

[REDACTED]

From: Clerk of the Board
Sent: Friday, July 11, 2025 1:25 PM
To: Supervisor John_Gioia; Supervisor Candace Andersen; Supervisor_Burgis; Supervisor Carlson; Supervisor Scales-Preston
Cc: Monica Nino; Julie Enea; Danielle Pellegrini; June McHuen
Subject: FW: county file CDLP23-02046

The email below was received in the Clerk of the Board's office.

Regards,

Stacey M. Boyd
Deputy Clerk
Clerk of the Board
1025 Escobar St., 1st Floor
Martinez, CA 94553
(925)655-2002 (Desk)
(925)655-2000 (Office)

From: Leslie Rupley [REDACTED]
Sent: Friday, July 11, 2025 10:53 AM
To: Clerk of the Board <ClerkOfTheBoard@cob.cccounty.us>
Cc: project@carnelianhome.com
Subject: county file CDLP23-02046

Attn: Supervisor Candace Andersen

My husband was a resident of Carnelian Home for two years prior to his passing last September.

I would like to tell you why I waited for an opening with 24-hour care at home until a room became available.

Aside from countless recommendations including a former California legislator and personal friends, I visited Carnelian a year before my husband was ready to move from home. This is what I saw and continued to experience during his time there.

- Clients smiled and caregivers were demonstrative, often hugging or kissing a client as they passed.
- No client sat alone in a hallway untended.
- No-one sat in front of a TV by themselves. TV was limited to occasional nature shows or comical 1950's and 60's sitcoms during transition times.
- Personal care was seamless. The same caregiver woke him in the morning and put him to bed at night for the two years of his residence.
- There was almost no turnover in staff.

- Programing was a daily occurrence including live music, group singing, and stimulating activities. There were chair exercises led by a social worker consultant, not a TV program.
- Meals were delicious and provisons were made for various needs. Dining room and table settings were always charming.
- Holidays were lavishly celebrated with family events, special foods, decorations and a surprise musician or performer. (Once a sword-balancing belly dancer came, a treat for the men and women alike.)

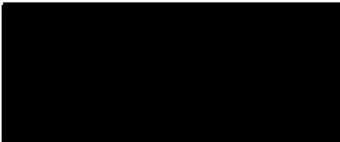
Please feel free to contact me if I can reiterate how thankful I was to have found the Carnelian.

My daughter knows that it is my home of choice should I need more care. I expect that the new facility will only enhance the programming that has been precious to me and my husband.

Thank you in advance for helping to move the Carnelian Home case along.

Most sincerely,

Leslie Rupley



Walnut Creek, Ca 94595

???

?

[REDACTED]

From: Clerk of the Board
Sent: Thursday, July 10, 2025 1:22 PM
To: Supervisor John_Gioia; Supervisor_Burgis; Supervisor Carlson; Supervisor Scales-Preston
Cc: Monica Nino; Julie Enea; Danielle Pellegrini; June McHuen
Subject: FW: Appeal Hearing CDLP23-02046

The email below was received in the Clerk of the Board's office.

Regards,

Stacey M. Boyd
Deputy Clerk
Clerk of the Board
1025 Escobar St., 1st Floor
Martinez, CA 94553
(925)655-2002 (Desk)
(925)655-2000 (Office)

From: Lynn Whelan <[REDACTED]>
Sent: Thursday, July 10, 2025 9:59 AM
To: Supervisor Candace Andersen <SupervisorAndersen@bos.cccounty.us>
Cc: Clerk of the Board <ClerkOfTheBoard@cob.cccounty.us>
Subject: Appeal Hearing CDLP23-02046

To Whom it Concerns,

I own a home at [REDACTED] WC and have done so for 45 years. I am a recently retired Physical Therapist, the relevance of which I will explain.

I have treated patients in their homes and assisted livings, board and cares, etc as a Medicare provider. I am a huge supporter of all of those residences for various reasons. I am NOT a NIMBY person. I have treated patients inside the Carnelian and it has surprised me that they had approval to buy adjacent lots and therefore exceed the normal limits of no more than 10 residents up to the present. Their facilities were not up to my standards when looking to place my mother but I do believe there is a very important place for these home placed in neighborhood settings.

The plans for expansion, however, not only exceed the limits of a B&C home by a great deal but are very descriptive of a sizable FACILITY. A residential community such as Saranap is not an appropriate location for this expansion. The number of ambulances coming and going in this small neighborhood on a regular basis is already significant and will quadruple at best. The number of cars of both staff and visitors (including home health care providers) will overwhelm the area. I have read the plans for parking and they are insufficient to solve this

problem. The type of patient who will be making use of this FACILITY will often have both physical and mental/emotional issues in such numbers that noise levels during the night will be intolerable for those living very close to the building. Let's be clear, medication is not sufficient to treat this latter problem with which I am sadly very familiar.

PLEASE consider the neighborhood's opposition to this major construction plan.

Lynn Whelan, PT

Re: **CDLP23-02046** Carnelian Expansion Opposition

I am sorry that I can not attend the Board of Supervisor's meeting concerning the Carnelian expansion, but I am scheduled to work at the time of the meeting.

I live a few blocks from the Carnelian and, as such, will be minimally if at all impacted by the project. However, I am opposed to the project as it is currently planned mainly because I see it as impacting the neighborhood there in negative ways and in ways that could be avoided if the plans are re-done with more consideration given to the character of the neighborhood and to the immediate neighbors themselves.

Warren Road is a single family neighborhood, and all the structures on it are houses except for the Carnelian. Contrary to this, Flora Avenue is zoned for structures with multiple units and is almost entirely apartment buildings.

The expansion of the Carnelian, as currently planned, will change the character of Warren Road, the local neighborhood, and will specifically have an impact on the privacy and property value of the people living directly next to the Carnelian. This does not need to happen at all, as the expansion could instead be done on Flora Avenue without any of these negatives. I see re-doing the plans as such would be a win-win situation, as the Carnelian would get its expansion and the people on Warren would avoid the negatives mentioned above.

One last point: I highly doubt that if anyone on the Board of Supervisors lived in the house directly next to the Carnelian they would be in favor of the expansion as it is currently planned. Personally, when making a decision that will have an impact on others, I think it is imperative to ask how I would feel if I was them. I now ask that you do the same.

In short, I encourage the Board of Supervisors to vote against the current plan as it now is and to ask the Carnelian to submit an alternative plan for expanding onto Flora Avenue.

Thank you,

Christopher Dutra MD

[REDACTED]

From: Clerk of the Board
Sent: Friday, July 11, 2025 1:25 PM
To: Supervisor John_Gioia; Supervisor Candace Andersen; Supervisor_Burgis; Supervisor Carlson; Supervisor Scales-Preston
Cc: Monica Nino; Julie Enea; Danielle Pellegrini; June McHuen
Subject: FW: county file CDLP23-02046

The email below was received in the Clerk of the Board's office.

Regards,

Stacey M. Boyd
Deputy Clerk
Clerk of the Board
1025 Escobar St., 1st Floor
Martinez, CA 94553
(925)655-2002 (Desk)
(925)655-2000 (Office)

From: Leslie Rupley [REDACTED]
Sent: Friday, July 11, 2025 10:53 AM
To: Clerk of the Board <ClerkOfTheBoard@cob.cccounty.us>
Cc: project@carnelianhome.com
Subject: county file CDLP23-02046

Attn: Supervisor Candace Andersen

My husband was a resident of Carnelian Home for two years prior to his passing last September.

I would like to tell you why I waited for an opening with 24-hour care at home until a room became available.

Aside from countless recommendations including a former California legislator and personal friends, I visited Carnelian a year before my husband was ready to move from home. This is what I saw and continued to experience during his time there.

- Clients smiled and caregivers were demonstrative, often hugging or kissing a client as they passed.
- No client sat alone in a hallway untended.
- No-one sat in front of a TV by themselves. TV was limited to occasional nature shows or comical 1950's and 60's sitcoms during transition times.
- Personal care was seamless. The same caregiver woke him in the morning and put him to bed at night for the two years of his residence.
- There was almost no turnover in staff.

- Programing was a daily occurrence including live music, group singing, and stimulating activities. There were chair exercises led by a social worker consultant, not a TV program.
- Meals were delicious and provisons were made for various needs. Dining room and table settings were always charming.
- Holidays were lavishly celebrated with family events, special foods, decorations and a surprise musician or performer. (Once a sword-balancing belly dancer came, a treat for the men and women alike.)

Please feel free to contact me if I can reiterate how thankful I was to have found the Carnelian.

My daughter knows that it is my home of choice should I need more care. I expect that the new facility will only enhance the programming that has been precious to me and my husband.

Thank you in advance for helping to move the Carnelian Home case along.

Most sincerely,

Leslie Rupley



Walnut Creek, Ca 94595

???

?

[REDACTED]

From: Clerk of the Board
Sent: Thursday, July 10, 2025 1:22 PM
To: Supervisor John_Gioia; Supervisor_Burgis; Supervisor Carlson; Supervisor Scales-Preston
Cc: Monica Nino; Julie Enea; Danielle Pellegrini; June McHuen
Subject: FW: Appeal Hearing CDLP23-02046

The email below was received in the Clerk of the Board's office.

Regards,

Stacey M. Boyd
Deputy Clerk
Clerk of the Board
1025 Escobar St., 1st Floor
Martinez, CA 94553
(925)655-2002 (Desk)
(925)655-2000 (Office)

From: Lynn Whelan <[REDACTED]>
Sent: Thursday, July 10, 2025 9:59 AM
To: Supervisor Candace Andersen <SupervisorAndersen@bos.cccounty.us>
Cc: Clerk of the Board <ClerkOfTheBoard@cob.cccounty.us>
Subject: Appeal Hearing CDLP23-02046

To Whom it Concerns,

I own a home at [REDACTED] WC and have done so for 45 years. I am a recently retired Physical Therapist, the relevance of which I will explain.

I have treated patients in their homes and assisted livings, board and cares, etc as a Medicare provider. I am a huge supporter of all of those residences for various reasons. I am NOT a NIMBY person. I have treated patients inside the Carnelian and it has surprised me that they had approval to buy adjacent lots and therefore exceed the normal limits of no more than 10 residents up to the present. Their facilities were not up to my standards when looking to place my mother but I do believe there is a very important place for these home placed in neighborhood settings.

The plans for expansion, however, not only exceed the limits of a B&C home by a great deal but are very descriptive of a sizable FACILITY. A residential community such as Saranap is not an appropriate location for this expansion. The number of ambulances coming and going in this small neighborhood on a regular basis is already significant and will quadruple at best. The number of cars of both staff and visitors (including home health care providers) will overwhelm the area. I have read the plans for parking and they are insufficient to solve this

problem. The type of patient who will be making use of this FACILITY will often have both physical and mental/emotional issues in such numbers that noise levels during the night will be intolerable for those living very close to the building. Let's be clear, medication is not sufficient to treat this latter problem with which I am sadly very familiar.

PLEASE consider the neighborhood's opposition to this major construction plan.

Lynn Whelan, PT

Re: **CDLP23-02046** Carnelian Expansion Opposition

I am sorry that I can not attend the Board of Supervisor's meeting concerning the Carnelian expansion, but I am scheduled to work at the time of the meeting.

I live a few blocks from the Carnelian and, as such, will be minimally if at all impacted by the project. However, I am opposed to the project as it is currently planned mainly because I see it as impacting the neighborhood there in negative ways and in ways that could be avoided if the plans are re-done with more consideration given to the character of the neighborhood and to the immediate neighbors themselves.

