



# County of Sonoma

## State of California

Date: April 15, 2025

Item Number: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

☐ 4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing the Director of Permit Sonoma, or designee, to execute an agreement with Rincon Consultants, Inc. to manage and prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Airport Village Senior Housing Project in Sonoma County for a term not to exceed three years and commencing on the date of the last required signature to the agreement.**

**Whereas**, on April 4, 2024, Permit Sonoma received an application from Gallaher Community Housing, Inc. for a “builder’s remedy” housing development project under the Housing Accountability Act (SB 330). The project includes a major subdivision reconfiguring the existing 8 parcels to 7 new parcels, 1,464 restricted senior housing residential units, 10, 561 sq ft recreational space, outdoor recreational space and 10,000 sq ft of non-residential retail commercial space on 40 acres located at 3843 Brickway Boulevard, Santa Rosa (APNs 059-271-073, -090; 059-340-031, -032; 059-430-005, -006, -008 and -009); Zoned Industrial Park (MP), 1 acre average lot size (1 AC AVG) with combining districts for Floodway (F1), Floodplain (F2), Oak Woodland (OAK), Riparian Corridor (RC50), and Valley Oak Habitat (VOH); and,

**Whereas**, it is the standard practice of Permit Sonoma to self-prepare any necessary EIR, typically through a contract the County enters with an EIR consultant to evaluate the environmental impacts of a project. Per the signed At-Cost Agreement, required at the time of application submittal, if the County determines that a County-contracted consultant is required the expenses are the applicant’s responsibility; and,

**Whereas**, on January 2, 2025, Permit Sonoma released a Request for Proposals (RFP), to solicit proposals for the completion of the Environmental Impact Report (EIR) on behalf of the County of Sonoma, develop hearing and public meeting materials related to the EIR, and complete related administrative tasks. One firm responded with a proposal for the requested scope of work; and,

**Whereas**, County staff evaluated the proposal in accordance with the evaluation criteria outlined in the RFP. The review panel consisted of staff members from the Planning Division of Permit Sonoma. The Rincon Consultants, Inc. proposal was considered acceptable because their proposal included a comprehensive explanation of their proposed approach to the preparation of EIR and public hearing materials. The cost of the not-to-exceed contract is \$385,967 and,

**Whereas**, County staff and independent consultant review is part of the project costs for which the applicant is responsible; and,

**Whereas**, on April 15, 2025, the Board of Supervisors considered the request at a public meeting conducted in compliance with applicable law.

**Now, Therefore, Be It Resolved, that the Board of Supervisors of the County of Sonoma**, authorizes the Director of Permit Sonoma, or designee, to execute an agreement with Rincon Consultants, Inc. to manage and prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Airport Village Senior Housing Project in Sonoma County for a term not to exceed three years and commencing on the date of the last required signature to the agreement.

**Be It Further Resolved**, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other materials which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

**Supervisors:**

Hermosillo:      Coursey:      Gore:      Hopkins:      Rabbitt:

Ayes:              Noes:              Absent:              Abstain:

**So Ordered.**