

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR THE PLANNING COMMISSION
June 24, 2021

PROJECT TITLE

Spring Lake Village East Grove

ADDRESS/LOCATION

225 Los Alamos Road, 5803 and 5815
Melita Road

ASSESSOR'S PARCEL NUMBERS

031-101-026, 031-101-034, 031-101-035

APPLICATION DATE

December 29, 2014

REQUESTED ENTITLEMENTS

Review of Draft EIR per City Code
Section [17-04.180](#)

PROJECT SITE ZONING

RR-20 SR and RR-40 SR

PROJECT PLANNER

Amy Nicholson

APPLICANT

Covia Communities

PROPERTY OWNER

Covia Communities

FILE NUMBER

MJP14-012

APPLICATION COMPLETION DATE

NA

FURTHER ACTIONS REQUIRED

Rezoning, Conditional Use Permit, Design
Review, Hillside Development Permit, and
EIR Certification

GENERAL PLAN DESIGNATION

Very Low Density Residential (0.2-2.0
units per acre)

RECOMMENDATION

Provide Comments

For Planning Commission Meeting of: June 24, 2021

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION
FROM: AMY NICHOLSON, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: SPRING LAKE VILLAGE EAST GROVE DRAFT
ENVIRONMENTAL IMPACT REPORT
AGENDA ACTION: PUBLIC HEARING, NO FORMAL ACTION REQUIRED

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission hold a public hearing on the Spring Lake Village East Grove Draft Environmental Impact Report (EIR) and provide comments on the Draft EIR. Oral comments made during this Planning Commission meeting will be summarized for inclusion in the Final EIR. Members of the public wishing their verbatim comments to be incorporated are directed to submit their comments in writing. No action is required at this time.

EXECUTIVE SUMMARY

This Draft Environmental Impact Report (EIR) evaluates the potential impacts of the proposed Spring Lake Village East Grove project, referred to as the "Proposed Project."

An EIR is intended to inform decisionmakers and the general public of the potential significant environmental impacts of a Proposed Project. The EIR also considers the availability of mitigation measures to minimize significant impacts and evaluates reasonable alternatives to the Proposed Project.

The Spring Lake Village East Grove Draft EIR was released for public review on June 1, 2021, and is available for review to the public and interested agencies for a period of 45 days, which closes on July 15, 2021. The purpose of the review period and this public hearing is to obtain comments, "on the sufficiency of the document in identifying and

analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided and mitigated” (Section 15204, CEQA Guidelines).

ROLE OF THE PLANNING COMMISSION

Per City Code section [17-04.180](#), the Planning Commission has an opportunity to review and provide comments on the Draft EIR. All comments and responses will be published within a Final EIR document to be distributed prior to the Commission’s next meeting on the Proposed Project. At this next meeting, the Commission will be asked to consider the Proposed Project and decide on Project and EIR certification recommendations to the City Council.



Figure 1: Project Site

BACKGROUND

Covia Communities owns and operates the Spring Lake Village Continuing Care Retirement Community located at 5555 Montgomery Drive, referred to as Spring Lake Village. Spring Lake Village started operations in 1987 and was expanded in 2011. Spring Lake Village currently includes 437 residential units composed of independent living, assisted living, and skilled nursing units. Spring Lake Village also includes a fitness center and auditorium; a Village Center with dining facilities, activity, and common rooms; administrative offices; a Skilled Nursing Facility; and outdoor common areas.

Covia Communities now proposes to expand Spring Lake Village by adding independent senior living units and a central dining and community building on separate parcels to the east of the existing Spring Lake Village.

The City of Santa Rosa issued a Notice of Preparation (NOP) of an EIR to Responsible Agencies, Trustee Agencies, the Office of Planning and Research, Native American tribes, and neighboring property owners on May 11, 2016. A public scoping meeting was held on May 23, 2016, at Whited Elementary School, 4995 Sonoma Highway, Santa Rosa, California. A total of 15 people signed into the meeting, 10 of whom spoke on the project. Nine written comments were also received during the 30-day scoping period. Copies of the written comments are included in Appendix A of the Draft EIR.

Subsequent to the May 11, 2016, NOP, Covia Communities modified the proposed Project. In accordance with the State CEQA Guidelines, the City of Santa Rosa prepared a second NOP to inform agencies and interested parties of the modified project and the City’s intent to prepare an EIR on August 30, 2017. One written comment letter was received during the 30-day scoping period for the second NOP.

On June 1, 2021, the Draft EIR was released for public review, with a 45-day circulation period beginning on June 1, 2021, and ending on July 15, 2021. A physical copy of the

Draft EIR is available at the front counter of the Planning and Economic Development Department and the Rincon Valley Branch of the Sonoma County Library. The Draft EIR is available on the City's website at <https://srcity.org/425/Plans-Studies-EIRs>.

PROJECT DESCRIPTION

The Project site is 7.28 acres in size and located approximately 1,000 feet east of the existing Spring Lake Village. The site consists of three Applicant-owned properties, including a vacant parcel at 225 Los Alamos Road and two developed parcels containing single family residences at 5803 and 5815 Melita Road.

