

## **Policy Statement for Spring Lake Village - Planned Development No. 0308 (Revised 2025)**

### **PURPOSE**

This Policy Statement constitutes the development standards and allowable uses for the Spring Lake Village Planned Development, No. 0308, which covers the existing Spring Lake Village “Main Campus” at 5555 Montgomery Drive (APN 031-080-034), as shown on the attached Exhibit A, and the proposed Spring Lake Village “East Grove” expansion at 225 Los Alamos Road (APN 031-101-026), as shown on Exhibit B, with the proposed Development Plan shown on Exhibit C. This Policy Statement supersedes the previously adopted Policy Statements related to Spring Lake Village.

#### **Community Care Facility 5555 Montgomery Drive**

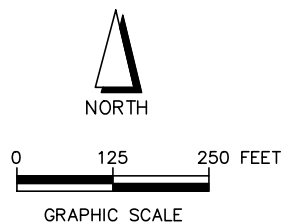
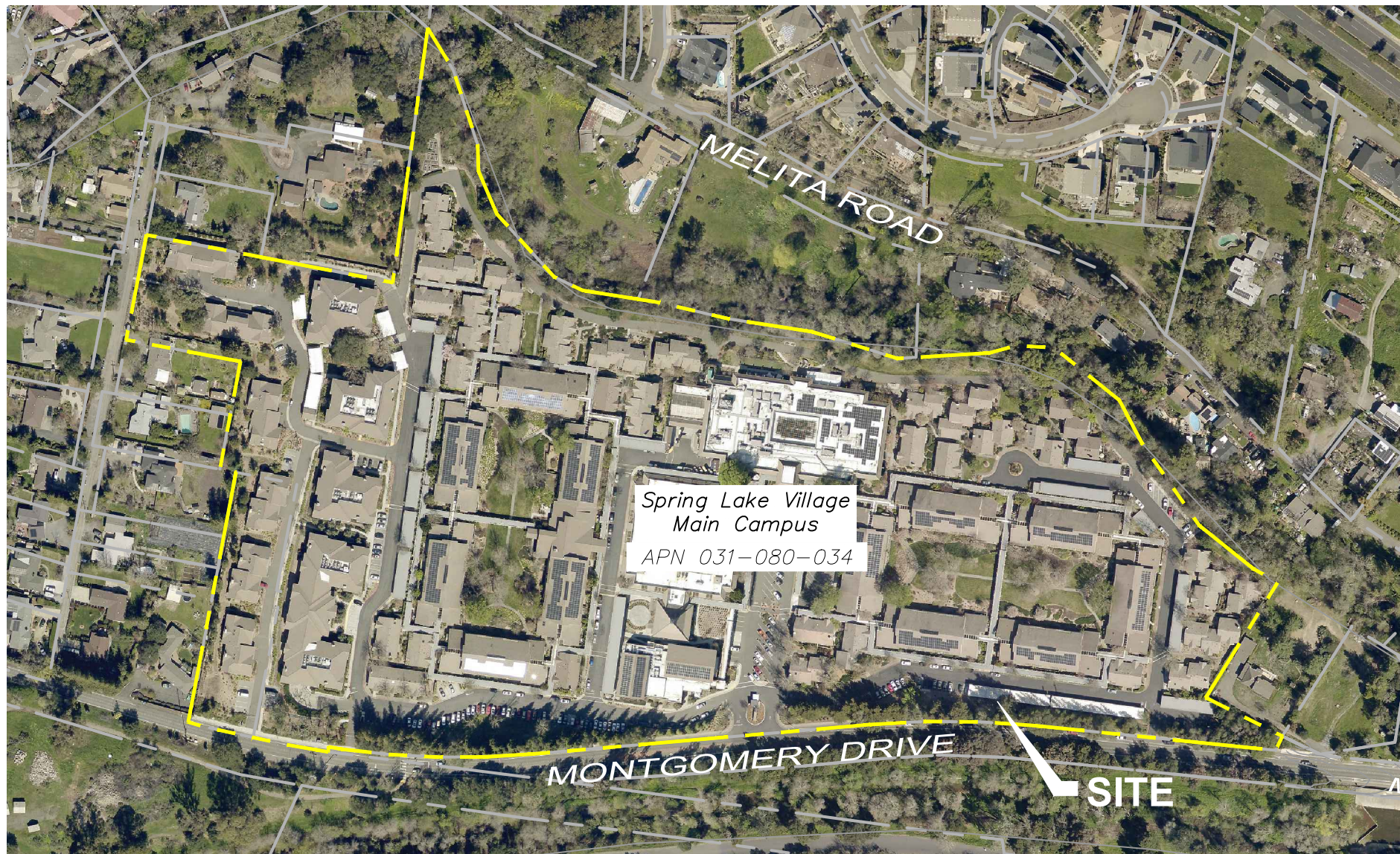
The Spring Lake Village Community Care Facility, located at 5555 Montgomery Drive, includes independent living, assisted living, memory care, and a skilled nursing facility. Amenities include, but are not limited to, a community building with a library, an art studio, theatre, business center, meeting rooms, wood shop, sewing room, billiards room, gift shop, beauty salon, dining facilities, and services; a wellness/fitness center with gym, spa, indoor heated pool, and instructor-led exercise classes; an auditorium; a chapel; outdoor bocce courts; dog run; labyrinth; gardens; walking paths; and parking and shuttle services.

