

**From:** [Samantha Reeser](#)  
**To:** [Oliver Cheung](#)  
**Subject:** 850 Seven Hills Ranch Rd-Right of Way Question  
**Date:** Tuesday, July 28, 2020 10:00:59 AM

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Good morning Oliver,

My colleague, Ron McCauley, passed your contact information to me in hopes that you might be able to assist us with this inquiry. We are conducting an ALTA survey for the parcels located at 850 Seven Hills Ranch Road, APNs's 172-150-012, 172-080-007, and 173-042-009. One of the requirements for the survey is to inquire within the local jurisdiction as to whether or not there are any proposed changes in right of way. The project abuts Walnut Boulevard, North San Carlos Drive, and Kinross Road. Could you please advise if there are in fact any proposed changes in right of way along these streets?

Thank you,

**SAMMIE REESER**

Engineer Assistant

**BKF ENGINEERS** Delivering Inspired Infrastructure

200 4<sup>th</sup> Street, Suite 300, Santa Rosa, CA 95401

d 650.482.6355 [sreeser@bkf.com](mailto:sreeser@bkf.com) [BKF.com](http://BKF.com)



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We all need to do our part to reduce the spread of COVID-19 in our communities. Our top priority at BKF is the health and safety of our staff and we have successfully transitioned all of our employees to a remote work environment. Additionally, our robust infrastructure allows us to keep our projects moving forward and to continue being responsive to our work, our deadlines, and our clients.

We remain available to you via email, phone, and virtual meetings during our normal business hours.

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## PRA User

---

**From:** Kevin Wilk <KWilk@walnut-creek.org>  
**Sent:** Tuesday, June 2, 2020 12:30 PM  
**To:** Eric Zell  
**Subject:** Accepted: Spieker Zoom Meeting w/Kevin Wilk, Walnut Creek

**From:** [Nancy Troche](#)  
**To:** [Wilson Wendt](#); [Bryan Wenter](#); [Sandra Meyer \(meyer@walnut-creek.org\)](#); [stevem@meyersnave.com](#); [mmeneses@meyersnave.com](#)  
**Subject:** Conf. Call to Discuss - Irrevocable Offer to Dedicate (Kinross Drive)  
**Start:** Wednesday, May 20, 2020 3:00:00 PM  
**End:** Wednesday, May 20, 2020 4:00:00 PM  
**Location:** Dial In: (267) 930-4000 / Passcode 752-420-166  
**Attachments:** [120051811043201414.gif](#)  
[Untitled attachment 00411.ics](#)

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

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**From:** [Steve Waymire](#) on behalf of [Ana Spinola](#)  
**To:** [Heather Ballenger](#)  
**Subject:** FW: Briefing on Spieker Senior Continuing Care Community  
**Start:** Wednesday, April 22, 2020 2:30:00 PM  
**End:** Wednesday, April 22, 2020 3:30:00 PM  
**Location:** Via Zoom: <https://zoom.us/j/96023315071?pwd=VFQ1YThnWU1tMTIYd3U5dHNZWWTZ6Zz09>

---

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

From: Ana Spinola <[spinola@walnut-creek.org](mailto:spinola@walnut-creek.org)>  
Sent: Tuesday, April 21, 2020 8:34 AM  
To: Ana Spinola; 'Eric Zell'; 'Troy Bourne'; 'dick@loewke.com'; Sandra Meyer; Steve Waymire; Ethan Bindernagel  
Cc: 'Cristina Coley'  
Subject: Briefing on Spieker Senior Continuing Care Community  
When: Wednesday, April 22, 2020 2:30 PM-3:30 PM (UTC-08:00) Pacific Time (US & Canada).  
Where: Via Zoom: <https://zoom.us/j/96023315071?pwd=VFQ1YThnWU1tMTIYd3U5dHNZWWTZ6Zz09>

Join Zoom Meeting

<https://zoom.us/j/96023315071?pwd=VFQ1YThnWU1tMTIYd3U5dHNZWWTZ6Zz09> <<https://zoom.us/j/96023315071?pwd=VFQ1YThnWU1tMTIYd3U5dHNZWWTZ6Zz09>>

Meeting ID: 960 2331 5071

Password: 626411

One tap mobile

+16699006833,,96023315071# US (San Jose)

+13462487799,,96023315071# US (Houston)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 253 215 8782 US

Meeting ID: 960 2331 5071

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

**From:** [Soichet, Emmanuelle](mailto:Soichet,Emmanuelle)  
**To:** [wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)  
**Cc:** [eric@zellandassociates.com](mailto:eric@zellandassociates.com); [Sandra Meyer](mailto:Sandra.Meyer)  
**Subject:** FW: City of Walnut Creek Reimbursement Agreement  
**Date:** Friday, May 22, 2020 2:37:49 PM  
**Attachments:** [image001.png](#)  
[Reimbursement Agreement - Hale Property Spieker.DOCX](#)

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

Wilson,

It was nice to meet you by phone on Wednesday. I am re-sending the attached reimbursement agreement regarding review of the offer of dedication request. Please have your client sign and return the agreement to Sandi. Note that I have cc-ed Eric here, as well, as he requested that Sandi send him the agreement.

I hope everyone has a good weekend.

Thanks,  
Emma

**Emmanuelle S. Soichet**

Of Counsel

**meyers | nave**

[email](#) [bio](#) [website](#)

office: 510.808.2000

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**From:** Soichet, Emmanuelle  
**Sent:** Wednesday, May 20, 2020 11:47 AM  
**To:** [bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com); [wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)  
**Cc:** [nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com); Mattas, Steven <[stevem@meyersnave.com](mailto:stevem@meyersnave.com)>  
**Subject:** City of Walnut Creek Reimbursement Agreement

Counsel,

I work with Steve Mattas in the Walnut Creek City Attorney's Office. I understand from Sandi Meyer that she has spoken with your client, Eric Zell, regarding a reimbursement agreement with the City to reimburse it for costs related to review of his request. Attached is a copy of the reimbursement agreement. Please have your client execute the agreement today and send a copy back to Sandi.

Thanks,

Emma Soichet

**Emmanuelle S. Soichet**

Of Counsel



[email](#) [bio](#) [website](#)

*office:* 510.808.2000

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**From:** [dutyengineer](#)  
**To:** [Cathleen Terentieff](#)  
**Subject:** FW: Record Drawings  
**Date:** Monday, September 14, 2020 3:52:34 PM  
**Attachments:** [A-VICINITY.pdf](#)

---

Oliver Cheung  
Engineering Technician II  
City of Walnut Creek  
[cheung@walnut-creek.org](mailto:cheung@walnut-creek.org)

---

**From:** Mark Harris <mharris@bkf.com>  
**Sent:** Monday, September 14, 2020 3:24 PM  
**To:** dutyengineer <dutyengineer@walnut-creek.org>  
**Cc:** Michael Steele <msteele@bkf.com>  
**Subject:** Record Drawings

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

Hello,

I hope this finds you well.

I am working on the Spieker Senior Continuing Care Community Project on Seven Hills Ranch Road and would like to request record drawings for the all utilities in the surrounding area (see the vicinity map attached). We recently received comments requesting specifics on the connections into the existing infrastructure. Some general information was provided to us previously but lacked detailed information about inverts, pipe sizes, materials etc. Can you assist in providing this information for all utilities in the area shown on the vicinity map?

Thanks in advance.

**MARK HARRIS**

Project Engineer

**BKF ENGINEERS** Delivering Inspired Infrastructure  
1646 N. California Blvd., Suite 400, Walnut Creek, CA 94596  
d 925.940.2290 [mharris@bkf.com](mailto:mharris@bkf.com) [BKF.com](http://BKF.com)

---

We all need to do our part to reduce the spread of COVID-19 in our communities. Our top priority at BKF is the health and safety of our staff and we have successfully transitioned all of our employees to a remote work environment. Additionally, our robust infrastructure allows us to keep our projects moving forward and to continue

**being responsive to our work, our deadlines, and our clients.  
We remain available to you via email, phone, and virtual meetings during our normal business hours.**

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**From:** [Wilson Wendt](#)  
**To:** [Sandra Meyer](#)  
**Cc:** [Troy Bourne](#); [Bryan Wenter](#); [Eric Zell](#); [dick@lowke.com](mailto:dick@lowke.com); [Nancy Troche](#)  
**Subject:** Fwd: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]  
**Date:** Friday, May 15, 2020 1:36:40 PM  
**Attachments:** [Irrevocable Offer to Dedicate \(Kinross Drive\).DOCX](#)  
[ATT00001.htm](#)  
[Summary Request to City to Execute Irrevocable Offer to Dedicate.DOCX](#)  
[ATT00002.htm](#)  
[Final Map and Grant Deed to Summary.pdf](#)  
[ATT00003.htm](#)

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Sandi, Here are the draft docs we discussed. Obviously, this is your call and Steve May have some other way of terminating the city's fee interest in the 1' strip. I tried to find the most benign way and Bryan and I would like to talk with you at your convenience. If you'll indicate a time next week that works for you, I'll have my assistant set up a call. Wilson

Sent from my iPhone, please excuse typos

Begin forwarded message:

**From:** Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Date:** May 15, 2020 at 1:10:57 PM PDT  
**To:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Subject:** Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

Here you go.

**Nancy Troche | Miller Starr Regalia**

1331 North California Boulevard, Fifth Floor, Walnut Creek, CA 94596  
t: 925.935.9400 | d: 925.941.3238 | f: 925.933.4126  
[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com) | [www.msrlegal.com](http://www.msrlegal.com)



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distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

**From:** [Wilson Wendt](#)  
**To:** [Bryan Wenter](#)  
**Cc:** [Sandra Meyer](#)  
**Subject:** Fwd: Irrevocable Offer to Dedicate (Kinross Drive)  
**Date:** Monday, May 18, 2020 6:13:59 AM

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

Bryan, How about 3:00 on Wed. 5/20 or 8:30 Friday 5/22? Wilson

Sent from my iPhone, please excuse typos

Begin forwarded message:

**From:** Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>  
**Date:** May 17, 2020 at 8:01:53 PM PDT  
**To:** 'Sandra Meyer' <[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)>, Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Cc:** "[bournet@spk.com](mailto:bournet@spk.com)" <[bournet@spk.com](mailto:bournet@spk.com)>, "[eric@zellandassociates.com](mailto:eric@zellandassociates.com)" <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>, "[dickdick@loewke.com](mailto:dickdick@loewke.com)" <[dickdick@loewke.com](mailto:dickdick@loewke.com)>, Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject:** RE: Irrevocable Offer to Dedicate (Kinross Drive)

That is better for me, thanks.

---

**From:** Sandra Meyer <[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)>  
**Sent:** Sunday, May 17, 2020 7:09 PM  
**To:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>; [eric@zellandassociates.com](mailto:eric@zellandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject:** RE: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

Can we move our call to Wednesday or Friday next week? I've got a CC Committee meeting to prepare for on Monday and a CC meeting on Tuesday evening. I'd also like to have Steve M on the call. Anytime on Wednesday after 2:00 or Friday morning from 8:30 – 9:30 or between 11:00 and 1:00.

*Sandra Meyer*

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

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Saturday, May 16, 2020 4:49 PM  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>;  
[eric@zelandassociates.com](mailto:eric@zelandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); Nancy Troche  
<[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject:** Re: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

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Sandi, Bryan and I are available at 2:00 Monday. Nancy will set up the call Monday morning and send out call in info. Wilson

Sent from my iPhone, please excuse typos

On May 15, 2020, at 4:40 PM, Sandra Meyer <[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)> wrote:

I'd be happy to discuss with you and Bryan next week however I want to point out some statements in the "Summary Request..." document that are not accurate (which are highlighted below). Paragraph 4 states:

Public Purpose: The City had to have a public purpose in acquiring the Right of Way Strip. That purpose was to ensure future compliance with a policy in the then existing General Plan with the development of the adjoining property in the unincorporated area of the County of Contra Costa (the "County Property"). The General Plan policy involved was contained in the list of Street Recommendations and Improvements: "Kinross Drive shall not be connected to Seven Hills Ranch Road." The current General Plan, adopted in 1989, in Policy 4.2 carries forward that direction by discouraging through traffic on local streets and collectors that would increase traffic in City residential neighborhoods.

