



City of Santa Rosa

NOTICE OF AVAILABILITY

Environmental Impact Report (EIR) for the Spring Lake Village East Grove Project

State Clearinghouse No. 2016052024

June 1, 2021

LEAD AGENCY: City of Santa Rosa

PROJECT TITLE: Spring Lake Village East Grove Project

PROJECT LOCATION: The Spring Lake Village East Grove Project (project) site is located at 225 Los Alamos Road and 5803 and 5815 Melita Road in the City of Santa Rosa, Sonoma County. The project site is bordered by Highway 12, Los Alamos Road, Melita Road, single- and multi-family residences, and Hope Chapel Church. The project site is approximately 7.28 acres and comprises Sonoma County Assessor Parcel Numbers 031-101-026, 031-101-034, and 031-101-035.

PROJECT DESCRIPTION: 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.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The City of Santa Rosa has prepared a Draft EIR to address the specific environmental effects of implementing the proposed project. The Draft EIR includes an analysis of the following environmental issue areas that may be impacted by the project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards (including Wildfire)
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The proposed project would result in potentially significant impacts to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, and Tribal Cultural Resources. The majority of project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures or through

compliance with existing Municipal Code requirements or City standards. Impacts to Cultural Resources and Tribal Cultural Resources would remain significant and unavoidable despite mitigation measures.

PUBLIC REVIEW PERIOD/STATUS: A **45-day public review period** will be provided to receive written comments on the adequacy of the Draft EIR. The comment period will start on **June 1, 2021**, and end on **July 15, 2021**. Written comments may be emailed to anicholson@srcity.org or mailed to the following address:

City of Santa Rosa
Planning and Economic Development Department
ATTN: Amy Nicholson, Senior Planner
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
Fax: 707.543.3269
Email: anicholson@srcity.org

PUBLIC HEARING: A public hearing to receive comments on the adequacy of the Draft EIR will be held before the Planning Commission on **Thursday, June 24, at or after 4 p.m.** Information about attending the Planning Commission meeting can be found on the City's website at the following link: www.SRCity.org/planningcommission.

AVAILABILITY OF THE DRAFT EIR: The Draft EIR may be reviewed on the City's website (<https://srcity.org/425/Plans-Studies-EIRs>). Reference material used in the preparation of the Draft EIR may be reviewed upon request to the Planning and Economic Development Department, Santa Rosa City Hall, 100 Santa Rosa Avenue, Room 3.