

# County Administration Center Redevelopment Project

ENVIRONMENTAL REVIEW SCOPING MEETING

January 7, 2025 at 6:30 pm



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers  
[rinconconsultants.com](http://rinconconsultants.com)

# Agenda

- Introduction
- Project Description
- Introduction to CEQA
- What is Scoping?
- How to Submit Comments
- Questions & Comments



**RINCON CONSULTANTS, INC.**  
Environmental Scientists | Planners | Engineers  
[rinconconsultants.com](http://rinconconsultants.com)

# Introduction

## ■ County Staff

- Warren Sattler, Special Projects Director
- Chris Seppeler, Senior Environmental Specialist

## ■ Rincon Consultants, Environmental Analysis

- Katherine Green, AICP, Project Manager
- George Dix, Senior Supervising Planner



**RINCON CONSULTANTS, INC.**  
Environmental Scientists | Planners | Engineers  
[rinconconsultants.com](http://rinconconsultants.com)

# Project Location

The project site is located on a portion of the existing County Administration Center (CAC), located on Sonoma County Assessor's Parcel Number (APN) 180-030-012, bounded by Bicentennial Way to the north, Steele Lane to the south, Mendocino Avenue to the east, and State Highway 101 (U.S. 101) to the west.

**Existing conditions:** The site is currently developed with five low-rise County-used government office buildings and surface parking. The site is in an urban area, and is surrounded by roads, office buildings, an apartment complex, and residential neighborhoods.



Imagery provided by Microsoft Bing and its licensors © 2024.