Warren Road is a single family neighborhood, and all the structures on it are houses except for the Carnelian. Contrary to this, Flora Avenue is zoned for structures with multiple units and is almost entirely apartment buildings.

The expansion of the Carnelian, as currently planned, will change the character of Warren Road, the local neighborhood, and will specifically have an impact on the privacy and property value of the people living directly next to the Carnelian. This does not need to happen at all, as the expansion could instead be done on Flora Avenue without any of these negatives. I see re-doing the plans as such would be a win-win situation, as the Carnelian would get its expansion and the people on Warren would avoid the negatives mentioned above.

One last point: I highly doubt that if anyone on the Board of Supervisors lived in the house directly next to the Carnelian they would be in favor of the expansion as it is currently planned. Personally, when making a decision that will have an impact on others, I think it is imperative to ask how I would feel if I was them. I now ask that you do the same.

In short, I encourage the Board of Supervisors to vote against the current plan as it now is and to ask the Carnelian to submit an alternative plan for expanding onto Flora Avenue.

Thank you,

Christopher Dutra MD

July 22, 2025
Carnelian Project CDLP23-002046

7/12/2025	Claudia Windfuhr		oppose
7/2/2025	Gary R.		oppose
7/13/2025	Charleen L. Nugent		support
7/15/2025	Deborah Herndon		support
7/16/2025	Christine Reite	Walnut Creek	support
7/16/2025	Nancy Vinther		support
7/16/2025	Marian Pajarillo		oppose
7/16/2025	Jillian Elliott		Support
7/16/2025	Lori-Jo Martin		support
7/16/2025	Michael Kistner		support
7/16/2025	Eric Waggoner		oppose
7/17/2025	Geri Thomas	GMT Care Partner LLC	support
7/18/2025	Claude Grillo		support
7/18/2025	Maureen Thomas		support
7/18/2025	Emily L. Brough	Zacks & Freedman PC on b/o Carnelian Holdings LLC	support
7/18/2025	Anna And Rolland Jurgens	Walnut Creek	oppose
7/18/2025	Ron Schwachter	Walnut Creek	support
7/18/2025	Jackie Curtis		oppose
7/18/2025	Vivien Hart		support
7/18/2025	John Y suezaki		support
7/18/2025	Debbie Wendt		support
7/18/2025	Linda Block		support
7/19/2025	Gretchen Egen	Martinez	support
7/19/2025	Michel McCoy		support
7/20/2025	Christy Higgins		support
7/20/2025	Colleen Garner		support
7/20/2025	Frank and Sue Mycroft	Walnut Creek	support
7/20/2025	Julian R. Orton		
7/20/2025	Dorian Collins		support
7/20/2025	Nick Paszty		support
7/20/2025	Alex White		oppose
7/20/2025	Heather Davis, Judy Oxley		support
7/20/2025	Marivic E. Danganan	Alameda	support

From: Claudia Windfuhr <[REDACTED]>
Sent: Saturday, July 12, 2025 9:35 PM
To: Clerk of the Board
Subject: Fw: Carnelian extension on 2380 Warren Road, Walnut Creek, CDLP23-02046

Follow Up Flag: Follow up
Flag Status: Completed

----- Forwarded Message -----

From: Claudia Windfuhr <[REDACTED]>
To: Supervisor Candace Andersen <candace@supervisorcandaceandersen.ccsend.com>;
clerkoftheboard@cob.cccounty.us <clerkoftheboard@cob.cccounty.us>
Sent: Saturday, July 12, 2025 at 04:21:29 PM PDT
Subject: Carnelian extension on 2380 Warren Road, Walnut Creek, CDLP23-02046

July 12, 2025

Hi Supervisor Anderson and Clerk of the Board,

I am writing to express my opposition to the planned huge expansion of the Carnelian on Warren Road.

I am a neighbor on Acorn Court and I drive or walk by the Carnelian every single day, often multiple times.

This is my second letter about this matter.

1) Security

Warren Road is one of two escape routes in case of an earthquake or fire. Having construction with big trucks for two years is dangerous because they will block the road.

Costco and other big delivery trucks for the Carnelian already block the road on a regular basis.

Where will all the additional workers hired after an extension park? Their cars will further make the road less accessible.

2) Keeping our neighborhood semi-rural

Saranap has its charm and value because most of the houses are modest one-story homes. We have dogs, cats and chicken. We grow grapes and have vegetable gardens.

Building a commercial extension that has two stories and sits very near existing homes does not fit our area.

3) Loss of quality of life for existing home owners

Subjecting neighbors to 2 years of noisy construction is simply not right. Many homeowners come here because of the quiet atmosphere. This will ruin their well-deserved quality of life for their families and children or their retirement.

4) Future extensions

If an extension is granted on Warren, a similar one on Flora might follow. All of this completely changes the quiet neighborhood.

Sincerely yours,

Claudia Windfuhr

Walnut Creek CA 94595

From: Gary R.
Sent: Sunday, July 13, 2025 2:07 PM
To: Clerk of the Board
Subject: Against Carnelian Residential Care Facility CDLP23-02046.

Follow Up Flag: Follow up
Flag Status: Completed

I am a resident around the corner from the subject site. I live across the street from one of subject's other care facility on Flora Ave. I do not want the project to move forward based on my following experiences with their facility across the street from me.

-Cigarette butts from the care facility employees are left in the street and end up on my property and in storm drains.

-Street parking is taken by visitors and employees.

-The project will bring additional traffic to our streets.

-I don't want to experience the noise, dirt, and construction vehicles associated with this project.

[Sent from AT&T Yahoo Mail for iPad](#)

From: charleen8543t
Sent: Sunday, July 13, 2025 2:19 PM
To: Clerk of the Board
Cc: project@carnelianhome.com
Subject: County File #CDLP23-02046

Follow Up Flag: Follow up
Flag Status: Completed

I am writing in behalf of support of the expansion project proposed by The Carnelian Retirement Home, County File #CDLP23-02046. I am the daughter of the founder of The Carnelian, Doreen DuBose, and at one time was also the Administrator. The standard of compassionate care and a commitment to maintain an attractive environment endorsed by my mother and upheld by me has not only been met by the current owners/operators, but has been excelled. For this reason, I have every confidence this standard of excellence, both in care and the environment, maintained by The Carnelian for more than 50 years will continue to be met in establishing this expansion.

I feel the challenge of the neighbors who have expressed opposition to this project is not justified, particularly in light of the two-story business enterprises in the same area. Additionally, having met and talked with several of these individuals at a previous meeting, I question whether their opposition might be fueled by the possibility of prejudice. In spite of the owners/operators of The Carnelian addressing many of the issues of opposition expressed by these neighbors in workable ways, they remain locked in their stand with no indication of even considering a reasonable resolution. Since the current owners/operators, my niece and two nephews, are Asians, along with the majority of the staff, I can't help but consider the possibility of prejudice in their expressed opposition. I hope I am wrong, but I can't help but consider the possibility.

I strongly encourage the Board of Supervisors to grant this expansion request in order to accommodate more of those who want The Carnelian to care for their loved ones. Thank you for your consideration.

Sincerely,

Charleen L. Nugent

[REDACTED]
Auburn, CA 95602



From: Deborah Herndon <herndonh>
Sent: Tuesday, July 15, 2025 2:23 PM
To: Clerk of the Board; project@carnelianhome.com
Subject: County File #CDLP23-02046
Attachments: Carnelian support speech 1-21-25.docx

Dear Supervisor Candace Andersen,

My name is Deborah Herndon and I am in favor of Carnelian Assisted Living's Expansion Project. My mother, Betsy Williams, was a resident at Carnelian Assisted Living for the last 2.5 years of her life. The compassionate and excellent staff fill an important need in our county for our seniors to age in place with excellent, compassionate care in a beautiful home-like environment with lots of stimulating activities that are unmatched in our area. Attached please find my support letter for the Land Use Permit.

Respectfully,

Deborah Herndon
cell

Good Afternoon,

My name is Deborah Herndon and I support of Carnelian Assisted Living's application for a Land Use Permit for their expansion project. My mother, Betsy Williams, was a resident of Carnelian for 2.5 years and passed away there last March just short of her 100th birthday. My father's dying words to me were "take care of your mother." Given my mother's moderate dementia, a medical condition requiring a pureed diet, a complicated medical history, and a fall 2021 resulting in a fractured hip and brain bleed, my sisters and I needed to find a care facility that could provide quality care at a reasonable cost. We toured multiple facilities in the area and found most of them either cold and institutional or a small care home format without any activities. A friend of mine highly recommended Carnelian as her mother lived there 5 years.

We chose Carnelian because of the excellent, personalized 24/7 care, the warm home-like environment, that Mom could age in place and could spend her final days there. Carnelian was clean, well maintained, had no odor, residents were happy, there were many activities for the residents, and they could accommodate Mom's pureed diet. The culture at Carnelian is that you are family, you have dignity and you belong. I would often bring my granddaughters to visit their Great Grandma Betsy and they loved to spend time with her in the beautiful garden or take a walk in the neighborhood. Mom loved to spend time in the garden and see the beautiful flowering plants, hear the birds singing and feel the warmth of the sun. It calmed her anxiety caused by dementia and was a place of respite for her.

I also appreciated the clear, efficient, timely communication with Carnelian staff in matters concerning Mom's care. The Carnelian staff went above and beyond to do what was in Mom's best interests. My sisters and I are forever grateful for Carnelian's excellent end of life care for Mom and their close working relationship with Hospice of the East Bay. We felt supported, loved and cared for by the staff when Mom died. Carnelian helped us achieve our goal of loving and caring for Mom well. We honored my father's dying words thanks to Carnelian Assisted Living.

I am just one of many who have benefitted from Carnelian and the service they provide to seniors and their families. Carnelian operates with compassion for others, integrity, and a desire to serve. They have operated at their current location for 50 years and have an amazing reputation. It would be of great value to the community for their proposed expansion to become a reality.

Thank you.

June McHuen

From: Christine Reite [REDACTED]
Sent: Wednesday, July 16, 2025 9:11 AM
To: Supervisor Candace Andersen; Clerk of the Board
Subject: CDLP23-02046 - Carnelian Expansion Opposition

Supervisor Candace Andersen and the Board,

Regarding: Opposition to Carnelian Residential Care Facility expansion, #CDLP23-02046

I am writing to express my opposition to the two story expansion of the Carnelian Residential Care Facility at 2374 Warren Road, Walnut Creek, CA. I have lived in this neighborhood for over 45 years. I am expressing my concerns again about this project which is out of scope for the neighborhood. I will be attending the July 22nd at 9AM hearing via zoom. Ahead of this meeting, here is a list of my concerns regarding this project in the neighborhood.

1. The Carnelian is in the middle of a single-family home street. They want to double their beds. The road in this neighborhood is a small, rural road without sidewalks and it cannot take more traffic. I do want to acknowledge that there are sidewalks in front of the Carnelian but the road narrows on either side of the facility and the sidewalks stop.
2. With a 50% increase of elderly care patients, the Carnelian will be using more county resources and in the case of an emergency, there are only three ways out of the neighborhood. The Carnelian will have to take most of the resources and road space because 50% of their residents are not ambulatory and they will need help.
3. An 18-bed expansion at 2374 Warren Road is out of scope for the land it is on. The Carnelian owners spent some time at the meeting, communicating to the neighborhood, that they would make the expansion blend with the homes in area. They did not understand when the neighbors said the design of the building had nothing to do with the bigger issue. Which is this expansion is too much for the neighborhood. The lot size is too small for the amount of rooms they want to have in that space.
4. And finally, none of the Carnelian owners live in the neighborhood. They present themselves as neighbors, but they don't live here. So the Carnelian owners will not have to live with an oversized care facility in their neighborhood, if anything goes wrong.

