

Spring Lake Village East Grove Frequently Asked Questions (FAQs) January 2021

Q1: What is East Grove?

A1: East Grove is the name of a proposed development project of housing for seniors in Santa Rosa. The proposed project is to add 32 independent residential apartments and a supporting community building to the existing Spring Lake Village campus on the property owned by Covia bounded by California Highway 12, Los Alamos Road and Melita Road. The proposed use is the same as the existing Spring Lake Village campus, namely an entrance fee, continuing care retirement community (CCRC) that would be licensed as a Residential Care Facility for the Elderly (RCFE) by the Department of Social Services of the State of California. (Note that CCRCs are sometimes referred to as Life Plan communities.)

Q2: What is the current status of the project?

A2: The City of Santa Rosa hired GHD, a global engineering firm located in Santa Rosa, to analyze the project and prepare an Environmental Impact Report (“EIR”), which is the highest level of environmental review under California Environmental Quality Act (“CEQA”). This Draft EIR will be available for public review and comment in the coming weeks, before the project is considered by the Planning Commission and eventually the City Council.

Q3: What is the expected timeline?

A3: We expect the project review process to run at least another year. We do not anticipate construction starting any sooner than late 2022.

Q4: Who is managing the project?

A4: The project is being overseen by Covia, a non-profit organization based in Walnut Creek, CA, that has been in a provider of senior living and aging services for more than 50 years. Previously known as Episcopal Senior Communities, Covia is the same organization that has owned and operated Spring Lake Village since its initial development. Covia has retained Rockwood Pacific to assist in the management of this project. Other members of the project team that are locally based include Gervais & Associates (planning services) and Adobe Associates (civil engineering).

Q5: How are these additional homes appropriate in an area that is at risk for wildfires?

A5: Wildfires are a risk in many locations throughout California where people wish to live. This project will have fire safety at top of mind. In addition to meeting the requirements of the California Building Code and CalFire directives, this project will meet the Santa Rosa plans, codes and Fire Department policies aimed at minimizing potential wildland fires, such as by incorporating modern fire-resistant construction technology, maintaining defensible space and providing an alternate emergency vehicle access (EVA). In addition to building safety, the services provided by senior living communities add to the safety of older adults. As demonstrated in October 2017 and

again in 2020, Spring Lake Village is ready and able to alert all residents and staff swiftly and to implement an orderly evacuation of everyone to a safe place for as long as is needed.

Q6: How can we receive further updates on the project?

A6: To be added to the distribution list to receive future updates regarding the project status, please send your name, address and email address to Susan Rockwood (susan@rockwoodpacific.com).