The General Plan policy regarding Kinross Drive was in the General Plan adopted in 1989, nineteen years after the Final Map was approved. The General Plan prior to the 1989 plan was adopted in 1971 (one year after the approval of the subdivision) but there were no policies in the 1971 General Plan regarding residential streets. I'm assuming that the prior General Plan that was adopted in 1964 didn't have any policies regarding residential streets either (although I haven't found a copy of that plan). The City's current General Plan was adopted in April of 2006.

I don't have a copy of the PC resolution that approved the Tentative Map in May 1970 so I don't know if there was a condition to the approval of

the Final Map for the conveyance of the Right of Way Strip, in fee, to the City nor can I find a copy of the PC staff report that might explain why the condition was placed.

That being said, I'm available Monday from 2 - 3 and on Tuesday from 2 - 4.

*Sandra Meyer*

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

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Friday, May 15, 2020 1:36 PM  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Cc:** Troy Bourne <[BourneT@spk.com](mailto:BourneT@spk.com)>; Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>; Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>; [dick@lowke.com](mailto:dick@lowke.com); Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject:** Fwd: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

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Sandi, Here are the draft docs we discussed. Obviously, this is your call and Steve May have some other way of terminating the city's fee interest in the 1' strip. I tried to find the most benign way and Bryan and I would like to talk with you at your convenience. If you'll indicate a time next week that works for you, I'll have my assistant set up a call. Wilson

Sent from my iPhone, please excuse typos

Begin forwarded message:

**From:** Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Date:** May 15, 2020 at 1:10:57 PM PDT  
**To:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Subject: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]**

Here you go.

**Nancy Troche | Miller Starr Regalia**

1331 North California Boulevard, Fifth Floor, Walnut Creek, CA  
94596

t: 925.935.9400 | d: 925.941.3238 | f: 925.933.4126

[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com) | [www.msrlegal.com](http://www.msrlegal.com)

[<mime-attachment.gif>](#)

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**From:** [Justin Wedel](#)  
**To:** [Eric Zell](#)  
**Cc:** [John W. Bennison](#)  
**Subject:** Hale Ranch Contact  
**Date:** Thursday, July 9, 2020 11:24:10 AM

---

Eric,

As per our Zoom meeting, I am connecting you with the contact that I was referencing via this email. John Bennison, cced on this message, is a long time relator in Walnut Creek and is a leader with the Walnut Blvd Association. I believe he would be a great person to reach out to in order to brief on the plans for Hale Ranch and obtain community feedback on their concerns.

If there is anything else you need from me please let me know.

Best,

Justin Wedel  
[wedel@walnut-creek.org](mailto:wedel@walnut-creek.org)  
(925) 899-2535

**From:** [Steve Waymire](#)  
**To:** [Oliver Cheung](#); [Cathleen Terentieff](#); "[sreeser@bkf.com](mailto:sreeser@bkf.com)"  
**Subject:** RE: 850 Seven Hills Ranch Rd-Right of Way Question  
**Date:** Tuesday, July 28, 2020 10:40:10 AM

---

Sammie,

The potential buyer of this property's attorneys have been in contact with our City Attorneys concerning Right of Way. We will need to work with our legal team to provide an answer to your questions. We will be in contact with you once we have a reply.

Sincerely

**Steven R. Waymire P.E.**  
Assistant Public Works Director  
City Engineer

City of Walnut Creek  
1666 North Main Street  
Walnut Creek, CA 94596

925.256.3507 - Office

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**From:** Oliver Cheung  
**Sent:** Tuesday, July 28, 2020 10:03 AM  
**To:** Steve Waymire <[Waymire@walnut-creek.org](mailto:Waymire@walnut-creek.org)>; Cathleen Terentieff <[terentieff@walnut-creek.org](mailto:terentieff@walnut-creek.org)>  
**Subject:** FW: 850 Seven Hills Ranch Rd-Right of Way Question

How should I respond to this e-mail? This is the Hale property.

Oliver Cheung  
Engineering Technician II  
City of Walnut Creek  
[cheung@walnut-creek.org](mailto:cheung@walnut-creek.org)



---

**From:** Samantha Reeser <[sreeser@bkf.com](mailto:sreeser@bkf.com)>  
**Sent:** Tuesday, July 28, 2020 10:01 AM  
**To:** Oliver Cheung <[Cheung@walnut-creek.org](mailto:Cheung@walnut-creek.org)>  
**Subject:** 850 Seven Hills Ranch Rd-Right of Way Question

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Good morning Oliver,

My colleague, Ron McCauley, passed your contact information to me in hopes that you might be able to assist us with this inquiry. We are conducting an ALTA survey for the parcels located at 850 Seven Hills Ranch Road, APNs's 172-150-012, 172-080-007, and 173-042-009. One of the requirements for the survey is to inquire within the local jurisdiction as to whether or not there are any proposed changes in right of way. The project abuts Walnut Boulevard, North San Carlos Drive, and Kinross Road. Could you please advise if there are in fact any proposed changes in right of way along these streets?

Thank you,

**SAMMIE REESER**

Engineer Assistant

**BKF ENGINEERS** Delivering Inspired Infrastructure

200 4<sup>th</sup> Street, Suite 300, Santa Rosa, CA 95401

d 650.482.6355 [sreeser@bkf.com](mailto:sreeser@bkf.com) [BKF.com](http://BKF.com)



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**From:** [Samantha Reeser](#)  
**To:** [Steve Waymire](#); [Oliver Cheung](#); [Cathleen Terentieff](#)  
**Subject:** RE: 850 Seven Hills Ranch Rd-Right of Way Question  
**Date:** Tuesday, July 28, 2020 10:42:48 AM

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Thank you, Steven.

**SAMMIE REESER**

Engineer Assistant

**BKF ENGINEERS** Delivering Inspired Infrastructure

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d 650.482.6355 [sreeser@bkf.com](mailto:sreeser@bkf.com) [BKF.com](http://BKF.com)

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**From:** Steve Waymire <Waymire@walnut-creek.org>

**Sent:** Tuesday, July 28, 2020 10:40 AM

**To:** Oliver Cheung <Cheung@walnut-creek.org>; Cathleen Terentieff <terentieff@walnut-creek.org>;  
Samantha Reeser <sreeser@bkf.com>

**Subject:** RE: 850 Seven Hills Ranch Rd-Right of Way Question

Sammie,

The potential buyer of this property's attorneys have been in contact with our City Attorneys concerning Right of Way. We will need to work with our legal team to provide an answer to your questions. We will be in contact with you once we have a reply.

Sincerely

**Steven R. Waymire P.E.**

Assistant Public Works Director

City Engineer

City of Walnut Creek

1666 North Main Street

Walnut Creek, CA 94596

925.256.3507 - Office

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Please consider the environment before printing this email.

---

**From:** Oliver Cheung

**Sent:** Tuesday, July 28, 2020 10:03 AM

**To:** Steve Waymire <[Waymire@walnut-creek.org](mailto:Waymire@walnut-creek.org)>; Cathleen Terentieff <[terentieff@walnut-creek.org](mailto:terentieff@walnut-creek.org)>

**Subject:** FW: 850 Seven Hills Ranch Rd-Right of Way Question

How should I respond to this e-mail? This is the Hale property.

Oliver Cheung

Engineering Technician II

City of Walnut Creek

[cheung@walnut-creek.org](mailto:cheung@walnut-creek.org)

---

**From:** Samantha Reeser <[sreeser@bkf.com](mailto:sreeser@bkf.com)>

**Sent:** Tuesday, July 28, 2020 10:01 AM

**To:** Oliver Cheung <[Cheung@walnut-creek.org](mailto:Cheung@walnut-creek.org)>

**Subject:** 850 Seven Hills Ranch Rd-Right of Way Question

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

Good morning Oliver,

My colleague, Ron McCauley, passed your contact information to me in hopes that you might be able to assist us with this inquiry. We are conducting an ALTA survey for the parcels located at 850 Seven Hills Ranch Road, APNs's 172-150-012, 172-080-007, and 173-042-009. One of the requirements for the survey is to inquire within the local jurisdiction as to whether or not there are any proposed changes in right of way. The project abuts Walnut Boulevard, North San Carlos Drive, and Kinross Road. Could you please advise if there are in fact any proposed changes in right of way along these streets?

Thank you,

**SAMMIE REESER**

Engineer Assistant

**BKF ENGINEERS** Delivering Inspired Infrastructure

200 4<sup>th</sup> Street, Suite 300, Santa Rosa, CA 95401

d 650.482.6355 [sreeser@bkf.com](mailto:sreeser@bkf.com) [BKF.com](http://BKF.com)



---

We all need to do our part to reduce the spread of COVID-19 in our communities. Our top priority at BKF is the health and safety of our staff and we have successfully

transitioned all of our employees to a remote work environment. Additionally, our robust infrastructure allows us to keep our projects moving forward and to continue being responsive to our work, our deadlines, and our clients. We remain available to you via email, phone, and virtual meetings during our normal business hours.

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**From:** [dick@loewke.com](mailto:dick@loewke.com)  
**To:** "Eric Zell"; [Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org); [bindernagel@walnut-creek.org](mailto:bindernagel@walnut-creek.org); [Steve Waymire](mailto:Steve.Waymire@walnut-creek.org)  
**Cc:** [spinola@walnut-creek.org](mailto:spinola@walnut-creek.org); "Cristina Coley"; "Troy Bourne"; [mike@loewke.com](mailto:mike@loewke.com)  
**Subject:** RE: Briefing on Spieker Senior Continuing Care Community  
**Date:** Tuesday, April 21, 2020 8:11:25 AM

---

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

Thanks Eric and hello Sandra. I am available the same times as Eric, except that on Friday I am only available between 8:00 AM and 10:00 AM.

Thanks, Dick Loewke

Loewke Planning Associates, Inc.  
925.679.4850 | [Loewke.com](http://Loewke.com)  
CBRE Broker #01933504

**LOEWKE PLANNING ASSOCIATES, INC.**  
URBAN & ENVIRONMENTAL PLANNING

---

**From:** Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>  
**Sent:** Monday, April 20, 2020 8:47 PM  
**To:** [Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org); [bindernagel@walnut-creek.org](mailto:bindernagel@walnut-creek.org); [waymire@walnut-creek.org](mailto:waymire@walnut-creek.org)  
**Cc:** [spinola@walnut-creek.org](mailto:spinola@walnut-creek.org); Cristina Coley <[cristina@zellandassociates.com](mailto:cristina@zellandassociates.com)>; Troy Bourne <[BourneT@spk.com](mailto:BourneT@spk.com)>; [dick@loewke.com](mailto:dick@loewke.com)  
**Subject:** Briefing on Spieker Senior Continuing Care Community

Sandra –

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

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

Thank you again for taking the time.

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

(510) 231-4800 – office

(510) 414-8071 – mobile

[www.zellandassociates.com](http://www.zellandassociates.com)

**From:** [Mattas, Steven](#)  
**To:** [Wilson Wendt](#)  
**Cc:** [Soichet, Emmanuelle](#); [Sandra Meyer](#)  
**Subject:** RE: City of Walnut Creek Reimbursement Agreement  
**Date:** Thursday, May 28, 2020 2:22:20 PM

---

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

Thanks. Please have the check made payable to the City of Walnut Creek.

