

June 10, 2025

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

Project Title: County Administration Center Redevelopment Project

Project Proponent: County of Sonoma

Project Location: Existing County Administration Center (refer to Figure 1 and Figure 2)

Notice to Reviewers: This Recirculated Notice of Preparation (NOP) has been prepared to include additional project components and information that was not included in the original NOP that was published with the State Clearinghouse on December 24, 2024. Following publication of the original NOP, changes were made to the proposed project that consist of expanding the site boundary, demolishing additional existing buildings, modifying the design and location of the proposed building and increasing the maximum number of residential units. Please refer to the updated Project Description herein. This Recirculated NOP will supersede the original NOP; therefore, the County is requesting that individuals and agencies provide comment letters and/or input on the Recirculated NOP.

Environmental Impact Report: The Sonoma County Permit and Resource Management Department (Permit Sonoma) is preparing an Environmental Impact Report (EIR) for the redevelopment of a portion of the County's Administration Center, or CAC. The County will be the lead agency under the California Environmental Quality Act (CEQA) for the project. This Recirculated 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.

Written Comments:

Please submit written comments to any of the below by 5:00 p.m. on July 10, 2025

- Email: futureCGC@sonoma-county.org
- Regular Mail: Permit Sonoma, Attn: Warren Sattler, 400 Aviation Boulevard, Suite 100, Santa Rosa, California 95403

Public Scoping Meeting:

The County will hold a scoping meeting to provide an opportunity for agency staff and 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 at Permit Sonoma Hearing Room 2550 Ventura Ave., Santa Rosa, on June 24, 2025 from 6:00 p.m. to 8:00 p.m.

The scoping meeting can also be attended virtual via Zoom at this link:

<https://sonomacounty.zoom.us/j/88982360122?pwd=TVFrEb1ZzbPNETZLyJZ3xmQDfnSns.1>

Note the Zoom link will allow viewing only; public comments can be made in person during the scoping meeting. Written comments regarding relevant issues may be submitted at the meeting and during the public comment meeting. The scoping presentation will be available to view after June 24, 2025 on:

<https://sonomacounty.ca.gov/General-Services/Facilities-Development-and-Management/Groups/Planning-Group/Projects/County-Government-Center/>.

Project Background: The current Sonoma County Administration Center was designed in the 1950s. Since then, the County government has physically grown, requiring the County to lease off-campus commercial office space. Due to the growing size of the County government, the needs of the community, and the rising cost of maintaining the entire County's property portfolio of aging facilities and leased buildings, the County decided it was time to evaluate the potential redesign of the County Administration Center as an opportunity to reduce operating and other expenses. Furthermore, Program 4c in the County's current Housing Element identifies the CAC as an area that could accommodate future housing that would be developed consistent with a governmental purpose of the County in order to maintain an inventory of sites to meet its Regional Housing Needs Allocation (RHNA).

Project Location: The proposed project involves a portion of the site known as the existing County Administration Center, or CAC site, in the City of Santa Rosa in Sonoma County. The project site is bounded by Bicentennial Way to the north, Administration Drive to the south, Mendocino Avenue to the east, and State Highway 101 to the west. The site is in an urban area, has been previously graded and developed, and is surrounded by roads, the State Courthouse (currently under construction), office buildings, an apartment complex, and residential neighborhoods.

Proposed Project: The County proposes to replace portions of the CAC to include one office building, a single-story structure to house the Emergency Coordination Center (ECC), covered surface parking with a solar microgrid, and up to 1,500 residential units. The project would involve the construction of a 250,000 square foot office building, including a 3,500 gross square foot Board of Supervisors chamber. The office building would collectively house up to approximately 1,200 full-time employees. The project would accommodate approximately the same number of employees currently accommodated in buildings that would be replaced with a slight increase in capacity of approximately 18 additional employees. The building would be no more than six stories.