I believe that the zoning commission needs to rethink an expansion at Carnelian. It is too much for the land and neighborhood. And the Carnelian needs to come up with another solution for their business.

Thank you for your time,
Christine Reite

, Walnut Creek, California 94595

June McHuen

From: Nancy Vinther <
Sent: Wednesday, July 16, 2025 7:34 PM
To: Clerk of the Board
Cc: project@carnelianhome.com
Subject: County Case #CDLP23-02046

Dear County Planning Commision,

My mom, Susan was a resident of Rossmoor for 10 years. She was diagnosed with cognitive impairment which eventually led to dementia. My husband, my daughter and myself took care of my mom before and during covid. When covid restrictions eased up a bit, we took my mom to visit a few facilities. They were large facilities. My mom took and said "Look if you think I would move into on of these places, you don't know me" She wanted to stay in a place that looked like a home. We wanted a place that provided a serene environment that promoted relaxation and engagement. A friend suggested Carnelian Assisted living. We were impressed with the home and gardens. The pathways outside were wide and assessable, ensuring that everyone can enjoy the outdoors safely. The gardens included sensory elements such as fragrant flowers and textured plants, which not only stimulates the senses but also interaction of exploration among the residents and families.

Additionally, these gardens serve as wonderful space for family visits.

Alzheimer's'/dementia is undoubtedly a challenging time, finding the right home situation can be a significant decision, and I truly believe that ensuring a supportive environment can make a difference in quality of life.

If any of you have had a relative or friend and especially if you are the main caregiver, it is a long, sad heartbreaking road to get to this place. The staff were so loving and helpful during this transition.

I just learned they had 30 residents. In my mom's section, if I were to guess, I would say there were 10 residence. The same caregivers were there and I felt like there was no turnover in employees. A low turnover rate indicates a caring positive work environment.

Regarding the parking, I always parked in front. Due to covid temperature checks, you had to wait outside. Rarely was there a line to get in. I was there almost everyday, sometimes for 1/2 a day sometimes for 5 minutes and sometimes more than once a day.

My mom would sit outside rain or shine with me or a caregiver. We wandered throughout the gardens, she marveled over the roses, tomato plants and fruit trees every time. She would say "look how beautiful my house is. They are so nice to me." The music, the activities and the food mom's enriched my mom's quality of life. My mom left this world still knowing who I was, who here grandkids were.

I feel we need more places like the Carnelian. We need to take care of our elderly in a home like environment. A place where you can sit on the front porch, wave, talk to the kids & parents, dogs and people who are passing by. I hope if you are ever in this position, or a loved one, you would have a place to call home like the Carnelian. I am forever grateful for their loving care of my mom, Susan. Side note, I live near 2 special needs facilities and 1 residential home and one retirement home facility. I enjoy seeing them on the trail and walking. I hear some noise while the special needs school is in session or have an event. I does not bother our family. We welcome the inclusivity of the community and we are hoping to be good role models to our children.

Sincerely,
Nancy Vinther



Lafayette

From: Marian Pajarillo
Sent: Wednesday, July 16, 2025 10:05 PM
To: Supervisor Candace Andersen; Clerk of the Board
Subject: CDLP23-02046

Dear Supervisor Andersen,

I am writing to express my concern as a resident surrounding the Carnelian property. I am deeply opposed to its proposed expansion as a next door neighbor. I strive to be supportive of the elderly care services provided by the facility, especially as I personally care for my own mother. However, I strongly believe the proposed expansion is unsuitable for our residential community due to its significant environmental challenges and impacts the quality of life with regards to garbage accumulation and the foul odor that emits from such waste.

As someone who values the care provided to the elderly, I have remained silent about the existing challenges posed by the care home's day to day operations including the stench that emits from the garbage that permeates our premises especially during the warm summer months. This foul odor is also noticeable to our guests and has been a burden but one that we have tolerated out of respect as a neighbor. However the proposed expansion will likely exponentially increase patient volume and operational activity resulting in even more garbage potentially including medical, food waste and other debris. This additional garbage will exacerbate the unbearable smell further degrading the health, comfort and quality of life for nearby residents including my family and most especially my elderly mother who deserves a clean and peaceful environment.

The location of a care home expansion in the heart of our residential neighborhood is incompatible with the areas quiet family oriented character. Beyond the garbage issue, the expansion will increase traffic noise and will affect the limited parking spaces for the residents because of the additional workers and guest further disrupting the peace and safety that residents cherish. An increase in garbage would lead to more rodent infestation hence more health risks.

I respectfully urge the Board of Supervisors to evaluate the application or require a comprehensive environmental impact assessment that thoroughly evaluates waste management, odor control, traffic congestion that greatly affects our residential community. I also urge the board to explore alternative locations for the expansion away from the densely populated residential areas to balance the need for healthcare services with well being of the local residents. As it is, they already have 30 patients spread out to 3 houses and adding an additional 12 patients is more than we can bear as to the impacts already mentioned.

For privacy reasons I wish to remain anonymous to my Carnelian neighbors.

Thank you for your attention to this matter and for your consideration to our concerns for our community. i hope the Board will prioritize the health and comfort of the local community while continuing to support the vital elderly care services in a more suitable location.

Sincerely,

Marian

June McHuen

From: Jillian Elliott
Sent: Wednesday, July 16, 2025 10:25 PM
To: bos2@bos.cccounty.us; Clerk of the Board; project@carnelianhome.com
Subject: Carnelian Expansion Project – County File # CDLP23-02046

July 15, 2025

Supervisor Candace Andersen
309 Diablo Road
Danville, CA 94526

Re: Carnelian Expansion Project – County File # CDLP23-02046

Dear Supervisor Andersen,

I'm writing in support of the Carnelian Expansion Project. I first became aware of Carnelian when I was invited to watch friends from Musical Heart Strings perform there. I was struck by how pleasant the surroundings were and how well cared for the residents and the grounds seemed. I especially took note because I have had to find caring accommodations for my parents. To find a place that I felt comfortable leaving my mother, in particular, where she not only was physically cared for but emotionally nourished, was a real challenge. You already have such a place in Carnelian, and you would be fortunate to expand this facility.

Contra Costa has an aging population and excellent senior housing is in short supply. Carnelian is a senior care home in a neighborhood setting that is safe and attractive. It provides much more than basic levels of care. It also provides enrichment like live music and opportunities for residents to mingle and build relationships. These are the things that set senior facilities apart and make it possible for seniors to live their final years in a community setting where they are treated with dignity and care.

Carnelian has blended well in this community for many years, and it would be a gift to enable more seniors to have access to such a safe and inviting facility. It's the kind of place I would want for my parents. It's the type of place I would want to live if I ever needed that level of care.

Thank you for your consideration.

Jillian Elliott

--

I am no longer accepting the things I cannot change. I am changing the things I cannot accept!

From: Lori-Jo Martin <
Sent: Thursday, July 17, 2025 8:59 AM
To: Clerk of the Board
Cc: project@carnelianhome.com
Subject: Carnelian Expansion Project

Ref: County File # CDLP23-02046

Dear Supervisor Candace Andersen,

I am writing this letter to demonstrate my support for the Carnelian Expansion Project.

The Carnelian is a unique board and care home that offers high level care. My mother has lived there for 6 years and we enjoy the outdoor space on a regular basis during every season of the year. The fruit trees and roses highlight the garden and offer a quality of life for everyone there.

The new building that is planned has been designed to reduce the footprint in order to keep as much garden space as possible. The plans include rooms for activities and functions which will offer more possibilities for people to gather indoors.

I see this project as a much needed asset to the city and county. With the shortage of this type of assisted living and dementia cases on the rise, I commend the owners for taking the opportunity to build and expand this service while honoring the legacy of their grandmother.

I realize there is opposition from the neighbors yet, this is an opportunity to make this wonderful property even better.

Please consider my comments at the hearing which is scheduled for Tuesday, July 22nd 2025.

Thank you!

Sincerely,

Lori-Jo Martin

From: michael kistner <
Sent: Thursday, July 17, 2025 10:33 AM
To: Clerk of the Board
Subject: County file #CDLP23-02046

My name is:
Michael Kistner

Martinez, CA94553

I am in favor of allowing the Carnelian Home expansion project. I am a musician who entertains three times a week at the facility. I have been entertaining at 30 senior living facilities in Contra Costa County for the last 26 years. There is no other facility in the county like the Carnelian with regard to level of care, family atmosphere, and length of employee tenure. We need more facilities like the Carnelian!

Thank you,

Michael Kistner

From: Eric Waggoner <[REDACTED]>
Sent: Thursday, July 17, 2025 10:48 AM
To: Supervisor Candace Andersen; Clerk of the Board; Kathryn Waggoner
Subject: CDLP23-02046 Carnelian Expansion Opposition

Supervisor Candace Andersen. Thanks for your time today. I'll make this quick. I'm writing in Reference to case number: "CDLP23-02046 Carnelian Expansion Opposition."

I live 2 houses from the Carnelian. This project cannot be approved to expand or operate on Warren Road. One story I'd like to share. I was personally involved and witness to a child getting hit by a Carnelian guest directly in front of my house. I saw the car, heard the collision and ran out of my house to find my neighbor's son, Logan, on the ground, nearly under the car. I sprinted to get his parents who live behind the Carnelian. We live in a dangerous county area that cannot support this type of traffic. No lights, no sidewalks, no signage. Every 2 houses on Warren Road, there is an easement with multiple other houses down each lane. Kids come out to play or ride their bikes off these easements onto Warren Road. We have a basketball hoop on one of these easements and errant shots will bounce onto Warren Road. My son and I have nearly been hit multiple times. Being 2 houses down from this proposed site, just doesn't work.

Warren Road is all residential homes with dozens of kids living and walking in this area daily. Despite what they argue, there is no precedent for anything like this being built on Warren Road. 6 months ago, before the Carnelian group started "playing nice" with the neighbors to win over approval for the expansion, it was a danger to our living community. That was even before their proposal to double in size and reduce parking. There are no sidewalks on Warren, except directly in front of the Carnelian. All visitors, employees, nursing staff, delivery drivers, etc are parked on our street, directly in front of my house, and make it extremely dangerous for anyone walking on our street. I'd be happy to share my front camera to show you how many people walk our neighborhood.

I strongly object to this expansion being placed on Warren Road. I am not against the Carnelian group expanding on Flora Ave.

Sincerely,
Eric Waggoner

(
e [REDACTED]

--

Eric Waggoner

From: geri thomas
Sent: Thursday, July 17, 2025 9:11 PM
To: Clerk of the Board
Cc: project@carnelianhome.com
Subject: County File # CDLP23-02046: Letter in Support of The Carnelian's Expansion

Dear Supervisor Candace Andersen,

As an experienced private care manager with 15 years of service in the Bay Area, I am writing in strong support of the proposed small expansion of The Carnelian in Walnut Creek. I have worked closely with aging adults and their families, navigating a wide range of care options — from in-home services to large community-based facilities. Most of the facilities I've encountered fall far short of their advertised promises of care, safety, and quality of life.

