



Spring Lake Village East Grove

PRJ14-019

225 Los Alamos Road,
5803 and 5815 Melita Road

May 12, 2026

Project Description

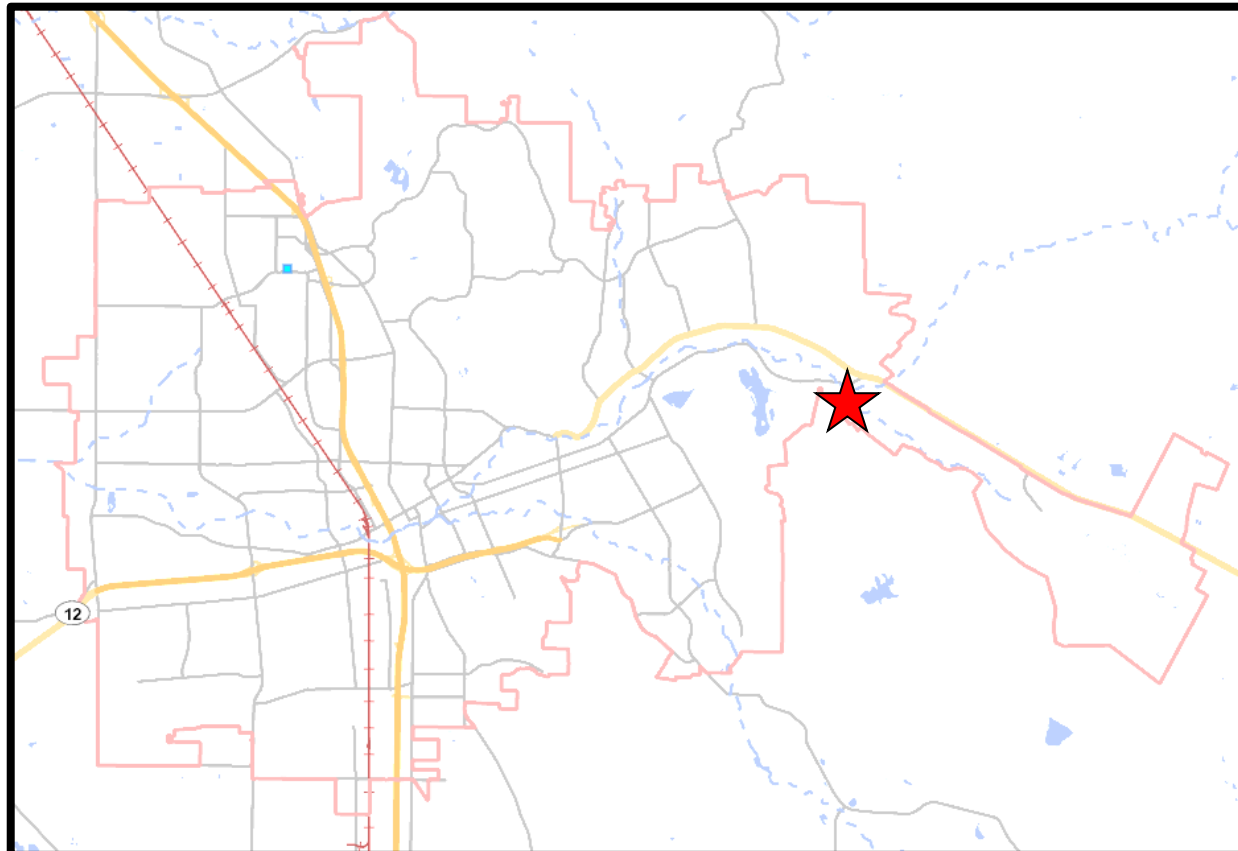
Expansion of the Spring Lake Village Continuing Care Retirement Community located at 5555 Montgomery Drive to include parcels located at 225 Los Alamos Road, 5803 Melita Road, and 5815 Melita Road.

The proposal is for 32 independent senior living units, with a community building, outdoor common areas, parking facilities, and on-site and off-site improvements.



