

**RESOLUTION NO.**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT THE RELATED CEQA FINDINGS OF FACT, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SPRING LAKE VILLAGE EAST GROVE PROJECT, LOCATED AT 5803, 5815 MELITA ROAD AND 225 LOS ALAMOS ROAD, ASSESSOR'S PARCEL NUMBERS, 031-101-026, 031-101-035 and 031-101-034 – 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, the City of Santa Rosa issued a second NOP for the EIR on August 30, 2017, 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 the Alternative 2 (Maximum Avoidance Alternative);

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; 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 Federated Indians Graton Rancheria (FIGR), and mutually agreed to include mitigation measures in the Draft EIR and MMRP 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.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa finds that the EIR for the Project, comprised of the Draft EIR, the Final EIR, the comments received and the response to comments, and the Mitigation Monitoring and Reporting Program, adequately identifies and analyzes the environmental effects of the Spring Lake Village East Grove project, and further finds that the EIR 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 an adequate opportunity for public participation, including review and comment on the Draft EIR and Final EIR, has been provided in accordance with the requirements of CEQA.

BE IT FURTHER RESOLVED that the responses to comments contained in the Final EIR represent a reasoned, good faith evaluation of each comment and respond to all significant environmental issues raised in the comments, and the responses to comments do not identify any significant new information, which would require re-circulation of the Draft EIR.

BE IT FURTHER RESOLVED that the Final EIR, and this Resolution, including the attached findings, represent the independent judgment and analysis of the Commission.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the above findings, recommends that the City Council certify the EIR for the Spring

Lake Village East Grove project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 26<sup>th</sup> day of March, 2026, by the following vote:

AYES: ()

NOES: ()

ABSENT: ()

APPROVED: \_\_\_\_\_  
KAREN WEEKS, CHAIR

ATTEST: \_\_\_\_\_  
JESSICA JONES, EXECUTIVE SECRETARY

Exhibit A – Findings of Fact for the Spring Lake Village East Grove Project

Exhibit B – Mitigation Monitoring and Reporting Program for the Spring Lake Village East Grove Project