#### **Community Care Facility 225 Los Alamos Road**

The Spring Lake Village East Grove located at 225 Los Alamos Road, expands the Community Care Facility by constructing an approximately 42- foot-tall multifamily structure and seven duplex units, all intended for independent living. The project includes a community building for social, recreational, and educational events; dining; and various activities.

### **PERMITTED USES AND PERMIT REQUIREMENTS FOR FUTURE DEVELOPMENT PROPOSALS**

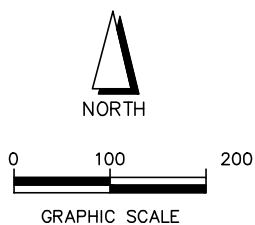
All new uses or developments proposed in the future for either property shall comply with permit requirements and development standards outlined in the Zoning Code for the implementing zoning district for the General Plan land use designation. All new structures shall be consistent with the Design Guidelines.



## EXHIBIT A

### SPRING LAKE VILLAGE MAIN CAMPUS

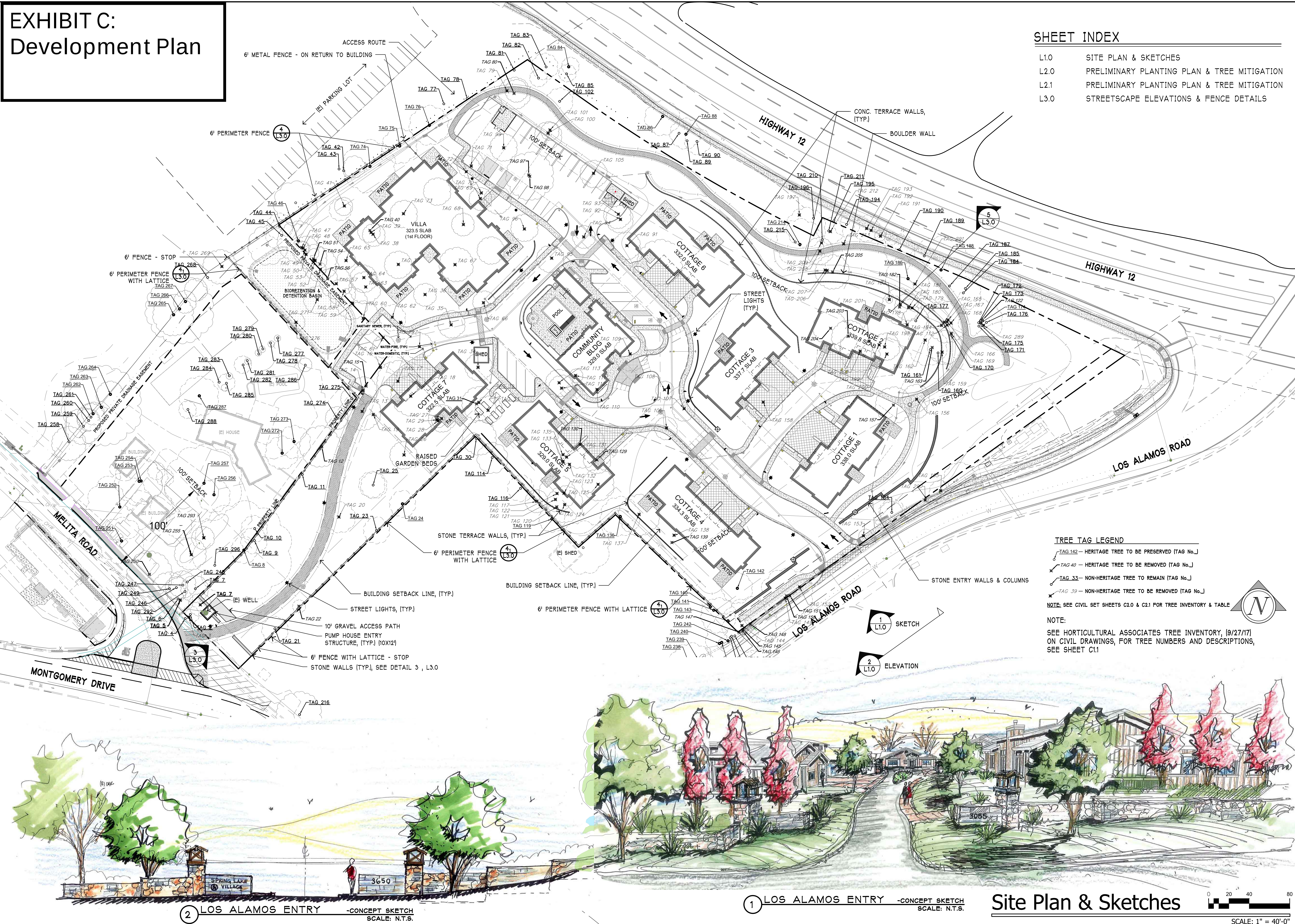
Main Campus: 5555 Montgomery Dr, Santa Rosa, CA  
East Grove: 225 Los Alamos Rd, Santa Rosa, CA



