

NOTICE OF PREPARATION AND NOTICE OF SCOPING MEETING FOR

Supplemental Environmental Impact Report Santa Rosa City Hall Development Agreement

Date August 31, 2026

To Reviewing Agencies, Interested Parties, and Organizations

Subject Notice of Preparation of a Supplemental Environmental Impact Report for the Santa Rosa City Hall Development Agreement and Scheduling of a Scoping Meeting on September 9, 2026

The City of Santa Rosa will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (“Supplemental EIR”) to evaluate the environmental impacts associated with that certain Development Agreement between the City of Santa Rosa and Museum on the Square, LLC (“Proposed Project”) with respect to development that may occur on property located at 90 Santa Rosa Avenue, 631 1st Street, 655 1st Street, and a portion of 100 Santa Rosa Avenue¹ (the “City Hall Campus”). The Proposed Project, its location, and potential environmental effects are described below. The Supplemental EIR will supplement the environmental review previously prepared for the Downtown Station Area Specific Plan (the “Specific Plan”).

Public agencies and members of the general public are invited to provide comments in writing as to the scope and content of the Supplemental EIR. Specifically, the City desires to know the views of Responsible and Trustee Agencies regarding potentially significant environmental issues, reasonable alternatives, and mitigation measures that are germane to each agency’s statutory responsibilities in connection with the Proposed Project.

Due to the time limits mandated by State law, responses must be received by the City no later than the close of the Notice of Preparation (“NOP”) review period, which runs from August 31, 2026 through September 30, 2026.

Please send written responses to Jessica Jones, Deputy Director—Planning, at the address or email shown below. Public agencies providing comments are requested to include a contact person for the agency.

SCOPING MEETING

A scoping meeting will be conducted on Wednesday, September 9, 2026 from 5:00 p.m. to 6:00 p.m. via Zoom to collect oral comments from agencies and members of the public regarding the scope and content of the Supplemental EIR in accordance with Public Resources Code Section 21083.9.

¹ The City of Santa Rosa intends to retain approximately 1.61 acres of 100 Santa Rosa Avenue for potential open space, park, recreational use, public access, flood control and/or other public purposes (“Retained Land”).

Supplemental EIR Scoping Meeting for the Santa Rosa City Hall Development Agreement

Wednesday, September 9th, 2026 | 5:00 – 6:00 PM

Via Zoom teleconference (online only- no physical location):

<https://srcity-org.zoom.us/j/83741746987>

Phone: (877) 853-5257 | Meeting ID: 837 4174 6987

For project information, please visit <https://www.srcity.org/4410/Santa-Rosa-City-Hall-Development-Agreeme>

PROJECT TITLE:

Santa Rosa City Hall Development Agreement

LEAD AGENCY CONTACT:

Jessica Jones, Deputy Director
Planning & Economic Development
100 Santa Rosa Avenue
Santa Rosa, CA 95404
Email: JJones@srcity.org
Phone: (707) 543-4351

PROJECT SPONSOR:

City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404

PROJECT DESCRIPTION AND BACKGROUND:

The Proposed Project involves a Development Agreement between the City of Santa Rosa and Museum on the Square, LLC (“Developer”) with respect to the City of Santa Rosa City Hall Campus. On August 18, 2026, the City Council of the City of Santa Rosa approved an Exchange Agreement between the City of Santa Rosa and Developer, which authorized the City and Developer to exchange the City-owned properties proposed for conveyance with the property that Developer owns at 520 3rd Street (aka 521 2nd Street) (the “Developer Property”) in the City of Santa Rosa. The property exchange would occur at the close of escrow. Following the close of escrow, the City would lease back 90 Santa Rosa Avenue for a one-year term and the conveyed portion of 100 Santa Rosa Avenue for a two-year term while improvements at 520 3rd Street are completed and City Hall functions are transitioned in order to minimize disruption to City services.