Steve

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Thursday, May 28, 2020 2:19 PM  
**To:** Mattas, Steven <[stevem@meyersnave.com](mailto:stevem@meyersnave.com)>  
**Cc:** Soichet, Emmanuelle <[esoichet@meyersnave.com](mailto:esoichet@meyersnave.com)>; Sandra Meyer <[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)>  
**Subject:** Re: City of Walnut Creek Reimbursement Agreement

Steve, I just talked with Troy. He's signing the Reimbursement Agmt. as modified and I'll forward to you and Sandi. How should they pay the deposit? Wilson

Sent from my iPhone, please excuse typos

On May 26, 2020, at 6:38 PM, Mattas, Steven <[stevem@meyersnave.com](mailto:stevem@meyersnave.com)> wrote:

Thanks

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Tuesday, May 26, 2020 6:34 PM  
**To:** Mattas, Steven <[stevem@meyersnave.com](mailto:stevem@meyersnave.com)>  
**Subject:** Re: City of Walnut Creek Reimbursement Agreement

Steve, I'll get it to you tomorrow. Wilson

Sent from my iPhone, please excuse typos

On May 26, 2020, at 5:00 PM, Mattas, Steven <[stevem@meyersnave.com](mailto:stevem@meyersnave.com)> wrote:

Thanks.

Do we know the formal name of the developer? I need to have that to start a new matter. I don't recall if we knew the name of the developer when you prepared the agreement.

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Friday, May 22, 2020 2:42 PM

**To:** Soichet, Emmanuelle <[esoichet@meyersnave.com](mailto:esoichet@meyersnave.com)>  
**Subject:** Re: City of Walnut Creek Reimbursement Agreement

[EXTERNAL E-MAIL]

Emma, I got it and have been tardy in discussing it with the client. I just discussed it with him and, obviously, we'll agree to reimbursement. I'll review it in detail and get back to you next week. Wilson

Sent from my iPhone, please excuse typos

On May 22, 2020, at 2:37 PM, Soichet, Emmanuelle <[esoichet@meyersnave.com](mailto:esoichet@meyersnave.com)> wrote:

Wilson,

It was nice to meet you by phone on Wednesday. I am re-sending the attached reimbursement agreement regarding review of the offer of dedication request. Please have your client sign and return the agreement to Sandi. Note that I have cc-ed Eric here, as well, as he requested that Sandi send him the agreement.

I hope everyone has a good weekend.

Thanks,  
Emma

**Emmanuelle S. Soichet**

Of Counsel

<[mime-attachment.png](#)>

[email](#) [bio](#) [website](#)

*office:* 510.808.2000

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---

**From:** Soichet, Emmanuelle

**Sent:** Wednesday, May 20, 2020 11:47 AM

**To:** [bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com);

[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)

**Cc:** [nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com); Mattas, Steven

<[stevem@meyersnave.com](mailto:stevem@meyersnave.com)>



**Subject:** City of Walnut Creek Reimbursement Agreement

Counsel,

I work with Steve Mattas in the Walnut Creek City Attorney's Office. I understand from Sandi Meyer that she has spoken with your client, Eric Zell, regarding a reimbursement agreement with the City to reimburse it for costs related to review of his request. Attached is a copy of the reimbursement agreement. Please have your client execute the agreement today and send a copy back to Sandi.

Thanks,  
Emma Soichet

**Emmanuelle S. Soichet**

Of Counsel

[<mime-attachment.png>](#)

[email](#) [bio](#) [website](#)

*office:* 510.808.2000

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<Reimbursement Agreement - Hale Property  
Spieker.DOCX>

[<mime-attachment.gif>](#)

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**From:** [Sandra Meyer](#)  
**To:** "Wilson Wendt"  
**Cc:** [Troy Bourne](#); [Bryan Wenter](#); [Eric Zell](#); [dick@lowke.com](mailto:dick@lowke.com); [Nancy Troche](#)  
**Subject:** RE: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]  
**Date:** Friday, May 15, 2020 4:40:27 PM

---

I'd be happy to discuss with you and Bryan next week however I want to point out some statements in the "Summary Request..." document that are not accurate (which are highlighted below). Paragraph 4 states:

Public Purpose: The City had to have a public purpose in acquiring the Right of Way Strip. That purpose was to ensure future compliance with a policy in the then existing General Plan with the development of the adjoining property in the unincorporated area of the County of Contra Costa (the "County Property"). The General Plan policy involved was contained in the list of Street Recommendations and Improvements: "Kinross Drive shall not be connected to Seven Hills Ranch Road." The current General Plan, adopted in 1989, in Policy 4.2 carries forward that direction by discouraging through traffic on local streets and collectors that would increase traffic in City residential neighborhoods.

The General Plan policy regarding Kinross Drive was in the General Plan adopted in **1989**, nineteen years after the Final Map was approved. The General Plan prior to the 1989 plan was adopted in 1971 (one year after the approval of the subdivision) but there were no policies in the 1971 General Plan regarding residential streets. I'm assuming that the prior General Plan that was adopted in 1964 didn't have any policies regarding residential streets either (although I haven't found a copy of that plan). The City's current General Plan was adopted in April of 2006.

I don't have a copy of the PC resolution that approved the Tentative Map in May 1970 so I don't know if there was a condition to the approval of the Final Map for the conveyance of the Right of Way Strip, in fee, to the City nor can I find a copy of the PC staff report that might explain why the condition was placed.

That being said, I'm available Monday from 2 - 3 and on Tuesday from 2 - 4.

*Sandra Meyer*

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

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Friday, May 15, 2020 1:36 PM  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Cc:** Troy Bourne <[BourneT@spk.com](mailto:BourneT@spk.com)>; Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>; Eric Zell

<eric@zellandassociates.com>; dick@lowke.com; Nancy Troche <nancy.troche@msrlegal.com>

**Subject:** Fwd: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

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

Sandi, Here are the draft docs we discussed. Obviously, this is your call and Steve May have some other way of terminating the city's fee interest in the 1' strip. I tried to find the most benign way and Bryan and I would like to talk with you at your convenience. If you'll indicate a time next week that works for you, I'll have my assistant set up a call. Wilson

Sent from my iPhone, please excuse typos

Begin forwarded message:

**From:** Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>

**Date:** May 15, 2020 at 1:10:57 PM PDT

**To:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>

**Subject:** Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

Here you go.

**Nancy Troche | Miller Starr Regalia**

1331 North California Boulevard, Fifth Floor, Walnut Creek, CA 94596

t: 925.935.9400 | d: 925.941.3238 | f: 925.933.4126

[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com) | [www.msrlegal.com](http://www.msrlegal.com)



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**From:** [Sandra Meyer](#)  
**To:** "Wilson Wendt"  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); [Bryan Wenter](#); [eric@zellandassociates.com](mailto:eric@zellandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); [Nancy Troche](#)  
**Subject:** RE: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]  
**Date:** Sunday, May 17, 2020 7:09:11 PM

---

Can we move our call to Wednesday or Friday next week? I've got a CC Committee meeting to prepare for on Monday and a CC meeting on Tuesday evening. I'd also like to have Steve M on the call. Anytime on Wednesday after 2:00 or Friday morning from 8:30 – 9:30 or between 11:00 and 1:00.

*Sandra Meyer*

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

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Saturday, May 16, 2020 4:49 PM  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); [bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com); [eric@zellandassociates.com](mailto:eric@zellandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); [nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)  
**Subject:** Re: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

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Sandi, Bryan and I are available at 2:00 Monday. Nancy will set up the call Monday morning and send out call in info. Wilson

Sent from my iPhone, please excuse typos

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**Subject:** Fwd: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

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**From:** Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Date:** May 15, 2020 at 1:10:57 PM PDT  
**To:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Subject: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]**

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**Nancy Troche | Miller Starr Regalia**

1331 North California Boulevard, Fifth Floor, Walnut Creek, CA 94596  
t: 925.935.9400 | d: 925.941.3238 | f: 925.933.4126  
[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com) | [www.msrlegal.com](http://www.msrlegal.com)

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**From:** [Bryan Wenter](#)  
**To:** "Sandra Meyer"; [Wilson Wendt](#)  
**Cc:** [bournet@spk.com](#); [eric@zellandassociates.com](#); [dickdick@loewke.com](#); [Nancy Troche](#)  
**Subject:** RE: Irrevocable Offer to Dedicate (Kinross Drive)  
**Date:** Sunday, May 17, 2020 8:02:21 PM

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That is better for me, thanks.

---

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**Sent:** Sunday, May 17, 2020 7:09 PM  
**To:** [Wilson Wendt <wilson.wendt@msrlegal.com>](mailto:wilson.wendt@msrlegal.com)  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); [Bryan Wenter <bryan.wenter@msrlegal.com>](mailto:bryan.wenter@msrlegal.com); [eric@zellandassociates.com](mailto:eric@zellandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); [Nancy Troche <nancy.troche@msrlegal.com>](mailto:nancy.troche@msrlegal.com)  
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*Sandra Meyer*

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

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**To:** [Sandra Meyer <Meyer@walnut-creek.org>](mailto:Meyer@walnut-creek.org)  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); [Bryan Wenter <bryan.wenter@msrlegal.com>](mailto:bryan.wenter@msrlegal.com); [eric@zellandassociates.com](mailto:eric@zellandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); [Nancy Troche <nancy.troche@msrlegal.com>](mailto:nancy.troche@msrlegal.com)  
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That being said, I'm available Monday from 2 - 3 and on Tuesday from 2 - 4.

*Sandra Meyer*

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

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>

**Sent:** Friday, May 15, 2020 1:36 PM

**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>

**Cc:** Troy Bourne <[BourneT@spk.com](mailto:BourneT@spk.com)>; Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>; Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>; [dick@lowke.com](mailto:dick@lowke.com); Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>



**Subject:** Fwd: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

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

Sandi, Here are the draft docs we discussed. Obviously, this is your call and Steve May have some other way of terminating the city's fee interest in the 1' strip. I tried to find the most benign way and Bryan and I would like to talk with you at your convenience.

If you'll indicate a time next week that works for you, I'll have my assistant set up a call. Wilson

Sent from my iPhone, please excuse typos

Begin forwarded message:

**From:** Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Date:** May 15, 2020 at 1:10:57 PM PDT  
**To:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Subject: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]**

Here you go.

**Nancy Troche | Miller Starr Regalia**  
1331 North California Boulevard, Fifth Floor, Walnut Creek, CA 94596  
t: 925.935.9400 | d: 925.941.3238 | f: 925.933.4126  
[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com) | [www.msrlegal.com](http://www.msrlegal.com)

[<mime-attachment.gif>](#)

**MILLER STARR REGALIA CONFIDENTIAL COMMUNICATION**

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

**From:** [Sandra Meyer](#)  
**To:** "Wilson Wendt"  
**Cc:** [Nancy Troche](#); [Mattas, Steven \(stevem@meyersnave.com\)](#); [Melanie Meneses](#); [Bryan Wenter](#)  
**Subject:** RE: Irrevocable Offer to Dedicate (Kinross Drive)  
**Date:** Monday, May 18, 2020 7:47:04 AM

---

Hi Wilson,

Wednesday at 3:00 works for both Steve and me. Please send out an appointment for us. Thanks.

*Sandra Meyer*

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

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Monday, May 18, 2020 6:57 AM  
**To:** Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>; Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Cc:** Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject:** Re: Irrevocable Offer to Dedicate (Kinross Drive)

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

Sandi, Will 3:00 on Wed. 5/20 work for you and Steve? If so, I'll ask Nancy to set it up and send out call in info. Wilson

Sent from my iPhone, please excuse typos

On May 18, 2020, at 6:43 AM, Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)> wrote:

All work, thanks.

Sent from my iPhone

On May 18, 2020, at 6:13 AM, Wilson Wendt  
<[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)> wrote:

Bryan, How about 3:00 on Wed. 5/20 or 8:30 Friday 5/22? Wilson

Sent from my iPhone, please excuse typos

Begin forwarded message:

**From:** Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>  
**Date:** May 17, 2020 at 8:01:53 PM PDT  
**To:** 'Sandra Meyer' <[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)>, Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Cc:** "[bournet@spk.com](mailto:bournet@spk.com)" <[bournet@spk.com](mailto:bournet@spk.com)>, "[eric@zelandassociates.com](mailto:eric@zelandassociates.com)" <[eric@zelandassociates.com](mailto:eric@zelandassociates.com)>, "[dickdick@loewke.com](mailto:dickdick@loewke.com)" <[dickdick@loewke.com](mailto:dickdick@loewke.com)>, Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject: RE: Irrevocable Offer to Dedicate (Kinross Drive)**

That is better for me, thanks.

