November 6, 2025

NOTICE OF PREPARATION
of a Draft Environmental Impact Report, Notice of Public Scoping Meeting

Project Title: Airport Village Multifamily Housing Project, PLP24-0016

Project Proponent: County of Sonoma

Project Location: 3843 Brickway Boulevard, Santa Rosa, CA 95403 (refer to Development Plan)

Environmental Impact Report: Permit Sonoma (Sonoma County Permit and Resource Management Department) is preparing an Environmental Impact Report (EIR) for the development of the Airport Village Multifamily Housing project. The County will be the lead agency under the California Environmental Quality Act (CEQA) for the project. The project is proposed by Gallaher Community Housing, Inc. ("Applicant") at 3843 Brickway Boulevard, Santa Rosa, California. This Notice of Preparation (NOP) describes the proposed project that will be analyzed in the EIR and identifies areas of probable environmental effects of the project.

Agencies and interested members of the public are invited to provide input on the scope of the environmental analysis. If you are a responsible or trustee agency, we need to know the views of your agency as to the scope and content of the environmental information which is relevant to your agency's statutory responsibilities in connection with the proposed project. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but no later than 30 days after the receipt of this notice. If applicable, please indicate a contact person for your agency or organization.

Project Background:

The existing site is currently an undeveloped site in unincorporated Sonoma County. The project applicant, Gallaher Community Housing, Inc proposes a housing development that would bring varying affordability to the region. The proposed project would provide housing with a total of 1,464 for-rent units, 10,561 square feet of marketing and recreational space serving the housing development, and 10,000 square feet of non-residential commercial space along Airport Boulevard.

Project Location:

The project site is 41.45 gross acres of unincorporated land in Sonoma County. The surrounding land uses consist of undeveloped land and developed industrial and office spaces. To the east of the site and across Brickway Boulevard. there are three large warehouse/office buildings that house the Filtration Group, the Redwood Empire Food Bank, and Thermalsun. To the south of the site and across Airport Boulevard. is a vacant parcel slated for a hotel development, Sonoma County Human Services offices, a 70,281 square foot office building, and a four-plex of office buildings approximately 6,800 square foot each. Southeast adjacent to the site is the North Santa Rosa Veterans Affairs Clinic and a 45,000 square foot office building. To the immediate west there are various buildings that include the Sonoma County Office of Education headquarters, a 21,689 square foot office building, a 24,608 square foot office building, a new 28,000 square foot warehouse building under construction, and a vacant parcel. At the northern end of the site and across Aviation Boulevard are two large undeveloped vacant parcels and a 26,900 square foot

manufacturing building. The Sonoma County Airport Terminal is roughly 2,200 feet southwest of the project site and the Sonoma Marin Area Transit (SMART) Airport Station are about 3,700 feet southeast from the project site. The project's location in the region is shown below in Figure 1.

Proposed Project:

The proposed project would result in the residential construction of approximately 1,464 for-rent housing units, 10,561 square feet of recreational space, and 10,000 square feet in commercial spaces in Sonoma County. The residential construction would consist of 19-four story buildings, and 1-five story building featuring a ground floor parking structure under four residential floors. Of the proposed 1,464 for-rent housing units, 1,019 are one bedroom units, 265 are two bedroom units, and 180 are three bedroom units. The project's construction would result in 1,150,041 square feet of residential buildings, 10,561 square feet of recreational buildings, 10,000 square feet for commercial spaces, and 3,200 square feet in maintenance buildings. The project's site plan is shown in Figure 2, with specifics on building type and location.

The proposed community consists of three neighborhoods surrounding the center of the site. Neighborhood #1 is centered along Jet Way, south of the main entrance along Brickway Boulevard. and extends to Redwood Creek on the south end of the project site and extends northwest taking in the sports courts and recreation center east of the bike path. Neighborhood #2 is along the northwest quadrant of the project site abutted by the large playfield west of the bike path extending out towards Aviation Boulevard. and along the project site's western boundary. Neighborhood #3 is situated just north of the main entrance along Brickway Boulevard. and extending to the northeast quadrant of the project site towards Aviation Boulevard. All three neighborhoods shown in Figure 2, incorporate their own smaller lawn areas, pet parks, picnic and barbeque areas, and playground.

Potential Environmental Effect Areas:

The EIR will describe both direct and indirect reasonably foreseeable and potentially significant adverse effects of the proposed project. The EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The County anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR.

- Aesthetics/Visual
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Effects
- Growth Inducing Effects

When the Draft EIR is published, it will be available for review at Permit Sonoma (Sonoma County Permit and Resource Management Department) offices located at 2550 Ventura Avenue, Santa Rosa, California 95493 and online at: **https://permitsonoma.org/divisions/planning/projectreview/significanteirs**

Public Scoping Meeting: The County will hold a scoping meeting to provide an opportunity for interested members of the public to submit comments, either written or verbal, on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held on **Wednesday, November 19, 2025** at **5:30 PM** online via Zoom. The presentation will be held from approximately 5:30-6:00 PM and public comments will be taken thereafter.

