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Spring Lake Village East Grove Project Draft Environmental Impact Report

**Santa Rosa Planning Commission
June 24, 2021**

California Environmental Quality Act (CEQA)

Ongoing Public Review of Draft EIR

- Draft Environmental Impact Report (EIR) prepared for Project
- Draft EIR released for 45-day public review on June 1, 2021

Future Discussion of Final EIR

- Final EIR will be prepared following 45-day public review period, including responses to comments received on the Draft EIR
- Final EIR will be summarized at future Planning Commission Public Hearing
- At future meeting, Planning Commission will be asked to consider recommending certification of the EIR

Overview of Draft EIR Presentation

- Intended to provide a basis for discussing the Draft EIR
- Presentation includes summary of:
 - project site
 - proposed development
 - EIR scoping process
 - environmental impacts and mitigation measures
 - project alternatives
 - comments received to date

Project Overview



Spring Lake Village East Grove Expansion

- Off-site expansion of existing Spring Lake Village Continuing Care Retirement Community
- Project site located \approx 1,000 feet east of main campus
- Project site located adjacent to Highway 12, Los Alamos Road, and Melita Road
- Project would include shared operation and use of main campus including dining services, amenities, and shuttle service

Project Site



Project Site Overview

- 3 parcels totaling 7.28 acres
- 225 Los Alamos Road (undeveloped)
- 5803 / 5815 Melita Road (developed with single family residences)
- Off-site improvement areas adjacent to parcels

Land Use and Zoning

- Very Low Density Residential (General Plan Land Use)
- Rural Residential (Zoning Designation)
- RR-40 (225 Los Alamos Road)
- RR-20 (5803/5815 Melita Road)

Proposed On-Site Improvements



Residential Units

- 32 independent senior living units (64 residents)
- 10 single-story cottages (20 living units)
- 1 two-story Villa (12 living units)

Other Improvements

- 1 single-story community building
- Outdoor common areas, parking, walking paths, lighting, etc.

Site Access

- Primary access from Los Alamos Road
- Secondary emergency vehicle access from Melita Road

Proposed Off-Site Improvements



Melita Road / Montgomery Drive

- Pedestrian and storm water improvements on Melita Road
- Pedestrian improvements at intersection of Melita Road / Montgomery Drive

Los Alamos Road

- Public pedestrian path adjacent to site
- Class II bike lane along project frontage

Highway 12

- Sidewalk extension along project frontage

EIR Notice of Preparation and Scoping

Initial Notice of Preparation and Scoping Period

- Provided to State Clearinghouse, Public Agencies, Organizations and Individuals, & Surrounding Properties
- 30-day scoping period (May 11 to June 9, 2016)
- Public scoping meeting (May 23, 2016)

Supplemental Notice of Preparation and Scoping Period

- Summarized Project modifications
- 30-day scoping period (August 30 to September 28, 2017)

Key Issues Identified During EIR Scoping

- traffic safety and congestion on local roadways
- increased noise from project traffic and emergency vehicles
- potential impacts on State highway system
- safety of bicyclists and pedestrians in project area
- visual character of the project site and surroundings
- new source of light or glare in the area
- cultural resources and tribal cultural resources

Draft EIR and Technical Studies

- Traffic Impact Study
- Noise Assessment
- Cultural Resources Studies
- Biological Resources Assessment
- Air Quality Assessment
- Groundwater Availability Study
- Geotechnical Study Report

Draft EIR - Environmental Topics

Appendix G Environmental Topics			
Aesthetics	Agriculture and Forest Resources	Air Quality	Biological Resources
Cultural Resources	Energy	Geology / Soils	Greenhouse Gas Emissions
Hazards & Hazardous Materials	Hydrology / Water Quality	Land Use / Planning	Mineral Resources
Noise	Population / Housing	Public Services	Recreation
Transportation	Tribal Cultural Resources	Utilities / Service Systems	Wildfire
Other EIR Requirements			
Alternatives	Significant Unavoidable Effects / Irreversible Changes	Growth-Inducing Impacts	Environmentally Superior Alternative

Thresholds of Significance

Quantitative, qualitative or performance level standards related to a particular environmental effect