Project Location

225 Los Alamos Road, 5803 and 5815 Melita Road



May 12, 2026

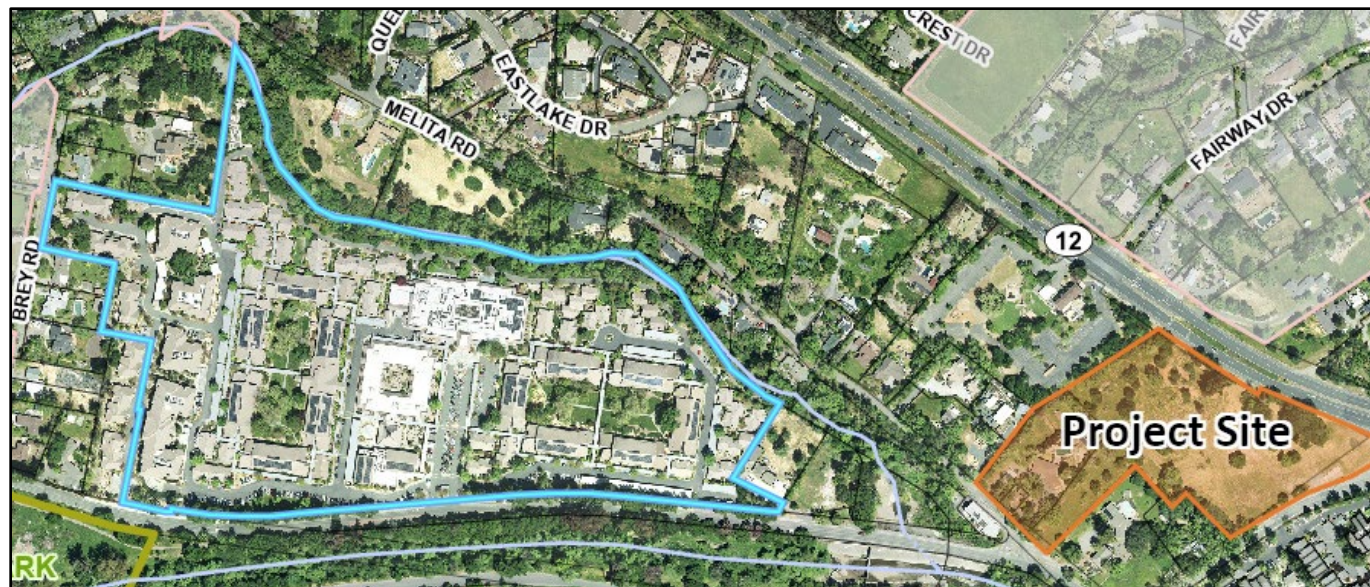
Spring Lake Village
East Grove



Project Entitlements Conditional Use Permit

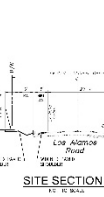
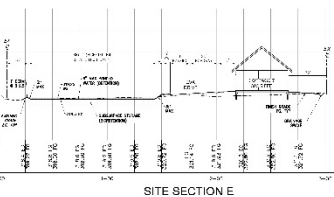
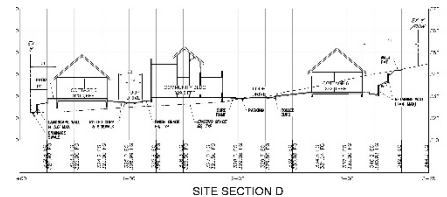
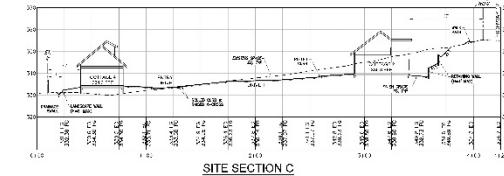
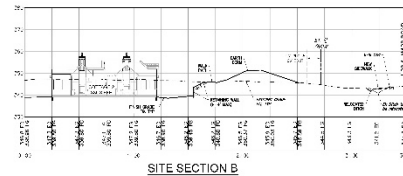
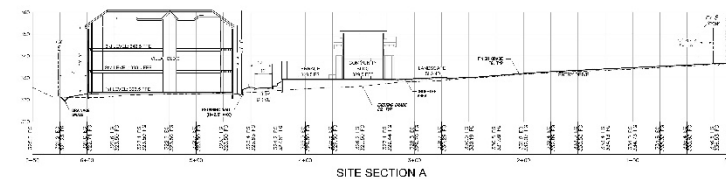
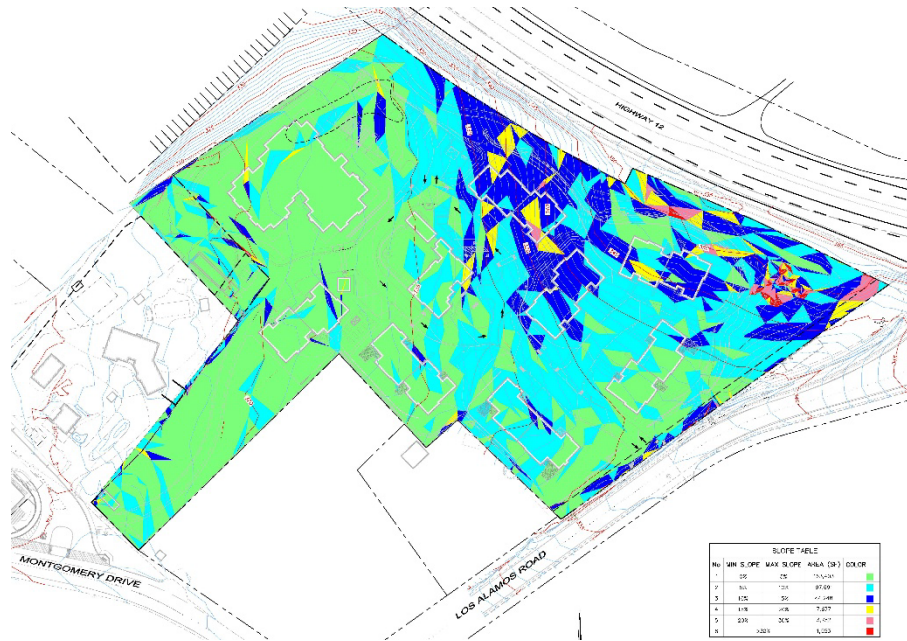
Pursuant to Zoning Code Section 20-42.060, the Project would require a Minor Conditional Use Permit to accommodate the 32-unit community care facility.