The Carnelian is a rare and exceptional exception. It stands out as a uniquely compassionate and high-quality care home, offering residents attentive support, enriching activities, chef-prepared meals, and a beautifully maintained indoor and outdoor environment. Their standard of excellence is almost impossible to find elsewhere in the Bay Area.

Frankly, it is puzzling that there has been any opposition to The Carnelian's request for a modest expansion. Ironically, those opposing it today may one day find themselves in need of the very kind of care The Carnelian offers. At that point, these will be the typical choices available:

- **Private 24/7 In-Home Care:** For \$30,000–\$45,000 per month, families can hire round-the-clock caregivers at home. While this allows aging adults to remain in familiar surroundings, it often leads to isolation and inconsistent care. Without an agency, families must manage caregiver absences, liability insurance, and payroll — all while being vulnerable to exploitation or neglect.
- **Large Assisted Living or Memory Care Facilities:** Options like Oakmont, Silverado, Atria, and Belmont Village typically cost \$12,000–\$18,000 per month. In my experience, these are often chronically understaffed, suffer from high staff turnover, and lack adequate supervision or specialized training. I've witnessed troubling outcomes, including neglect, medication errors, and unmet urgent needs. Many residents either do not know how to use their call button or wait 30+ minutes for assistance — a delay that can have serious consequences. Often, families must pay an additional \$35–\$40 per hour to bring in private caregivers to compensate for poor in-house care.
- **Small "Board and Care" Homes:** These single-family homes, costing \$9,000–\$18,000 per month, provide a more intimate and home-like setting. Staff-to-resident ratios are usually better, and caregiver turnover is lower. However, meaningful engagement is often lacking, leaving residents isolated and sedentary, spending long days in front of a television. Space is often tight, and the environment can feel cramped.

Then there is *The Carnelian*.

The Carnelian offers something truly superior:

- A robust caregiver-to-resident ratio that allows staff to respond quickly to residents' needs and avoid neglect.
- A well-trained, educated team that works cooperatively to assist residents with all activities of daily living — from ambulation and toileting to feeding and dressing.

- A deep commitment to doing things right. For example, I recently moved a client from a large facility into The Carnelian. At her former residence, she hadn't had her teeth brushed in over a year. On her *first day* at The Carnelian, staff gently and consistently established twice-daily dental care — a simple yet powerful reflection of how time, training, and compassion make all the difference.

Equally important is the residents' emotional and spiritual well-being. The Carnelian provides daily engagement programs across its three homes — programs that stimulate the mind, elevate the mood, and restore a sense of purpose. The environment is peaceful, beautiful, and dignified, from the thoughtfully curated indoor décor to the serene gardens and patios.

While large facilities may look impressive at first glance, closer observation often reveals rooms full of disengaged, listless residents. In contrast, a walk through The Carnelian at any hour reveals life: residents enjoying music, discussing current events, participating in art, and being treated with attention and respect.

Their culinary program is exceptional as well. Meals are prepared by professional chefs sourcing high-quality ingredients and creating delicious meals. This focus on quality — in food, care, and environment — nourishes not only the residents but also uplifts their visiting loved ones.

As a care manager, I am constantly seeking places where my clients will be not just safe, but **truly cared for** — places that communicate openly, respond proactively, and respect the dignity of aging. In my many years of experience, The Carnelian is the one place I can recommend with complete confidence. In fact, it is the *only* place I would personally choose for myself if I ever require such care in the future.

I respectfully and strongly urge support for The Carnelian's thoughtful and necessary expansion. Our community needs more — not fewer — places like this.

Sincerely,

Geri Thomas

GMT Care Partner LLC

Masters in Gerontology, Certified (CMC 2832)

June McHuen

From: Claude Grillo <c
Sent: Friday, July 18, 2025 12:11 PM
To: Clerk of the Board
Subject: Carnelian Expansion

I am in FAVOR of the expansion. I moved to 23 Green Bay Ct 2021.. That's off Warren Road. Since then I have purchased three lots and homes in the Boulevard area. There has been construction and workers parking on Warren from the day I moved here. Lots of improvements and temporary noise are neasery on older homes and buildings. I also remodeled twice. I will start my third remodel off Warren at one of my houses on 23 Peterson way August 2025. I have never had an issue with traffic, workers,safety or any one blocking our streets. Expect maybe on garbage day. Know big deal. I knew when I moved from the east side of Walnut Creek to the Boulevard area that it was a Mix use area of residential, apartments, commercial, medical. My feeling is that Carnelian expansion will not have any effect on my home values. Resident of Warren area Claude Grillo

From: Maureen Thomas <mailto:maureen.thomas@cityofdenver.com>
Sent: Friday, July 18, 2025 2:26 PM
To: Clerk of the Board
Cc: project@carnelianhome.com
Subject: Carnelian Home Expansion Support Letter - District 2 County File # CDLP23-02046
Attachments: Carnelian Support Letter 7.18.25.pdf

Dear Candace Andersen

I am writing to express my support for the proposed expansion project at Carnelian Home. Attached is a letter from a family member of a current resident that highlights the exceptional care and positive impact Carnelian Home has on its residents and the wider community.

The letter emphasizes the high standards of care, compassion, and professionalism exhibited by the staff. It also outlines the advantages of the expansion, including an increased capacity to serve more seniors, job creation, and support for local businesses. The author strongly recommends approval of the project, highlighting the facility's dedication to "care with dignity" and the positive effects it has on residents and their families.

Please find the letter attached for your review. If you need any additional information or require further steps from my side, please let me know.

Thank you for considering this matter.

Best regards,

Maureen Thomas

County File #CDLP23-02046

Dear Supervisor Candace Andersen,

I am writing to express my strong support for the proposed expansion project for Carnelian Home. My mother has been a resident at Carnelian Home since December 2nd, and my family and I have been extremely impressed with the level of care and compassion provided by the staff.

In a time where finding high-quality care is critical for our aging seniors, Carnelian Home has been incredibly supportive during the transition and new phase of care for my mom. The staff is incredibly caring, respectful, and transparent, consistently providing the highest level of care for residents diagnosed with dementia, Alzheimer's, and those with restricted mobility. I fully trust their staff in their loving care, not only for my mother but for all the residents.

The facility is exceptionally clean, beautifully decorated, and offers delicious food. They truly take the extra steps necessary to make the residents feel loved and respected. "Care with dignity" is their motto, and they live up to it every day.

The proposed expansion would allow Carnelian Home to extend its exceptional services to more individuals in need, ensuring that more families can experience the peace of mind and comfort that we have found. This expansion would not only benefit current and future residents but also contribute positively to our community by creating additional jobs and supporting local businesses.

It is clear that Carnelian Home is dedicated to improving the quality of life for its residents, and this expansion is a crucial step in continuing that mission. By approving this project, you will be supporting a facility that truly makes a difference in the lives of its residents and their families.

I urge you to approve the expansion project for Carnelian Home. Thank you for considering my perspective on this important matter.

Sincerely,

Maureen Thomas



July 18, 2025

Contra Costa County Board of Supervisors
c/o Clerk of the Board of Supervisors
1025 Escobar Street
Martinez, CA 94553
ClerkOfTheBoard@cob.cccounty.us

Via Email

Re: Owner: Carnelian Holdings LLC
Opposition to Appeal of Land Use Permit Approval #CDLP23-02046; Residential Care Facility for the Elderly
Project Address: 2374 Warren Road, Walnut Creek, CA
Hearing Date: July 22, 2025

Dear Members of the Board of Supervisors:

My office represents Carnelian Holdings LLC ("Owner"), owner of the Residential Care Facility for the Elderly (RCFE) located at 2374 Warren Road, Walnut Creek, CA ("2374 Warren"). Owner files this letter in opposition to Joshua Eckhaus and Jennifer Ostrander's (collectively, "Appellant") appeal of the Zoning Administrator's approval of a Land Use Permit for 2374 Warren ("Project"). The approved Land Use Permit for the Project permits an addition to the existing RCFE at 2374 Warren, increasing the bed count from six (6) to eighteen (18). The Project has been thoroughly vetted and is fully supported by Staff at the Department of Conservation and Development, Community Development Division, and was approved by the Zoning Administrator on February 3, 2025, who confirmed the Project meets all applicable Codes. Appellant already appealed the Project to the Contra Costa County Planning Commission, which was denied on April 23, 2025. This letter serves as Owner's opposition to Appellant's continuing meritless and defamatory appeal.

Preliminarily, the Project is one defined by the California Housing Accountability Act ("HAA"), Gov. Code section 65589.5(h)(2), and thus subject to HAA protections. In enacting the HAA, the Legislature determined the existence of a significant housing crisis in California, and has continuously strengthened HAA protections since, especially in recent years. (Gov't Code § 65589.5(a)(2)(A)(J); *California Renters Legal Advoc. & Educ. Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 831 ("CARLA").) To address California's housing crisis, the HAA requires approval of proposed housing development projects that comply with "applicable, objective general plan and zoning standards and criteria, including design review standards." A project may not be denied or subjected to conditions that lower project density, on criteria based on personal or subjective judgments. (Gov. Code § 65589.5(h)(9); *CARLA*, *supra*, 68 Cal.App.5th at p. 840.) Rather, any such disapproval or conditions must be supported by written findings that the project would otherwise have a "specific, adverse impact upon the public health and safety," which is

defined as a “significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions.” (Gov’t Code § 65589.5(j).)

While Appellant makes various objections that request either reversal of the Project approval or imposition of conditions that would shrink the density of the Project, all such objections are baseless, and comprised of subjective judgments and viewpoints (e.g. allegedly “looming” over neighboring properties, impacting “residential integrity” and purportedly “out of character for the neighborhood”) and therefore cannot be grounds for denial, as a matter of law. (See, Gov. Code § 65589.5(j)(1).) Neither does Appellant’s complaints about alleged traffic safety have any merit. As determined by Staff, “the [P]roject will not adversely affect traffic levels in the area,” and relatedly, the County’s Transportation Planning Section had no concerns about the Project.

As the Zoning Administrator has confirmed (upheld by the Planning Commission), and as detailed in Staff’s Project report, the Project is exempt from the California Environmental Quality Act (CEQA) under Guidelines Section 15301(e)(2), and complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards. Appellant attempts to resurrect untimely and unmeritorious purported CEQA “piecemealing” violations by claiming that Owner’s RCFE’s located at 2380 Warren Road and 170 Flora Avenue, should merged into a single analysis with the Project at 2374 Warren.¹ Even if these objections were timely, CEQA does not require this. (See, *Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376.) Moreover, the RCFE’s at 2380 Warren Road and 170 Flora Avenue have been there for decades; the buildings are existing conditions—there is simply no reason, legal, rational or otherwise to treat this as a brand new 42-person residential care facility, as Appellant suggests, when Owner is only proposing to add 12 beds to an individual parcel and building at 2374 Warren Road, which currently contains 6 beds. In short, piecemeal principles under CEQA only apply when there are multiple pending related projects. Piecemeal concerns are therefore not applicable here. As Staff has detailed in its report supporting Project approval; as confirmed by the Zoning Administrator at the February 3, 2025 hearing approving the Project; and by the Planning Commission on April 23, 2025, the Project is exempt for purposes of CEQA review.

In short, the grounds for appeal serve zero basis for reversal of the Zoning Administrator’s grant of the Project’s Land Use Permit. Similarly, all findings and determinations by the Zoning Administrator and Staff support and require continued approval of the Permit without conditions. Owner appreciates the Board’s consideration and time, and respectfully requests that the appeal be denied, so that Owner can provide additional, much needed housing and services for the elderly in Walnut Creek.