Examples used in Draft EIR

- CEQA Guidelines thresholds
- Santa Rosa General Plan and Municipal Code
- OPR Advisory on Evaluating Transportation Impacts
- Air Pollution Control District Thresholds of Significance
- Caltrans Construction and Vibration Thresholds

Summary of Impacts

Majority of impacts determined to be less than significant

Topics requiring mitigation

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

EIR Alternatives

Must meet most project objectives and reduce a significant impact

Alternatives Fully Evaluated in EIR

- Alternative 1 – No Project Alternative
- Alternative 2 – Maximum Avoidance Alternative

Comparison of Alternative 2 to Proposed Project

Project Component	Proposed Project	Alternative 2
Total Units & Bedrooms	32 units 64 bedrooms	32 units 64 bedrooms
Cottages	10 cottages 20 units	7 cottages 14 units
Villa	12 units 2-story	18 units 3-story
5803 / 5815 Melita Road Single Family Residences	To be removed	To remain
Resident Community Building	4,435 GSF	No Change
Site access, emergency access, and off-site pedestrian, bicycle, and storm water improvements	Same for both Proposed Project and Alternative 2	

Alternative 2 Analysis

Mitigation Measures

- Mitigation Measures for the Proposed Project are applicable to Alternative 2

Alternative 2 Summary

- Reduces project footprint and ground disturbance
- With mitigation, reduces impacts for Cultural Resources and Tribal Cultural Resources to less than significant
- Alternative 2 identified in Draft EIR as Environmentally Superior Alternative



Draft EIR – Notice of Availability & Public Hearing

- Provided to public agencies and interested parties
- Notice provided to addresses within 600 feet of site
- Notice posted on-site in visible area
- Notice posted at County Clerk
- Notice published in Santa Rosa Press Democrat

Draft EIR Circulation

- Posted on City’s website
- Hardcopies at City Hall and Rincon Valley Regional Library
- Submitted to State Clearinghouse