Following completion of the City’s relocation and the applicable leaseback periods, the conveyed portions of the City Hall Campus would be vacated. The Developer has requested the City to enter into a Development Agreement in order to vest development rights consistent with the Downtown Station Area Specific Plan. At this time, Developer does not have a specific development proposal but has indicated that it would propose a project involving uses permitted by right under the Specific Plan. At this time, it is reasonably foreseeable that redevelopment of the City Hall Campus would involve potential demolition of existing buildings and associated improvements on City-owned properties proposed for conveyance at 100 Santa Rosa Avenue, 90 Santa Rosa Avenue, 631 1st Street, and 655 1st Street. For purposes of conservative environmental review, this environmental analysis assumes potential demolition of all 13 existing buildings, totaling approximately 97,811 square feet of gross building area, and associated site improvements.

Objectives

The objectives for the Proposed Project are as follows:

- Provide the City with a long-term solution for City administrative needs and substantial public benefit through the Exchange Agreement to allow the City to move City Hall functions to a newer, cleaner, safer, existing building.
- Address a significant systemic liability that exists at the City Hall Campus by eliminating building, site, systems and operational deficiencies.
- Establish a new City Hall location to avoid service interruption and waste of taxpayer dollars.
- Provide the Developer assurances with respect to vesting of legal rights to develop the City Hall Campus in accordance with the Development Agreement.
- Demolish the existing dilapidated buildings and associated improvements at the City Hall Campus to make way for redevelopment of the area consistent with the Specific Plan.
- Retain the Retained Land for potential open space, park, recreational use, public access, flood control and/or other public purposes.

PROJECT LOCATION AND CONTEXT

Regional Location

The Proposed Project is located in downtown Santa Rosa. Santa Rosa is located approximately 55 miles north of San Francisco in the south-central portion of Sonoma County. Santa Rosa is the county seat and largest city in Sonoma County and is surrounded by unincorporated areas of the County and nearby incorporated communities including Windsor, Rohnert Park, Cotati, Sebastopol, and other cities within Sonoma County. U.S. Highway 101 extends north-south through Santa Rosa, while State Route (SR) 12 provides east-west regional access through the City.

The Project site is located within the central downtown area of Santa Rosa, east of U.S. Highway 101 and north of SR 12. Regional access to the Project site is provided by U.S. Highway 101 and SR 12, while local access is provided primarily by Santa Rosa Avenue, 1st Street, and Sonoma Avenue. The Project site is located within the Downtown Station Area Specific Plan (DSASP) Plan Area. The Project's regional location is shown in Figure 1.

Project Site Boundaries

The Proposed Project includes City-owned properties located at 100 Santa Rosa Avenue, 90 Santa Rosa Avenue, 631 1st Street, and 655 1st Street in downtown Santa Rosa. Collectively, these properties encompass approximately 7.57 acres. Approximately 5.96 acres are proposed for conveyance, while the City would retain approximately 1.61 acres at 100 Santa Rosa Avenue for potential open space, park, recreational use, public access, flood control and/or other public purposes.

The 100 Santa Rosa Avenue property is the largest of the Project properties and encompasses approximately 6.13 acres. Approximately 4.52 acres of this property would be included in the area proposed for conveyance. The remaining approximately 1.61 acres, located along the southerly portion of the property adjacent to Sonoma Avenue, would remain under City ownership. The other City-owned properties proposed for conveyance include approximately 0.70 acres at 90 Santa Rosa Avenue, approximately 0.33 acres at 631 1st Street, and approximately 0.41 acres at 655 1st Street.

The Proposed Project also includes the relocation of existing Santa Rosa City Hall governmental and administrative functions to the existing Museum on the Square building at 520 3rd Street, also identified as 521 2nd Street, within downtown Santa Rosa (the "Developer Property"). The Developer Property is an existing developed site and no demolition, grading, or new building construction is proposed at that location as part of the Project. The Project site boundaries and relocation site are shown in Figure 2.