## EXHIBIT B SPRING LAKE VILLAGE EAST GROVE

Main Campus: 5555 Montgomery Dr, Santa Rosa, CA  
East Grove: 225 Los Alamos Rd, Santa Rosa, CA

EXHIBIT C:  
Development Plan



| SHEET INDEX |                                             |
|-------------|---------------------------------------------|
| L1.0        | SITE PLAN & SKETCHES                        |
| L2.0        | PRELIMINARY PLANTING PLAN & TREE MITIGATION |
| L2.1        | PRELIMINARY PLANTING PLAN & TREE MITIGATION |
| L3.0        | STREETSCAPE ELEVATIONS & FENCE DETAILS      |

RESOURCE DESIGN

LANDSCAPE ARCHITECTS

PLANNERS

ARBORIST

835 Piner Road  
Suite E  
Santa Rosa, CA  
95403  
p 707.526.5009  
f 707.573.9626

LANDSCAPE ARCHITECT

Mark W. Bowers

Signature

10/31/25

04/25/25

03/16

STATE OF CALIFORNIA

COPYRIGHT 2008 RESOURCE DESIGN

| DATE        |  |
|-------------|--|
| DESCRIPTION |  |
| REVISION    |  |

**TREE TAG LEGEND**

- TAG 142 - HERITAGE TREE TO BE PRESERVED (TAG No.)
- TAG 40 - HERITAGE TREE TO BE REMOVED (TAG No.)
- TAG 33 - NON-HERITAGE TREE TO REMAIN (TAG No.)
- TAG 39 - NON-HERITAGE TREE TO BE REMOVED (TAG No.)

NOTE: SEE CIVIL SET SHEETS C2.0 & C2.1 FOR TREE INVENTORY & TABLE

NOTE:  
SEE HORTICULTURAL ASSOCIATES TREE INVENTORY, (9/27/17)  
ON CIVIL DRAWINGS, FOR TREE NUMBERS AND DESCRIPTIONS,  
SEE SHEET C1.1

Spring Lake Village - East Parcel

Los Alamos Drive, Santa Rosa, CA 95409

Site Plan & Sketches

PHASE: PRELIMINARY

DRAWN BY: MB/GR/JR/TY

DATE: 07/24/2025

SHEET NUMBER:

L1.0

SCALE: 1" = 40'-0"