

**Notice of Preparation of an
Environmental Impact Report**

To: State Clearinghouse, Responsible and Trustee Agencies, Interested Parties

Subject: Notice of Preparation of Draft Environmental Impact Report and Notice of Scoping Meeting

Lead Agency: City of Santa Rosa
Department of Community Development
100 Santa Rosa Avenue; Room 3
Santa Rosa, CA 95404

Contact: Bill Rosa, AICP, Senior Planner
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Fax: 707-543-3218
Email: wrose@srcity.org

Project Title: Spring Lake Village Expansion and Annexation
Applicant: Episcopal Senior Communities

The City of Santa Rosa (City) will prepare an Environmental Impact Report (EIR) for the proposed Spring Lake Village Expansion and Annexation. The EIR for the project will be prepared by the City in accordance with the provisions of the California Environmental Quality Act (CEQA) and the CEQA Guide lines. The City will be the Lead Agency and requests the views of your agency as to the scope and content of the EIR and any recommended mitigation measures that are related to your agency's responsibilities. The City will consider the comments received in response to this Notice of Preparation during preparation of the EIR. The project location, project description, a list of potential environmental effects, and the time and location of the Public Scoping Meeting are attached.

Due to the time limits mandated by State law, your response to this Notice of Preparation must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. If a response is not received from you within 30 days, we will assume, in accordance with CEQA Guidelines section 15082(b)(2), that you have no response to this Notice of Preparation.

Please send your written comments to Bill Rose at the address shown above and provide the name of the contact person in your agency. You also may provide comments at the Scoping Meeting to be held on April 29th at 7p.m. at Douglas Whited Elementary School, 4995 Sonoma Highway in Santa Rosa.

Signed: Bill Rosa Date: 4/17/09

SPRING LAKE VILLAGE EXPANSION AND ANNEXATION
NOTICE OF PREPARATION

BACKGROUND

In July 2008 the City prepared an Initial Study for the project. At that time the Project was called the Spring Lake Village Expansion and Renovation Project and included renovation of the existing Spring Lake Village community care facility and expansion of the facility with 56 new senior-living units on three adjacent parcels (the project now consists of additional components which are described below in the Project Description). A Draft Initial Study/Proposed MND was prepared and circulated for public review from June 4 to June 24, 2008, with a public hearing held on June 26, 2008. On July 22, 2008 the Draft Initial Study was amended to revise Mitigation Measure IV(e) dealing with impacts to trees. On September 11, 2008 an addendum to the Draft Initial Study/Proposed MND was prepared addressing the Projects greenhouse gas emission impacts. The Project was recommended for approval at the September 23, 2008, City Council meeting. The Council did not approve the project but directed staff to get further input regarding public comments received on the project. On October 3, 2008, the Draft Initial Study/Proposed MND was submitted to the Office of Planning and Research for a 30-day review period with the State Clearinghouse. One comment letter was received; from the Native American Heritage Commission.

PROJECT LOCATION

The Spring Lake Village Expansion and Annexation Project (Project) is located along Montgomery Drive and Brey Road in eastern Santa Rosa, Sonoma County. To the southwest of the project site is Spring Lake, to the south and southeast is Annadel State Park, and to the east and west are single family residences. Santa Rosa Creek borders a portion of the site to the north. Refer to the attached Figure 1 Regional Map.

EXISTING CONDITIONS

The existing campus, located at 5555 Montgomery Drive (parcel number 031-080-024), is approximately 26 acres. Existing facilities include 377 residential units of which 282 are independent living units, 25 are assisted living units and 70 are skilled nursing units. The residential units are a mix of single and two-story buildings. Other facilities include an auditorium; the Village Center which includes dining facilities, activity and common rooms, salon, and administrative offices; the Skilled Nursing Facility; and outdoor common areas.

PROJECT OBJECTIVES

The Spring Lake Village Expansion and Annexation Project is intended to achieve the following objectives:

- Serve the growing senior population by providing housing with convenient access to medical care facilities, transportation, retail, cultural, and recreational amenities by providing an additional 62 units;
- Continue to provide quality senior care licensed by the State of California, providing a range of progressive care and services to allow seniors to remain within the community;
- Renovate the existing campus with state-of-the-art amenities to serve existing residents as well as future residents;
- Incorporate sustainable design, enhanced energy efficiency, and water efficiency into the project;
- Improve parking accommodations on the project site to relieve the current overflow onto Montgomery Drive;
- Improve drainage conditions for Brey Road neighbors; and
- Annex four parcels into the City of Santa Rosa.