An additional single-story structure would house the 7,000 to 13,000 gross square foot Emergency Coordination Center (ECC), of which up to 5,000 gross square feet would be dedicated to emergency operations, while the remainder would function as conference rooms during non-emergencies. During emergencies, the entire building would function to respond to disasters. Walls between conference rooms would be foldable to allow the building to operate as a single space during emergencies. Figure 3 shows the proposed office site.

The project would also include up to 1,500 residential units (with approximately 70 percent affordable) within multiple buildings with a maximum height of seven stories in an area of approximately 13.8 acres. The residential component of the project has not been designed or conceptualized beyond the location and setting a maximum number of units and maximum building height. However, it is possible that one or more of the residential buildings would also provide commercial/retail space on the ground floor. Figure 4 illustrates the proposed residential site.

Project Objectives: The County has identified the following objectives for the project:

- Design and construct a new County Administration Center to use County resources more efficiently;
- Provide housing opportunities for County employees;
- Provide housing opportunities for a variety of income levels, with an emphasis on affordable housing opportunities for low and very low-income households;

- Provide housing consistent with Program 4c in the County's adopted Housing Element;
- Provide housing near jobs, transit, services, schools, and community-serving retail and/or commercial establishments;
- Provide access to public transportation and SMART from County Administration Center;
- Implement goals, objectives, and policies of the Sonoma County General Plan focused on growth in established Urban Service Areas;
- Modernize and improve workplace accessibility, seismic safety, and efficiency

Project Alternatives: The EIR will evaluate a reasonable range of project alternatives that, consistent with CEQA, meet most of the project objectives and reduce or avoid any significant environmental effects of the project, including a required No Project Alternative.

Potential Environmental Effect Areas: The EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). 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.

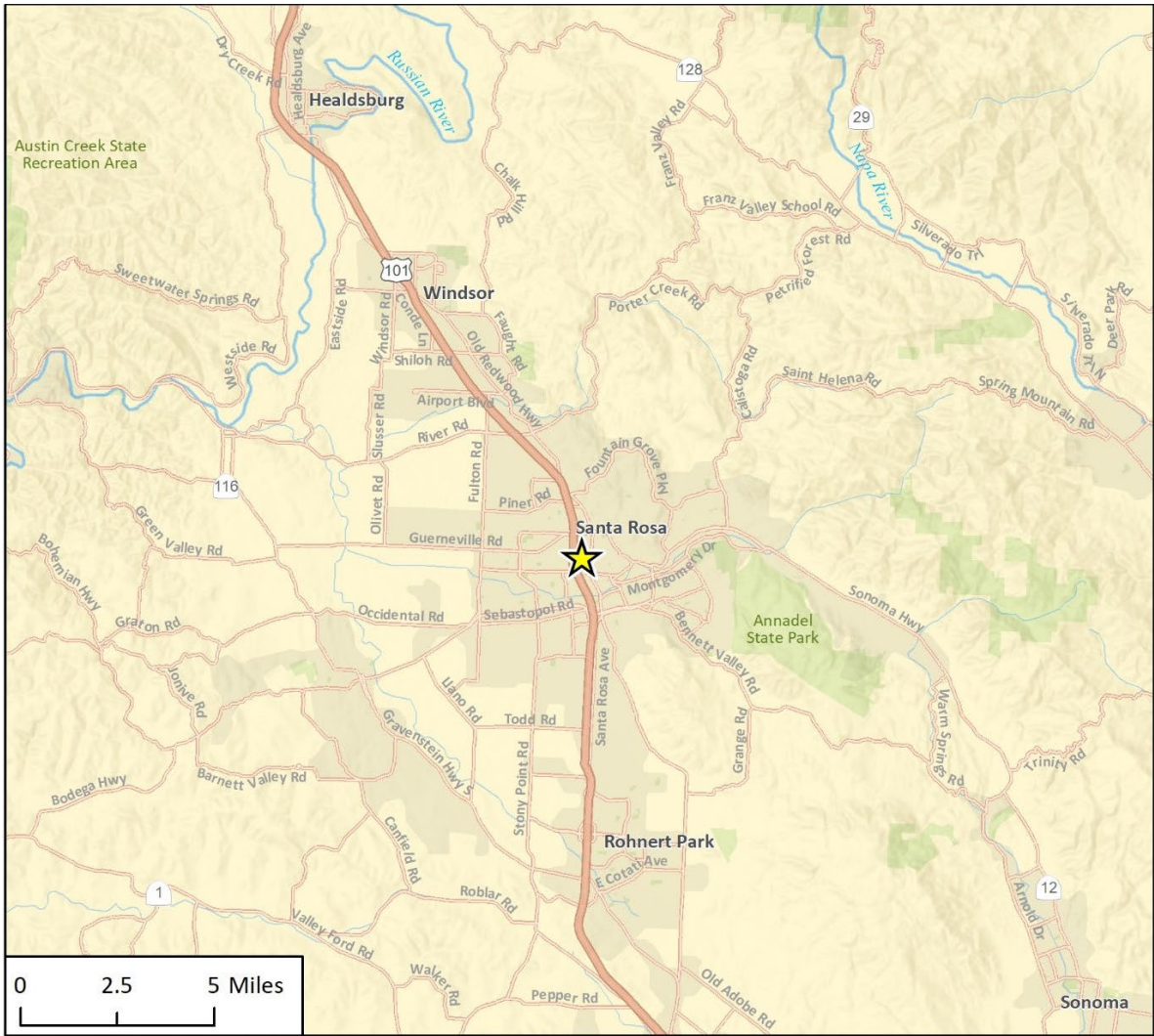
- | | |
|--------------------------------------|---------------------------------|
| ▪ Aesthetics/Visual | ▪ Population and Housing |
| ▪ Agriculture and Forestry Resources | ▪ Public Services |
| ▪ Air Quality | ▪ Recreation |
| ▪ Biological Resources | ▪ Transportation |
| ▪ Cultural Resources | ▪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

