NOTICE OF AVAILABLITY AND PUBLIC MEETING
FOR A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

Project Title: County Administration Center Redevelopment Project
City/County: Sonoma County
Public Review Period: July 15, 2026 through August 28, 2026

NOTICE IS HEREBY GIVEN that the County of Sonoma (County) has prepared a Draft Environmental Impact Report (EIR) for the County Administration Center Redevelopment Project (project), pursuant to and in accordance with Title 14, Section 15060(d) of the California Code of Regulations, the California Environmental Quality Act (CEQA), and the State of California CEQA Guidelines. The County is accepting comments on the Draft EIR during the required 45-day public review and comment period.

The Draft EIR document is available in print format for public review at Permit Sonoma, 2550 Ventura Avenue Santa Rosa, California 95403 and at the County Administrator's Office, located at 575 Administration Drive, Room 104A, Santa Rosa, California 95403 during regular business hours. Printed copies of the document may be requested for a fee to cover the cost of copying

Reference materials can also be provided upon request. A full copy of the Draft EIR and all project documents can be found at https://permitsonoma.org/divisions/planning/projectreview/significanteirs

Written public comments must be submitted on or before 5:00 PM on August 28, 2026. Written comments may be submitted via e-mail or via U.S. Mail to the following addresses:

Email: Robert.Aguero@sonomacounty.gov

Mail: Permit Sonoma
Attn: Robert Aguero, Department Program Manager
2550 Ventura Avenue
Santa Rosa, California 95403

A public hearing will be held before the Board of Supervisors on Tuesday, August 18, 2026 at, or after 10:15 am at the Board of Supervisors Meeting Room 102-A, Sonoma County Administration Building, 575 Administration Drive, Santa Rosa.

Members of the public who join the meeting, in person in the Board Chambers or online via Zoom, will have an opportunity to provide live comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting. The agenda will be posted in advance of the meeting date on the Board of Supervisors website: https://sonoma-county.legistar.com/Calendar.aspx.

Comments received will be transcribed from the meeting recording for inclusion in the Final EIR; however, transcriptions are not verbatim. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing. The Board of Supervisors will not respond to any of the comments or take action on the project at this hearing. Certification of the Final EIR will be considered at a later hearing, which will be noticed in advance.

This notice will also be available at the following Sonoma County Library locations:

Central Santa Rosa Library, 211 E Street, Santa Rosa, CA 95404
Northwest Santa Rosa Library, 150 Coddingtown Center, Santa Rosa, CA 95401
Rincon Valley Regional Library, 6959 Montecito Boulevard, Santa Rosa, CA 95409

Libraries with computers available to the public will facilitate digital viewing of the Draft EIR.

Project Location:

The project site is located within a portion of the existing Sonoma County Administration Center campus in the City of Santa Rosa, Sonoma County, on Assessor's Parcel Number 180-030-012. The office site is located north and east of Administration Drive and west of Ventura Avenue. The residential site is located east of Ventura Avenue, north of Administration Drive, west of Mendocino Avenue, and south of Fiscal Drive. The project site is bounded generally by Bicentennial Way to the north, Steele Lane to the south, Mendocino Avenue to the east, and U.S. Highway 101 to the west.

Project Background and Description:

The Sonoma County Administration Center Redevelopment Project would modernize and redevelop portions of the existing County Administration Center campus. Most of the existing office buildings on the campus were constructed in the 1950s and require substantial maintenance and modernization. The project is intended to improve operational efficiency, reduce long-term maintenance costs, modernize County facilities, enhance emergency operations capabilities, and support implementation of County housing objectives.

The project would involve demolition of five existing County office buildings and construction of an approximately 250,000-square-foot County office building, including a Board of Supervisors chamber, and a 7,000- to 13,000-square-foot Emergency Coordination Center. The office component would accommodate up to 1,200 employees and include approximately 1,050 surface parking spaces covered by a one-megawatt solar microgrid with battery storage.

The project would also potentially provide up to 1,500 residential units and up to 20,000 square feet of retail/commercial space. Residential buildings would be up to seven stories in height and would support a range of housing opportunities, including housing affordable to lower-income households and County employees. Associated improvements would include pedestrian amenities, landscaping, stormwater treatment facilities, utility infrastructure improvements, and open space features.

Construction could begin as early as 2027 and would be phased to minimize disruptions to ongoing County operations.

Draft EIR Analysis:

The Draft EIR evaluates the potential environmental impacts associated with redevelopment of the Sonoma County Administration Center campus. The office component of the project is analyzed at the project level because the location, design, and operational characteristics have been substantially defined. The residential and retail/commercial component is analyzed at a programmatic level because future residential development applications, building layouts, and detailed design characteristics have not yet been determined.