Existing Land Uses

The Project properties are located within the developed downtown area of Santa Rosa and are currently occupied primarily by municipal governmental and office uses. The property at 100 Santa Rosa Avenue contains the existing Santa Rosa City Hall complex, which consists of 10 buildings totaling approximately 49,585 square feet of gross building area. The complex was constructed in 1969 and consists of low-profile concrete and glass buildings arranged around a central courtyard and connected by landscaped areas, outdoor plazas, walkways, and covered pedestrian areas. The property also includes a partially below-ground parking garage and associated surface parking and site improvements. The property is in desperate need of urgent critical repairs to address, among other things, roof failures, water intrusion, asbestos, lead, ADA deficiencies, pest intrusion, failing HVAC and plumbing, and indoor environmental concerns. This is

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not a single repair need and extends across buildings, infrastructure, systems, and occupied space.

The approximately 0.70-acre property at 90 Santa Rosa Avenue contains the existing City Hall Annex, a freestanding building containing approximately 22,369 square feet of gross building area. The building was constructed in 1969 and is currently used for municipal governmental functions. The approximately 0.33-acre property at 631 1st Street contains the Chamber Plaza complex and approximately 10,936 square feet of gross building area. The approximately 0.41-acre property at 655 1st Street contains an existing City-owned building totaling approximately 14,921 square feet. Together, the buildings evaluated for potential demolition encompass approximately 97,811 square feet of gross building area. The Annex suffers from similar disrepair as the City Hall complex and requires similar urgent repairs.

The Project properties are designated Core Mixed Use (CMU) by the Santa Rosa General Plan and are located within the Downtown Station Area Specific Plan. The properties are generally zoned Core Mixed Use and Core Mixed Use–Downtown Station Area (CMU-DSA). Downtown Santa Rosa surrounding the Project site contains a mixture of governmental and office uses, commercial and mixed-use development, parking facilities, public streets, residential neighborhoods, and public open-space and recreational uses.

North of the Project site, existing uses include governmental, office, commercial, and mixed-use development along and beyond 1st Street. Areas east of the Project site contain governmental and office uses, commercial and mixed-use development, parking facilities, and residential uses farther to the east and southeast. Santa Rosa Creek and the Prince Memorial Greenway are located west of the Project site, with additional public open-space, recreational, and residential uses located to the south. Matanzas Creek is also located in the vicinity of the Project site. Santa Rosa Avenue generally forms the western edge of the primary City Hall property, with governmental, office, commercial, and mixed-use development located farther west. Existing land uses in and around the Project site are shown in Figure 3.

The Project site is substantially developed with existing buildings, paved parking and circulation areas, utilities, plazas and walkways, and ornamental landscaping. Santa Rosa Creek is located adjacent to and beneath portions of the City Hall area and is culverted through portions of downtown Santa Rosa. Matanzas Creek is also located in the vicinity of the Project site. The Proposed Project does not involve development of previously vacant or undeveloped land. Rather, the Proposed Project would relocate existing City Hall functions and involve potential demolition of existing buildings and associated improvements on the City-owned properties proposed for conveyance.

For purposes of environmental review, the Proposed Project conservatively assumes the potential demolition of all 13 existing buildings on the City-owned properties proposed for conveyance, totaling approximately 97,811 square feet, as well as associated site improvements. The City would retain approximately 1.61 acres at 100 Santa Rosa Avenue for potential open space, park, recreational use, public access, flood control and/or other public purposes. No site-specific development application is currently proposed in connection with the Development Agreement. The Development Agreement contemplates future development of the City Hall Campus consistent with the uses permitted by the DSASP/Specific Plan, and future site-specific development would remain subject to applicable DSASP requirements and subsequent City review.

Natural Resources and Environmental Constraints

The Project site is located within the developed and urbanized Downtown Station Area and is currently developed with governmental and office buildings, parking and circulation areas, utilities, plazas and

walkways, ornamental landscaping, and other associated improvements. The Project site is designated as Urban and Built-Up Land by the California Department of Conservation and does not contain agricultural land, forest land, or timberland.