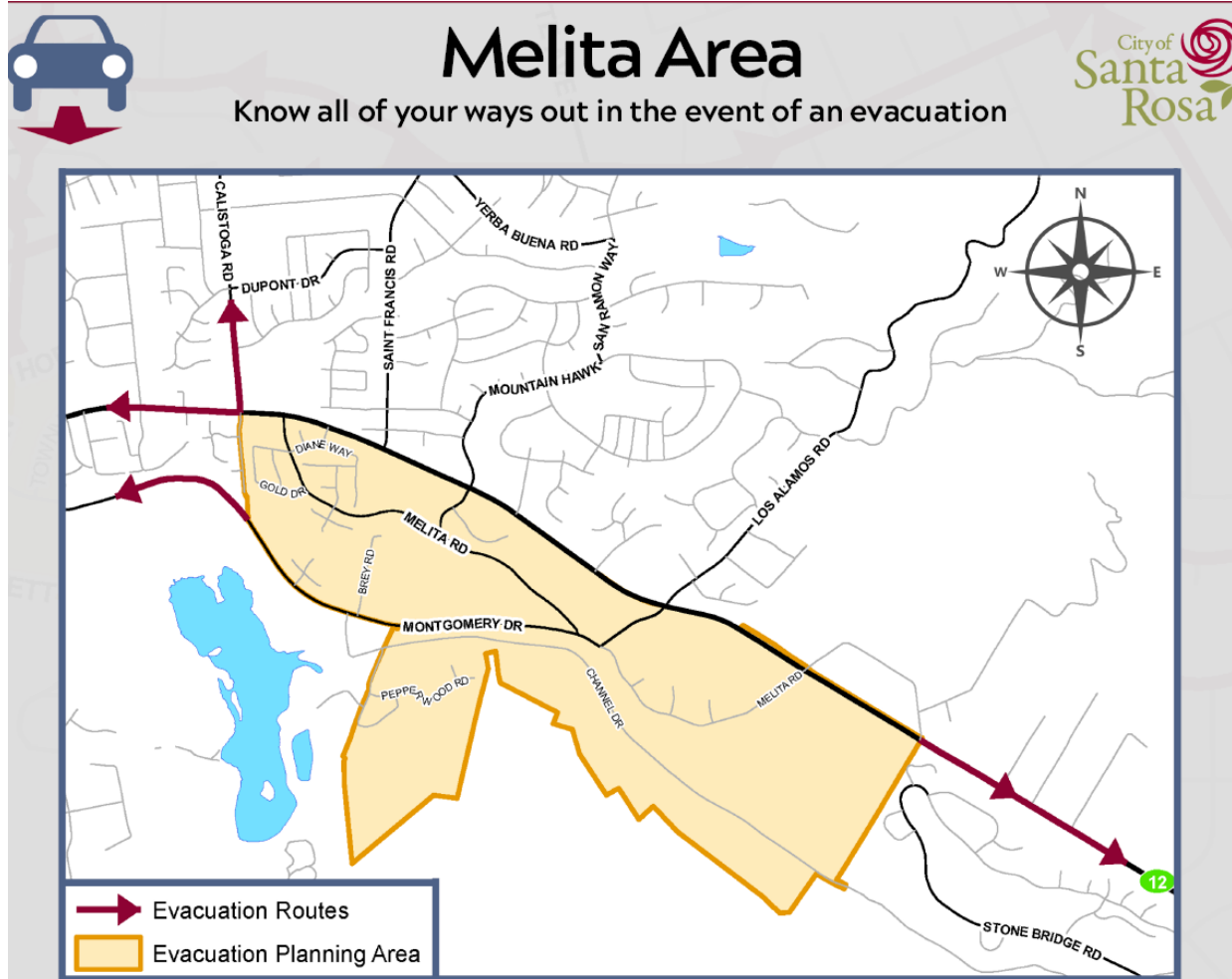
Circulated to 13 State Agencies	
Air Resources Board	California Highway Patrol
Department of Conservation	Native American Heritage Commission
Department of Fish & Wildlife, Region 3	Natural Resources Agency
Department of Forestry and Fire Protection	Regional Water Quality Control Board
Department of Parks and Recreation	Office of Historic Preservation
Caltrans Department of Transportation, District 4	State Water Resources Board, Div. of Drinking Water
Department of Water Resources	

Public Comments on Draft EIR

Comments Received to Date

- contribution of traffic to roadway system during wildfire evacuations
- adequacy of infrastructure to handle traffic, water, and electrical demands
- potential for development to alter visual character of the area

Emergency Evacuations



Site Evacuation Procedures

- Project to implement Spring Lake Village CCRC Evacuation Plan
- Two exits for evacuating Project site
- Montgomery Drive to be used as primary evacuation route

Wildfire Setting

- Project site located outside of Santa Rosa Wildland-Urban Interface Fire Area, CALFIRE State Responsibility Areas, and designated very high fire hazard severity zones
- Project site not damaged during 2020 Glass Fire

Traffic Analysis

Vehicle Miles Traveled

- OPR Technical Advisory Screening Threshold (110 trips per day)
- Project Traffic (80 trips per day)

Level of Service (for Informational Purposes)

- Santa Rosa General Plan LOS Standard (LOS D or better)
- Highway 12 / Los Alamos Road Intersection (LOS B)
- Project Traffic (80 trips/day; 5 trips/AM Peak Hour; 6 trips/PM Peak Hour)
- 0.1-second increase in average delay (intersection remains at LOS B)

Visual Character



Visual Simulation

- View of proposed development from Highway 12
- Residential Villa (28 feet 3 inches + roof HVAC)
- Negligible interference with views of foothills and ridgelines

Other Visual Considerations

- Project meets scenic roadway setbacks
- Project incorporates tree replacement in accordance with City requirements
- Design Review is a required condition of approval

Final EIR & Future Planning Commission Meeting

All comments on Draft EIR will be reviewed and provided with responses

Final EIR

- Will include Draft EIR, comments received on the Draft EIR, written response to comments, and any revisions and clarifications

Future Planning Commission Meeting

- Final EIR will be summarized at future Planning Commission Public Hearing
- Planning Commission will be asked to consider recommending certification of the EIR