The Project site is surrounded to the north by Highway 12 and single-family residences; to the east by Los Alamos Road and multi-family residences; to the south by single-family residences, Melita Station Bed & Breakfast Inn, Melita Road, Montgomery Drive, and Annadel State Park; and to the west by single-family residences and a church.

The project proposes an off-site expansion of the existing Spring Lake Village Continuing Care Retirement Community, operated by Covia Communities. The project would include 32 independent senior living units supporting up to 64 residents at full occupancy, as well as a community building, outdoor common areas, and parking. Other ancillary improvements would include paved walking paths, landscaping, drainage features, lighting, fencing, retaining walls, and off-site pedestrian, bicycle, storm water and utility improvements. The project would include removal of two existing applicant-owned single-family residential homes at 5803 Melita Road and 5815 Melita Road and would also include off-site improvements located along portions of Highway 12, Los Alamos Road, and Melita Road.



Figure 2: Illustrative site plan.

OBJECTIVES

The applicant's specific objectives established for the project include the following:

- Create and operate at least 32 new senior community care facility units for independent living, ranging in size from approximately 1,500 square feet to 1,800 square feet;
- Harmonize with the aesthetic of the existing campus and with the existing neighborhood and scenic corridors near the Project site;

- Expand the existing Spring Lake Village campus facilities with new on-site state of the art amenities, including recreation and dining spaces, in a safe and secure environment for senior residents, within walking distance of the main campus;
- Utilize more fully the existing infrastructure, facilities, and services of the existing campus;
- Incorporate sustainable design, and enhanced energy and water efficiency measures;
- Serve the growing senior population by providing housing with convenient access to medical care facilities, transportation, retail, cultural, and recreational amenities;
- Continue to attract and retain seniors as part of the greater Santa Rosa community through provision of a progression of care and services on the expanded Spring Lake Village campus, allowing residents to age in place; and
- Continue to provide quality senior care licensed by the State of California.

SIGNIFICANT ENVIRONMENTAL EFFECTS:

Section 15126.2(c) of the CEQA Guidelines requires that an EIR identify any significant environmental effects that cannot be avoided if the Project were implemented, including those that can be mitigated but not reduced to a level of insignificance. The analysis presented in the Draft EIR concludes that implementation of the proposed Project would result in significant and unavoidable impacts to cultural resources and tribal cultural resources.

Cultural Resources and Tribal Cultural Resources:

The Spring Lake Village Draft EIR does not include certain Tribal Cultural Resources information. This is consistent with Government Code §6254 (r) and §6254.10, which allows that, with some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3.) Confidential information may be shared “among the lead agency”, other public agencies with jurisdiction over the project and the

project applicant. (PRC 21082.3(2)(A).) The City has not received tribal consent to publish confidential information.

Impact CR-2, which evaluates the potential for the Project to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5, concludes that the Project could result in a significant unavoidable impact because Project-related construction may materially impact archaeological resources. Under Impact CR-3, which evaluates the potential for the Project to disturb human remains, it was determined that the Project could result in a significant unavoidable impact if human remains are encountered during construction. Impact TCR-1, which evaluates the potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource, concludes that the Project could result in a significant unavoidable impact to a tribal cultural resource if impacted by construction.

Implementation of Mitigation Measure CR-2a would reduce the impact to archaeological resources and tribal cultural resources by requiring the development and implementation of an Archaeological Resource and Tribal Cultural Resource Treatment Plan and archaeological monitoring in consultation with representatives of the FIGR and Lytton Rancheria Native American Tribes. Implementation of Mitigation Measures CR-2b and CR-2c would further reduce the potential impact to archaeological resources and tribal cultural resources by requiring further avoidance measures as identified in the confidential Appendix H. Mitigation Measure CR-2d would reduce the potential impact to archaeological resources and tribal cultural resources by outlining procedures to be taken in the event of inadvertent discovery of such resources during construction. Mitigation Measure CR-3 would minimize the potential impact to inadvertent discovery of human remains and tribal cultural resources by requiring the contractor to notify the MLD and avoid the area if human remains are encountered, and to follow procedures outlined in Public Resources Code § 5097.9 and Health and Safety Code §7050.5.

However, even with implementation of the mitigation measures, significant Project-related excavations and ground-disturbance may materially impair the integrity of archaeological and tribal cultural resources. Therefore, the impact on cultural resources and tribal cultural resources would be significant and unavoidable, even with mitigation.

NOTIFICATION

Notice of Availability of EIR and a notice for this hearing was published in an advertisement in the Press Democrat, posted at City Hall, posted on the City website (<https://srcity.org/425/Plans-Studies-EIRs>), and mailed to interested parties and agencies, emailed to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, as well as all property owners and residents with 600-feet of the project boundaries.

ATTACHMENTS

The Draft EIR was distributed in hard copy to those Planning Commissioners who made a request. Electronic copies of the Draft EIR can be found on the City's website here:

<https://srcity.org/425/Plans-Studies-EIRs>

Attachment 1 – Public Correspondence

CONTACT

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