The Code prohibits such uses from being located within 300 feet of another such facility, measured from any point on the exterior walls of both structures.



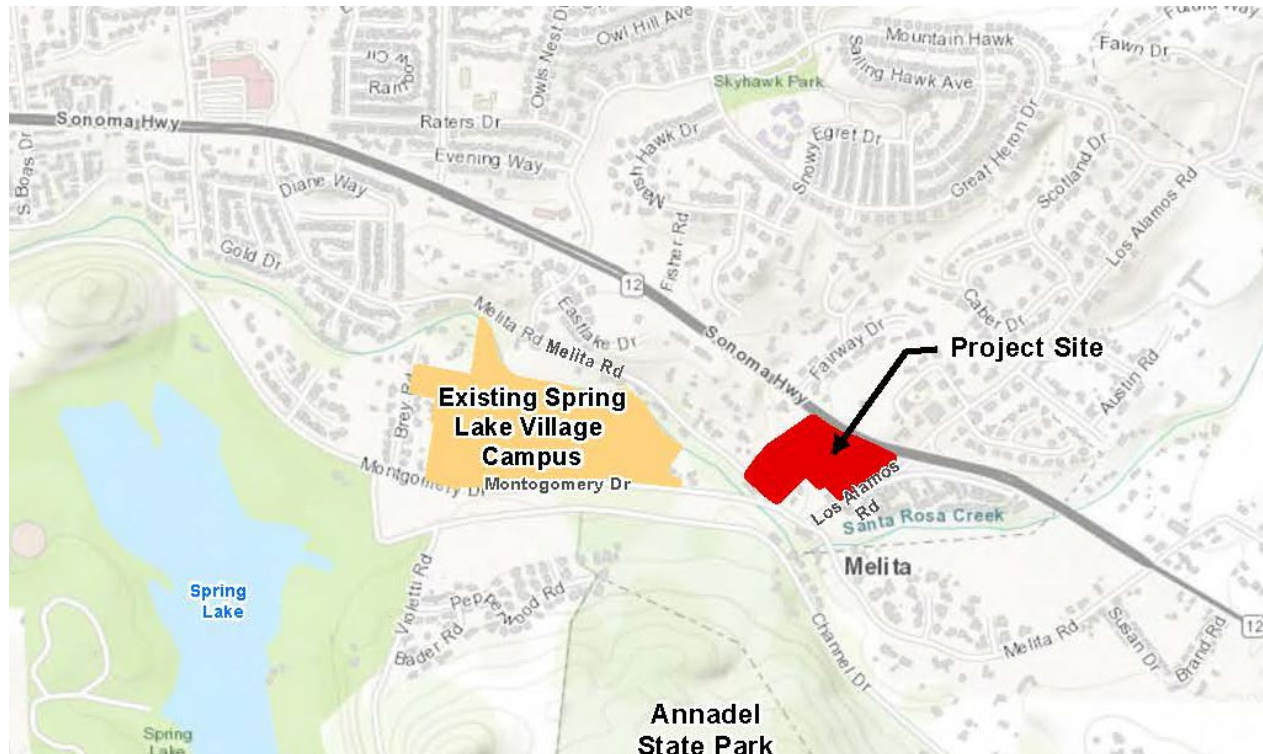
Project Entitlements Hillside Development Permit

Pursuant to Zoning Code Chapter 20-32, the Project requires a Major Hillside Development Permit. This regulation applies to any proposed development on a site with a slope of 10 percent or greater and this project will alter parts of the lot with slopes exceeding 10 percent.