SPRING LAKE VILLAGE EXPANSION AND ANNEXATION
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PROJECT DESCRIPTION

The project expands and improves the existing Spring Lake Village community care campus. The Spring Lake Village Expansion project site consists of five parcels; four within the Santa Rosa city limits and one in the County of Sonoma. The entire site lies within the Santa Rosa Sphere of Influence and within the Urban Growth Boundary, and entitlements for the Project would include annexation of the county parcel (parcel number 031-070-041 at 5435 Montgomery Drive) into the City. In addition, three adjacent parcels, which are not part of the Spring Lake Village Expansion, would be annexed. These parcels are located along Brey Road adjacent to the Spring Lake Village expansion parcel proposed to be annexed.

Improvements to the existing campus include replacement of the existing auditorium with a new fitness center/auditorium, renovations to the Village Center building, renovation of two residential buildings known as Buildings K and L, and various improvements to parking, lighting, and landscaping throughout the campus.

The expansion area includes four parcels located to the west of the existing campus, of approximately 5.5 acres. The expansion would include 62 independent living units, of which 18 would be single-story cottages and 44 would be in four 3-story apartment buildings. The new residential units would be supported with landscaping, lighting, underground utilities, approximately 1,100 lineal feet of driveway, 41 parking spaces, and a 55-space underground parking garage beneath Villa 1 and Villa 2. To manage stormwater run-off, six Type 2 bioswales, dispersed throughout the expansion area, would collect and treat stormwater runoff. Five of the bioswales would drain to an underground stormwater detention basin that would flow to an existing surface swale on the east side of Brey Road. Runoff from the sixth bioswale would be directed to an existing storm drain on the main campus.

Offsite improvements include: installation of a pedestrian crosswalk connecting the existing campus to a trailhead at Spring Lake Park on the south side of Montgomery Drive; restriping of Montgomery Drive to shift on-street parking in front of the campus from the south side to the north side, east of the entry-way; installation of approximately 300 feet of curb and gutter on the north side of Montgomery Drive along the frontage of the two expansion parcels; and replacement of 12-inch storm drain culverts on Brey Road with 18-inch storm drain culverts.

SCHEDULE

The expected schedule for the Spring Lake Village Expansion and Annexation EIR is:

Notice of Preparation	April 21, 2009
Public Scoping Meeting	April 29, 2009
End of Scoping Period	May 20, 2009
Draft EIR	July 2009
Draft EIR Public Hearing	August 2009
Final EIR	October 2009
City Council Consideration of EIR Certification and Project Approval	November 2009

ISSUES TO BE ADDRESSED IN THE EIR

The EIR will address the potential environmental impacts associated with the Proposed Project. Specific areas of analysis will include: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation, Utilities and Service Systems, and Visual Resources. Areas of analysis may be changed based on input received during the NOP review period. Where feasible, mitigation measures will be proposed to avoid or reduce such impacts. Additionally, potential cumulative impacts of the Proposed Project will be addressed in the EIR.

SPRING LAKE VILLAGE EXPANSION AND ANNEXATION
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PUBLIC INVOLVEMENT

The public comment period for scoping will close at 5:00 p.m. on May 20, 2009. Please send your comments to:

City of Santa Rosa
Attn: Bill Rose, Senior Planner
Department of Community Development
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

You may also submit your comments via email: wrose@srcity.org

The scoping meeting is provided to receive input regarding the scope of the EIR and to receive input regarding alternatives and mitigation measures to be evaluated in the EIR. The scoping meeting will begin with a brief presentation providing an overview of the project. After the presentation, attendees will be able to make oral comments and/or provide written comments. Written comment forms will be supplied for those who wish to submit written comments; written comments may also be submitted anytime during the scoping period which extends until May 20, 2009. The scoping meeting will be held:

**Wednesday April 29th, 2009
Presentation to begin at 7:00 p.m.
Douglas Whited Elementary School
School Cafeteria
4995 Sonoma Highway
Santa Rosa, CA**