Very truly yours,

ZACKS & FREEDMAN, PC

/s/ Emily L. Brough
Emily L. Brough

cc: Everett Louie, Everett.Louie@dcd.cccounty.us

¹ Despite Owner’s common ownership and management, Community Care Licensing (CCL) treats each RCFE as a separate licensed community, not as a single integrated facility. Each has its own distinct license number, undergoes separate inspections, and must independently meet all licensing requirements.

July 18, 2025

Contra Costa County Board of Supervisors
1025 Escobar St
Martinez, CA 94553

Sent by email: SupervisorAndersen@bos.cccounty.us, clerkoftheboard@cob.cccounty.us

RE: **CDLP23-02046** Opposition to Carnelian's Application

Dear Board of Supervisors,

My family has lived in Saranap (near Carnelian LLC) since 2010. We love the area but are boxed in by busy roads. Only Warren Road and Dewing Avenue are available for strollers, walking, bike riding, and socializing. We have many young families with kids and older residents that need these two roads to remain clear and safe for physical activity and community engagement.

Carnelian LLC seeks to build a two-story commercial block of rooms (with an elevator) on Warren Rd which will forever change the single-family character of all three of their properties into a full commercial operation and open the door for other commercial expansion. Moreover, it will increase traffic, parking, and deliveries on Warren Rd making an already congested area even more unsafe for Saranap residents to utilize it. Carnelian LLC's expansion application does not provide sufficient off street parking for its staff, guests, parties, service providers or vans (currently parked off-site since filing its Application).

Our neighborhood has been here before. During the Saranap Village project, Supervisor Andersen recognized the need to protect Saranap's residential character and organized numerous community meetings resulting in this mandate in Saranap's Specific Plan: ***Maintain the single-family residential development pattern outside of the mixed-use areas along Boulevard Way and Olympic Boulevard.***

Supervisor Andersen, County staff, and the community spent an enormous amount of time and precious resources drafting and finalizing this mandate to protect Saranap from commercial spread. Because Carnelian LLC has confirmed in writing that it will seek additional expansions to its properties in the future, and to protect our single-family residential character, Carnelian LLC's Application must be denied or all three properties must be included in its Application.

Sincerely,

Anna and Rolland Jurgens
 , Walnut Creek, CA

County Planning Commission
County File #CDLP23-02046

January 10, 2025

Dear Mr. Hernandez,

Good morning. I am writing this letter to you re: Land Use Permit CDLP23-02046, urging that the Zoning Administration approve the request for much-needed expansion of the Carnelian Residential Care Home.

I became acquainted with the Carnelian in November of 2011 when seeking placement for my 86-year-old father who was no longer able to live alone and required constant care daily. I had looked at other facilities in the area (Concord and Walnut Creek).....they just didn't appeal to me as "homey".....as a place where Dad would be comfortable.

From the moment we walked into the foyer at the Carnelian the atmosphere was so lively! There was an entertainer there on keyboards singing to the crowd of residents, some of whom were in wheelchairs dancing in their seats. Some of the staff were dancing with a few of the more mobile residents....it had a party atmosphere, warm and enjoyable!

We placed Dad there in early December 2011, where he enjoyed personal care, not only from his assigned caregiver, but also from the entire staff. They provided him with terrific one-on-one care. My siblings and I were very happy with the care he was given.

The staff took care of his bathing, dietary needs, toileting, medications and doctors' appointments. The caregivers are fantastic and very personable; many of them called him "Daddy" which he enjoyed. He passed in May 2015.

I offer a transportation service whereby I provide wheelchair patients rides to their appointments, not only from the Carnelian, but many other residential care facilities around Concord, Walnut Creek and Pleasant Hill. Not even one of these compares to the cleanliness and overall atmosphere of the Carnelian.



Over the years, the principals have made many, many improvements to the property to ensure quality living circumstances for the residents and the staff. The exterior is landscaped by landscape company weekly. The drive way was completely re-done with pavers, a generator was installed in case of blackouts, The kitchen is spotless and is entirely clad in stainless steel. The interior flooring and walls were recently re-modeled. Upkeep is of the utmost importance to the ownership.

Several times a year, the Carnelian holds parties for the residents and their families, usually with live music. With parking in the neighborhood being limited, they have arranged a shuttle service to a large nearby parking lot so as to not take precious spaces away from the neighbors (who are always invited to attend the parties!!)

With our population aging so quickly, the need for quality care for Alzheimer's/Dementia patients increases exponentially. This facility has an ongoing waitlist of people striving to find trusted care for their loved ones. But there simply is not enough beds available. With the additional space being requested, more beds will be provided, more elderly folks will be given quality, loving care.

Also, this approval will pride new job growth opportunities as the need to hire more caregivers and other staff will be required.

I strongly recommend that this expansion request be approved.
Thank you,

Ron Schwachter

1280 Boulevard Way
Suite 208
Walnut Creek Ca 94595
USA

P 7
OFFICE: 925-938-9015
FAX: 925-476-5221
EMAIL:

From: Jackie Curtis
Sent: Friday, July 18, 2025 6:37 PM
To: Supervisor Candace Andersen; Clerk of the Board
Subject: Carnelian Expansion Opposition CDLP23-02046

This Message Is From an Untrusted Sender

[Report Suspicious](#)

You have not previously corresponded with this sender.

Supervisor Anderson and members of the board, I'd like to let you know about my opposition to the Carnelian Expansion, CDLP23-02046. I have been a resident of this neighborhood since 1992. In that time, we have seen the Carnelian grow into large facility requiring many large vehicle deliveries, and parking for staff and visitors. Apparently, it has been allowed variances to grow beyond the basic size for this type of facility in a residential community. Sometimes they treat it as one facility and sometimes as three separate facilities. The traffic concerns on Warren seem to have been addressed by moving the problem around the corner on Flora. This is not removing the problem, it's hiding it around the corner.

Concerns are the traffic, particularly in the case of an emergency requiring evacuation, the height of the proposed structure which will shade the neighbors' yards and their inability to work with the neighbors, to be transparent with the closest neighbors having issues. Just because they've been granted variances in the past does not mean they should get another.

Jackie Curtis

From: Vivien Hart
Sent: Friday, July 18, 2025 7:26 PM
To: Clerk of the Board
Cc: project@carnelianhome.com
Subject: Carnelian Expansion project

This Message Is From an Untrusted Sender

[Report Suspicious](#)

You have not previously corresponded with this sender.

To Clerk of the Board,

This is a letter in support of Carnelian's expansion project. Our 92 year old mother has been a resident of Carnelian for the past four years. The Carnelian care team has provided exceptional care for our mother during this time. What brought us to Carnelian is the fact that it is a home in a neighborhood setting and not at all institutional. Our mother has been able to take advantage of the beautiful walking garden which no other traditional care provider offered. The caregivers at Carnelian are loving towards residents in all that they do. The Carnelian offers many stimulating extra curricular activities such as music, exercise classes and special visits such as from the Lyndsey wildlife museum. Allowing Carnelian to expand will allow more senior citizens to benefit from a loving and excellent senior care home.

Should you wish to communicate with me, my number is: 510-334-2443.

Thank you,

Vivien Hart (Daughter of Gillian Hart)

From: John Y Suezaki >
Sent: Friday, July 18, 2025 9:24 PM
To: Clerk of the Board
Cc: project@carnelianhome.com
Subject: County File #CDLP23-02046 Expansion of the Carnelian Assisted Living Facility

This Message Is From an External Sender

This email originated from outside of Contra Costa County. Please do not click links or open attachments unless you are expecting this email.

[Report Suspicious](#)

The Honorable Candace Andersen
Supervisor, District 2
309 Diablo Road
Danville, CA 94526

RE: County File #CDLP23-02046 Expansion of the Carnelian Assisted Living Facility.

Dear Supervisor Andersen,

My name is John Suezaki and I reside in your district. I am writing in support of Carnelian Holdings LLC, County File #CDLP23-02046, for their proposed expansion of The Carnelian Assisted Living facility.

My mother, Sally Suezaki, is a current resident at the Carnelian Assisted Living and has been there for over three years now. She is a survivor of two strokes (2002 and 2017) and has progressing dementia.

To be clear, my mother does come from the community. She moved to Lafayette in 1958 with her husband, my father. She raised three children and still owns the house in Lafayette. Everyone knows that growing up in Lafayette shares the same community as Walnut Creek because the two cities are an extension of each other and both cities' economies benefit by this relationship. I could probably even argue that Walnut Creek benefitted more since Walnut Creek has always been more commercially developed and Walnut Creek is where we spent more of our time and money when I was growing up. The Carnelian Assisted Living was in part chosen because the facility had a similar setting and feel as her home in Lafayette.

My mother had spent 6 years in another assisted living facility prior to the Carnelian Assisted Living. Due to my mother's initial stroke and the beginning stages of dementia setting in, she needed to be in an assisted living facility. My brothers and I made the choice to put her into assisted living for her health and safety. We chose the prior assisted living facility based on a relative's past experience with that particular facility. The facility was a basic corporate run facility and due to its size, there always seemed to be a staffing problem. This turnover also caused issues with care consistency and quality of food served. As my mother's dementia progressed, the need to move her into a facility more orientated towards memory care was evident. The memory care associated with her first assisted living care facility was not the type of care we wanted for our mother. We looked at several places before finding the

Carnelian Assisted Living. The Carnelian's approach to memory care and care in general was unique because it seemed more personal and the setting was more in line with my mother's background. The staffing per resident at the Carnelian was much better than the corporate facility and the staff at the Carnelian has been consistent vs. the revolving door at the larger facility. The consistency of the staff is important to the residents, especially to the ones with dementia. This experience has given me a point of reference for comparison within the needed elderly care system.

I attended the Carnelian expansion project presentation on 9/25/24, as well as the neighborhood meeting on 10/1/24. There were many neighbors that attended the neighborhood meeting and they voiced several concerns. I would like to take this opportunity to comment on several of their concerns.

The new addition would not fit in the neighborhood.

The Carnelian heard their neighbors' concerns about the addition and took their concept back to the drawing board. They made many changes that included moving the elevator shaft to the rear of the building. This redesign will lower the building profile to the street view. The Carnelian also changed the design of the exterior to better blend with the surrounding homes.

The new addition should be moved to the center of the garden space instead of along the east fence.

Most of the residents at the Carnelian need assistance in walking or are in wheelchairs. Also, many suffer from some level of dementia. These residents do not have the luxury of just walking out the front door to enjoy the outside. They need to be in a secure area so they cannot just wander off. The garden space allows the residents to have a safe and secure place to go outside to enjoy nature. This space is important for the mental health of the residents. The Carnelian is their world and because of the residents' age, mobility, and mental status; the garden provides a sanctuary for them because almost all of them do not go out beyond the outer perimeter of the Carnelian property. There is also the fact that the Carnelian is made up of three different parcel lots. The new addition needs to be on one parcel.

Having windows on the second floor becomes a privacy issue to the neighbors.

If this were really an issue, then there would not be any two-story homes built anywhere. The Carnelian has considered making the second floor windows that are facing their neighbor's backyard smaller and move the location of the windows higher on the wall. They are even considering moving the building footprint further from the east fence line. I would hope they **do not** make the windows smaller to accommodate this complaint. Almost all of the residents of the Carnelian are either bed ridden or need some sort of assistance in standing or walking. If the resident is not bedridden, they are moved out of their room to be with everyone else. Social activities or even just gathering together is important to slowing dementia and preserving mental health. The residents are usually only in their room to nap or sleep. A normal window increases light into the room, which is better for the resident.