The Draft EIR evaluates potentially significant environmental effects related to the following resource areas:

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

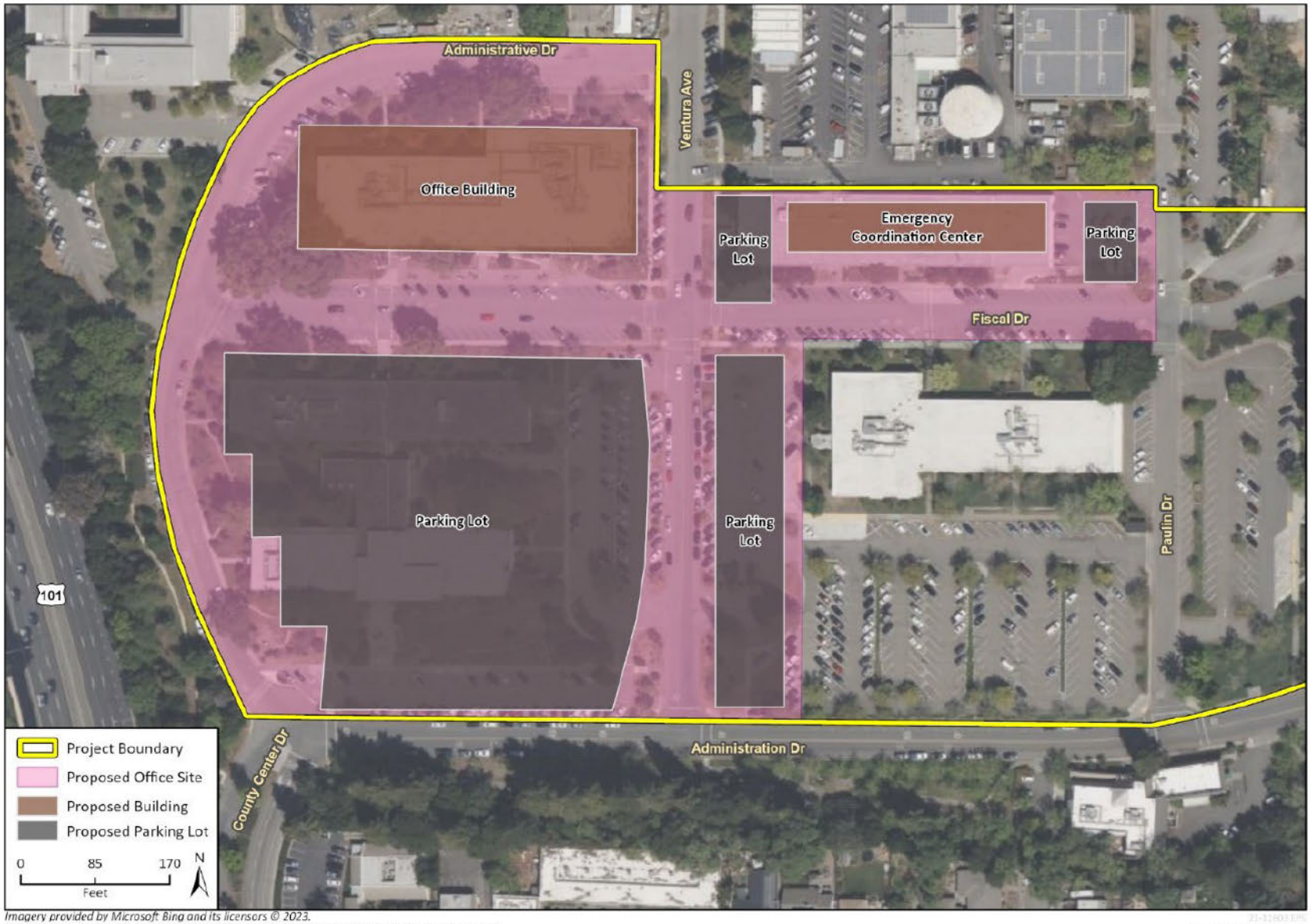
Mitigation measures are included in the Draft EIR to reduce significant impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas

emissions, hazardous materials, noise, and tribal cultural resources. With implementation of mitigation measures, these impacts would be reduced to less-than-significant levels. Significant and unavoidable impacts were identified related to demolition of the historically significant Administration Building and potential program-level aesthetics and light/glare impacts associated with future residential development.

In accordance with Government Code Section 65962.5, hazardous materials database searches were conducted for the project site and surrounding area. The Draft EIR evaluates potential hazardous materials impacts associated with demolition and redevelopment of the site and identifies mitigation measures to ensure compliance with applicable federal, State, and local regulations. The project site is not located on a site included on a list of hazardous material sites compiled pursuant to Government Code section 65962.5.

Figure 1 Project Site Location

Figure 2 Proposed Office Site



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

Figure 3 Proposed Residential Site

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Fig 2-5 Proposed Residential Site