Although the Project site is substantially developed, existing buildings, trees, and ornamental landscaping may provide habitat for nesting birds and roosting bats. Santa Rosa Creek is located in the vicinity of the City Hall properties and portions of the creek are culverted through the downtown area. Matanzas Creek is also located in the vicinity of the City Hall properties. Remaining riparian vegetation associated with Santa Rosa Creek provides habitat value for wildlife, and the creek has previously been identified as a movement corridor for migratory fish species. The Proposed Project does not propose restoration, a new creek crossing, or other improvements within Santa Rosa Creek or Matanzas Creek; however, demolition, vegetation removal, and associated ground-disturbing activities in proximity to these waterways could temporarily affect adjacent biological resources.

The Project site is located within a seismically active region. No active or potentially active faults are mapped across the Downtown Station Area Specific Plan Area; the nearest mapped Earthquake Fault Zone is associated with the Rodgers Creek Fault east of the Specific Plan Area. Soils within the Specific Plan Area have previously been identified as having moderate susceptibility to liquefaction. Potential demolition and relocation of existing governmental functions would not themselves introduce new long-term exposure to these geologic hazards. No site-specific development application is currently proposed in connection with the Development Agreement. Future site-specific development contemplated by the Development Agreement would remain subject to applicable seismic, geotechnical, building, and development requirements and subsequent City review.

The Project properties are mapped within FEMA Zone X and are outside the Special Flood Hazard Area associated with the one-percent-annual-chance flood. The Project site is also outside mapped tsunami hazard areas. In addition, the Project site is located within the developed downtown area and outside mapped Fire Hazard Severity Zones and the City's Wildland-Urban Interface Fire Area.

PROBABLE ENVIRONMENTAL IMPACTS OF THE PROJECT

An Initial Study has been prepared to evaluate the potential environmental effects of the Proposed Project and determine the scope of environmental analysis required in the Supplemental EIR. The Initial Study evaluates the environmental effects of the Proposed Project in relation to the environmental analysis previously prepared for the Downtown Station Area Specific Plan, including the 2007 Downtown Station Area Specific Plan Program EIR and the 2020 Downtown Station Area Specific Plan Update Subsequent EIR. The Initial Study identifies environmental effects that have been adequately addressed through prior environmental review, applicable regulations, plans and policies, and previously adopted mitigation measures, and identifies those effects requiring further analysis in the Supplemental EIR.

Based on the Initial Study, the Proposed Project could result in a potentially significant impact to historical resources. The Santa Rosa City Hall complex at 100 Santa Rosa Avenue and the Chamber Plaza complex at 631–637 1st Street have been identified as individually significant historical resources. The 2023 Downtown Station Area Historic Resources Survey Report also identifies 100 Santa Rosa Avenue, 90 Santa Rosa Avenue, 631–637 1st Street, and 655 1st Street as contributors to the survey-identified potential Civic Center Historic District. The City Hall Annex at 90 Santa Rosa Avenue and the building at 655 1st Street have not been identified as individually significant historical resources but have been identified as contributors to the potential historic district. The environmental analysis assumes the potential demolition of existing buildings and associated improvements on the City-owned properties proposed for conveyance,

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including identified historical resources and properties contributing to the potential historic district, which could materially impair the physical characteristics that convey their historical significance. Accordingly, the Supplemental EIR will evaluate the Proposed Project's potential impacts to historical resources and identify feasible mitigation measures that could avoid or reduce adverse effects.

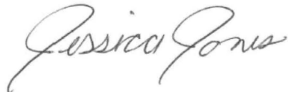
The following CEQA environmental issue area will be addressed in the Supplemental EIR:

- Cultural and Historic Resources

The Initial Study determined that impacts associated with the remaining CEQA environmental issue areas have been fully disclosed, analyzed, and mitigated (to the extent feasible) in the Downtown Station Area Specific Plan EIR. Those impact areas, therefore, do not require further analysis in the Supplemental EIR. The Supplemental EIR will focus on the potentially significant historical-resource impact identified in the Initial Study.