---

**From:** Sandra Meyer <[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)>  
**Sent:** Sunday, May 17, 2020 7:09 PM  
**To:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>; [eric@zelandassociates.com](mailto:eric@zelandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject:** RE: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

Can we move our call to Wednesday or Friday next week? I've got a CC Committee meeting to prepare for on Monday and a CC meeting on Tuesday evening. I'd also like to have Steve M on the call. Anytime on Wednesday after 2:00 or Friday morning from 8:30 – 9:30 or between 11:00 and 1:00.

*Sandra Meyer*

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

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Saturday, May 16, 2020 4:49 PM  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>; [eric@zelandassociates.com](mailto:eric@zelandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>

**Subject:** Re: Irrevocable Offer to Dedicate (Kinross Drive)  
[IWOV-iManage.FID1021924]

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

Sandi, Bryan and I are available at 2:00 Monday. Nancy will set up the call Monday morning and send out call in info. Wilson

Sent from my iPhone, please excuse typos

On May 15, 2020, at 4:40 PM, Sandra Meyer  
<[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)> wrote:

I'd be happy to discuss with you and Bryan next week however I want to point out some statements in the "Summary Request..." document that are not accurate (which are highlighted below). Paragraph 4 states:

Public Purpose: The City had to have a public purpose in acquiring the Right of Way Strip. That purpose was to ensure future compliance with a policy in the then existing General Plan with the development of the adjoining property in the unincorporated area of the County of Contra Costa (the "County Property"). The General Plan policy involved was contained in the list of Street Recommendations and Improvements: "Kinross Drive shall not be connected to Seven Hills Ranch Road." The current General Plan, adopted in 1989, in Policy 4.2 carries forward that direction by discouraging through traffic on local streets and collectors that would increase traffic in City residential neighborhoods.

The General Plan policy regarding Kinross Drive was in the General Plan adopted in **1989**, nineteen years after the Final Map was approved. The General Plan prior to the 1989 plan was adopted in 1971 (one year after the

approval of the subdivision) but there were no policies in the 1971 General Plan regarding residential streets. I'm assuming that the prior General Plan that was adopted in 1964 didn't have any policies regarding residential streets either (although I haven't found a copy of that plan). The City's current General Plan was adopted in April of 2006.

I don't have a copy of the PC resolution that approved the Tentative Map in May 1970 so I don't know if there was a condition to the approval of the Final Map for the conveyance of the Right of Way Strip, in fee, to the City nor can I find a copy of the PC staff report that might explain why the condition was placed.

That being said, I'm available Monday from 2 - 3 and on Tuesday from 2 - 4.

*Sandra Meyer*

Community and Economic Development  
Director

City of Walnut Creek  
1666 N. Main Street  
Walnut Creek, CA 94595  
(925) 943-5836  
[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)

---

**From:** Wilson Wendt

<[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>

**Sent:** Friday, May 15, 2020 1:36 PM

**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>

**Cc:** Troy Bourne <[BourneT@spk.com](mailto:BourneT@spk.com)>; Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>; Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>; [dick@lowke.com](mailto:dick@lowke.com); Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>

**Subject:** Fwd: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

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Sandi, Here are the draft docs we discussed.  
Obviously, this is your call and Steve May have some other way of terminating the city's fee interest in the 1' strip. I tried to find the most benign way and Bryan and I would like to talk with you at your convenience. If you'll indicate a time next week that works for you, I'll have my assistant set up a call. Wilson

Sent from my iPhone, please excuse typos

Begin forwarded message:

**From:** Nancy Troche  
<[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Date:** May 15, 2020 at 1:10:57 PM  
PDT  
**To:** Wilson Wendt  
<[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Subject: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]**

Here you go.

**Nancy Troche | Miller Starr  
Regalia**

1331 North California Boulevard, Fifth  
Floor, Walnut Creek, CA 94596  
t: 925.935.9400 | d: 925.941.3238 | f:  
925.933.4126  
[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com) | [www.msrlegal.com](http://www.msrlegal.com)

<[mime-attachment.gif](#)>

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**From:** [dick@loewke.com](mailto:dick@loewke.com)  
**To:** "Eric Zell"; [Steve.Waymire](mailto:Steve.Waymire)  
**Cc:** "Sandra Meyer"; [bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com); [Ethan.Bindernagel](mailto:Ethan.Bindernagel); [Heather.Ballenger](mailto:Heather.Ballenger)  
**Subject:** RE: Question  
**Date:** Thursday, April 30, 2020 9:54:55 AM  
**Attachments:** [191093\\_ALTA\\_Prelim\\_2020-02-28\\_Reduced\\_File.pdf](#)

---

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

Steve,

Attached is the ALTA Survey just recently completed by our team civil engineers. Dick

Loewke Planning Associates, Inc.  
925.679.4850 | [Loewke.com](http://Loewke.com)  
CBRE Broker #01933504

**LOEWKE PLANNING ASSOCIATES, INC.**  
URBAN & ENVIRONMENTAL PLANNING

---

**From:** Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>  
**Sent:** Thursday, April 30, 2020 9:00 AM  
**To:** Steve Waymire <[Waymire@walnut-creek.org](mailto:Waymire@walnut-creek.org)>  
**Cc:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>; [bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com); [Ethan.Bindernagel](mailto:Ethan.Bindernagel) <[EBindernagel@walnut-creek.org](mailto:EBindernagel@walnut-creek.org)>; [Heather.Ballenger](mailto:Heather.Ballenger) <[Ballenger@walnut-creek.org](mailto:Ballenger@walnut-creek.org)>; Richard Loewke <[dick@loewke.com](mailto:dick@loewke.com)>  
**Subject:** Re: Question

Steve-

Adding Dick Loewke who should be able to provide.

Thanks,  
Eric Zell  
[zellandassociates.com](http://zellandassociates.com)  
(510) 414-8071

Sent from my iPhone

On Apr 30, 2020, at 8:15 AM, Steve Waymire <[Waymire@walnut-creek.org](mailto:Waymire@walnut-creek.org)> wrote:

Eric,

Hi Eric, We are trying to piece together the puzzle here.

Can you provide us with the ALTA mapping for the Hale property?

Thanks

Steve Waymire  
City Engineer

---

**From:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Sent:** Wednesday, April 29, 2020 9:30 PM  
**To:** Steve Mattas <[smattas@meyersnave.com](mailto:smattas@meyersnave.com)>; Dan Buckshi <[buckshi@walnut-creek.org](mailto:buckshi@walnut-creek.org)>  
**Cc:** Ethan Bindernagel <[EBindernagel@walnut-creek.org](mailto:EBindernagel@walnut-creek.org)>; Steve Waymire <[Waymire@walnut-creek.org](mailto:Waymire@walnut-creek.org)>; Heather Ballenger <[Ballenger@walnut-creek.org](mailto:Ballenger@walnut-creek.org)>  
**Subject:** Fwd: Question

See Eric Zells message below re the Hale property. I let Eric know that we had briefed both of you today and that we will be doing more research on the 1' strip issue and the sale of the property. Tomorrow I will be putting together the background information on any land use issues and where the developer is in terms of application processing with the County. Since the developer has already started meeting with the CC I think it would be better to give the CC as much information as we have now re the 1' strip and gather the information on what the ownership status is afterwards. Thoughts?

Sent from my iPad

Begin forwarded message:

**From:** Eric Zell <[eric@zelandassociates.com](mailto:eric@zelandassociates.com)>  
**Date:** April 29, 2020 at 5:25:48 PM PDT  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Subject: RE: Question**

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

Sandy –

Hope all is well. Had our meeting with Cindy. It went well. She asked that we request through you whatever needs to happen to have our request to purchase the 1' strip on Kinross placed on the Council's closed session for discussion as a property sale. I'm not sure if we need a meeting to make this happen or we can just handle through you, but will follow your guidance. Cindy suggested that the City Manager and City Attorney needs to be brought into the effort. How would you recommend we proceed?

Thanks,



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

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

[www.zellandassociates.com](http://www.zellandassociates.com)

---

**From:** [Steve Waymire](#)  
**To:** [Sandra Meyer](#); [eric@zelandassociates.com](mailto:eric@zelandassociates.com); ["bryan.wenter@msrlegal.com"](mailto:bryan.wenter@msrlegal.com)  
**Cc:** [Ethan Bindernagel](#); [Heather Ballenger](#)  
**Subject:** RE: Question  
**Date:** Thursday, April 30, 2020 8:15:07 AM

---

Eric,

Hi Eric, We are trying to piece together the puzzle here.

Can you provide us with the ALTA mapping for the Hale property?

Thanks

Steve Waymire  
City Engineer

---

**From:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Sent:** Wednesday, April 29, 2020 9:30 PM  
**To:** Steve Mattas <[smattas@meyersnave.com](mailto:smattas@meyersnave.com)>; Dan Buckshi <[buckshi@walnut-creek.org](mailto:buckshi@walnut-creek.org)>  
**Cc:** Ethan Bindernagel <[EBindernagel@walnut-creek.org](mailto:EBindernagel@walnut-creek.org)>; Steve Waymire <[Waymire@walnut-creek.org](mailto:Waymire@walnut-creek.org)>; Heather Ballenger <[Ballenger@walnut-creek.org](mailto:Ballenger@walnut-creek.org)>  
**Subject:** Fwd: Question

See Eric Zells message below re the Hale property. I let Eric know that we had briefed both of you today and that we will be doing more research on the 1' strip issue and the sale of the property. Tomorrow I will be putting together the background information on any land use issues and where the developer is in terms of application processing with the County. Since the developer has already started meeting with the CC I think it would be better to give the CC as much information as we have now re the 1' strip and gather the information on what the ownership status is afterwards. Thoughts?

Sent from my iPad

Begin forwarded message:

**From:** Eric Zell <[eric@zelandassociates.com](mailto:eric@zelandassociates.com)>  
**Date:** April 29, 2020 at 5:25:48 PM PDT  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Subject:** RE: Question

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Sandy –

Hope all is well. Had our meeting with Cindy. It went well. She asked that we request through you whatever needs to happen to have our request to purchase the 1' strip on

Kinross placed on the Council's closed session for discussion as a property sale. I'm not sure if we need a meeting to make this happen or we can just handle through you, but will follow your guidance. Cindy suggested that the City Manager and City Attorney needs to be brought into the effort. How would you recommend we proceed?

Thanks,

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

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

[www.zellandassociates.com](http://www.zellandassociates.com)

---

**From:** [Eric Zell](#)  
**To:** [Sandra Meyer](#)  
**Subject:** RE: Question  
**Date:** Wednesday, April 29, 2020 5:25:35 PM

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

Sandy –

Hope all is well. Had our meeting with Cindy. It went well. She asked that we request through you whatever needs to happen to have our request to purchase the 1' strip on Kinross placed on the Council's closed session for discussion as a property sale. I'm not sure if we need a meeting to make this happen or we can just handle through you, but will follow your guidance. Cindy suggested that the City Manager and City Attorney needs to be brought into the effort. How would you recommend we proceed?

Thanks,

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

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

[www.zellandassociates.com](http://www.zellandassociates.com)

---

**From:** Sandra Meyer <Meyer@walnut-creek.org>  
**Sent:** Saturday, April 18, 2020 1:39 PM  
**To:** Eric Zell <eric@zellandassociates.com>  
**Subject:** RE: Question

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

*Sandra Meyer*  
Community and Economic Development Director  
City of Walnut Creek  
1666 N. Main Street

Walnut Creek, CA 94595  
(925) 943-5836  
[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)

---

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

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

Absolutely! Thank you!

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

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

Sent from my iPhone

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

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

Sent from my iPhone

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

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

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

- 1). **Top Priority:** Minutes and staff report, conditions of approval, etc. from the Planning Commission Meeting of 2/24/70 when the tentative map was approved;
- 2). **Secondary Priority:** Minutes, staff reports, rests, etc. from the Council meeting in May, 1970 (around [May 14](#)) when the Council approved Final Map 4006; and

3). **Secondary Priority:** Minutes, staff reports, etc. and a copy of the Council action on July 20, 1970 when the city accepted conveyance of the 1' strip, Lot A on Map 4006, from Equitable Savings per the Grant Deed dated May 14, 1970.