The expansion would increase the traffic in the area and take more street parking.

The Carnelian has redirected parking for their staff so Warren Road is left more open for the residents' visitors. It is a sad fact, but most of the residents at the Carnelian do not have regular family visitors so there is not usually a problem with parking or traffic on Warren Road. During the holidays there is an increase of visitors at the Carnelian, but that increase in family visitation is the same throughout every neighborhood during holiday time because of family and holiday parties. Foot traffic would not increase, because the residents are elderly and many have dementia and stay within the Carnelian grounds. Very few residents go out along Warren Road and if they do go out on Warren Road, it is only one resident with one caregiver who escorts the resident.

What is in it for us?

Perhaps the most disturbing comment made was one neighbor asking, "What is in it for us?" The Carnelian is expanding to make life better for a handful of seniors by doing what they do best in caring for them. During my association with the Carnelian, I have seen them open their doors to the neighborhood. The Carnelian invited the neighbors to be part of their 4th of July celebration and Halloween celebration every year. The Carnelian also decorates the outside of their facility for Halloween, Thanksgiving, and Christmas that adds to the festivity of the neighborhood. They have been a good neighbor and have brought something positive to the neighborhood.

I have included pictures of the location so you can get an understanding of the area. The homes across the street from the facility are on a lower elevation and large bushes line that side of the road. The neighbors really do not have a view of what is across the street. The three pictures represent what one would see with the Carnelian facility behind you looking across the street. You can see the roofs of the homes across the street near street level.



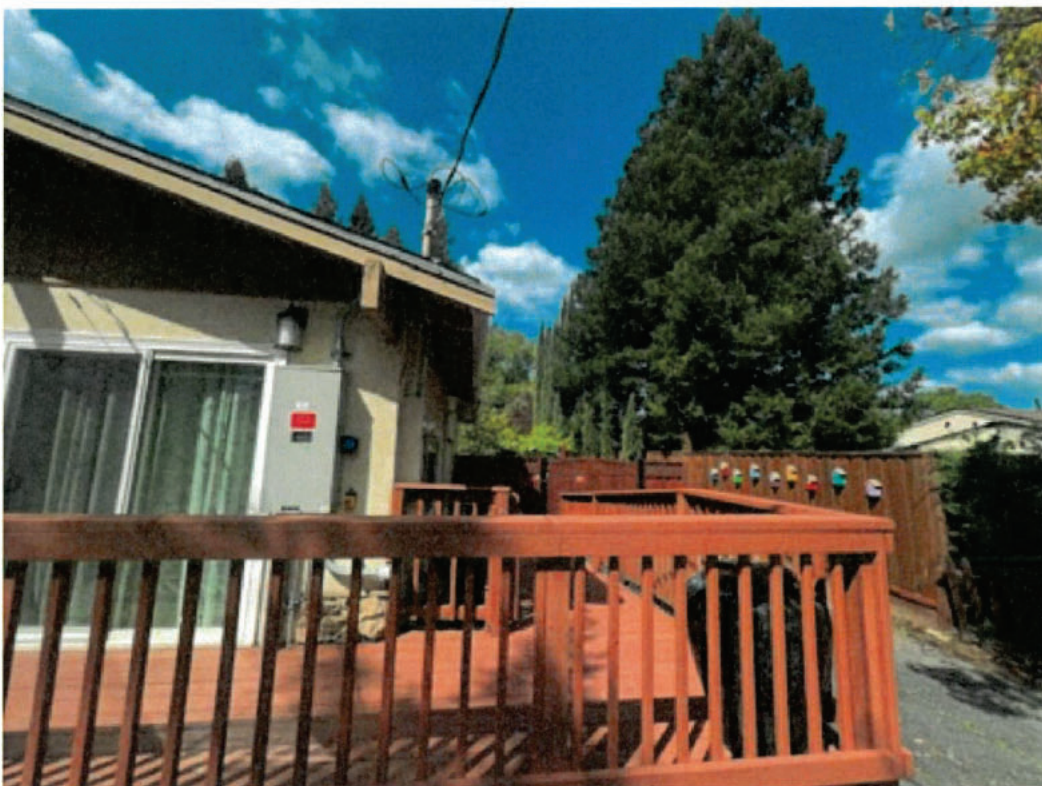


The following three pictures show what the Carnelian looks like as one would drive past the property.





The next pictures show the east side of the Carnelian property and the current situation. Tall trees already border the property and the Carnelian has also moved the addition further away from the neighbor fence line.



The final view is behind the Carnelian property. There is a multi-story apartment complex that is on a lower elevation.



The pictures do show how small the impact will be visually to the surrounding neighbors and the neighborhood.

In conclusion, I can only state how important the Carnelian has been to my mother's physical and mental care. It has also been a relief for our family, knowing that our mother is being well cared for with the respect and dignity she deserves. The Carnelian should be the standard of care rather than the unicorn of

care and the only way to share this is to allow them to expand. I can only hope when I get to that time in my life, there is a facility like this and they have the room to house me. We need to think of quality care for our elderly and I have no problem with sharing this experience with more people that can benefit from the Carnelian's way of care. Please see the value of what they do and what they are trying to do for the community and vote in favor of the new addition to their facility.

Thank you for your time and consideration of this important matter.

Sincerely
John Suezaki

[REDACTED]
San Ramon, CA 94583
[REDACTED]

--

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

From: Debbie Wendt <[REDACTED]>
Sent: Friday, July 18, 2025 9:50 PM
To: Clerk of the Board
Cc: project@carnelianhome.com
Subject: ATTN Supervisor Candace Andersen County File # CDLP23-02046

This Message Is From an Untrusted Sender

[Report Suspicious](#)

You have not previously corresponded with this sender.

The Honorable Supervisor Candace Andersen
RE: County File # CDLP23-02046, Project Carnelian Home

Dear Supervisor Andersen,

I am writing to you to support Project Carnelian Home. My husband and I are both musicians who perform several times per month at the Carnelian Assisted Living. In fact, my husband performs there weekly. We have had a long relationship with the Carnelian that spans nearly ten years and our lives have been enriched because of our work there.

We have always been impressed by what we have witnessed: well staffed caregivers that show patience, kindness and compassion to all the residents. Residents are always attended to promptly and you can see them laugh, hold hands, dance and sing with caregivers. I am frequently recommending the Carnelian to friends and acquaintances who may have elderly family members who need assisted care.

We have had personal experience with assisted living facilities beyond the Carnelian, not just as performers, but in particular, when my mother-in-law had a sudden onset of memory loss when she turned 90. She was placed in a larger corporate-run facility (the Carnelian had no room at the time) and our experience was disappointing and her care seemed very impersonal. Coordination between hospice and caregivers was practically non-existent and even the managed prescription program was mis-managed at times. Such times are difficult for any family and having trust that your loved one is being cared for is of the utmost importance. When someone is dying, care needs to be done right all the time. There is no opportunity for a do-over.

That corporate facility was such a contrast with the personal care and home-like environment we see at the Carnelian. The Carnelian is an asset that any community should be so lucky to have. I hope you will approve the project so that more people can benefit from their excellent standard of care. Feel free to contact me if you have any questions or wish to have further input.

Sincerely,

Deborah Wendt

..? (unincorporated Contra Costa County)

From: om>
Sent: Saturday, July 19, 2025 3:56 PM
To: Clerk of the Board
Cc: project@carnelianhome.com; lblock@cv.k12.ca.us
Subject: Attn: Supervisor Andersen; re: County file #CDLP23-02046 The Carnelian Expansion Project
Attachments: Carnelian Statement of Support 7_19_25 - Google Docs.pdf

This Message Is From an Untrusted Sender

[Report Suspicious](#)

You have not previously corresponded with this sender.

Linda Block

July 19, 2025

To:

Contra Costa District 2 Supervisor Candace Andersen
c/o clerkoftheboard@cob.cccounty.us

RE:

The Carnelian Assisted Living Expansion Project, County File # CDLP23-02046
Statement in Support of the Carnelian Expansion Project

Dear Supervisor Andersen,

Hello, My name is Linda Block, and I'm writing in support of the Carnelian Senior Living proposed expansion project. My mother has called The Carnelian HOME for the past 2.5 years. And, we consider the residents, their families, and the entire staff/community our family as well.

My comments will focus on my experiences and what I've observed over the past 2.5 years with my mother, as well as information related to the proposed (and twice-approved) expansion project.

My mother, Thelma Block (or as she's affectionately known as "Bubbie" (grandmother) by the community) is a testament to the philosophy and 50-year mission of the Carnelian, and is a "poster child/poster senior" for the profound difference this caring community has made for her. If not for the Carnelian, I doubt she would be alive today – and that's not an exaggeration.

Before the Carnelian, my mother had been living in a large "hotel-like" senior facility. After experiencing a fall, she required 24/7 one-on-one care. Her physical and mental health began to deteriorate alarmingly. As her only local family member, I was at my wits end – knowing she was not getting the care or attention needed to heal, let alone thrive.

The local Jewish Family and Children's services recommended I visit the Carnelian – and that first visit changed everything.

Katherine came to visit my mother, and soon we were able to move her to the Carnelian. The difference in the environment was profound.

As my cousin – (Charlyn Slade) has also stated, when my mother arrived at the Carnelian she was wheel-chair bound, markedly underweight, , often barely responsive, unable and unwilling to feed herself, focused on her pain, didn't smile, and talked about wanting to die. Katherine discussed the possibility of securing hospice care with us.

Fortunately, within a few months, due to the skilled and loving care she received at Carnelian, she was able to feed herself, was using a walker rather than being wheel-chair bound, proudly doing her PT exercises, had made two close friends, and was even more alert, engaged and positive than before her injury.

In fact, she was thriving. Her sense of humor as well as her witty quips were back.

I'll share one anecdote– She has had one other brief stay in the hospital since moving to the Carnelian, and upon her return, she was met in her room by the entire support staff – it looked like the scene from the Wizard of Oz when Dorothy awakes at the end of the movie – She was welcomed with hugs, smiles, and warm wishes. When asked what she wanted to do, she immediately said, "Can I go see my friends?" This was especially poignant as it was the opposite of her response at her previous residence.

When I visit my mom she always talks about the staff in positive ways – how much she likes each person, how helpful they are, and while she doesn't remember all their names, she remembers the love, attention, friendship and kindness.

The Carnelian model is unique. It is truly a HOME – there is nothing “institutional” about it – It is neither a “hotel” nor a “hospital.” Presently, the three cottages or residences surround a beautiful well-utilized outdoor garden space, that is bordered by a “wall” of mostly redwood trees on one side, and cyprus on the other (The proposed expansion would add more trees to the ‘cyprus side’ increasing privacy and property value for the neighbors).

This space provides ‘outdoor living’ for the residents, easy access between cottages, and places for both larger group as well as individual outdoor visits and activities. My mother LOVES spending time in the garden –especially walking with her grandchildren (or me) when we visit.

Residents are only in their rooms when sleeping. Days are filled with enriching activities – music, art, special programs, even “field trips.” It is a truly unique model, with a long history of providing care above and beyond what is the norm for senior care. I don’t need to repeat their mission and vision, other than to say that our entire family has benefitted from being part of this community and indeed the whole landscape of senior care and aging will benefit from their example.

