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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021070517

Project Title: Spieker Senior Continuing Care Community Project

Lead Agency: Contra Costa County

Contact Name: Sean Tully

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Project Location: Walnut Creek, Contra Costa County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project site is an approximately 30.6-acre property located in Central Contra Costa County in the unincorporated Walnut Creek area (Accessor's Parcel Numbers 172-150-012 and 172-080-007). The project site is located along Seven Hills Ranch Road, which runs between Walden Road/Cherry Lane and North San Carlos Drive. The project site currently has a General Plan land use designation of SM (Single Family Residential - Medium Density) and is zoned A-2 (General Agriculture).

Project requests to amend General Plan, a rezoning, subdivision, land use and development plan of a 30.6-acre undeveloped property to allow: 1) a total of 354 independent senior living units, 2) a health care center to house 100 assistant living, 3) a maintenance building, 4) associated drainage, access, and utility improvements, 5) a total of 375,000 of cut and fill, and 6) removal of 403 trees (including 353 protected trees).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached summary of impacts

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- EIR process
- Aesthetics
- Air quality (construction related)
- Biological resources
- Land use and General Plan consistency (i.e., total change in development numbers)
- Noise (construction related)
- Transportation/traffic congestion impacts
- Utilities (wastewater/stormwater systems)

Provide a list of the responsible or trustee agencies for the project.

U.S. Army Corp of Engineers
Regional Water Quality Control Board #2
California Department of Fish and Wildlife