Thanks for all your help!

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

Sent from my iPhone

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

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

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

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

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

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

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

Thanks,  
Eric Zell

zelandassociates.com  
(510) 414-8071

Sent from my iPhone

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

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

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

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

From: Eric Zell  
<[eric@zelandassociates.com](mailto:eric@zelandassociates.com)>  
Sent: Friday, April 17, 2020 2:07 PM  
To: Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>; Sandra Meyer AICP  
<[meyerfam@astound.net](mailto:meyerfam@astound.net)>  
Subject: Question

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

Sandy-

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

Thanks,

Eric Zell  
zellandassociates.com  
(510) 414-8071

Sent from my iPhone



**From:** [Steve Waymire](#)  
**To:** [dick@loewke.com](mailto:dick@loewke.com); "Eric Zell"  
**Cc:** [Sandra Meyer](#); [bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com); [Ethan Bindernagel](#); [Heather Ballenger](#)  
**Subject:** RE: Question  
**Date:** Thursday, April 30, 2020 10:53:58 AM

---

This is very helpful.. Thanks

---

**From:** [dick@loewke.com](mailto:dick@loewke.com) <[dick@loewke.com](mailto:dick@loewke.com)>  
**Sent:** Thursday, April 30, 2020 9:54 AM  
**To:** 'Eric Zell' <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>; Steve Waymire <[Waymire@walnut-creek.org](mailto:Waymire@walnut-creek.org)>  
**Cc:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>; [bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com); [Ethan Bindernagel](#) <[EBindernagel@walnut-creek.org](mailto:EBindernagel@walnut-creek.org)>; [Heather Ballenger](mailto:Heather Ballenger@walnut-creek.org) <[Ballenger@walnut-creek.org](mailto:Ballenger@walnut-creek.org)>  
**Subject:** RE: Question

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

Steve,

Attached is the ALTA Survey just recently completed by our team civil engineers. Dick

Loewke Planning Associates, Inc.  
925.679.4850 | [Loewke.com](http://Loewke.com)  
CBRE Broker #01933504

**LOEWKE PLANNING ASSOCIATES, INC.**  
URBAN & ENVIRONMENTAL PLANNING

---

**From:** Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>  
**Sent:** Thursday, April 30, 2020 9:00 AM  
**To:** Steve Waymire <[Waymire@walnut-creek.org](mailto:Waymire@walnut-creek.org)>  
**Cc:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>; [bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com); [Ethan Bindernagel](#) <[EBindernagel@walnut-creek.org](mailto:EBindernagel@walnut-creek.org)>; [Heather Ballenger](mailto:Heather Ballenger@walnut-creek.org) <[Ballenger@walnut-creek.org](mailto:Ballenger@walnut-creek.org)>; [Richard Loewke](mailto:Richard Loewke@dick@loewke.com) <[dick@loewke.com](mailto:dick@loewke.com)>  
**Subject:** Re: Question

Steve-

Adding Dick Loewke who should be able to provide.

Thanks,  
Eric Zell  
[zellandassociates.com](mailto:zellandassociates.com)  
(510) 414-8071

Sent from my iPhone

On Apr 30, 2020, at 8:15 AM, Steve Waymire <[Waymire@walnut-creek.org](mailto:Waymire@walnut-creek.org)> wrote:

Eric,

Hi Eric, We are trying to piece together the puzzle here.

Can you provide us with the ALTA mapping for the Hale property?

Thanks

Steve Waymire  
City Engineer

---

**From:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Sent:** Wednesday, April 29, 2020 9:30 PM  
**To:** Steve Mattas <[smattas@meyersnave.com](mailto:smattas@meyersnave.com)>; Dan Buckshi <[buckshi@walnut-creek.org](mailto:buckshi@walnut-creek.org)>  
**Cc:** Ethan Bindernagel <[EBindernagel@walnut-creek.org](mailto:EBindernagel@walnut-creek.org)>; Steve Waymire <[Waymire@walnut-creek.org](mailto:Waymire@walnut-creek.org)>; Heather Ballenger <[Ballenger@walnut-creek.org](mailto:Ballenger@walnut-creek.org)>  
**Subject:** Fwd: Question

See Eric Zells message below re the Hale property. I let Eric know that we had briefed both of you today and that we will be doing more research on the 1' strip issue and the sale of the property. Tomorrow I will be putting together the background information on any land use issues and where the developer is in terms of application processing with the County. Since the developer has already started meeting with the CC I think it would be better to give the CC as much information as we have now re the 1' strip and gather the information on what the ownership status is afterwards. Thoughts?

Sent from my iPad

Begin forwarded message:

**From:** Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>  
**Date:** April 29, 2020 at 5:25:48 PM PDT  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Subject: RE: Question**

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

Sandy –

Hope all is well. Had our meeting with Cindy. It went well. She asked

that we request through you whatever needs to happen to have our request to purchase the 1' strip on Kinross placed on the Council's closed session for discussion as a property sale. I'm not sure if we need a meeting to make this happen or we can just handle through you, but will follow your guidance. Cindy suggested that the City Manager and City Attorney needs to be brought into the effort. How would you recommend we proceed?

Thanks,

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

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

[www.zellandassociates.com](http://www.zellandassociates.com)

---

**From:** [Mattas, Steven](#)  
**To:** [Wilson Wendt](#); [Soichet, Emmanuelle](#); [Sandra Meyer](#)  
**Subject:** RE: Reimbursement Agreement - Hale Property Spieker.pdf  
**Date:** Friday, May 29, 2020 5:42:55 AM

---

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

Hi Wilson,

Thanks for sending the agreement. We will get it signed on behalf of the City and send you back a copy of the fully executed agreement.

Steve

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

From: Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
Sent: Thursday, May 28, 2020 5:27 PM  
To: Mattas, Steven <[stevem@meyersnave.com](mailto:stevem@meyersnave.com)>; Soichet, Emmanuelle <[esoichet@meyersnave.com](mailto:esoichet@meyersnave.com)>; Sandra Meyer <[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)>  
Subject: Reimbursement Agreement - Hale Property Spieker.pdf

[EXTERNAL E-MAIL]

Executed Reimbursement Agreement. They will send the \$2500 deposit to the City, c/o Sandi. Call with questions. Wilson

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**From:** [Cathleen Terentieff](#)  
**To:** "Michael Steele"  
**Cc:** [Mark Harris](#); [Norman Dyer](#); [Oliver Cheung](#)  
**Subject:** RE: Spieker Senior Continuing Care Community Project (GP20-0001)  
**Date:** Wednesday, September 16, 2020 1:15:26 PM  
**Attachments:** [FW Record Drawings \(430 KB\).msg](#)

---

Hi Michael and Mark

Engineering has received two requests for record drawings.

I would like to clarify your requests. Below request is asking for existing storm drain infrastructure along N San Carlos. Some of this infrastructure will be private because there is no public ROW until east of dog park where San Carlos runs north-south, not east-west. Which leads to second request

Attached email is asking for record drawings for all utilities for the areas in blue which amount to the following properties:

- Seven Hills School (APN 172080005) – located in unincorporated county – City has no record drawings for development of this property, please contact County.
- Contra Costa Water District (APNs 144043011 and 144041003) - please contact CCWD for record drawings
- Contra Costa Canal (14402C001) – US Bureau of Reclamation property – contact CCWD for record drawings
- City property (APNs 144043003, 144043005, 144043008, 144043010, 144050019, 144043009, 144041002)

Staff will see what information is available for all utility infrastructure on aforementioned City parcels and portion of Contra Costa Canal where City re-constructed a bridge over the canal. Please confirm that this approach meets the intent of the two requests.

Best Regards,

Cathleen Terentieff, P.E. | Senior Engineer | Public Works | City of Walnut Creek  
1666 North Main Street | Walnut Creek, CA 94596 | 925.943.5899 xt2241 (o) | 925.256.3550 (f)

---

**From:** Michael Steele <msteele@bkf.com>  
**Sent:** Monday, September 14, 2020 3:37 PM  
**To:** Cathleen Terentieff <terentieff@walnut-creek.org>  
**Cc:** Mark Harris <mharris@bkf.com>; Norman Dyer <ndyer@bkf.com>  
**Subject:** Spieker Senior Continuing Care Community Project (GP20-0001)

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

Hi Cathy,

We are working on the Spieker CCRC project at Seven Hills Ranch and I'm reaching out to see if we can get additional information on the City's storm drain infrastructure.

Per comment 15.d.ii, the area currently draining to North San Carlos will need to drain to an approved point of discharge. The information we have about existing infrastructure there is spotty, so I am hoping you can help us find all existing information to see what our point of discharge options are. From there we can discuss with the City if the alternatives are acceptable.

I assume you are the person to be working with on this since your name was on the City's letter, so please let me know if there is another person I should be reaching out to for this.

**MICHAEL STEELE, PE, LEED AP**

Project Manager

**BKF ENGINEERS** Delivering Inspired Infrastructure  
1646 N. California Blvd, Suite 400, Walnut Creek, CA 94596  
d 925.940.2257 m 925.922.5438 [msteele@bkf.com](mailto:msteele@bkf.com) [BKF.com](http://BKF.com)

---

We all need to do our part to reduce the spread of COVID-19 in our communities. Our top priority at BKF is the health and safety of our staff and we have successfully transitioned all of our employees to a remote work environment. Additionally, our robust infrastructure allows us to keep our projects moving forward and to continue being responsive to our work, our deadlines, and our clients. We remain available to you via email, phone, and virtual meetings during our normal business hours.

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**From:** [Michael Steele](#)  
**To:** [Cathleen Terentieff](#)  
**Cc:** [Mark Harris](#); [Norman Dyer](#); [Oliver Cheung](#)  
**Subject:** RE: Spieker Senior Continuing Care Community Project (GP20-0001)  
**Date:** Wednesday, September 16, 2020 8:36:08 PM

---

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

Cathy,

Thanks for the response. This approach meets the intent of both requests.

Our goal is to gather as much information as possible about existing storm drain facilities and have a conversation with the City about potential points of discharge once we have enough info to provide alternatives to the level spreader approach.

**MICHAEL STEELE, PE, LEED AP**

Project Manager

**BKF ENGINEERS** Delivering Inspired Infrastructure  
1646 N. California Blvd, Suite 400, Walnut Creek, CA 94596  
d 925.940.2257 m 925.922.5438 [msteele@bkf.com](mailto:msteele@bkf.com) [BKF.com](http://BKF.com)

---

**From:** Cathleen Terentieff [mailto:terentieff@walnut-creek.org]  
**Sent:** Wednesday, September 16, 2020 1:15 PM  
**To:** Michael Steele <msteele@bkf.com>  
**Cc:** Mark Harris <mharris@bkf.com>; Norman Dyer <ndyer@bkf.com>; Oliver Cheung <Cheung@walnut-creek.org>  
**Subject:** RE: Spieker Senior Continuing Care Community Project (GP20-0001)

Hi Michael and Mark

Engineering has received two requests for record drawings.

I would like to clarify your requests. Below request is asking for existing storm drain infrastructure along N San Carlos. Some of this infrastructure will be private because there is no public ROW until east of dog park where San Carlos runs north-south, not east-west. Which leads to second request

Attached email is asking for record drawings for all utilities for the areas in blue which amount to the following properties:

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- Contra Costa Canal (14402C001) – US Bureau of Reclamation property – contact CCWD for record drawings
- City property (APNs 144043003, 144043005, 144043008, 144043010, 144050019, 144043009, 144041002)

Staff will see what information is available for all utility infrastructure on aforementioned City parcels and portion of Contra Costa Canal where City re-constructed a bridge over the canal. Please confirm that this approach meets the intent of the two requests.