Project Entitlements Rezoning

The proposed project includes rezoning the parcel at 225 Los Alamos Road from RR-40-SR to PD-0308-SR, the zoning district for the existing Spring Lake Village complex at 5555 Montgomery Drive, as well as a zoning text amendment to modify the policy statement for PD-0308.



Project Aerial View



May 12, 2026

Spring Lake Village
East Grove



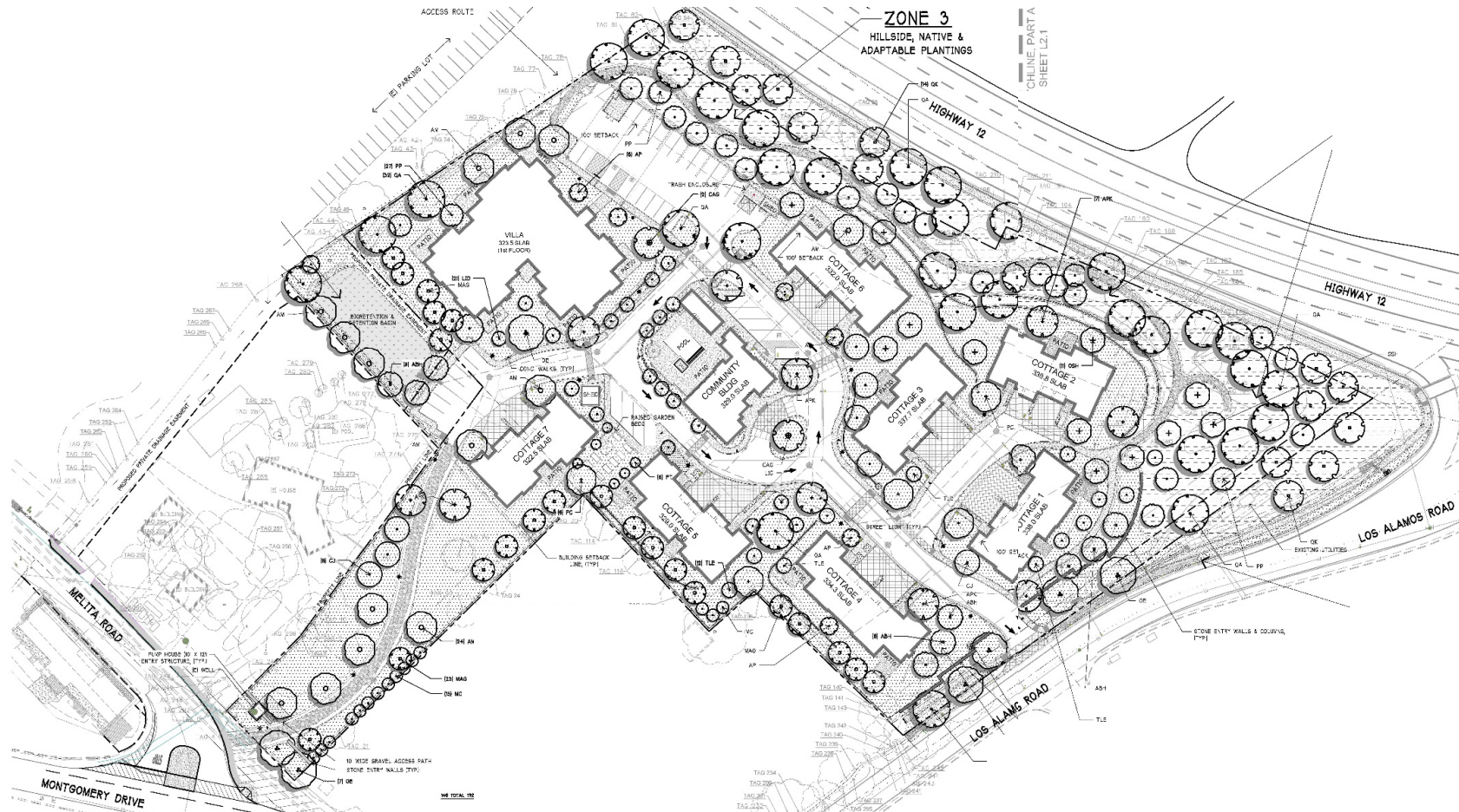
Background

| | |
|--------------------------|---|
| December 25, 2014 | Planning applications submitted |
| May 11, 2016 | Notice of Preparation (NOP) for EIR issued |
| May 23, 2016 | EIR Public Scoping meeting |
| August 30, 2017 | Second NOP prepared for modified Project and City's intent to prepare EIR |
| June 1, 2021 | Draft EIR released for public review |
| June 24, 2021 | Planning Commission reviewed Draft EIR |
| May 16, 2024 | Design Review Board reviewed Concept Design Review |
| November 7, 2024 | Design Review Board reviewed Policy Statement |
| March 11, 2026 | Final EIR released for public review |
| March 26, 2026 | Planning Commission public hearing Meeting |

May 12, 2026

Project Plan 2025

Modified Alternative 2 – Maximum Avoidance



May 12, 2026

Spring Lake Village
East Grove



California Environmental Quality Act (CEQA) Environmental Impact Overview (EIR)

10

Draft EIR Overview

- Draft EIR (the highest level of environmental review under CEQA) circulated for public review in 2021
- Evaluated original proposed project and Alternative 2
- Public hearing comments from three members of the public and six Planning Commissioners
- 28 written letters received (25 from public & 3 from agencies)

CEQA EIR Overview of Impacts

Topics Requiring Mitigation

- Wildfire
- Noise
- Bicycle Safety
- Biological Resources
- Erosion Prevention
- Paleontological Resources
- Cultural Resources
- Tribal Cultural Resources

CEQA EIR

Significant Unavoidable Impacts

Originally Proposed Project

- Three significant and unavoidable impacts with mitigation

Alternative 2 – Currently Proposed Project

- No significant and unavoidable impacts with mitigation
- Identified as Environmentally Superior Alternative

CEQA EIR

What's Changed in the Final EIR

- Refined version of Alternative 2 is now proposed
- Off-site transit improvements along Highway 12
- Changes to Los Alamos Road frontage from a PG&E project

CEQA EIR

Refined Project Design

What Changed