Most importantly, It is my understanding that the expansion project met (and presently meets) the zoning requirements, and because of this has been approved twice – by the Planning Commissioner and by the Planning Commission. And, the Carnelian has both invited and made many design revisions to address neighbors’ suggestions and concerns.

Additionally, as someone who regularly visits, I’ve never noticed issues with parking or blocking neighbors, or excessive noise (or any noise) outside of ‘regular hours’ that could possibly be disturbing the peace of the neighborhood. The Carnelian has family celebrations a few times each year, and never on the actual holidays – so not competing with neighbors who may have family visiting. Also, the back of the garden area has both a high fence and a very, very high “wall of trees” that create privacy on both sides. The largest shared wall is a parking lot used by the residents/neighbors of the apartment complex around the corner on Flora Ave. In fact, they’re planning on planting more trees to provide additional privacy for all.

I’ll conclude my comments with a brief quote:

“According to data from the Population Reference Bureau, by 2030, the number of Americans aged 65 and older requiring (assisted living) care is projected to increase by 75%, with the majority of this increase attributed to the aging Baby Boomer generation. . .” 2030 is just 5 years away.

I wholeheartedly support the Carnelian's request to expand so more can benefit in this exceptional community.

Kind Regards,
Linda Block

CC: The Carnelian
Attachment: PDF file of this letter

To District 2 Supervisor Candace Andersen
County File #CDLP23-02046

Carnelian Expansion Project. July 19, 2025

Hello Supervisor Candace Andersen,

My name is Gretchen Egen and I live in Martinez. I am a cellist with Musical Heart Strings and our duo has been performing once a month for the residents at Carnelian since May 2014 and plans to continue with the same schedule. I will not benefit in any way with the expansion project.

For months I've been listening to the meetings and the neighbors' complaints. The neighbors complain that the Carnelian doesn't belong in their neighborhood because it's a business. It's a residence for people who can't take care of themselves. Residents belong in residential neighborhoods. It has been in that same location probably longer than most of the neighbors. It's no more a business than an apartment complex. The Carnelian staff not only take care of their residents, but they genuinely care about their well-being. The Carnelian staff and residents are all part of one big family. The residents get home-cooked meals instead of institutional food. They have many wonderful vendors who to feed residents' mental and physical brain health, whether it be getting their manicures/pedicures, listening to concerts, exercise classes, etc. As a musicians both my partner Kerry Borgen and I have played in many assisted living facilities. This is by far the best. It's the most like living at home, with their old-fashioned China, their decorations for the holidays, and their fabulous meals (and yes, I've eaten there).

The neighbors complain that they will lose their privacy with the residents looking in their homes. Most of the residents have dementia. The residents don't hang out in their rooms all day by themselves, because they need to be safe under the eyes of the truly wonderful caretakers, so it's doubtful anybody will be looking out the windows at the neighbor's homes in this proposed location. First of all, the Carnelian is going to make a row of Cypress trees to act as a wall between the Carnelian and the neighbors' properties. Secondly, if a resident happens to look out the window, if they can see that far away they aren't going to remember what they saw, or even care. When they go to their room it's simply to go to bed.

The neighbors complain about the added traffic. None of the residents are permitted to walk off the premises, and certainly aren't allowed to have cars so there's no worry of added traffic. As for the vendors, having 12 more residents doesn't mean they'll have more vendors. We will still be coming to perform music for them once a month. Playing for 30 people is the same as playing for 42. This is probably the case with many vendors. There will need to be more caretakers (maybe 5?), but this won't impact traffic. In the many times I have been there, rarely are there visitors and when there are, it's just one.

The neighbors want the Carnelian to build their 2-story addition on the other side of the property. The location Carnelian has chosen for the addition disrupts the least amount of lives of the current residents (only 6 instead of 24). Also, the garden with 60 rose bushes and many mature fruit trees are in the center of the property so that all 3 buildings and residents have views and access to the gardens making it a park for everybody. You can't move established fruit trees like figs and many others to another location. This garden produces serenity among the residents, so taking their garden away is unfair. Often we will see the residents in the gardens, which is their "park". My parents have watched us play at Carnelian. My 82 year old dad said that if he ever lived there he'd spend all day every day picking and eating the fruit off the trees.

In the years I have performed at the Carnelian I have gotten to know many wonderful residents. When we started there 11 years ago there was a woman who was 102 years old who was at every concert and you could tell how much she enjoyed the music. Once we gave her an egg shaker and she shook it to the music and then at the end wouldn't give it back to us so we let her keep it. She died at the age of 109 years old. Another resident Laurel spent lots of time in the rose gardens. And Barbara thoroughly enjoyed every concert, living at the Carnelian for 11 years until she died at the age of 100. This is such a great place to live that there is a waiting list, so why not give 12 others this end-of-life home that is so wonderful that it may extend their life expectancy?

Please let the Carnelian expand in this proposed location to give others this wonderful life. Don't take away their park. I've performed in many assisted living facilities, and this is the ONLY one that actually feels like a home. The Carnelian owners and caretakers truly are angels and are making elderly people have wonderful lives. If I get to the point where I need to live in assisted living, this is the place I'd want to be.

Sincerely,
Gretchen Egen
Martinez, CA

Supervisor Candace Andersen
Contra Costa County Board of Supervisors
Re: County File #CDLP23-02046

Michel McCoy

Berkeley, Ca 94707

Dear Supervisor Andersen,

I write this note in support of the Carnelian expansion project. I will keep my comments brief and to the point.

My wife, Linda, suffers from the most diabolical and rare affliction you and almost everyone else have never heard of. It is called Progressive Supranuclear Palsy (or PSP for short). It slowly takes away all functions, walking, talking, decent vision, swallowing, and impulse control while leaving the victim cognitively capable of internalizing everything that is happening – in this case, Linda is watching herself die.

After struggling for a few years trying to keep her home and after three trips to emergency for lacerations in two weeks, I threw in the towel. Some wise nurses told me of a “unicorn” facility called The Carnelian. I had previously struggled vainly trying to identify a facility capable of addressing Linda’s symptoms in a comprehensive and loving way.

She has been there since October 27, 2024. Without their care and help that provided me with the confidence not to be by her side every minute of the day, I think I would have collapsed under the strain. This is a marvelously managed facility, impeccably clean with a kind, receptive and knowledgeable staff.

I know you have to balance permission to move forward against possible back pressure from constituents and neighbors. From what I have seen, parking has not been a problem for them nor noise either. I will say, in all honesty that having been through what I have been through, the Carnelian is a paradigm of what will be needed in vast numbers as we baby boomers approach the end.

Best wishes

Michel McCoy

July 20, 2025

Dear Supervisor Andersen,

I am writing to reiterate my support for the Carnelian Assisted Living Facility in Walnut Creek. My mother, Meg Pauletich, has Alzheimer's Disease and has been a resident at Carnelian for over 4 years.

As you may know, visits to "memory care" facilities are often depressing and agonizing places to witness. Even those with solid reputations lack vitality. Smaller board and care facilities may be homey but on-going activity or stimulation seemed limited.

Family members love to visit Carnelian! The facility is so welcoming, vibrant and positive which works to everyone's advantage as family members are much more inclined to visit and become involved, which is a win-win for everyone, the resident, the facility and the family. No one is plunked in front of the TV for hours on end.

The complexities of caring for those with dementia are daunting. The progression of the disease is ever evolving requiring adjustments to medications, activities, an array of medical needs. The responsibilities of the facility are vast. Thankfully, the staff at Carnelian is not only abundant, but extremely caring. Their care is personalized yet communal

Katherine, Adlai and Jay strive to provide the best care possible for not only those struggling with dementia, but their families; they are always trying to do better.

The Carnelian staff have been kind and welcoming and accommodating to members of their neighborhood. While they have a parking lot, they provide valet parking on days when events might disrupt the neighbors and street parking. They include neighbors in their celebrations from Halloween to 4th of July, throwing driveway parties that are well attended. anything but kindness and friendliness from all neighbors and passersby.

With all of this in mind, I whole heartedly support Katherine, Adlai and Jay in any endeavor they take on, because I know that their intentions are meant to better serve society and this specialized population as their family has done for years.

Best,

Christy Higgins

From: Colleen Garner
Sent: Sunday, July 20, 2025 2:03 PM
To: Clerk of the Board
Cc: project@carnelianhome.com
Subject: Letter of Support to District 2 Supervisor Candace Andersen

This Message Is From an Untrusted Sender

[Report Suspicious](#)

You have not previously corresponded with this sender.

Dear **Supervisor Candace Andersen,**

I am writing to express my wholehearted support for the Carnelian Expansion project, **County File # CDLP23-02046.**

My family has experienced firsthand the exceptional care provided at the Carnelian assisted living home. My mother became a resident in December 2024 when she could no longer care for herself, and we have been deeply impressed by the quality of care and the compassion shown by everyone at Carnelian. The caregivers go above and beyond, treating each resident with love, support, and dignity. Thanks to their dedication, we never have to worry about my mom's well-being, and she is thriving in this wonderful community.

The Carnelian's proposed expansion would provide our community with another much-needed facility for our aging loved ones. High-quality assisted living homes like Carnelian are essential as the demand for senior care continues to grow. Their commitment to excellence and compassion sets a standard that should be celebrated and supported.

I urge you to approve the Carnelian Expansion project so more families in our community can benefit from the outstanding care that my mother and our family have experienced.

Thank you for your time and consideration.

Sincerely,

Colleen Garner

June McHuen

From: Frank and Sue (Tsang) Mycroft [REDACTED]
Sent: Sunday, July 20, 2025 6:40 PM
To: Clerk of the Board
Subject: County File #CDLP23-02046

[REDACTED] Port Suspicious

I am writing to voice my support for the Carnelian Expansion Project. I am well informed of this institution and its contribution to the county. My wife, who suffers from Early Onset Alzheimer's Disease has been a resident there for almost 3 years and I visit there almost every day of the year.

The Carnelian successfully provides residents with a home-like environment and a garden large enough for them to enjoy and exercise out of doors. My wife can no longer travel by car to Heather Farms and the garden provided her with an opportunity to get outside, get some sunshine, and not be confined indoors all day. Recently, my 3, 8 and 10 year old grandchildren came to visit at dinner time. The 3 year old jumped into her grandmothers lap for a hug. The two older grandchildren were overwhelmed by the understandably sad sight of the disabled elderly residents, including their own grandmother, being hand fed and reluctantly held back from giving her a hug. Before their father could scold them, I took them outside to talk to them. I will tell you what I told them:

"This is the saddest place I will ever come. It is also the most beautiful. Everyday, I see old people limited by their dementia showing concern for each other. I see caring and compassionate people working hard with love every day to take care of them. I see family members overcoming their sorrow to visit their relatives regularly to make sure they know they are still loved and important. "

A facility like that just does not happen automatically. It reflects three generations of a family ethos and able leadership. The staff are well trained in dementia care and work as a team. Judging from the minimal staff turnover. I believe they are much better treated than the previous facility my wife was at. In the previous place, many staff arrived from other poorly paid jobs too tired to do much or to show much concern. Instead, at the Carnelian I see notices posted about saving plan enrollments and health benefits and staff training. I see notices about staff holiday parties. I see happy hard working people. It is a remarkable institution. If my wife is contented in her dementia, it is because of the Carnelian and its outstanding management and crew.

