

Notice of Determination**Appendix D****To:**

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: Sonoma
 Address: 585 Fiscal Drive Room 103
Santa Rosa, CA 95403

From:

Public Agency: City of Santa Rosa
 Address: 100 Santa Rosa Ave, Rm 3
Santa Rosa, CA 95404
 Contact: Kristinae Tommians
 Phone: (707) 543-4692

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2017092072

Project Title: Emerald Isle Condominium Project

Project Applicant: Gallagher Senior Living, LLC, 9240 Old Redwood Hwy, Ste 200 Windsor, CA 95492

Project Location (include county): 2021 Gullane Dr/0 Thomas Lake Harris Dr, Santa Rosa, Sonoma Co.

Project Description:

The proposed Emerald Isle project is an 82-unit Continuing Care Retirement Community, on a 12.57-acre site at 2021 Gullane Drive and 0 Thomas Lake Harris Drive. The proposed project would include 63 independent living units in a 3-story main senior residential building, 18 single-story detached casitas, one single-story 9-bedroom assisted living and memory care building, an indoor pool building, underground and surface parking, private internal streets, emergency vehicle access, landscaping,

This is to advise that the Design Review and Preservation Board has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 9/17/2026 and has made the following determinations regarding the above
 (date)

described project. The decision became final once the appeal period ended on **September 27, 2026**.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.srcity.org/4360/Emerald-Isle>

Signature (Public Agency): Kristinae Toomians Title: Environmental Coordinator

Date: 10/01/2026 Date Received for filing at OPR: 10/1/2026