Best Regards,

Cathleen Terentieff, P.E. | Senior Engineer | Public Works | City of Walnut Creek  
1666 North Main Street | Walnut Creek, CA 94596 | 925.943.5899 xt2241 (o) | 925.256.3550 (f)

---

**From:** Michael Steele <[msteele@bkf.com](mailto:msteele@bkf.com)>  
**Sent:** Monday, September 14, 2020 3:37 PM  
**To:** Cathleen Terentieff <[terentieff@walnut-creek.org](mailto:terentieff@walnut-creek.org)>  
**Cc:** Mark Harris <[mharris@bkf.com](mailto:mharris@bkf.com)>; Norman Dyer <[ndyer@bkf.com](mailto:ndyer@bkf.com)>  
**Subject:** Spieker Senior Continuing Care Community Project (GP20-0001)

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

Hi Cathy,

We are working on the Spieker CCRC project at Seven Hills Ranch and I'm reaching out to see if we can get additional information on the City's storm drain infrastructure.

Per comment 15.d.ii, the area currently draining to North San Carlos will need to drain to an approved point of discharge. The information we have about existing infrastructure there is spotty, so I am hoping you can help us find all existing information to see what our point of discharge options are. From there we can discuss with the City if the alternatives are acceptable.

I assume you are the person to be working with on this since your name was on the City's letter, so please let me know if there is another person I should be reaching out to for this.

**MICHAEL STEELE, PE, LEED AP**

Project Manager

**BKF ENGINEERS** Delivering Inspired Infrastructure  
1646 N. California Blvd, Suite 400, Walnut Creek, CA 94596  
d 925.940.2257 m 925.922.5438 [msteele@bkf.com](mailto:msteele@bkf.com) [BKF.com](http://BKF.com)

---

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being responsive to our work, our deadlines, and our clients.  
We remain available to you via email, phone, and virtual meetings during our normal business hours.

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---

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We remain available to you via email, phone, and virtual meetings during our normal business hours.

**From:** [Mattas, Steven](#)  
**To:** [Wilson Wendt](#)  
**Cc:** [Troy Bourne](#); [Eric Zell](#); [Bryan Wenter](#); [Soichet, Emmanuelle](#); [Ethan Bindernagel](#); [Sandi Meyer \(meyer@walnut-creek.org\) \(meyer@walnut-creek.org\)](#)  
**Subject:** RE: Spieker  
**Date:** Wednesday, May 27, 2020 9:51:24 AM

---

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

Wilson,

Without expressing any further opinion on the CEQA issue, I am fine if the word "discretion" is modified to "choice" in the draft reimbursement agreement. Please make that edit, include the formal names of the LLCs and then have the signed agreement returned to the City with a copy to me. Thanks also for sending the names of the LLCs.

Steve

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

From: Wilson Wendt <wilson.wendt@msrlegal.com>  
Sent: Wednesday, May 27, 2020 9:42 AM  
To: Mattas, Steven <stevem@meyersnave.com>  
Cc: Troy Bourne <BourneT@spk.com>; Eric Zell <eric@zellandassociates.com>; Bryan Wenter <bryan.wenter@msrlegal.com>  
Subject: Spieker

[EXTERNAL E-MAIL]

Steve, if you're changing the Reimbursement Agreement to get the right entities may I ask one very minor edit. I'm still hoping to convince you that no separate CEQA is needed to accept the offer. In the 2d Whereas it says whether to accept the offer is at the discretion of the council. I agree it's their sole choice but "discretion" has a particular meaning in the CEQA context. Can you change it to "choice"? I hope to get an OK from my client on the Agmt. today. Wilson

Sent from my iPhone, please excuse typos

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**From:** [Wilson Wendt](#)  
**To:** [Mattas, Steven](#)  
**Cc:** [Emmanuelle Soichet](#); [Sandra Meyer](#)  
**Subject:** Re: City of Walnut Creek Reimbursement Agreement  
**Date:** Thursday, May 28, 2020 2:19:42 PM

---

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

Steve, I just talked with Troy. He's signing the Reimbursement Agmt. as modified and I'll forward to you and Sandi. How should they pay the deposit? Wilson

Sent from my iPhone, please excuse typos

On May 26, 2020, at 6:38 PM, Mattas, Steven <[stevem@meyersnave.com](mailto:stevem@meyersnave.com)> wrote:

Thanks

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Tuesday, May 26, 2020 6:34 PM  
**To:** Mattas, Steven <[stevem@meyersnave.com](mailto:stevem@meyersnave.com)>  
**Subject:** Re: City of Walnut Creek Reimbursement Agreement

Steve, I'll get it to you tomorrow. Wilson

Sent from my iPhone, please excuse typos

On May 26, 2020, at 5:00 PM, Mattas, Steven <[stevem@meyersnave.com](mailto:stevem@meyersnave.com)> wrote:

Thanks.

Do we know the formal name of the developer? I need to have that to start a new matter. I don't recall if we knew the name of the developer when you prepared the agreement.

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Friday, May 22, 2020 2:42 PM  
**To:** Soichet, Emmanuelle <[esoichet@meyersnave.com](mailto:esoichet@meyersnave.com)>  
**Subject:** Re: City of Walnut Creek Reimbursement Agreement

[EXTERNAL E-MAIL]

Emma, I got it and have been tardy in discussing it with the client. I just discussed it with him and, obviously, we'll agree to reimbursement. I'll review it in detail and get back to you next week. Wilson

Sent from my iPhone, please excuse typos

On May 22, 2020, at 2:37 PM, Soichet, Emmanuelle  
<[esoichet@meyersnave.com](mailto:esoichet@meyersnave.com)> wrote:

Wilson,

It was nice to meet you by phone on Wednesday. I am re-sending the attached reimbursement agreement regarding review of the offer of dedication request. Please have your client sign and return the agreement to Sandi. Note that I have cc-ed Eric here, as well, as he requested that Sandi send him the agreement.

I hope everyone has a good weekend.

Thanks,  
Emma

**Emmanuelle S. Soichet**

Of Counsel

[<mime-attachment.png>](#)

[email](#) [bio](#) [website](#)

*office:* 510.808.2000

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**From:** Soichet, Emmanuelle

**Sent:** Wednesday, May 20, 2020 11:47 AM

**To:** [bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com);

[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)

**Cc:** [nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com); Mattas, Steven

<[stevem@meyersnave.com](mailto:stevem@meyersnave.com)>

**Subject:** City of Walnut Creek Reimbursement Agreement

Counsel,

I work with Steve Mattas in the Walnut Creek City Attorney's Office. I understand from Sandi Meyer that she has spoken with your client, Eric Zell, regarding a reimbursement agreement with the City to reimburse it for costs related to review of his request. Attached is a copy of the reimbursement agreement. Please have your client execute

the agreement today and send a copy back to Sandi.

Thanks,  
Emma Soichet

**Emmanuelle S. Soichet**

Of Counsel

[<mime-attachment.png>](#)

[email](#) [bio](#) [website](#)

*office:* 510.808.2000

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<Reimbursement Agreement - Hale Property  
Spieker.DOCX>

[<mime-attachment.gif>](#)

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**From:** [John W. Bennison](#)  
**To:** [Justin Wedel](#); [Eric Zell](#)  
**Subject:** Re: Hale Ranch Contact  
**Date:** Thursday, July 9, 2020 12:03:39 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

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

Thanks for the connection, Justin.

Look forward to connecting, Eric.

Best,  
John



**John Bennison**

Senior Real Estate Specialist DRE #01793510  
1700 N. Main Street  
Walnut Creek, California 94596  
Direct: (925) 787-6965  
Email: [jb@imaginecominghome.com](mailto:jb@imaginecominghome.com)  
Website: <http://www.imaginecominghome.com>

*"Remember, a house is not a home until you can imagine living your life under that roof. Imagine coming home!"*

---

**From:** Justin Wedel <[Wedel@walnut-creek.org](mailto:Wedel@walnut-creek.org)>  
**Date:** Thursday, July 9, 2020 at 11:24 AM  
**To:** Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>  
**Cc:** John Bennison <[jb@imaginecominghome.com](mailto:jb@imaginecominghome.com)>  
**Subject:** Hale Ranch Contact

Eric,

As per our Zoom meeting, I am connecting you with the contact that I was referencing via this email. John Bennison, cced on this message, is a long time relator in Walnut Creek and is a leader with the Walnut Blvd Association. I believe he would be a great person to reach out to in order to brief on the plans for Hale Ranch and obtain community feedback on their concerns.

If there is anything else you need from me please let me know.

Best,

Justin Wedel

[wedel@walnut-creek.org](mailto:wedel@walnut-creek.org)

(925) 899-2535

**From:** [Wilson Wendt](#)  
**To:** [Sandra Meyer](#)  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); [Bryan Wenter](#); [eric@zelandassociates.com](mailto:eric@zelandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); [Nancy Troche](#)  
**Subject:** Re: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]  
**Date:** Saturday, May 16, 2020 4:49:50 PM

---

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

Sandi, Bryan and I are available at 2:00 Monday. Nancy will set up the call Monday morning and send out call in info. Wilson

Sent from my iPhone, please excuse typos

On May 15, 2020, at 4:40 PM, Sandra Meyer <[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)> wrote:

I'd be happy to discuss with you and Bryan next week however I want to point out some statements in the "Summary Request..." document that are not accurate (which are highlighted below). Paragraph 4 states:

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

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**Sent:** Friday, May 15, 2020 1:36 PM  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Cc:** Troy Bourne <[BourneT@spk.com](mailto:BourneT@spk.com)>; Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>; Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>; [dick@lowke.com](mailto:dick@lowke.com); Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject:** Fwd: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

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**From:** Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Date:** May 15, 2020 at 1:10:57 PM PDT  
**To:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Subject: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]**

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**Nancy Troche | Miller Starr Regalia**  
1331 North California Boulevard, Fifth Floor, Walnut Creek, CA 94596  
t: 925.935.9400 | d: 925.941.3238 | f: 925.933.4126  
[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com) | [www.msrlegal.com](http://www.msrlegal.com)

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**From:** [Wilson Wendt](#)  
**To:** [Sandra Meyer](#)  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); [Bryan Wenter](#); [eric@zelandassociates.com](mailto:eric@zelandassociates.com); [dick@lowke.com](mailto:dick@lowke.com); [Nancy Troche](#)  
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**From:** [Bryan Wenter](#)  
**To:** [Wilson Wendt](#)  
**Cc:** [Sandra Meyer](#)  
**Subject:** Re: Irrevocable Offer to Dedicate (Kinross Drive)  
**Date:** Monday, May 18, 2020 6:43:54 AM

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**From:** Sandra Meyer <[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)>  
**Sent:** Sunday, May 17, 2020 7:09 PM

**To:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); Bryan Wenter  
<[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>;  
[eric@zellandassociates.com](mailto:eric@zellandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); Nancy  
Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject:** RE: Irrevocable Offer to Dedicate (Kinross Drive)  
[IWOV-iManage.FID1021924]

Can we move our call to Wednesday or Friday next week?  
I've got a CC Committee meeting to prepare for on Monday  
and a CC meeting on Tuesday evening. I'd also like to have  
Steve M on the call. Anytime on Wednesday after 2:00 or  
Friday morning from 8:30 – 9:30 or between 11:00 and 1:00.

*Sandra Meyer*

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

---

**From:** Wilson Wendt <[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Saturday, May 16, 2020 4:49 PM  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Cc:** [bournet@spk.com](mailto:bournet@spk.com); Bryan Wenter  
<[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>;  
[eric@zellandassociates.com](mailto:eric@zellandassociates.com); [dickdick@loewke.com](mailto:dickdick@loewke.com); Nancy  
Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject:** Re: Irrevocable Offer to Dedicate (Kinross Drive)  
[IWOV-iManage.FID1021924]

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

Sandi, Bryan and I are available at 2:00 Monday. Nancy will  
set up the call Monday morning and send out call in info.  
Wilson

Sent from my iPhone, please excuse typos

On May 15, 2020, at 4:40 PM, Sandra Meyer  
<[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)> wrote:

I'd be happy to discuss with you and Bryan next

week however I want to point out some statements in the “Summary Request...” document that are not accurate (which are highlighted below). Paragraph 4 states:

Public Purpose: The City had to have a public purpose in acquiring the Right of Way Strip. That purpose was to ensure future compliance with a policy in the then existing General Plan with the development of the adjoining property in the unincorporated area of the County of Contra Costa (the “County Property”). The General Plan policy involved was contained in the list of Street Recommendations and Improvements: “Kinross Drive shall not be connected to Seven Hills Ranch Road.” The current General Plan, adopted in 1989, in Policy 4.2 carries forward that direction by discouraging through traffic on local streets and collectors that would increase traffic in City residential neighborhoods.