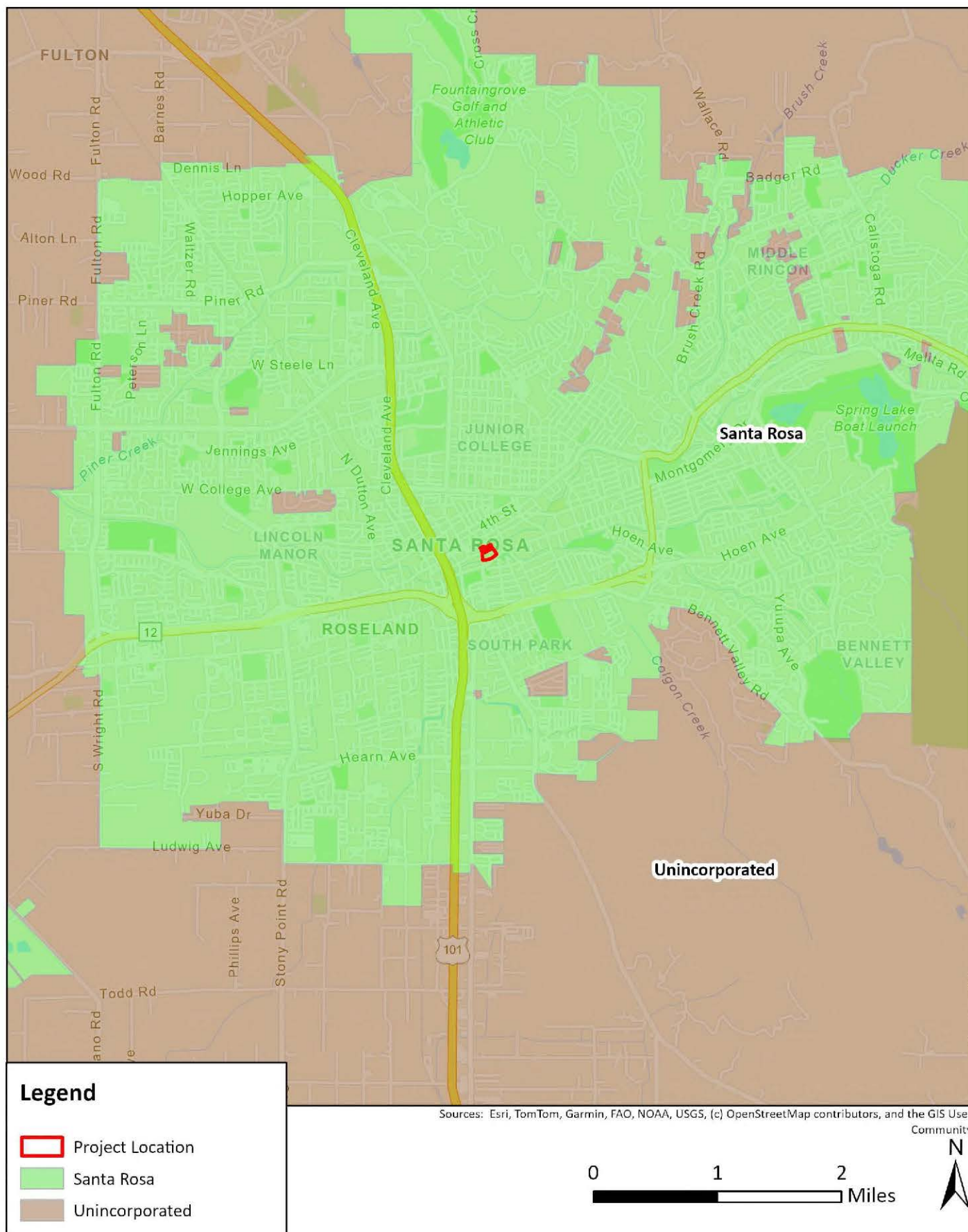
In addition, the Supplemental EIR will evaluate the Proposed Project's potential cumulative effects related to historical resources and will consider a reasonable range of alternatives to the Proposed Project, including the CEQA-required No Project Alternative. Alternatives capable of avoiding or substantially lessening the potentially significant effects of the Project on historical resources will be evaluated, as appropriate.

