



SUMMARY REPORT

Agenda Date: 8/18/2026

To: Sonoma County Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Scott Orr, Robert Aguero 707-565-3718, Warren Sattler

Vote Requirement: Majority

Supervisorial District(s): Fourth

Title:

Sonoma County Government Center Draft Environmental Impact Report

Recommended Action:

- A. Hold a public hearing to receive public comment on the proposed Sonoma County Government Center Project and the Draft Environmental Impact Report (Draft EIR).
- B. Accept public comments on the Draft EIR for the proposed Project.
- C. Direct staff to evaluate all received comments, prepare a written response to the comments, and prepare the Final EIR for the Sonoma County Government Center Project.

Executive Summary:

This public hearing is to receive public comment on the proposed Sonoma County Government Center Project (Project) and the Draft Environmental Impact Report (Draft EIR) related to the redevelopment of the County Administrative Center which would include the demolition of several existing structures and the construction of one office building, a single-story structure to house the Emergency Coordination Center, covered surface parking with a solar microgrid, and the potential development of up to 1,500 residential units, with up to 70 percent being affordable residential units.

This public hearing is to receive public comment on the adequacy of the Project's Draft EIR. Comments in writing will also be accepted throughout the forty five-day public review and comment period, which commenced on July 15, 2026. After close of the required public comment period on August 28, 2026, a Final EIR will be prepared and staff will return to the Board for further actions regarding the EIR and the Project.

Discussion:

Project Description:

The Project is divided into different components, some of which receive a detailed "project-level" or "tier 2" analysis in the Draft EIR, while the remaining components receive a higher "programmatic level" or "tier 1" analysis. The difference between a "programmatic level" and a "project level" analysis is that Project components that receive a programmatic level of analysis are conceptual in nature and specific development of them will be reviewed in the future when they become concrete and detailed, while the components that receive a project level analysis are presently fully defined. The only portion of the Project that received a programmatic level of analysis is the potential future housing/mixed use; the proposed office building and Emergency Coordination Center received a project level of analysis.

The County proposes to replace portions of the County Administration Center to include one office building, a single-story structure to house the Emergency Coordination Center , covered surface parking with a solar microgrid, and up to 1,500 residential units with up to 70 percent being affordable residential units. The Project would involve the construction of an approximately 250,000 square foot office building, which would house an approximately 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 only approximately 18 additional employees over existing conditions and staffing levels. The building would be five stories. An additional single-story structure would house the 7,000 to 13,000 gross square foot Emergency Coordination Center , 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. Those uses and structures are analyzed in the Draft EIR on a project level. The Project would also include up to approximately 1,500 residential units, which is analyzed on a programmatic level in the Draft EIR. Because the exact location and details of each possible residential structure and related infrastructure has not been determined yet, the programmatic analysis provides a concept-level review of those components of the Project.

Hearing Purpose:

The purpose of this hearing is to receive public comments on the adequacy of the Draft EIR for the Project and the analysis of potential impacts and associated mitigation measures. After this hearing, additional comments from the public and any stakeholder will be accepted in writing until 5:00 pm on August 28, 2026. After this hearing and the close of the public comment period, staff will prepare written responses to all comments received at this hearing and to the written comments received during the comment period. These responses will be included in the Final EIR. If significant new impacts are identified that are not considered in the Draft EIR, recirculation may be required.

On May 13, 2025 the Board of Supervisors exercised original jurisdiction over the environmental review of the proposed project, per County Code Chapter 23A-23.

After preparation of the Final EIR, a hearing is scheduled to be held in December 2026 where the Board will decide to certify the Final EIR and approve the Project.

Summary of Draft EIR and Significant Effects:

The Draft EIR addresses the Project in two ways - at a project level for the redeveloped County Government Center, encompassing the new office building, covered surface parking, and new Emergency Coordination Center, and then at a program level for the up 1,500 residential units.

The Draft EIR finds that Project implementation could result in significant and unavoidable impacts related to Aesthetics and Cultural Resources. All other impacts were found to be less than significant or reduced to less than significant after mitigation was incorporated. A “significant and unavoidable” impact is one that cannot be reduced to below the threshold of significance, given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be adopted by the decision-making body before the project may be approved.

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Next Steps:

Staff will compile all comments timely received as to the Project and will continue to prepare responses and a Final Environmental Impact Report.

Future decisions as to the proposed Project will be had a later time and separate Board hearing, after completion of the Final EIR.

Strategic Plan:

This item directly supports the County's Five-year Strategic Plan and is aligned with the following pillar, goal, and objective.

Pillar: Resilient Infrastructure

Goal: Goal 1: Invest in County buildings and technology to enhance service delivery and improve employee mobility

Objective: Objective 1: Design or retrofit County facilities to be carbon neutral, zero waste and incorporate resilient construction techniques and materials.

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

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Prior Board Actions:

November 4, 2025 - Second Amendment to Agreement with Rincon Consultants for environmental review. (2025-1145)

May 13, 2025 - Board exercised Original Jurisdiction over project. (2025-0604)

December 10, 2024 - Board awarded Architectural & Engineering contract for the new County Government Center to ZGF Architects, LLP. (2024-1108)

[July 23, 2024 <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=6790058&GUID=B2D42E99-1258-4258-B52F-4EEA0720D87B>](https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=6790058&GUID=B2D42E99-1258-4258-B52F-4EEA0720D87B) - Board selected preferred alternative for project and directed staff to proceed with the required California Environmental Quality (CEQA) review and pre-construction design work. (2024-0759)

[January 31, 2023 <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=6004418&GUID=FC93D788-3200-4722-8F7B-AA8278928CCF>](https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=6004418&GUID=FC93D788-3200-4722-8F7B-AA8278928CCF) - Endorsement of potential project options for further analysis, planning, and development consideration. (2022-1064)

[July 27, 2021 <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=5036364&GUID=11C46654-6031-4EC2-AC8F-E47F95FF24AE>](https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=5036364&GUID=11C46654-6031-4EC2-AC8F-E47F95FF24AE) - Board delegated authority to Permit Sonoma to enter into agreement with an environmental consultant to be identified at the conclusion of a competitive solicitation process for a not-to-exceed contract award of \$750,000. (2021-0672)

FISCAL SUMMARY

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Narrative Explanation of Fiscal Impacts:

There is no fiscal impact associated with this Board item. The project is currently in the preliminary engineering/design phase under a contract approved by the Board. Prior to commencement of the construction phase, Sonoma Public Infrastructure staff will return to the Board for approval of construction and construction management contracts.

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Attachment 1: Draft Environmental Impact Report

Attachment 2: PowerPoint Presentation

Related Items “On File” with the Clerk of the Board:

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