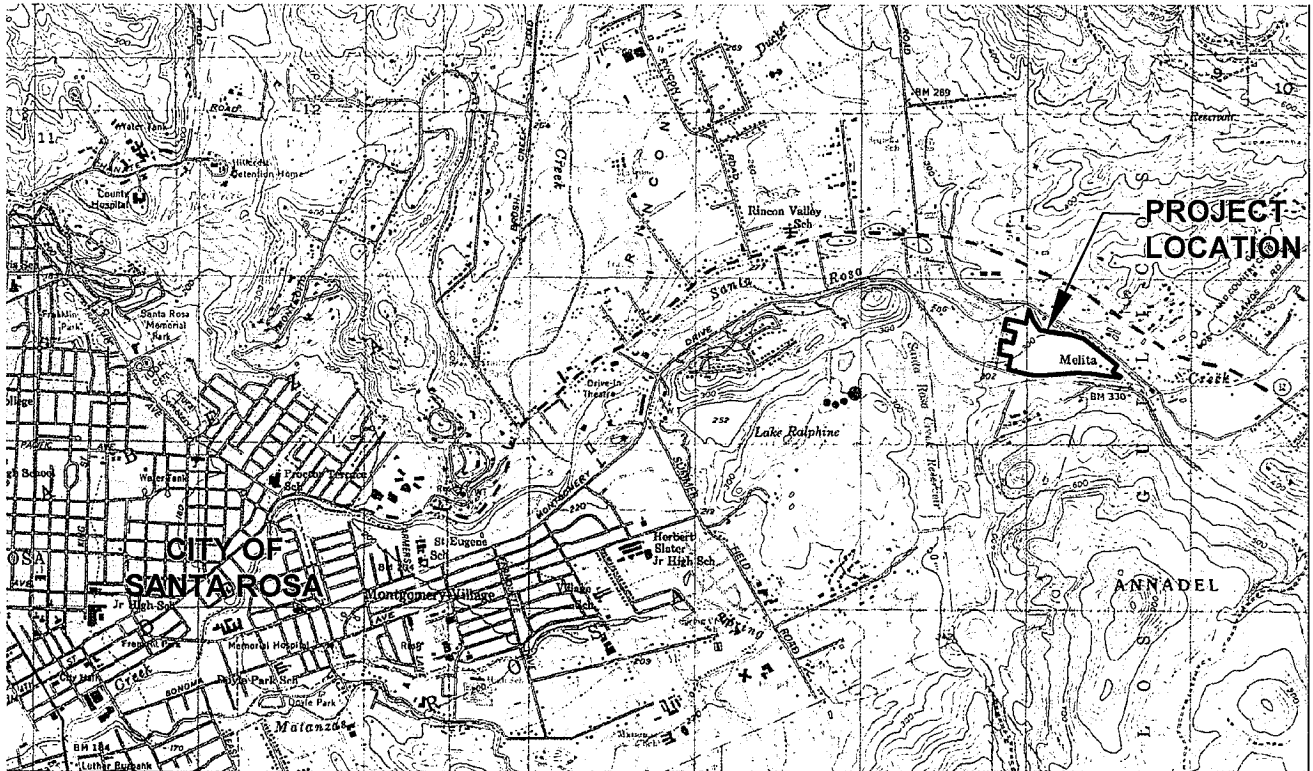
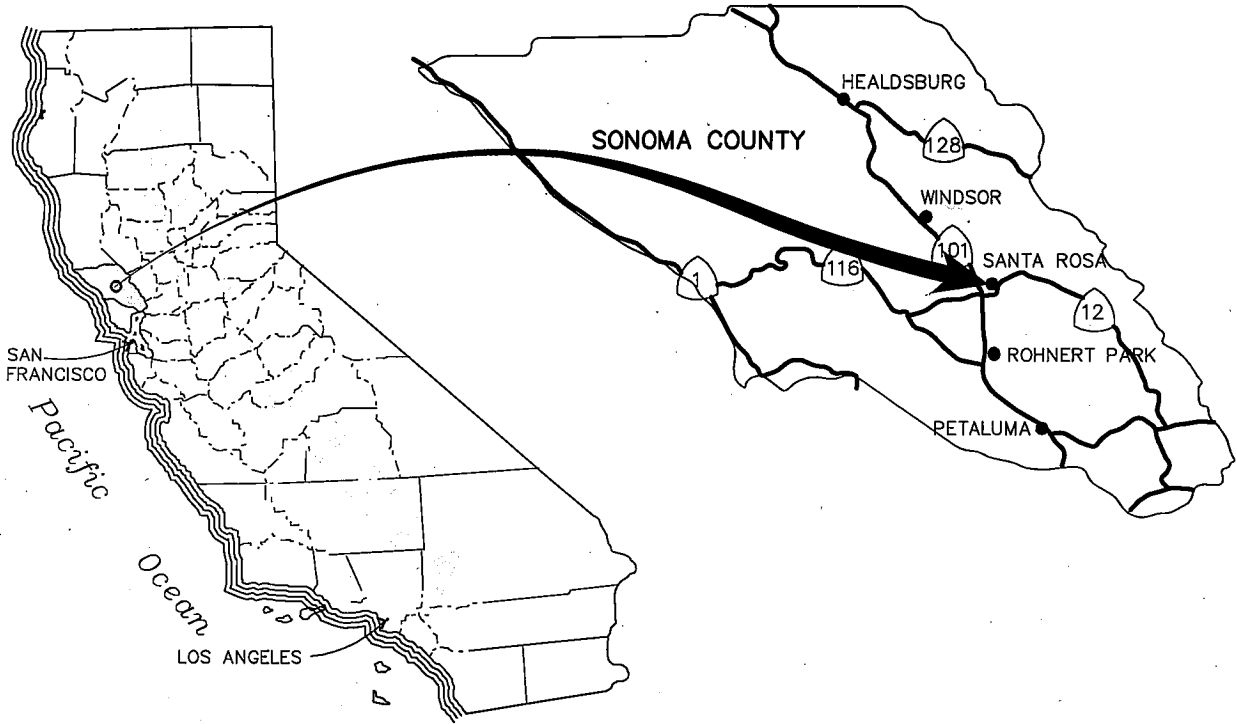


