

RESOLUTION NO. RES-2026-047

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE RELATED CEQA FINDINGS OF FACT AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SPRING LAKE VILLAGE EAST GROVE PROJECT– FILE NUMBER MJP14-012

WHEREAS, on December 29, 2014, the Spring Lake Village East Grove project was submitted to Planning and Economic Development requesting Rezoning, Conditional Use Permit, Hillside Development Permit, and Design Review Permit for the parcels located at 225 Los Alamos Road, 5803 Melita Road, and 5815 Melita Road, also identified as Sonoma County Assessor's Parcel Numbers 031-101-026, 031-101-034, and 031-101-035; and

WHEREAS, the City of Santa Rosa determined that an Environmental Impact Report (EIR) should be prepared for the Spring Lake Village East Grove project pursuant to the California Environmental Quality Act (CEQA), Public Resources Code sections 21000 *et seq*; and

WHEREAS, on February 23, 2016, the City adopted City Council Resolution No. 28764, approving a Professional Services Agreement with GHD to prepare the EIR for the proposed project; and

WHEREAS, on April 7, 2016, a formal notification to initiate Tribal Consultation under AB 52 was sent to the Tribe, which included a brief description of the Project and its location, the lead agency contact information, and a notification that the Tribe had 30 days to request consultation; and

WHEREAS, on May 11, 2016, the City issued a Notice of Preparation (NOP) for the EIR, which was circulated for comment by responsible and trustee agencies and the public for a 30-day comment period ending on June 9, 2016; and

WHEREAS, on May 23, 2016, the City conducted a scoping session to elicit additional comments on the scope of the Draft EIR, and received ten verbal comments, summaries of which are identified as key issues in Table 1-1 of the Draft EIR; and

WHEREAS, nine written comments were received on the NOP, summaries of which are identified as key issues in Table 1-1 of the Draft EIR; and

WHEREAS, the Project applicant made changes to the proposed Project, and on August 30, 2017, the City of Santa Rosa issued a second NOP for the EIR, which was circulated for comment by responsible and trustee agencies and the public for a 30-day comment period ending on September 28, 2017; and

WHEREAS, one written comment was received on the additional NOP, a summary of which is identified as a key issue in Table 1-1 of the Draft EIR; and

WHEREAS, the Draft EIR for the Spring Lake Village East Grove project (SCH # 2016052024) was distributed to the public and various public agencies for a 45-day circulation period beginning on June 1, 2021, and ending on July 15, 2021; and

WHEREAS, a Notice of Availability (NOA) and notice of public hearing for the Draft EIR were provided to the Office of Planning and Research, the Sonoma County Clerk, Responsible and Trustee Agencies, Native American tribes, and through direct mailing to owners and occupants of property within 600 feet of the Project site; and

WHEREAS, the NOA was also posted at the Project site and was published in the Press Democrat on June 6, 2021; and

WHEREAS, the Draft EIR was submitted to the State Clearinghouse for distribution to State agencies, posted on the City website, and hardcopies of the Draft EIR were made available at the Planning and Economic Development Department office at Santa Rosa City Hall and at the Rincon Valley Regional Library; and

WHEREAS, on June 24, 2021, the Santa Rosa Planning Commission conducted a public hearing to review and comment on the Draft DEIR, during which three members of the public and five Planning Commissioners provided comments; and

WHEREAS, during the 45-day public comment period, the City received two agency comment letters and 26 emails; and

WHEREAS, on January 9, 2024, the Project Applicant elected to pursue Alternative 2 (Maximum Avoidance Alternative) and resubmitted plans reflecting Alternative 2 (Maximum Avoidance Alternative); and

WHEREAS, on October 16, 2024, the DEIR and project plans were mailed to Federated Indians of Graton Rancheria (FIGR) and Lytton Rancheria for review; and

WHEREAS, on November 14, 2024, Lytton Rancheria opted not to engage in consultations regarding the project; and

WHEREAS, on February 10, 2025, a consultation meeting was held with FIGR to discuss Alternative 2 (Maximum Avoidance Alternative); and

WHEREAS, on July 24, 2025, the applicant submitted a modified version of Alternative 2 (Maximum Avoidance Alternative) following consultations with the Tribe (Federated Indians of Graton Rancheria) regarding the project and the tribal cultural resources; and

WHEREAS, the project under consideration for approval is a modified version of Alternative 2, the Maximum Avoidance Alternative. This resolution addresses this modification, referring to it as the “Project,” and

