



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

DEC 23 2024

December 20, 2024

Bill Emlen, Clerk of the
Board of Supervisors of
the County of Solano,
State of California
Deputy *Emily Shepherd*

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), Santa Rosa, CA

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 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.

Written Comments: Please submit written comments within 30 days of the date of this notice to any of the below by 5:00 p.m. on February 10, 2025:

- Email: futureCGC@sonoma-county.org
- Regular Mail: Sonoma Public Infrastructure, 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 on **January 7, 2025** from **6:30 p.m. to 8:30 p.m.** in person at **Permit Sonoma Hearing Room 2550 Ventura Ave., Santa Rosa** via the below Zoom Link;

<https://sonomacounty.zoom.us/j/93942585146?pwd=7lk0DauAY0yR09CMnStQgLUbPrZypU.1>

Webinar ID: 939 4258 5146

Passcode: 665633

Dial in: 1(669) 444-9171

*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 portion. The scoping presentation will be available to view after January 10, 2025 at:

- <https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/sonoma-public-infrastructure/divisions/facilities-development-and-management/what-we-do/planning-group/county-government-center>

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Deputy Clerk of the Board

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 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 1,000 residential units. The project would involve the construction of a 300,000¹ square foot office building, including a 4,500 gross square foot Board of Supervisors chamber. The office building would collectively house up to approximately 1,300 full-time employees. The project would accommodate up to 115 additional employees compared to existing conditions. The building would be no more than seven 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 1,000 residential units (with up to 700 affordable residential units) within multiple four- or five-story buildings with residences on top of a garage podium. The project would expect to integrate up to 20,000 square feet of ground floor retail/commercial space along Mendocino Ave. Figure 4 and Figure 5 illustrate 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 consistent with Program 4c in the County's adopted Housing Element, which would provide housing near jobs, transit, services, and schools;
- 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

¹ The project description includes a range to allow for future design flexibility. The largest proposed area will be analyzed in this EIR to provide the most conservative analysis.

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 potential environmental effects, 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.

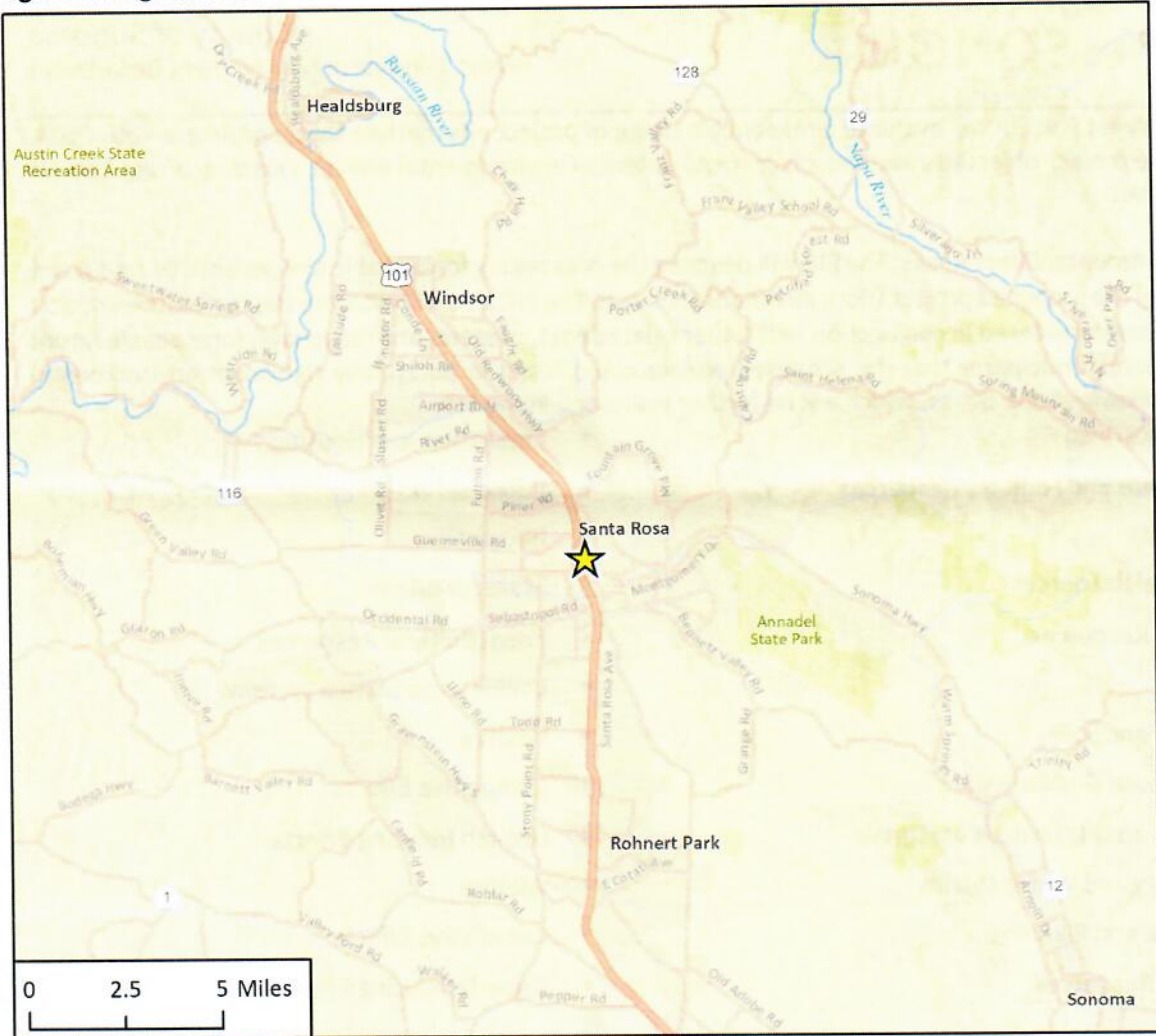
- Aesthetics/Visual
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and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