The General Plan policy regarding Kinross Drive was in the General Plan adopted in 1989, nineteen years after the Final Map was approved. The General Plan prior to the 1989 plan was adopted in 1971 (one year after the approval of the subdivision) but there were no policies in the 1971 General Plan regarding residential streets. I’m assuming that the prior General Plan that was adopted in 1964 didn’t have any policies regarding residential streets either (although I haven’t found a copy of that plan). The City’s current General Plan was adopted in April of 2006.

I don’t have a copy of the PC resolution that approved the Tentative Map in May 1970 so I don’t know if there was a condition to the approval of the Final Map for the conveyance of the Right of Way Strip, in fee, to the City nor can I find a copy of the PC staff report that

might explain why the condition was placed.

That being said, I'm available Monday from 2 - 3 and on Tuesday from 2 - 4.

**Sandra Meyer**

Community and Economic Development  
Director

City of Walnut Creek  
1666 N. Main Street  
Walnut Creek, CA 94595  
(925) 943-5836  
[meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)

---

**From:** Wilson Wendt  
<[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>  
**Sent:** Friday, May 15, 2020 1:36 PM  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Cc:** Troy Bourne <[BourneT@spk.com](mailto:BourneT@spk.com)>; Bryan Wenter <[bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com)>; Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>; [dick@lowke.com](mailto:dick@lowke.com); Nancy Troche <[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>  
**Subject:** Fwd: Irrevocable Offer to Dedicate (Kinross Drive) [IWOV-iManage.FID1021924]

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

Sandi, Here are the draft docs we discussed. Obviously, this is your call and Steve May have some other way of terminating the city's fee interest in the 1' strip. I tried to find the most benign way and Bryan and I would like to talk with you at your convenience. If you'll indicate a time next week that works for you, I'll have my assistant set up a call. Wilson

Sent from my iPhone, please excuse typos

Begin forwarded message:

**From:** Nancy Troche  
<[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com)>



**Date:** May 15, 2020 at 1:10:57 PM

PDT

**To:** Wilson Wendt

<[wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com)>

**Subject: Irrevocable Offer to  
Dedicate (Kinross Drive) [IWOV-  
iManage.FID1021924]**

Here you go.

**Nancy Troche | Miller Starr  
Regalia**

1331 North California Boulevard, Fifth  
Floor, Walnut Creek, CA 94596

t: 925.935.9400 | d: 925.941.3238 | f:

925.933.4126

[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com) | [www.msrlegal.com](http://www.msrlegal.com)

<[mime-attachment.gif](#)>

**MILLER STARR REGALIA CONFIDENTIAL COMMUNICATION**

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

**From:** [Eric Zell](#)  
**To:** [Sandra Meyer](#)  
**Subject:** Re: Question  
**Date:** Thursday, April 30, 2020 12:47:22 AM

---

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

Thanks Sandy. Look forward to hearing back.

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

Sent from my iPhone

On Apr 29, 2020, at 9:19 PM, Sandra Meyer <Meyer@walnut-creek.org> wrote:

Steve Waymire, Ethan and I have briefed the CA and the CM today on the project and 1' strip of property issue and the fact that you were going to begin showing the project to the CC. The CA will be looking into the background information that was sent to us by Bryan Wenter. I'll let you know what we hear back from him.

Sent from my iPad

On Apr 29, 2020, at 5:25 PM, Eric Zell  
<eric@zellandassociates.com> wrote:

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

Sandy –

Hope all is well. Had our meeting with Cindy. It went well. She asked that we request through you whatever needs to happen to have our request to purchase the 1' strip on Kinross placed on the Council's closed session for discussion as a property sale. I'm not sure if we need a meeting to make this happen or we can just handle through you, but will follow your guidance. Cindy suggested that the City Manager and City Attorney needs to be brought into the effort. How would you recommend we proceed?

Thanks,

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

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

[www.zellandassociates.com](http://www.zellandassociates.com)

---

**From:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Sent:** Saturday, April 18, 2020 1:39 PM  
**To:** Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>  
**Subject:** RE: Question

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

*Sandra Meyer*

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

---

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

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

Absolutely! Thank you!

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

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

Sent from my iPhone

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

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

Sent from my iPhone

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

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

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

Thanks for all your help!

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

Sent from my iPhone

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

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

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

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

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

Map 4006 approved in May,  
1970 was entitled "Map 4006  
Heather Farms". I think the  
property we are involved with  
has been referred to as Seven  
Hills Ranch. The Grant Deed  
dated May 14, 1970 and  
accepted by council action on  
July 20, 1970 was from

Equitable Savings & Loan  
Association to the City of WC,  
conveying the spite strip in fee.

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

Sent from my iPhone

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

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

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

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

From: Eric Zell  
<[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>

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

To: Sandra Meyer  
<[Meyer@walnut-  
creek.org](mailto:Meyer@walnut-creek.org)>; Sandra  
Meyer AICP

<[meyerfam@astound.net](mailto:meyerfam@astound.net)>

Subject: Question

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

Sandy-

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

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

Sent from my  
iPhone

**From:** [Sandra Meyer](#)  
**To:** [Eric Zell](#)  
**Subject:** Re: Question  
**Date:** Wednesday, April 29, 2020 9:18:57 PM

---

Steve Waymire, Ethan and I have briefed the CA and the CM today on the project and 1' strip of property issue and the fact that you were going to begin showing the project to the CC. The CA will be looking into the background information that was sent to us by Bryan Wenter. I'll let you know what we hear back from him.

Sent from my iPad

On Apr 29, 2020, at 5:25 PM, Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)> wrote:

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Sandy –

Hope all is well. Had our meeting with Cindy. It went well. She asked that we request through you whatever needs to happen to have our request to purchase the 1' strip on Kinross placed on the Council's closed session for discussion as a property sale. I'm not sure if we need a meeting to make this happen or we can just handle through you, but will follow your guidance. Cindy suggested that the City Manager and City Attorney needs to be brought into the effort. How would you recommend we proceed?

Thanks,

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

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

[www.zellandassociates.com](http://www.zellandassociates.com)

---

**From:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Sent:** Saturday, April 18, 2020 1:39 PM  
**To:** Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>  
**Subject:** RE: Question

Hi Eric, Send me an email requesting the meeting to be set up. Address it to me, Ethan Bindernagel, Planning Manager ([bindernagel@walnut-creek.org](mailto:bindernagel@walnut-creek.org)) and Steve Waymire,



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

*Sandra Meyer*

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

---

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

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Absolutely! Thank you!

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

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

Sent from my iPhone

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

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

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On Apr 17, 2020, at 5:04 PM, Eric Zell

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

- 1). **Top Priority:** Minutes and staff report, conditions of approval, etc. from the Planning Commission Meeting of 2/24/70 when the tentative map was approved;
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Thanks for all your help!

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

Sent from my iPhone

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

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

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

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

From: Eric Zell

<[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>

Sent: Friday, April 17, 2020 3:24 PM

To: Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>

Subject: Re: Question

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

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

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

Sent from my iPhone

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

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

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

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

From: Eric Zell  
<[eric@zellandassociates.com](mailto:eric@zellandassociates.com)>

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

To: Sandra Meyer  
<[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>;  
Sandra Meyer AICP  
<[meyerfam@astound.net](mailto:meyerfam@astound.net)>

Subject: Question

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an external user and should be  
treated with caution.

Sandy-

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

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

Sent from my iPhone

**From:** [Eric Zell](#)  
**To:** [Steve Waymire](#)  
**Cc:** [Sandra Meyer](#); [bryan.wenter@msrlegal.com](mailto:bryan.wenter@msrlegal.com); [Ethan Bindernagel](#); [Heather Ballenger](#); [Richard Loewke](#)  
**Subject:** Re: Question  
**Date:** Thursday, April 30, 2020 9:00:02 AM

---

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

Steve-

Adding Dick Loewke who should be able to provide.

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

Sent from my iPhone

On Apr 30, 2020, at 8:15 AM, Steve Waymire <Waymire@walnut-creek.org> wrote:

Eric,

Hi Eric, We are trying to piece together the puzzle here.

Can you provide us with the ALTA mapping for the Hale property?

Thanks

Steve Waymire  
City Engineer

---

**From:** Sandra Meyer <Meyer@walnut-creek.org>  
**Sent:** Wednesday, April 29, 2020 9:30 PM  
**To:** Steve Mattas <smattas@meyersnave.com>; Dan Buckshi <buckshi@walnut-creek.org>  
**Cc:** Ethan Bindernagel <EBindernagel@walnut-creek.org>; Steve Waymire <Waymire@walnut-creek.org>; Heather Ballenger <Ballenger@walnut-creek.org>  
**Subject:** Fwd: Question

See Eric Zells message below re the Hale property. I let Eric know that we had briefed both of you today and that we will be doing more research on the 1' strip issue and the sale of the property. Tomorrow I will be putting together the background information on any land use issues and where the developer is in

terms of application processing with the County. Since the developer has already started meeting with the CC I think it would be better to give the CC as much information as we have now re the 1' strip and gather the information on what the ownership status is afterwards. Thoughts?

Sent from my iPad

Begin forwarded message:

**From:** Eric Zell <[eric@zelandassociates.com](mailto:eric@zelandassociates.com)>  
**Date:** April 29, 2020 at 5:25:48 PM PDT  
**To:** Sandra Meyer <[Meyer@walnut-creek.org](mailto:Meyer@walnut-creek.org)>  
**Subject: RE: Question**

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

Sandy –

Hope all is well. Had our meeting with Cindy. It went well. She asked that we request through you whatever needs to happen to have our request to purchase the 1' strip on Kinross placed on the Council's closed session for discussion as a property sale. I'm not sure if we need a meeting to make this happen or we can just handle through you, but will follow your guidance. Cindy suggested that the City Manager and City Attorney needs to be brought into the effort. How would you recommend we proceed?

Thanks,

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

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

[www.zelandassociates.com](http://www.zelandassociates.com)

---

**From:** [Michael Steele](#)  
**To:** [Oliver Cheung](#)  
**Cc:** [Mark Harris](#); [Norman Dyer](#); [Cathleen Terentieff](#)  
**Subject:** Re: Spieker Senior Continuing Care Community Project (GP20-0001)  
**Date:** Wednesday, September 23, 2020 10:22:01 AM

---

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

?Hi Oliver,

Have you been able to find any record utility information for the parcels owned by the City?

MICHAEL STEELE, PE, LEED AP

Project Manager

BKF ENGINEERS Delivering Inspired Infrastructure

1646 N California Blvd, Suite 400, Walnut Creek, CA 94596

d 925.940.2257 m 925.922.5438 msteele@bkf.com

BKF.com<[https://t.sidekickopen83.com/s1t/c/5/f18dQhb0S7IC8dDMPbW2n0x6l2B9nMJW7t5XYg1pNd3RW3MP7Wv8pTxSsW3LqXLC56dykjf6v4yjd02?te=W3R5hFj26OkHmW4mKDsT3XW\\_IZ4mLXp1&si=6460063017074688&pi=c77bd797-a7f1-4c8b-b394-d7a6c8e5c329](https://t.sidekickopen83.com/s1t/c/5/f18dQhb0S7IC8dDMPbW2n0x6l2B9nMJW7t5XYg1pNd3RW3MP7Wv8pTxSsW3LqXLC56dykjf6v4yjd02?te=W3R5hFj26OkHmW4mKDsT3XW_IZ4mLXp1&si=6460063017074688&pi=c77bd797-a7f1-4c8b-b394-d7a6c8e5c329)>

---

From: Cathleen Terentieff <terentieff@walnut-creek.org>

Sent: Wednesday, September 16, 2020 1:15 PM

To: Michael Steele

Cc: Mark Harris; Norman Dyer; Oliver Cheung

Subject: RE: Spieker Senior Continuing Care Community Project (GP20-0001)

Hi Michael and Mark

Engineering has received two requests for record drawings.