The Carnelian is a vital asset and credit to our community. It comforts many, residents and family members alike, at a very grim time in their lives. The proposed expansion would allow the Carnelian to serve and greatly benefit even more Contra Costans. The merits of the Carnelian strongly support a grant of the requested variance.

Thank you for your consideration.

Frank J. Mycroft

From: Eddie Orton <eorton@ortondevelopment.com>
Sent: Sunday, July 20, 2025 6:50 PM
To: Clerk of the Board
Cc: project@carnelianhome.com; eorton@ortondevelopment.com
Subject: Carnelian Project CDLP23-02046

This

You

Dear Supervisor Andersen,

In the Carnelian, Contra Costa County has the most loving, affirming, and elite senior care, which has dramatically improved the lives of thousands of families over its history.

Please approve the Carnelian Project so that they may continue to serve more families more effectively.

Regards,

Julian R. Orton

June McHuen

From: dorianbc
Sent: Sunday, July 20, 2025 8:53 PM
To: Clerk of the Board
Cc: Everett Louie
Subject: Carnelian Assisted Living Expansion Project, County File # CDLP23-02046

This Message Is From an Untrusted Sender

[Report Suspicious](#)

You have not previously corresponded with this sender.

To: Contra Costa District 2 Supervisor Candace Andersen

Subject: Carnelian Assisted Living Expansion Project, County File # CDLP23-02046
Statement in Support of the Carnelian Expansion Project

Dear Members of the Board of Supervisors:

When a life-long friend of mine (Linda Block) first told me of her mother's move to the Carnelian several years ago, I was pleased to hear that she had found such a loving community where Thelma could live happily and safely, cared for in a home-like setting. I have visited the property and have been so impressed with how well it fits in the neighborhood. As a city planner, I've followed the recent expansion plan from the Carnelian with interest and curiosity as to how the proposal and process would be handled in a community different from my own.

I applaud Contra Costa County for having adopted goals and policies that support including housing to serve a diverse range of housing options (Policy 3-23) and increasing the supply of housing for special needs populations (Goal HE-3), and specifically Policy HE-P7.3, which encourages opportunities for access to housing for elderly and other populations. It is encouraging to see a project, such as that proposed by the Carnelian, that is designed to address these objectives, and in a manner that is compatible with the surrounding neighborhood.

I have reviewed the letter from the representative for the appellants. Since the proposed expansion abuts their property, it has been important for the Carnelian proposal to address compatibility with this neighbor as well as all others that surround the Carnelian property. Factors that I believe are relevant and should be considered by the Board of Supervisors as it reaches a decision on this project include:

- The proposed expansion is consistent with the height limits established within the R-10 zone. Development within the zone can be as tall as 30' in height. A single family home could be built on the property that would be taller than the proposed expansion.
- The design of the proposed expansion has been modified to address concerns expressed by neighbors, and as proposed, includes a facade along the property line shared with the appellants that presents a single family character. Modifications that I think are particularly helpful in enhancing compatibility with the neighboring single family use include:
 - Changes to building materials to be similar to those more typically used in single family development

- Additional windows, pitched roofs and dormers
- Step backs for the second story that help to modulate the facade and reduce the massing in this area
- Addition of an enhanced landscaped buffer including tall cypress trees within the eastern setback area
- As the proposal is exempt from CEQA review since the square footage proposed is less than 10,000 square feet, the request from the appellants that alternatives be considered for siting the expansion is not required. A much larger project reviewed through an Environmental Impact Report process would merit the consideration of alternatives, but at less than 3,000 square feet, this notion is well beyond the scope of what would be expected. Similarly, the request that the evaluation of "cumulative impacts" from this project as well as those from a non-existent future expansion that is neither proposed nor contemplated by the Carnelian is not relevant to the current review.

I encourage you to approve the Carnelian proposal. It is a wonderful example of meeting the needs of a special population as envisioned within the General Plan for Contra Costa County.

Thank you for your consideration,

Dorian Collins

From: Nick Paszty
Sent: Sunday, July 20, 2025 9:12 PM
To: Clerk of the Board
Cc: project@carnelianhome.com
Subject: Re: County File # CDLP23-02046

TI

Yc

Dear Members of the Contra Costa County Board of Supervisors.

Our mother began her care under Carnelian Assisted Living in her mid 90s starting in 2023.

We had visited several facilities in the Bay Area as we planned for the eventuality of senior care for Mom and hands down the living environment, sense of community and care we saw at the Carnelian Assisted Living facilities by far exceeded those at other facilities we visited. We were so fortunate to have been introduced to Katherine and her team who were a cut above the rest in terms of displaying a deep, authentic and genuine desire to provide a sense of extended family care to the facility residents.

Mom was cared for to the end of her life with all she needed. This included attending to her day to day personal needs, great meals, a well kept and clean environment inside, a beautifully kept garden and wonderfully meaningful activities that Mom participated in with great enthusiasm. We all eagerly plugged in to the Carnelian community as an extended family. It was clear from the start after our first meeting with Katherine and the rest of the team that this was not only the right place for Mom but that we considered ourselves immensely fortunate to have been connected to Carnelian Assisted Living.

We sincerely hope that the County can find in favor of the Carnelian Assisted Living expansion project and that positions presented by opposition can be easily and equitably mitigated.

Respectfully,

Nick Paszty

From: Alex White <
Sent: Sunday, July 20, 2025 9:29 PM
To: Supervisor Candace Andersen; Clerk of the Board
Subject: CDLP23-02046 Warren Appeal Hearing Response

To: [REDACTED]

You have not previously corresponded with this sender.

Good Day Supervisor and Clerk Officials,

Thank you for your time in this appeal process.

My name is Alex White - my wife Laura and I own the house at 161 Flora, where we live with our two young children (2 years and a 10 month old) which is directly across the street from Flora side of the property for the expansion project at 2374 Warren.

My wife and I feel very strongly that the expansion is not a helpful addition to our neighborhood. We already experience several disturbances from this business venture set in a residential area including:

- 1) Their work staff using the street as a parking lot and places to smoke
- 2) Deliveries coming every week with long idle times of exhaust
- 3) A huge number of garbage cans on the street for pickups

In essence expanding this property would not only cause major disturbances for our family with young children for 2 years, but leave us in the future with far more staff members idling/smoking/parking. More deliveries coming and going. Much more trash and trash pickups. And an unsightly building.

Though we are so close and will be inconvenienced strongly by this, we are also keenly concerned about the neighbors who live on Warren being inconvenienced even worse than us.

We would like this appeal to stop the expansion and protect our neighborhood. There must be other places to run a large scale care facility that isn't part of an existing residential neighborhood. If you do not receive enough feedback to halt this project - at the very least we feel the design should incorporate proper onsite staff parking and designated onsite places for smoking to protect our streets and proximity housing.

We very much appreciate your time.

Kindest Regards,

Alex

From: Heather Davis <[\[REDACTED\]](#)>
Sent: Sunday, July 20, 2025 11:27 PM
To: Clerk of the Board
Cc: Judy Oxley; project@carnelianhome.com
Subject: Letter of Support: County File # CDLP23-02046

This [REDACTED] and Sender

[Report Suspicious](#)

You have not previously corresponded with this sender.

Dear Supervisor Andersen and the entire County Board of Supervisors,

We are writing in regards to the Carnelian expansion project to share our support and ask that you, and the County Board of Supervisors, end this protracted process and allow them to move forward with their expansion to provide critical housing options for one of our most vulnerable populations.

Why We Are Writing:

Our father and husband, Paul Oxley, was a resident at the Carnelian for three years after his diagnosis of Lewy Body Dementia and until his passing in November of 2023. The Carnelian provides a unique, family-oriented environment for its residents and their families. Navigating the heartbreaking road of a loved one facing the challenges of a tangled brain disease and necessitating a move to care outside the family home, is a particularly difficult journey. Living at the Carnelian was a blessing to him and to our family. They encourage family interaction and provide opportunities for families to be with their loved ones for holidays and to celebrate special milestones like birthdays and anniversaries. We could offer countless examples of how the Carnelian impacted his life and ours, but suffice it to say the Carnelian became an integral part of our family and we became a part of theirs. We will forever be indebted to them for the incredibly rare family environment they provide for their residents and for their love and care of our entire family. To this day they remain a part of our family, and we theirs, as we continue to visit and participate in family activities since Paul's passing.

Why the Oxley and Davis Families Support this Project:

1. Prior approvals have been given by both the Zoning Administrator and the County Planning Commission. These approvals required extensive review and analysis of the project, the neighborhood, and all rules and regulations that apply. A reversal of this approval would undermine the validity of the process and the work of staff who executed the process and made a determination to approve based on law and policy.
2. State law supports and recognizes the need for increased living options for seniors given the state's aging population and their increased need for specialized care due to conditions involving diseases affecting memory. These laws allow for board and care homes in residential areas throughout the state.
3. The neighbors, who have self-identified as directly impacted by this project, live in a neighborhood that has already accepted/supported multi-story housing in close proximity to property lines. Why would this project be any different? They have also expressed concern for the possibility of their neighbors "looking into their backyards and windows". Do they have that same concern of their other neighbors who live in multi-storied homes, or just for those neighbors who live in a board and care home?

4. The Carnelian was an established home serving our elderly community in the neighborhood years before many of the neighbors bought their homes or assumed residency. The fact that they are able to expand this unique model of elder care to more residents is a blessing to the community and families navigating this challenging path.

We understand, and can empathize with, neighbors who have concerns about their neighborhood, but the Carnelian has been a good neighbor for decades. The existence of the Carnelian provides a wonderful opportunity to honor our elderly population and create space for them in a caring neighborhood that values their contribution and existence.

The Carnelian, since it was established in the neighborhood in the early 1970's, has remained immaculately cared for, inside and out, while other properties have fallen to disrepair and the effects of time. It also has retained its residential housing look and feel and has not taken on a business or institutional look. That is because it isn't - it is a home, a loving home where our loved one lived as a neighbor and whose life was enriched because of the family he had there. He had the unique opportunity to live out his life in a home where his biological family could also gather and enjoy the very same experiences the neighbors do in their backyards and with their families.

Thank you for your consideration of this project and please uphold the extensive and legal process that has been followed, and prior approvals granted, so the Carnelian can move forward and provide a home for this growing population and their unique needs based on a community created for *families*.

Sincerely,

Heather Davis*

Moraga, CA

Judy Oxley

Moraga, CA

*I am also the proud neighbor of a residential board and care home on Draeger Drive in my neighborhood in Moraga.

From: marivic danganan
Sent: Monday, July 21, 2025 7:50 AM
To: Clerk of the Board
Cc: project@carnelian.com
Subject: County File # CDLP23-02046

[Report Suspicious](#)

Dear Supervisor Candace Andersen,

My name is Marivic E. Danganan, and I live in Alameda, California. I have been working as a caregiver for 15 years and, for the past seven years, I've been fortunate to work with Carnelian Assisted Living. It has been more than just a job—it's a place where care truly feels personal.

Carnelian treats its residents not as patients, but as part of a family. The same spirit of care and respect is extended to its employees as well. I've personally felt their generosity and commitment to creating a positive, supportive environment, which allows us as caregivers to provide the highest level of service to those in our care.

With that in mind, I respectfully ask for your support in approving the proposed expansion under County File No. CDLP23-02046. This expansion would give Carnelian the opportunity to serve more residents who need compassionate care and a safe, welcoming home.

Thank you very much for your time and consideration. I hope you'll support Carnelian's growth and its continued mission of care.

Sincerely,

Marivic E. Danganan