Figure 1 Regional Map
Notice of Preparation
Spring Lake Village Expansion &
Annexation Project
Santa Rosa, California

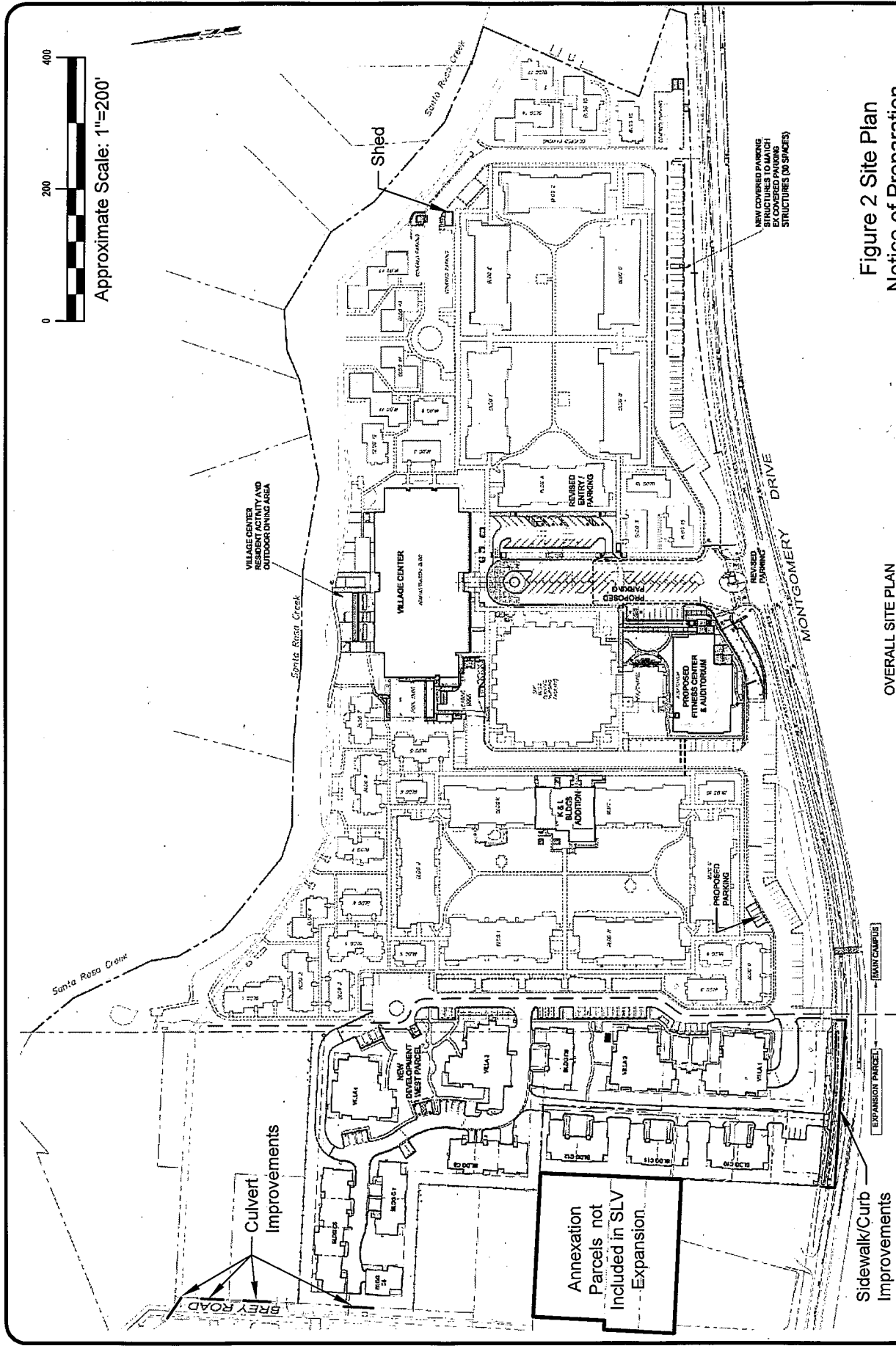


Figure 2 Site Plan
Notice of Preparation
Spring Lake Village Expansion &
Annexation Project
Santa Rosa, California
WINZLER & KELLY

OVERALL SITE PLAN

Annexation
Parcels not
Included in SLV
Expansion

Sidewalk/Curb
Improvements

Source: Adobe Associates