- Alternative 2 was identified as the best environmental option
- Alternative 2 was refined to further reduce impacts
- Melita Road parcels were kept out of the development area
- Design changes reduce environmental impacts

CEQA EIR

Off-Site Transit Improvements (Hwy 12)

Off-site transit improvements along Highway 12 were incorporated, including relocating the westbound bus stop ahead of the Los Alamos Road intersection and extending the sidewalk to the eastbound stop to improve ADA access.



CEQA EIR

PG&E Utility Work on Los Alamos Road

The change in the environmental setting along Los Alamos Road was evaluated to reflect PG&E utility work completed after release of the Draft EIR, including installation of a new utility vault, driveway, and utility lines.



May 12, 2026

CEQA EIR

What the Final EIR Includes

17

Final EIR Includes:

- Copies of written comment letters
- Public & Planning Commission hearing summaries
- Responses to all public and agency comments
- 8 Master Responses
- Evaluation of revised project design
- Evaluation of off-site and right-of-way changes

May 12, 2026

Spring Lake Village
East Grove



CEQA EIR

Why Recirculation Was Not Required

- Proposed project is a refinement of Alternative 2 evaluated in the EIR
- No new significant impacts identified
- No substantial increase in impact severity

CEQA EIR Overall Summary

- Draft EIR evaluated the original project and Alternative 2
- Alternative 2 identified as environmentally superior
- Draft EIR circulated and comments received in 2021
- Project paused to evaluate and refine Alternative 2
- Refined version of Alternative 2 is now proposed
- Final EIR documents full CEQA record

Recommendation

The Planning Commission and the Planning and Economic Development Department recommend that the Council, by three resolutions and two ordinances:

- 1) Certify the Final Environmental Impact Report (FEIR) and adopt the CEQA findings of fact and Mitigation Monitoring and Reporting Program (MMRP)
- 2) Introduce an ordinance to amend the text of the Spring Lake Village Planned Development Policy Statement (PD-0308)
- 3) Introduce an ordinance to rezone the property located at 225 Los Alamos Road from Rural Residential-Scenic Road (RR-40-SR) to Planned Development-Scenic Road (PD-0308-SR),
- 4) Approve a Minor Conditional Use Permit for a 32-unit Community Care Facility
- 5) Approve a Hillside Development Permit



Questions?