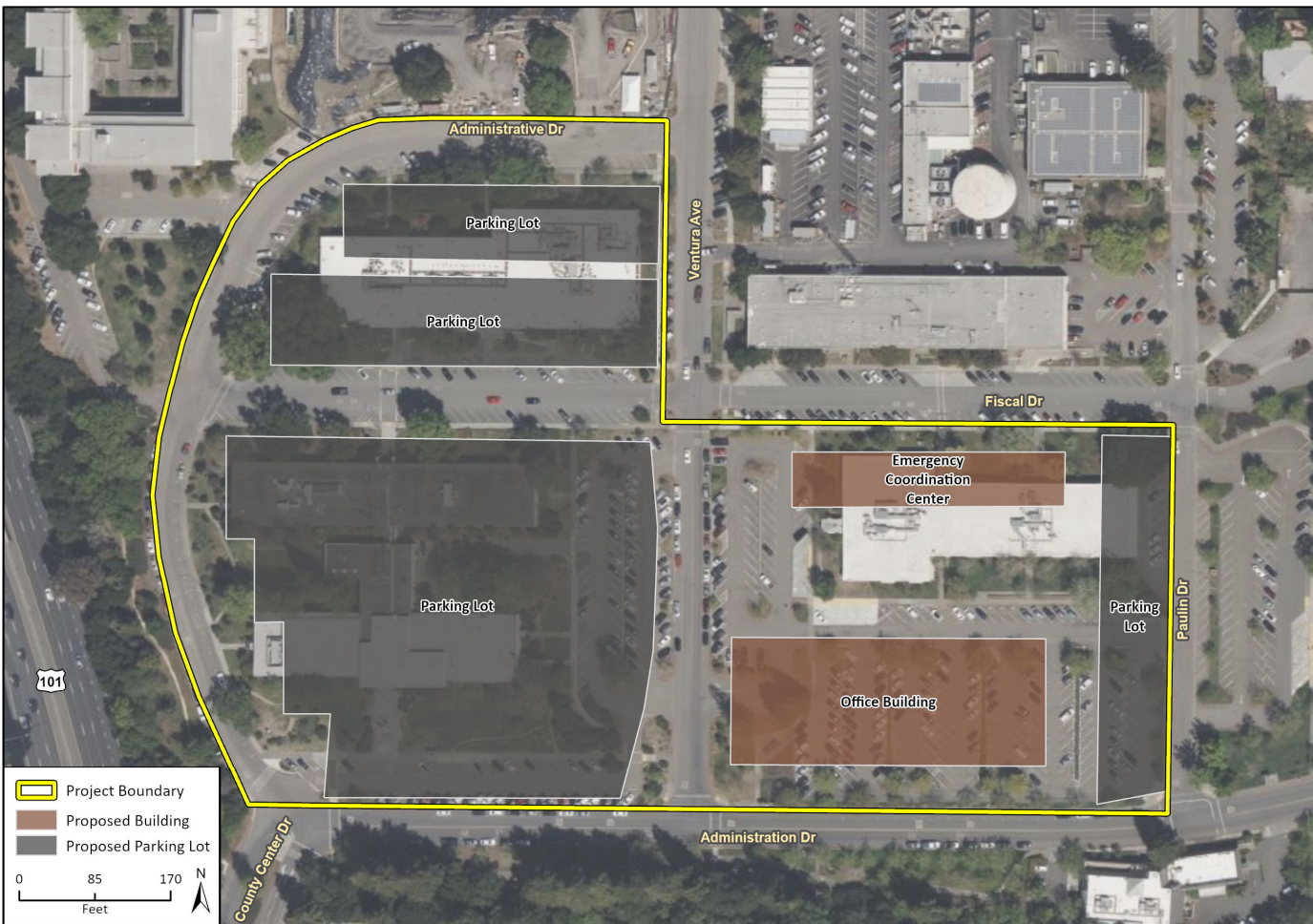
21-11003 EPS  
Fig 2-2 Project Location



## Proposed Office Site

The office site would include:

- One 300,000 square foot office building
- A single-story structure to house the Emergency Coordination Center (ECC)
- Covered surface parking with a solar microgrid



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

2023-09-08 09:10:00  
Fig 2-4 Site Plan - Two Buildings

# Proposed Residential Site

The residential site would include:

- Up to 1,000 residential units (up to 70% affordable units).
- Units would be four- or five-story buildings
- Ground floor retail would be integrated along Mendocino Ave.



Imagery provided by Microsoft Bing and its licensors © 2023.

© 2023 LRSR, Inc.  
Fig 2-5 Proposed Residential Building Site

# Project Description



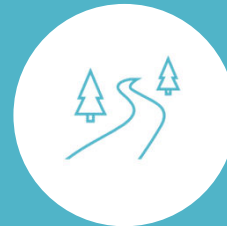
The project would include the construction of up to 1,000 residential units within four- to five-story buildings over parking garages. The residential buildings would include up to 20,000 square feet of retail/commercial area along Mendocino Avenue.



Five existing buildings would be demolished and one new office building (300,000 square feet) would house up to approximately 1,300 full-time employees.



Proposed covered surface parking would include approximately 1,390 parking stalls and a solar microgrid.



Features including common open space and pedestrian walkways would be incorporated across the site for seamless integration between the office and residential sites.



A new single-story 7,000 to 13,000 square foot building would house the Emergency Coordination Center (ECC).

# Introduction to CEQA

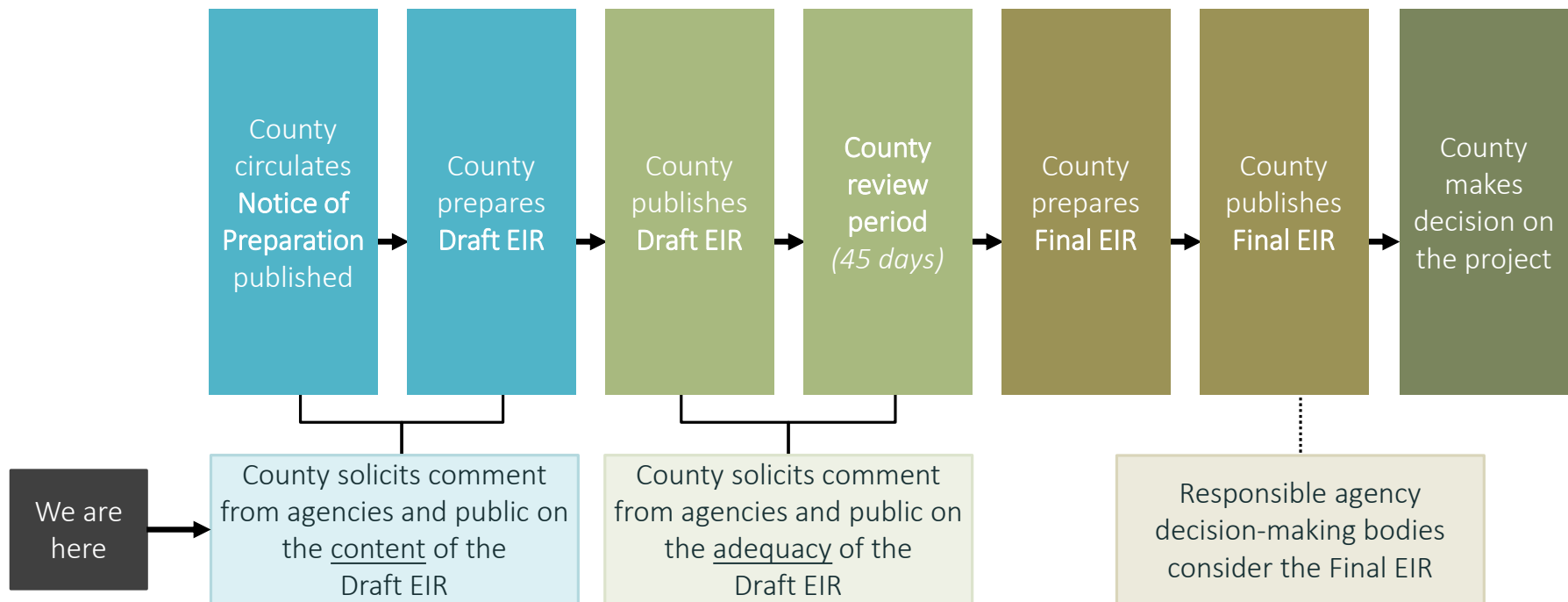
- California Environmental Quality Act (1970)
- Public disclosure and input process
- Minimize, reduce, or avoid environmental impacts
- Adopt mitigation monitoring program
- Combination of project-level and programmatic analysis