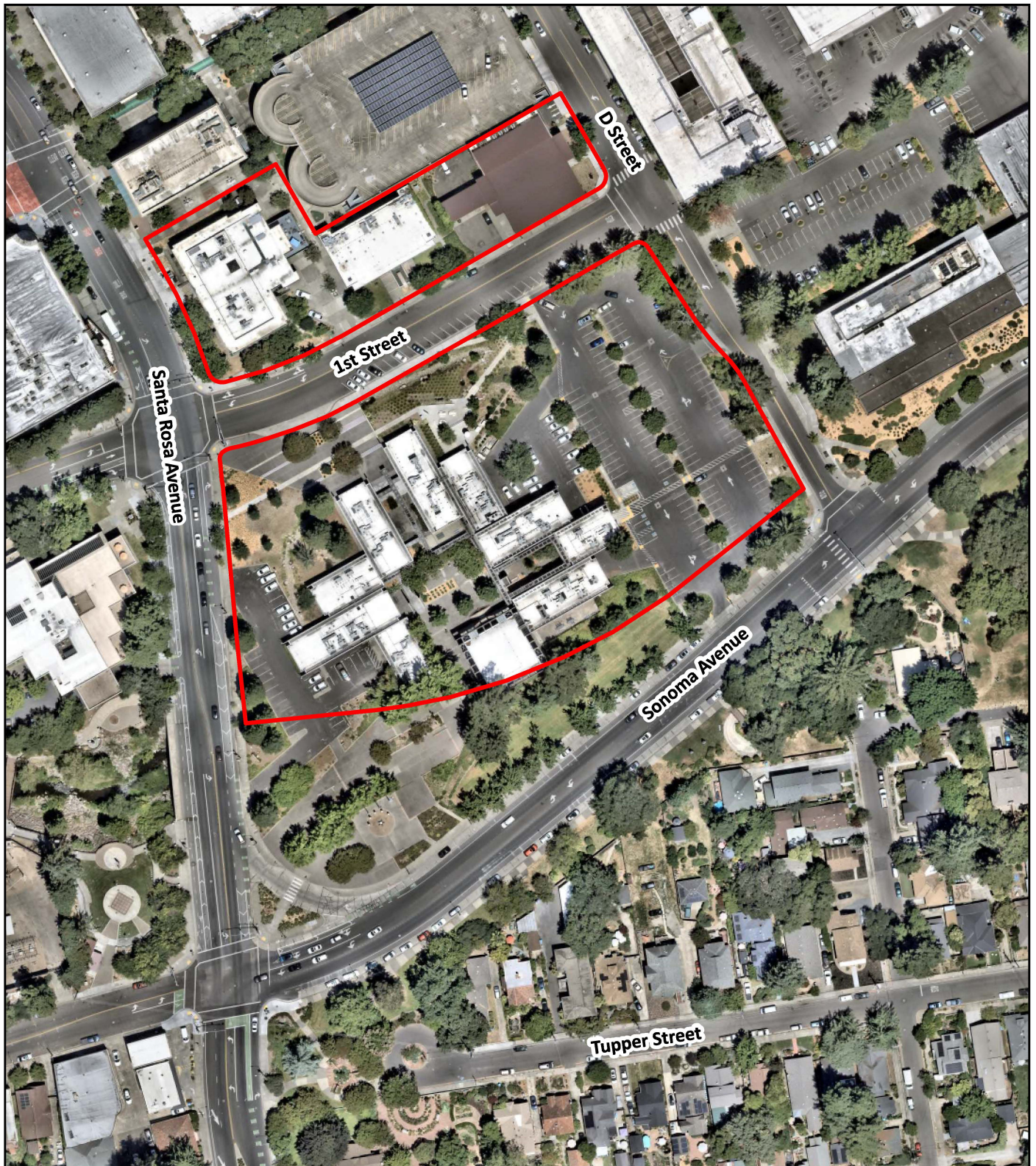
Please contact Jessica Jones, Deputy Director—Planning, at JJones@srcity.org or (707) 543-4351 with any questions regarding this notice or the scoping meeting.



Jessica Jones, Deputy Director—Planning

Date: 08/28/2026





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Legend

 Project Boundary

0 150 300
US Feet