- 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, Sonoma Public Infrastructure offices located at 400 Aviation Boulevard, Suite 100, Santa Rosa, California 95403 and online at:

<https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/sonoma-public-infrastructure/divisions/facilities-development-and-management/what-we-do/planning-group/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



Figure 2: Project Site Location



Figure 3: Proposed Office Site



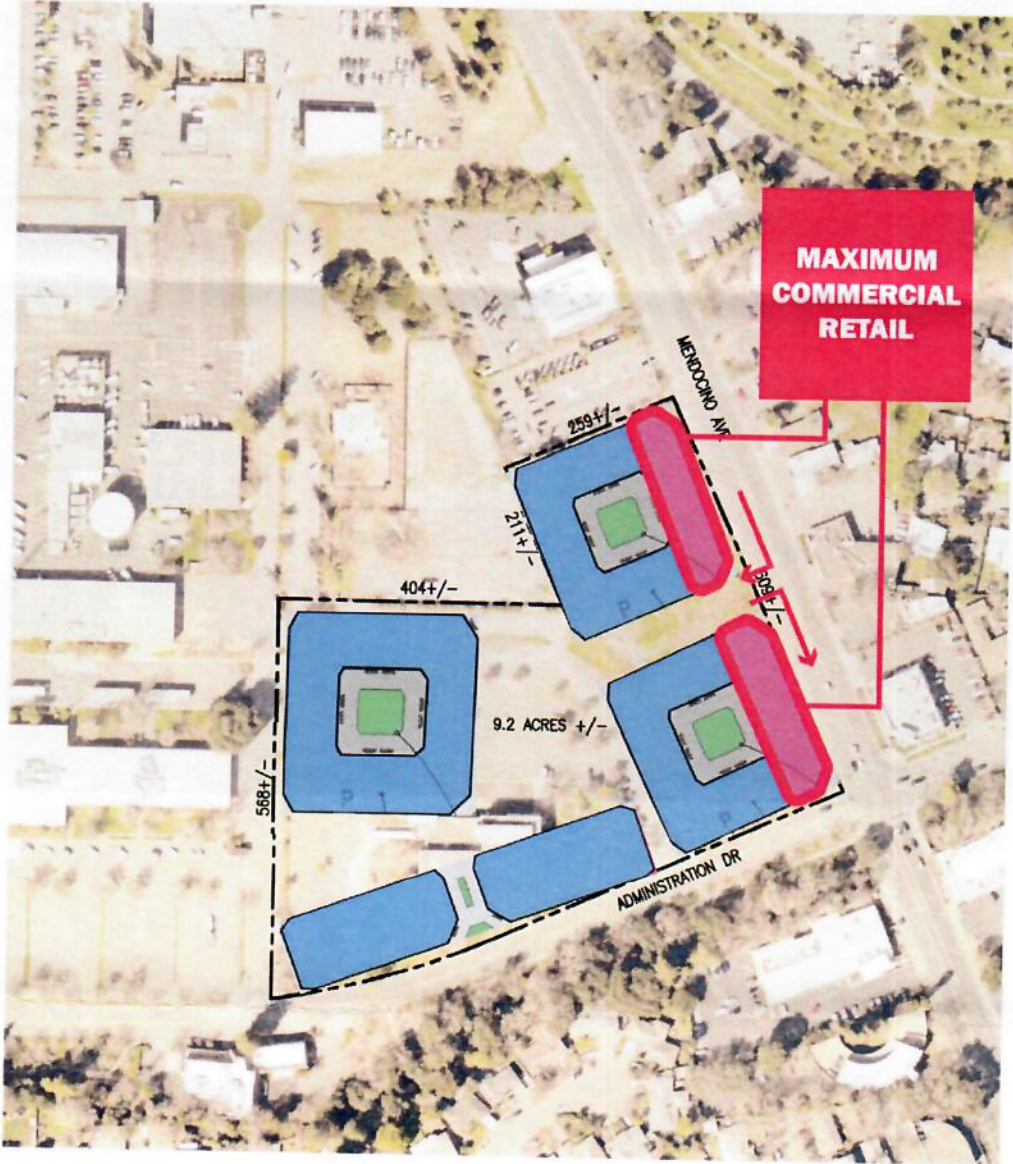
Imagery provided by Microsoft Bing and its licensors © 2023.
Site Plan georeferenced from New County Campus Options - Two Buildings, CGC Presentation, pg. 6.

Figure 4: Proposed Residential Site



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Figure 5: Representational Site Plan for Residential Units over Podium Parking



Lands of County of Sonoma, portion of APN 180-030-012

Note: For Conceptual Planning Purposes Only