**RINCON CONSULTANTS, INC.**  
Environmental Scientists | Planners | Engineers  
[rinconconsultants.com](http://rinconconsultants.com)



# CEQA Process



# Purpose of Scoping Session

- Public input on the environmental analyses
- Topic areas
- Issues of concern
- Potential alternatives to the project
- Propose mitigation measures



**RINCON CONSULTANTS, INC.**  
Environmental Scientists | Planners | Engineers  
[rinconconsultants.com](http://rinconconsultants.com)

# Environmental Analysis

■ Agriculture and Forestry Resources

■ Biological Resources

■ Cultural Resources

■ Geology and Soils

■ Energy

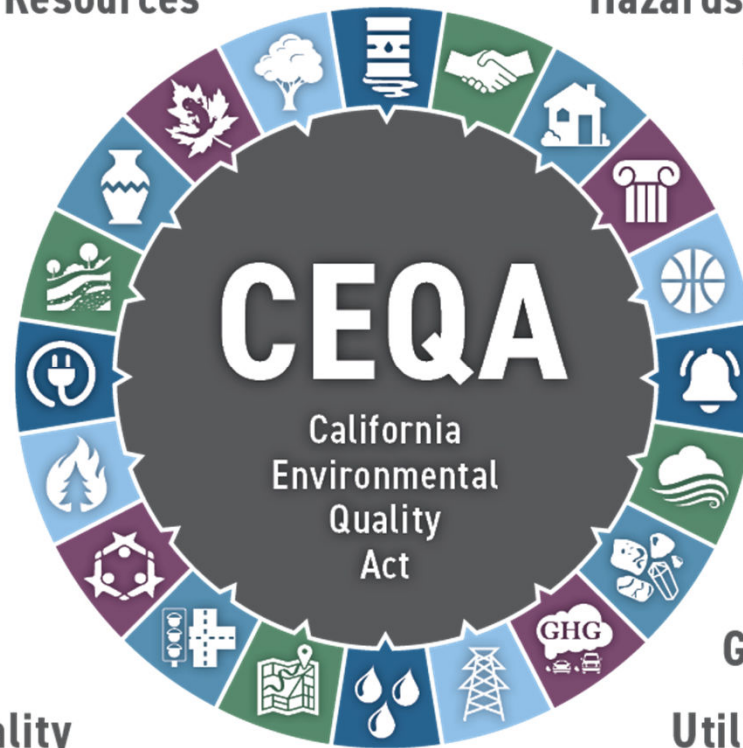
■ Wildfire

■ Public Services

■ Transportation

■ Land Use and Planning

■ Hydrology and Water Quality



Hazards and Hazardous Materials ■

Tribal Cultural Resources ■

Population and Housing ■

Aesthetics/Visual ■

Recreation ■

Noise ■

Air Quality ■

Mineral Resources ■

Greenhouse Gas Emissions ■

Utilities and Service Systems ■

# EIR Structure

- Introduction and Summary
- Project Description
- Environmental Impact Analysis
- Alternatives
- Other Impacts



Each topic area includes:

- Environmental Setting
- Potential Impacts
- Mitigation Measures  
*(where potentially significant impacts are identified)*



**RINCON CONSULTANTS, INC.**  
Environmental Scientists | Planners | Engineers  
[rinconconsultants.com](http://rinconconsultants.com)

# How to Submit Comments

**Deadline: February 10, 2025**

Physical address

*Sonoma Public Infrastructure  
Attn: Warren Sattler  
400 Aviation Boulevard, Suite 100  
Santa Rosa, California 95403*

Email address

[futureCGC@sonoma-county.org](mailto:futureCGC@sonoma-county.org)

For further updates on the project, check out the project website:

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



# Thank you!



rincon

**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

[rinconconsultants.com](http://rinconconsultants.com)