

# Downtown Martinez Jail Demolition Project

## Written Findings of Significant Effects

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In accordance with State CEQA Guidelines Sections 15091, the following findings and supporting facts address each significant environmental effect that has been changed (including adoption of mitigation measures) to avoid or substantially reduce the magnitude of the effect, as identified in the Final EIR. The findings described below are organized by resource issue, in the same order as the effects are discussed in the EIR. The County's findings regarding the project alternatives follow the individual effect findings. The findings reference the Final EIR (part of the record upon which the County bases its decision) and mitigation measures in support of the findings. For specific resource mitigation measures, the section and page number where the full text of the mitigation measure occurs is noted in the finding.

## Introduction

The Project site is the Downtown Martinez Jailhouse building located at 650 Pine Street in Downtown Martinez, California. The Project site includes a vacant three-story Jailhouse building (approximately 19,008 gross square feet), two parking lots with a total of 12 spaces, a granite curb separating the existing parking from the sidewalk, a sunken garage that provides basement access to the west side of the Jailhouse building, and driveways on the north and south sides of the building. The Jailhouse building includes the original structure, completed in 1903, and an annex built in 1944, and is on the National Register of Historic Places (National Park Service 1989). The Jailhouse building is contaminated with hazardous materials, including asbestos and lead-based paint.

Since issuance of the Notice of Preparation (NOP) for the Project in 2015, the Project sponsor (Contra Costa County Public Works) has developed conceptual approaches to constructing a new government center complex. Recently, the Board of Supervisors directed that planning proceed for County government buildings, including a new Administration Building, located in downtown Martinez. As shown on the conceptual plans associated with this site option, the Jailhouse building, without the 1944 annex, could remain as a part of the civic center area, should an appropriate reuse be found for the structure. Hazardous materials would be abated and disposed of in an appropriate facility. The existing driveways on the north and south sides of the Jailhouse building would be maintained.

If the Jailhouse building were removed, the Project site could potentially be used in the future as the site for construction and operation of new structures for County administrative functions, although no plans or designs for such a use at the project site have been prepared and no funding is available for such a future use at the project site. At the time such potential future uses and structures are proposed, additional evaluation under CEQA would be required.

The County plans to adopt the proposed Project as described in Chapter 2, *Project Description*, of the Draft EIR, and proposes to demolish the 1944 annex but temporarily delay the demolition of the 1903 Jailhouse building for a period of approximately two years. During that time, interested parties will determine if there is sufficient interest in rehabilitating the original structure. The County will

consider economically viable proposals from interested private parties. Demolishing the 1944 annex and reusing the 1903 Jailhouse building is analyzed as Alternative 3 – Partial Demolition and Adaptive Reuse of Remaining Building.

If no appropriate reuse is identified for the Jailhouse building, without the 1944 annex, then it would be necessary to demolish the structure in order to avoid the health and social impacts of the structure remaining in a vacant and hazardous state, and not contributing to the achievement of the County and the City’s goals for a well-planned, functional civic center in Downtown Martinez.

As described in Chapter 2, *Project Description*, of the Draft EIR, and modified in Chapter 3, *Text Changes to the Draft EIR*, of this Final EIR, the primary project objective is to help form a well-planned, functional civic center in Downtown Martinez. The specific project objectives are listed below.

- Reduce hazards posed by the existence of the unoccupied, contaminated building.
- Meet near-term parking needs in the area.
- Implement policies in the *Martinez General Plan*, the *Martinez Downtown Specific Plan*, and the *Contra Costa County General Plan* for the civic portion of downtown Martinez.
- Allow for compatible and functional structures and land uses in the civic center area.

## Record of Proceedings and Custodian of Record

The record upon which all findings and determinations related to the approval of the Project are based comprises the items listed below.

- The EIR and all documents referenced in or relied upon by the EIR.
- All information (including written evidence and testimony) provided by County staff to the Board of Supervisors relating to the EIR, the approvals, and the Project.
- All information (including written evidence and testimony) presented to the Board of Supervisors by the environmental consultants who prepared the EIR or incorporated into reports presented to the Board of Supervisors.
- All information (including written evidence and testimony) presented to the County from other public agencies related to the Project or the EIR.
- All letters, testimony, and presentations relating to the Project.
- All information (including written evidence and testimony) presented at any County hearing related to the Project and the EIR.
- All City-adopted, City-prepared, County-adopted and County-prepared land use plans, ordinances, including without limitation general plans, specific plans, and ordinances, together with environmental review documents, findings, mitigation monitoring programs, and other documents relevant to land use within the area.
- The Mitigation Monitoring and Reporting Program for the Project.

- All other documents composing the record pursuant to Public Resources Code Section 21167.6(e).

The custodian of the documents and other materials that constitute the record of the proceedings upon which the County's decisions are based is Hillary Heard, Project Manager or her designee. Such documents and other material are located at 255 Glacier Drive Martinez, CA 94553.

## Consideration and Certification of the EIR

In accordance with CEQA, the Board of Supervisors certifies that the EIR has been completed in compliance with CEQA. The Board of Supervisors has independently reviewed the record and the EIR prior to certifying the EIR and approving the Project. By these findings, the Board of Supervisors confirms, ratifies, and adopts the findings and conclusions of the EIR as supplemented and modified by these findings. The EIR and these findings represent the independent judgment and analysis of the County and the Board of Supervisors. The Board of Supervisors reviewed the entirety of the EIR and bases its determination on the substance of the information it contains. The Board of Supervisors certifies that the EIR is adequate to support the approval of the action that is the subject of the Resolution to which these CEQA findings are attached.

The Board of Supervisors certifies that the EIR is adequate to support approval of the Project described in the EIR and each component and phase of the Project described in the EIR.