Topic: Airport Village Housing Scoping Meeting, PLP24-0016

Time: Nov 19, 2025 05:30 PM Pacific Time (US and Canada)

Join Zoom Meeting through:
https://sonomacounty.zoom.us/j/83453123726?pwd=XhBXIqFWrA6y32eiJxlU1u83pKYWUb.1

Meeting ID: 834 5312 3726
Passcode: 741564
Dial by your location: +1 669 444 9171 US

Written comments regarding relevant issues may be submitted at the meeting. The scoping presentation will be available after **November 19, 2025** through Jen Chard via email at Jen.Chard@SonomaCounty.gov.

For questions regarding this notice, please contact Jen Chard, at 707-565-2336 or the email address above.

Public Review Period:

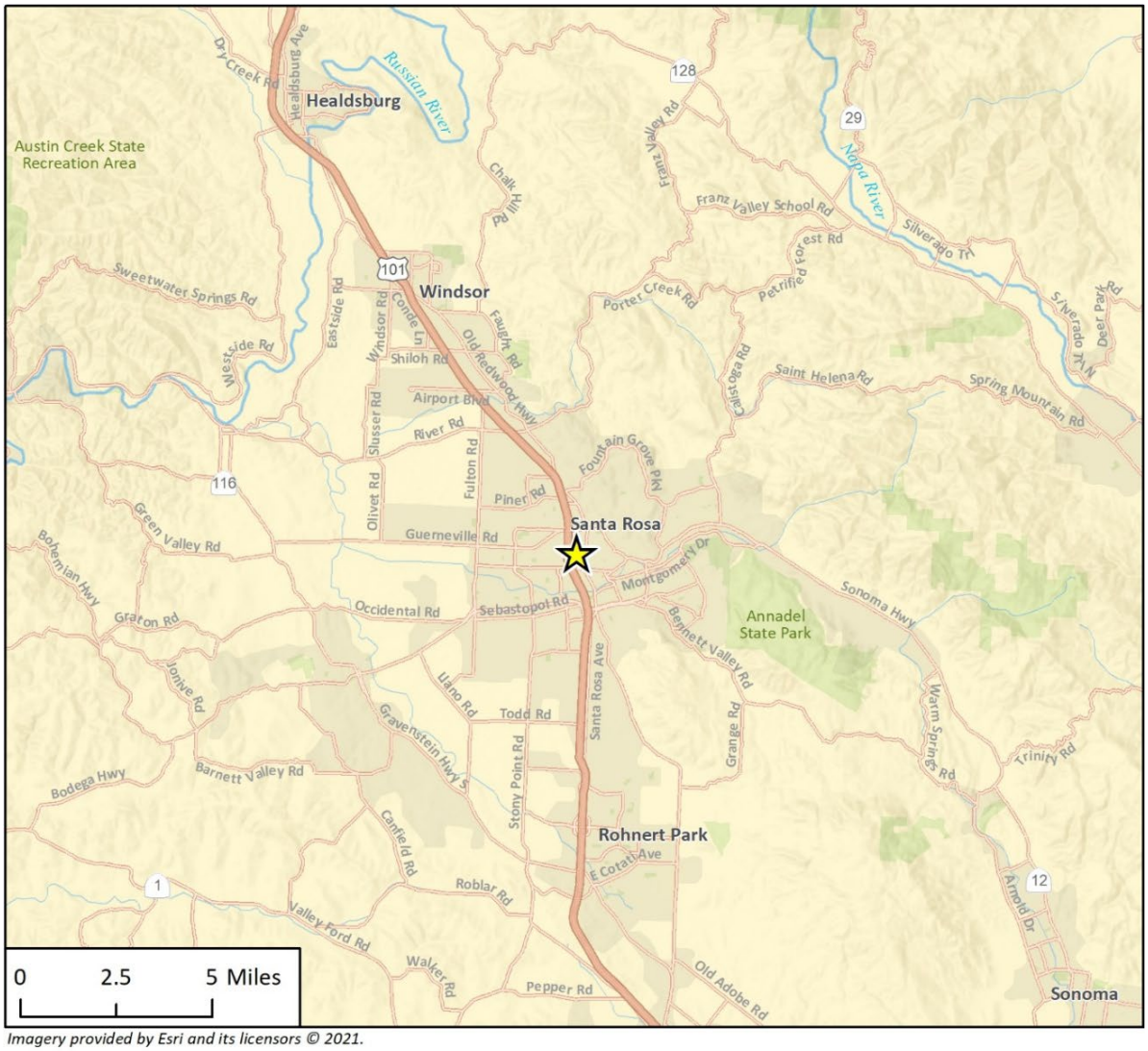
This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The 45-day public comment period during which the County of Sonoma will receive comments on the NOP for the EIR begins **November 6, 2025** and ends **December 22, 2025.** The NOP is available for Public Review at the County of Sonoma, Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, California 95403.

Written Comments:

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. Please submit written comments within 45 days of the date of this notice to any of the below by 5:00 p.m. on **December 22, 2025:**

- Email: Jen.Chard@SonomaCounty.gov, with "Airport Village Multi-Family Housing Project NOP" as the subject
- Regular Mail: Permit Sonoma, Attn: Jen Chard, 2550 Ventura Avenue, Santa Rosa, California 95403

Figure 1 Regional Location



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Project Location

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Figure 2 Project Site Plan