Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: County of Sonoma | Contact Person: Jen Chard, Planner III
Mailing Address: 2550 Ventura Avenue | Phone: (707) 565-2336
City: Santa Rosa | Zip: 95403 | County: Sonoma

Project Location: County: Sonoma | City/Nearest Community: Santa Rosa
Cross Streets: Airport Boulevard, Brickway Boulevard | Zip Code: 95402
Longitude/Latitude (degrees, minutes and seconds): 38 ° 30 ′ 45 ″ N / 122 ° 47 ′ 39 ″ W Total Acres: 6.1
Assessor's Parcel No.: Multiple | Section: 30 | Twp.: T08N | Range: R08W | Base: MDM
Within 2 Miles: State Hwy #: US 101 | Waterways: Mark West Creek, Lake Benoist, Russian River, Lake McLaughlin
Airports: Sonoma County Airport | Railways: SMART Rail | Schools: Multiple

Document Type:

CEQA: ■ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ | ☐ Draft EIS | ☐ Other: _____
☐ Mit Neg Dec Other: _____ | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ■ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

■ Residential: Units 1,464 Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
■ Commercial: Sq.ft. 10,000 Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
■ Recreational: 10,561 sq. ft.
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
■ Other: Maintenance - 3,200

Project Issues Discussed in Document:

■ Aesthetic/Visual ☐ Fiscal ■ Recreation/Parks ■ Vegetation
■ Agricultural Land ■ Flood Plain/Flooding ■ Schools/Universities ■ Water Quality
■ Air Quality ■ Forest Land/Fire Hazard ■ Septic Systems ■ Water Supply/Groundwater
■ Archeological/Historical ■ Geologic/Seismic ■ Sewer Capacity ■ Wetland/Riparian
■ Biological Resources ■ Minerals ■ Soil Erosion/Compaction/Grading ■ Growth Inducement
☐ Coastal Zone ■ Noise ■ Solid Waste ■ Land Use
■ Drainage/Absorption ■ Population/Housing Balance ■ Toxic/Hazardous ■ Cumulative Effects
■ Economic/Jobs ■ Public Services/Facilities ■ Traffic/Circulation ■ Other: Energy, GHG, Wildfire

Present Land Use/Zoning/General Plan Designation:

Undeveloped/Limited Urban Industry (LI)

Project Description: *(please use a separate page if necessary)*

The proposed project would result in the 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
X	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4	X	Public Utilities Commission
X	Caltrans Division of Aeronautics	X	Regional WQCB # 1
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
X	Education, Department of	X	SWRCB: Water Quality
X	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 6, 2025 Ending Date December 22, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants, Inc
Address: 66 Franklin Street, Suite 350
City/State/Zip: Oakland, California 94607
Contact: Gianna Meschi
Phone: 831-920-6543

Applicant: Gallaher Community Housing
Address: 9420 Old Redwood Highway, Suite 200
City/State/Zip: Windsor, California 95492
Phone: (707) 535-3200

Signature of Lead Agency Representative: Jen Chard Digitally signed by Jen Chard Date: 2025.11.06 09:40:08 -08'00' **Date:** 11/06/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.