I would like to clarify your requests. Below request is asking for existing storm drain infrastructure along N San Carlos. Some of this infrastructure will be private because there is no public ROW until east of dog park where San Carlos runs north-south, not east-west. Which leads to second request

Attached email is asking for record drawings for all utilities for the areas in blue which amount to the following properties:

- Seven Hills School (APN 172080005) - located in unincorporated county - City has no record drawings for development of this property, please contact County.
- Contra Costa Water District (APNs 144043011 and 144041003) - please contact CCWD for record drawings
- Contra Costa Canal (14402C001) - US Bureau of Reclamation property - contact CCWD for record drawings
- City property (APNs 144043003, 144043005, 144043008, 144043010, 144050019, 144043009, 144041002)

Staff will see what information is available for all utility infrastructure on aforementioned City parcels and portion of Contra Costa Canal where City re-constructed a bridge over the canal. Please confirm that this approach meets the intent of the two requests.

Best Regards,

Cathleen Terentieff, P.E. | Senior Engineer | Public Works | City of Walnut Creek  
1666 North Main Street | Walnut Creek, CA 94596 | 925.943.5899 xt2241 (o) | 925.256.3550 (f)

---

From: Michael Steele <msteele@bkf.com>  
Sent: Monday, September 14, 2020 3:37 PM  
To: Cathleen Terentieff <terentieff@walnut-creek.org>  
Cc: Mark Harris <mharris@bkf.com>; Norman Dyer <ndyer@bkf.com>  
Subject: Spieker Senior Continuing Care Community Project (GP20-0001)

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

Hi Cathy,

We are working on the Spieker CCRC project at Seven Hills Ranch and I'm reaching out to see if we can get additional information on the City's storm drain infrastructure.

Per comment 15.d.ii, the area currently draining to North San Carlos will need to drain to an approved point of discharge. The information we have about existing infrastructure there is spotty, so I am hoping you can help us find all existing information to see what our point of discharge options are. From there we can discuss with the City if the alternatives are acceptable.

I assume you are the person to be working with on this since your name was on the City's letter, so please let me know if there is another person I should be reaching out to for this.

MICHAEL STEELE, PE, LEED AP

Project Manager  
BKF ENGINEERS<<http://www.bkf.com/>> Delivering Inspired Infrastructure  
1646 N. California Blvd, Suite 400, Walnut Creek, CA 94596  
d 925.940.2257 m 925.922.5438 msteele@bkf.com<<mailto:msteele@bkf.com>> BKF.com<<http://www.bkf.com/>>

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We all need to do our part to reduce the spread of COVID-19 in our communities. Our top priority at BKF is the health and safety of our staff and we have successfully transitioned all of our employees to a remote work environment. Additionally, our robust infrastructure allows us to keep our projects moving forward and to continue being responsive to our work, our deadlines, and our clients.  
We remain available to you via email, phone, and virtual meetings during our normal business hours.

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We remain available to you via email, phone, and virtual meetings during our normal business hours.



**From:** [Kevin Wilk](#)  
**To:** [Eric Zell](#)  
**Cc:** [Troy Bourne](#); [dick@loewke.com](mailto:dick@loewke.com)  
**Subject:** Re: Spieker Zoom Meeting w/Kevin Wilk, Walnut Creek  
**Date:** Tuesday, June 2, 2020 12:48:01 PM

---

Hi Eric,

We're set for Thursday. In light of everything going on in Walnut Creek the past few days, and emergency calls for city council, let's try to keep this to 30-45 minutes if we can.

Thanks,

Kevin

> On Jun 2, 2020, at 12:29 PM, Eric Zell <[eric@zellandassociates.com](mailto:eric@zellandassociates.com)> wrote:

>

>

**From:** [Eric Zell](#)  
**To:** [Kevin Wilk](#)  
**Cc:** [Troy Bourne; dick@loewke.com](#)  
**Subject:** Re: Spieker Zoom Meeting w/Kevin Wilk, Walnut Creek  
**Date:** Tuesday, June 2, 2020 12:50:32 PM

---

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

Absolutely Kevin! Sorry for what you guys are dealing with. Appreciate you doing the call.

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

Sent from my iPhone

> On Jun 2, 2020, at 12:48 PM, Kevin Wilk <KWilk@walnut-creek.org> wrote:

>

> Hi Eric,

>

> We're set for Thursday. In light of everything going on in Walnut Creek the past few days, and emergency calls for city council, let's try to keep this to 30-45 minutes if we can.

>

> Thanks,

>

> Kevin

>

>> On Jun 2, 2020, at 12:29 PM, Eric Zell <eric@zellandassociates.com> wrote:

>>

>>

**From:** [Kevin Wilk](#)  
**To:** [Cristina Coley](#)  
**Subject:** Read: Read: Spieker Zoom with Kevin Wilk, Walnut Creek.  
**Date:** Thursday, December 17, 2020 3:09:06 PM

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Your message

To: Kevin Wilk  
Subject: Spieker Zoom with Kevin Wilk, Walnut Creek.  
Sent: Tuesday, June 2, 2020 12:00:28 PM (UTC-08:00) Pacific Time (US & Canada)  
was read on Tuesday, June 2, 2020 12:15:48 PM (UTC-08:00) Pacific Time (US & Canada).

**From:** [Wilson Wendt](#)  
**To:** [stevem@meyersnave.com](mailto:stevem@meyersnave.com); [Emmanuelle Soichet](#); [Sandra Meyer](#)  
**Subject:** Reimbursement Agreement - Hale Property Spieker.pdf  
**Date:** Thursday, May 28, 2020 5:27:26 PM  
**Attachments:** [Reimbursement Agreement - Hale Property Spieker.pdf](#)  
[ATT00001.txt](#)

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

Executed Reimbursement Agreement. They will send the \$2500 deposit to the City, c/o Sandi. Call with questions. Wilson

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**From:** [Wilson Wendt](#)  
**To:** [meyer@walnut-creek.org](mailto:meyer@walnut-creek.org)  
**Subject:** Seven Hills Sr. Project  
**Date:** Friday, May 15, 2020 9:41:14 AM

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Sandy, Hope you're well. I left a VM on your cell regarding the city dealing with the strip of land you own in fee in the Kinross ROW. I'm working with Bryan Wenter and Eric Zell on the project. I have a draft offer of dedication I'd like to send you along with a Summary "bullet Points" that perhaps we can discuss in a call. I'm going to send it to Steve Mattas also but would like to talk with you first. My cell is (925) 360-5007. Wilson Wendt

Sent from my iPhone, please excuse typos

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**From:** [Wilson F. Wendt](#)  
**To:** [Emmanuelle Soichet](#)  
**Cc:** [Karen Wylie](#); [Troy Bourne](#); [Sandra Meyer](#)  
**Subject:** Spieker Realty Investments Billing Address  
**Date:** Tuesday, June 2, 2020 9:59:47 AM

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

Emma, The billing address is: Spieker Realty Investments, 2 Las Estrellas Loop, Rancho Mission Viejo CA, 92694, Attn: Karen Wylie, [wyliek@reataglen.com](mailto:wyliek@reataglen.com). When you have a minute to discuss the closed session discussion and the CEQA issue, can you call me at (925) 360-5007? Wilson

**From:** [Michael Steele](#)  
**To:** [Cathleen Terentieff](#)  
**Cc:** [Mark Harris](#); [Norman Dyer](#)  
**Subject:** Spieker Senior Continuing Care Community Project (GP20-0001)  
**Date:** Monday, September 14, 2020 3:39:47 PM  
**Attachments:** [Walnut Creek Letter 090420.pdf](#)

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

Hi Cathy,

We are working on the Spieker CCRC project at Seven Hills Ranch and I'm reaching out to see if we can get additional information on the City's storm drain infrastructure.

Per comment 15.d.ii, the area currently draining to North San Carlos will need to drain to an approved point of discharge. The information we have about existing infrastructure there is spotty, so I am hoping you can help us find all existing information to see what our point of discharge options are. From there we can discuss with the City if the alternatives are acceptable.

I assume you are the person to be working with on this since your name was on the City's letter, so please let me know if there is another person I should be reaching out to for this.

**MICHAEL STEELE, PE, LEED AP**

Project Manager

**BKF ENGINEERS** Delivering Inspired Infrastructure  
1646 N. California Blvd, Suite 400, Walnut Creek, CA 94596  
d 925.940.2257 m 925.922.5438 [msteele@bkf.com](mailto:msteele@bkf.com) [BKF.com](http://BKF.com)

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**From:** [Cristina Coley](#) on behalf of [Eric Zell](#)  
**To:** [kwilk@walnut-creek.org](mailto:kwilk@walnut-creek.org); [Troy Bourne](mailto:Troy Bourne); [dick@loewke.com](mailto:dick@loewke.com)  
**Subject:** Spieker Zoom Meeting w/Kevin Wilk, Walnut Creek  
**Start:** Thursday, June 4, 2020 1:00:00 PM  
**End:** Thursday, June 4, 2020 2:00:00 PM  
**Location:** <https://us02web.zoom.us/j/83665441741?pwd=NWJ6R2xiRDZ2dmc5SDZSVDFWRXV5dz09>

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Join Zoom Meeting

<https://us02web.zoom.us/j/83665441741?pwd=NWJ6R2xiRDZ2dmc5SDZSVDFWRXV5dz09>

Meeting ID: 836 6544 1741

Password: 665288

One tap mobile

+16699009128,,83665441741#,,1#,665288# US (San Jose)

+13462487799,,83665441741#,,1#,665288# US (Houston)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 836 6544 1741

Password: 665288

Find your local number: <https://us02web.zoom.us/j/83665441741?pwd=NWJ6R2xiRDZ2dmc5SDZSVDFWRXV5dz09> <<https://us02web.zoom.us/j/83665441741?pwd=NWJ6R2xiRDZ2dmc5SDZSVDFWRXV5dz09>>



**From:** [Cristina Coley](#)  
**To:** [kwilk@walnut-creek.org](mailto:kwilk@walnut-creek.org)  
**Subject:** Spieker Zoom with Kevin Wilk, Walnut Creek.  
**Date:** Tuesday, June 2, 2020 12:00:59 PM

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

Good afternoon, Mr. Wilk

Eric Zell has asked me to schedule a Zoom Meeting with you and his clients - Troy Bourne and Dick Loewke, Spieker.

I will send out a calendar invite confirming Zoom meeting for Thursday, June 4th at 1pm.

Thank you.  
Cristina

Cristina Peña-Coley  
Office Manager/Scheduler for Eric Zell  
125 Park Place - Suite 200  
Point Richmond, CA 94801  
(510) 231-4800-business  
(510) 231-4855-fax  
Website: [www.zellandassociates.com](http://www.zellandassociates.com)

**From:** [Nancy Troche](#)  
**To:** [Sandra Meyer \(meyer@walnut-creek.org\)](#); [stevem@meyersnave.com](#); [Bryan Wenter](#); [dick@loewke.com](#); [Troy Bourne](#); "[eric@zellandassociates.com](#)"  
**Cc:** [Wilson Wendt](#)  
**Subject:** Summary - Kinross Drive [IWOV-iManage.FID1021924]  
**Date:** Monday, May 18, 2020 10:44:18 AM  
**Attachments:** [Summary - Request to City to Execute.pdf](#)

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This email is sent at the request of Wilson F. Wendt. Any replies may be directed to [wilson.wendt@msrlegal.com](mailto:wilson.wendt@msrlegal.com).

**Nancy Troche | Miller Starr Regalia**

Legal Assistant to Wilson F. Wendt  
1331 North California Boulevard, Fifth Floor, Walnut Creek, CA 94596  
t: 925.935.9400 | d: 925.941.3238 | f: 925.933.4126  
[nancy.troche@msrlegal.com](mailto:nancy.troche@msrlegal.com) | [www.msrlegal.com](http://www.msrlegal.com)



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