



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

January 8, 2025

Warren Sattler
Real Estate Manager/Special Projects Director
County of Sonoma
2300 County Center Drive, Suite A220
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futureCGC@sonoma-county.org

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE COUNTY ADMINISTRATION CENTER REDEVELOPMENT PROJECT
DATED DECEMBER 24, 2024, STATE CLEARINGHOUSE NUMBER [2024121124](#)

Dear Warren Sattler,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the County Administration Center Redevelopment Project (Project). The project would involve the construction of a 300,000 square-foot (sf) office building that would house a 4,500 (sf) Board of Supervisors chamber. An additional single-story structure would house the 7,000 to 13,000 sf Emergency Coordination Center, of which up to 5,000 sf would be dedicated to emergency operations, while the remainder would function as conference rooms during non-emergencies. The project would also include up to 1,000 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 sf of ground floor retail/commercial space along Mendocino Avenue. DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the County Administration Center Redevelopment Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Warren Sattler
January 8, 2025
Page 3

Sincerely,

Tamara Purvis

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cc: (via email)

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