastern end of the IL Building. This map reveals that slope codes and noise codes have been disregarded. Additionally, proposal does not account for the fact that this extreme grading would involve bedrock removal exceedingly close to existing residences. The map also indicates where a proposed bridge over the Central Wetland would be located, how high its abutments would be, and how close the grading and construction would be to the wetland. The DEIR must clearly state these impactful and significant realities.

file name: seven hills proposed spieker senior dev adirondack hill detail crclancy 05-02-2022.pdf

10 Locator map for "Adirondack Hill"; Slopespg 10

This is a copy of the Slope Map with the "Adirondack Hill" detail location shown.

file name: seven hills proposed spieker senior dev slope index adirondack crclancy 05-01-2022.pdf

11 CCCo Development Constraints, 26% slope / Alternatives Map.....pg 11

This map shows how much developable land would be available if the Contra Costa County 26% slope code and a limited set of other constraints related to trees and wetlands were adhered to. The map can help visualize realistic and environmentally respectful Alternative development possibilities.

file name: seven hills proposed spieker senior dev cc county alternative 26 pct crclancy 05-01-2022.pdf

Index to Map Portfolio & expanded Map Descriptions, continued

Save Seven Hills Ranch

[12 Walnut Creek Development Constraints, 15% slope / Alternatives Map.....pg 12](#)

This map shows how much developable land would be available if the Walnut Creek 15% slope code and a limited set of other constraints related to trees and wetlands were applied. Walnut Creek's code is related to average slope and density. The map can help visualize realistic and environmentally respectful Alternative development possibilities.

file name: seven hills proposed spieker senior dev walnut creek alternative 15 pct crclancy 05-02-2022.pdf

[13 Tree Removal Map.....pg 13](#)

This map shows the distribution of trees to be removed or preserved and indicates which trees are Native. This map also serves as context for the status and plans for Central and Southern wetlands and drainage.

file name: seven hills proposed spieker senior dev tree removal map crclancy 04-13-2022.pdf

[14 Southern Perennial Wetlands/Drainage Map.....pg 14](#)

This map details the current and potential future status of trees, wetlands and drainage in the Southern Perennial Wetlands/Drainage area, which includes the proposed Kinross Extension. An added feature is existing Valley Oak Woodlands, which were not defined in the arborist's report.

file name: seven hills proposed spieker senior dev southern perennial drainage crclancy 05-02-2022.pdf

[15 Central Wetlands/Drainage Map.....pg 15](#)

This map details the current and potential future status of trees, wetlands and drainage in the Central Wetland/Drainage. An added feature is Valley Oak Woodlands which were not defined in the arborist's report.

file name: seven hills proposed spieker senior dev central drainage crclancy 05-02-2022.pdf

[16 All Constraints \(Contra Costa County: 26% slope\) / Alternatives Map.....pg 16](#)

This map shows the potential development area after all foreseeable constraints have been applied: slopes greater than 26%, preserved tree buffers, wetland buffers, Valley Oak Woodlands, and a Walnut Creek channel restoration setback. Aids to visualize the possibilities for alternative development.

file name: seven hills proposed spieker senior dev cc county constraints alternative 26 pct crclancy 04-30-2022.pdf

[17 All Constraints \(Walnut Creek: 15% slope\) / Alternatives Map.....pg 17](#)

This map shows the potential development area after all foreseeable constraints have been applied: slopes greater than 15%, preserved tree buffers, wetland buffers, Valley Oak Woodlands, and a Walnut Creek channel / Pool restoration setback. Aids to visualize the possibilities for alternative development.

file name: seven hills proposed spieker senior dev walnut creek constraints alternative 15 pct crclancy

[18 Footprint Comparisons with: \(1\) the Oakland Coliseum, \(2\) the Walnut Creek Target Store, \(3\) the SF Chase Center, Broadway Plaza..pg 18](#)

The proposed development design includes the leveling down of hills on the west side of the site and the construction of a very large pad on which the Independent Living Building and some of the 'cottages' are to be built. Here the footprints of known buildings are superimposed over the IL building to allow comparison and visualization of the large building pad and the potential environmental impact of the proposed development design.

file names: seven hills proposed spieker senior dev il bldg size comparison with oakland coliseum crclancy 5-03-2022.pdf

seven hills proposed spieker senior dev il bldg size comparison with wc target crclancy 05-03-2022.pdf

seven hills proposed spieker senior dev il bldg size comparison with sf chase center crclancy 05-03-2022.pdf

seven hills proposed spieker project total parcel size comparison with wc broadway plaza crclancy 09-01-2022.pdf

19 Bedrock Map.....pg 19

This map shows the presence of bedrock at Seven Hills Ranch. The map indicates how deep the bedrock is from the surface and the amount of either cutting into bedrock or filling of soil over bedrock must take place to build the proposed development. Cutting into bedrock requires special machinery and techniques which can be disruptive to surrounding existing development.

seven hills proposed spieker senior dev bedrock map crclancy 09-20-2022.pdf

20 Proposed Layout of Diablo Glen/Spieker Proposal at Seven Hills Ranch ...pg 20

This map indicates the layout proposed for the Spieker project at Seven Hills Ranch.

file name: seven hills proposed spieker senior dev general index map crclancy 09-20-2022.pdf

Credits and Technical Notes

Maps compiled by:

Charles Clancy, GIS Analyst for Chevron, Retired. Specialist in geospatial/geologic data mining and creation, cartography/presentation graphics, 2D & 3 D visualizations, data forensics.

Technical notes:

For higher resolution and larger maps please contact: SaveSevenHillsRanch@gmail.com

Map projection:

California State Plane Coordinate System Zone III (US Survey Feet) – NAD 83 datum

Imagery:

Hexagon orthorectified aerial imagery acquired in late Winter / early Spring 2015

Digital Elevation Model:

LiDAR acquired in 2007 that has been classified to include only ground level data points, which is ideal for this application.

The elevation data that was used by Spieker (BKF engineers) is different but agrees with the LiDAR to plus or minus 6" vertically.