When the Draft EIR is published, it will be available for review at the County's PRMD offices located at 2550 Ventura Avenue, Santa Rosa, California 95493 and online at:

<https://sonomacounty.ca.gov/General-Services/Facilities-Development-and-Management/Groups/Planning-Group/Projects/County-Government-Center/>.

If you have questions regarding this NOP or the scoping meeting, please contact Warren Sattler at (707) 565-3915 or via email at futureCGC@sonoma-county.org.

Figure 1: Regional Location



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★ Project Location

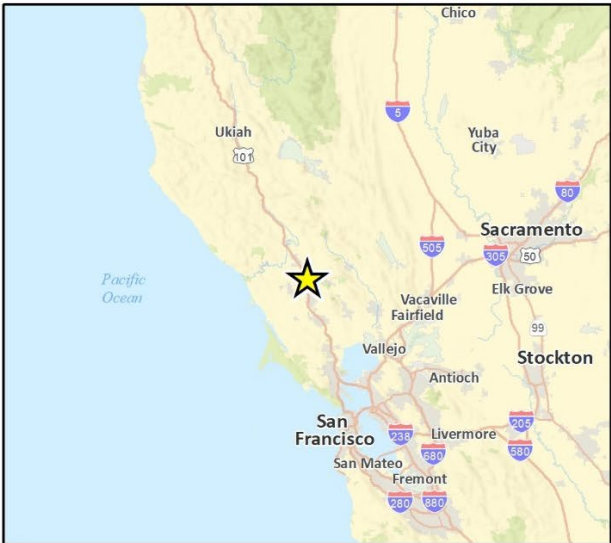


Fig 1 Regional Location

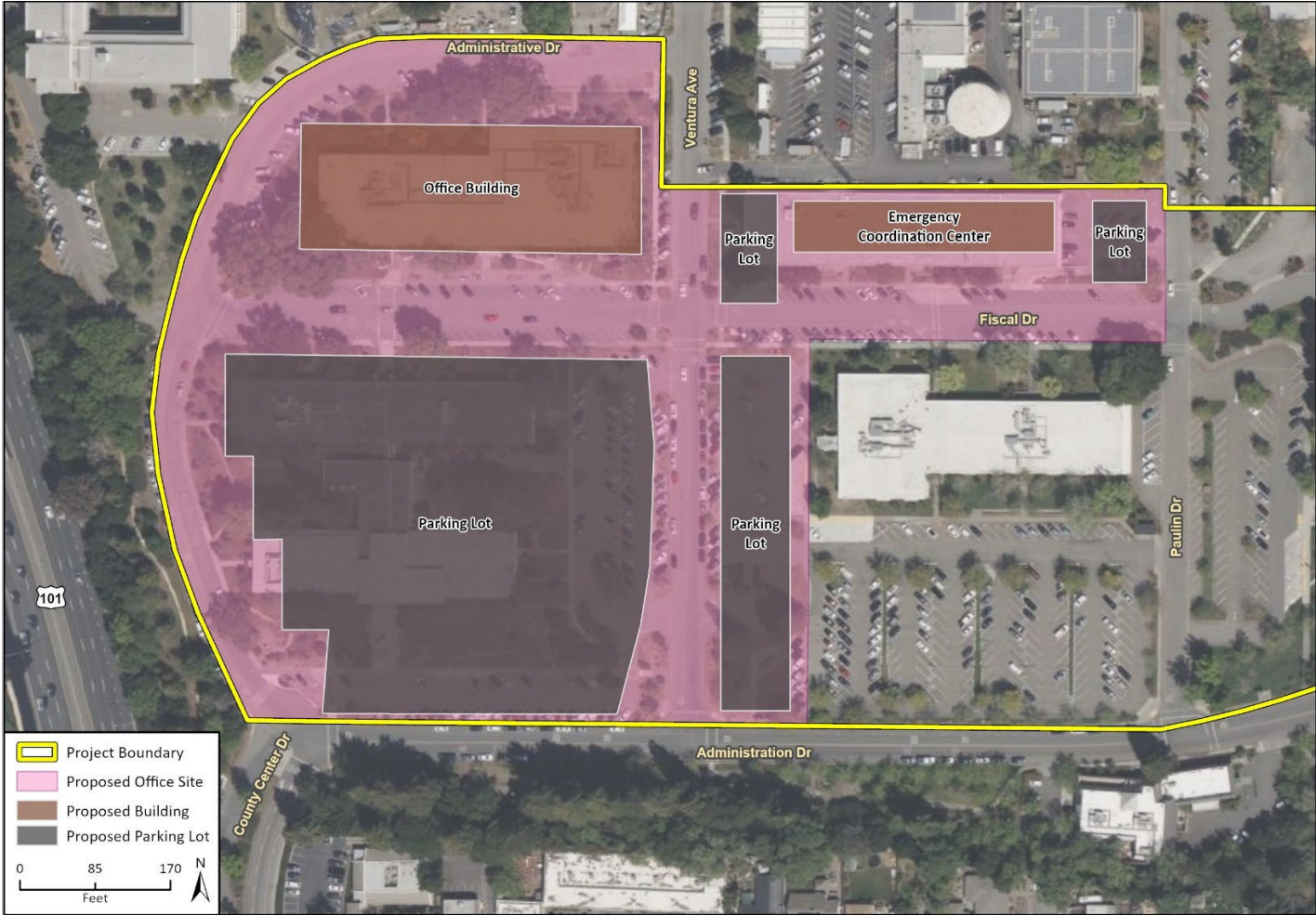
Figure 2: Project Site Location



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21-11603 EPS
Fig 2-2 Project Location

Figure 3: Proposed Office Site



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Site Plan georeferenced from New County Campus Options - One Building, CGC Presentation, pg. 8.

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Fig 3-5: Proposed Office Site

Figure 4: Proposed Residential Site