WHEREAS, a Final Environmental Impact Report (Final EIR) was prepared, which included responses to comments received during the public review period, revisions to the Draft EIR, and additional information necessary to complete the environmental analysis for the Project; and

WHEREAS, on June 27, 2025, the City sent a pre-closure letter to the FIGR to notify the Tribe of the City's intent to conclude the AB 52 Tribal Consultation process; and

WHEREAS, on July 16, 2025, the City received a response from the FIGR stating that the concluding consultation on the project is premature and requesting an additional consultation to discuss the project modifications; and

WHEREAS, on September 23, 2025, the City met with the Tribe in response to a request for further consultation; and

WHEREAS, the Final EIR was made available to the public on March 11, 2026; and

WHEREAS, on March 23, 2026, the City concluded tribal consultation with the FIGR, and provided the Draft EIR and MMRP, which requiring development and implementation of an Archaeological Resource and Tribal Cultural Resource Treatment Plan, archaeological monitoring in consultation with representatives of the FIGR and Lytton Rancheria, further avoidance measures, and measures to be taken in the event of inadvertent discovery of resources during construction; and

WHEREAS, on March 25, 2026, the City received a letter from the FIGR objecting to the closing of the AB 52 consultation and requesting an additional consultation meeting; and

WHEREAS, on March 26, 2026, the Final EIR was presented to the Planning Commission in accordance with the requirements of CEQA and the Santa Rosa City Code; and

WHEREAS, on April 20, 2026, the City sent a final closure letter advising FIGR that, pursuant to Public Resources Code section 21080.3.2(b), the City considers the AB 52 consultation to be concluded because the City, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.; and

WHEREAS, the Planning Commission found that the Final EIR adequately identifies and analyzes the environmental effects of the Project and was completed in compliance with the requirements of CEQA and the State CEQA guidelines, and therefore recommended that the City Council certify the Final EIR, and adopt the related Findings of Fact and Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, the City Council is required, pursuant to Public Resources Code section 21081, subdivision (a), to adopt all feasible mitigation measures or feasible project alternatives that can substantially lessen or avoid any significant project-related environmental effects. As demonstrated by the Draft, Final EIR, the Findings of Fact, attached as Exhibit A, and Mitigation Monitoring Program, attached as Exhibit B, all of the project's significant environmental effects

can be reduced to a less-than-significant level through the adoption of feasible mitigation measures; and

WHEREAS, the EIR has been presented to the City Council, and the Council has reviewed and considered the information in the EIR and the supporting evidence and determined that the EIR reflects the City's independent judgement; and

WHEREAS, on May 12, 2026, the Council considered the contents of the Spring Lake Village East Grove EIR, the proposed Findings of Fact, Mitigation Monitoring and Reporting Program, and all documentation including staff reports, oral and written comments, and testimony and materials presented of all those wishing to be heard on these matters at a public meeting held on this matter; and

WHEREAS, none of the comments made during the public review period, none of the oral or written testimony presented during the public hearing on the project, and none of the other information presented to the City on the project and the EIR have included significant new information requiring recirculation of some or all of the EIR pursuant to CEQA Guidelines section 15088.5.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa finds that the Final Environmental Impact Report for the Project, comprised of the Draft EIR, the Final EIR, the comments received and the response to comments, CEQA Finding of Fact, and the Mitigation Monitoring and Reporting Program, adequately identifies and analyzes the environmental effects of the Project, and further finds that the Final Environmental Impact Report reflects the City's independent judgment and analysis and was completed in compliance with the requirements of CEQA and the State CEQA Guidelines.

///

///

///

BE IT FURTHER RESOLVED that the Council has considered the information contained in the Final EIR and, based on the above findings and determinations, hereby certifies the Final EIR, adopts the related CEQA Findings of Fact, and adopts the Mitigation Monitoring and Reporting Program, attached hereto and made part of this Resolution.

IN COUNCIL DULY PASSED this 12th day of May, 2026.

AYES: (6) Mayor Stapp, Vice Mayor Okrepkie, Council Members, Bañuelos Fleming  
MacDonald, Rogers

NOES: (1) Council Member Alvarez

ABSENT: (0)

ABSTAIN: (0)

RECUSE: (0)

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
City Clerk Mayor

APPROVED AS TO FORM: \_\_\_\_\_  
Acting City Attorney

Exhibit A - Findings of Fact  
Exhibit B - Mitigation Monitoring and Reporting Program