## Absence of Significant New Information

The Board of Supervisors recognizes that the Final EIR incorporates information obtained and produced after the Draft EIR was completed, and that the Final EIR contains additions, clarifications, and modifications. The Board of Supervisors has reviewed and considered the Final EIR and all of this information. The Final EIR does not add significant new information to the Draft EIR that would require recirculation of the EIR under CEQA. The new information added to the EIR does not involve a new significant environmental impact, a substantial increase in the severity of an environmental impact, or a feasible mitigation measure or alternative considerably different from others previously analyzed that the Project sponsor declines to adopt and that would clearly lessen the significant environmental impacts of the Project. No information indicates that the Draft EIR was inadequate or conclusory or that the public was deprived of a meaningful opportunity to review and comment on the Draft EIR. Thus, recirculation of the EIR is not required. The Board of Supervisors finds that the changes and modifications made to the EIR after the Draft EIR was circulated for public review and comment do not individually or collectively constitute significant new information within the meaning of Public Resources Code Section 21092.1 or Section 15088.5 of the State CEQA Guidelines.

## Severability

If any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the County.

# Findings and Recommendations Regarding Significant and Unavoidable Impacts

## Cultural Resources

### **Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource (significant and unavoidable)**

**Potential Impact:** The Jailhouse building and Courthouse Block are historical resources under CEQA that would be affected by the Project. The demolition of the Jailhouse building would result in a substantial adverse change to the Jailhouse building as an individually eligible property, and the NRHP-listed Contra Costa County Courthouse Block (NRIS Reference #89002113, listed 1989), which is a district that includes the Jailhouse and former County Courthouse (i.e., current Finance building). Demolition of an historical resource prevents the resource from conveying its historical significance. Therefore, demolition would undermine justification for inclusion of the Jailhouse building in the NRHP and of eligibility for CRHR by destroying all of the character-defining features that express the building's historical associations. Demolition of the Jailhouse building would also disrupt the Contra Costa County Courthouse Block by removing one of the components of that multi-component district. Because the Project would demolish the Jailhouse building and impair the Courthouse Block, it would result in a significant impact. The demolition is an impact that cannot be mitigated to a less-than-significant level. Therefore, this impact would be significant and unavoidable. Should an appropriate reuse be found for the Jailhouse building, without the 1944 annex, which was analyzed in the EIR as Alternative 3 – Partial Demolition and Adaptive Reuse of Remaining Building Alternative, this impact would be reduced to a less than significant level.

**Mitigation Measures:** The following mitigation measures, discussed in Section 3.2.3.3 on page 3.2-12 of the Draft EIR, are hereby adopted and will be implemented as provided in the Mitigation Monitoring and Reporting Program.

#### **Mitigation Measure CUL-1: Record the Building's History and Architecture following Historic American Building Survey Guidelines and Prepare Materials for Public Interpretation**

#### **Mitigation Measure CUL-2: Plan for Reuse of Salvaged Components of the Building in Public Spaces**

**Findings:** Based on the EIR and the entire record before the County, the County finds the following:

**Effects of Mitigation:** Implementation of the Mitigation CUL-1 and CUL-2 would reduce the effects of the Project on historic resources but would not mitigate this impact to a less-than-significant level. The County will implement the following actions.

#### **Mitigation Measure CUL-1: Record the Building's History and Architecture following Historic American Building Survey Guidelines and Prepare Materials for Public Interpretation**

The County will record the Jailhouse building following National Park Service Guidelines for Historic American Building Survey (HABS) documentation. This will include large-format black and white or digitized photography, captions, and thorough written documentation of the

historic context and description of the building for submission to local historical repositories including the Contra Costa County Library in Martinez. Public interpretation based on information from the HABS documentation will be used to convey the historical significance of the building in formats that may include street-side sign panel(s) and exhibits in nearby County or historical society venues.

### **Mitigation Measure CUL-2: Plan for Reuse of Salvaged Components of the Building in Public Spaces**

To the extent feasible, the County will plan to reuse materials from the building in public parks and facilities in the Martinez area. A Salvage Plan will be prepared to identify building components that would be appropriate for use in public spaces, including public park(s). Building components for consideration will include the granite cladding, granite curbs, and possibly interior architecture, as appropriate.

**Remaining Impacts:** Any remaining impact associated with historical resources would be **significant and unavoidable**.

### **Statement of Overriding Considerations**

State CEQA Guidelines Section 15093 requires the Board of Supervisors “to balance, as applicable, the economic, legal, social, technological or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risk when determining whether to approve the project. If the specific economic, legal, social, technological or other benefits of a proposal outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable”.

The Project would result in significant and unavoidable impacts on historical resources.

If no appropriate reuse is found for the Jailhouse building, without the 1944 annex, then it would be necessary to demolish the structure in order to avoid the health impacts of the structure remaining in a vacant and hazardous state. The health benefits of the Project if demolition is found to be necessary include the remediation and disposal of the hazardous materials in an appropriate place. With respect to the social benefits of the Project if demolition is found to be necessary, the Project would contribute to the achievement of the County and the City’s goals for a well-planned, functional civic center in Downtown Martinez.

With respect to the economic benefits of the Project if demolition is found to be necessary, the Conceptual Level Estimate, Old Jail Options, Contra Costa County dated October 20, 2016 and prepared by Leland Saylor Associates considered three options for the Jailhouse building:

1. Demolish the whole structure and construct a surface parking lot;
2. Demolish the annex built in 1944 and renovate to “shell condition” the original structure completed in 1903, which could be offered for sale or to a private party; and
3. Demolish the annex and renovate to “a condition” in which the original structure could be established for occupancy as a museum or another suitable use.

According to the Conceptual Level Estimate, Option 1 would cost approximately \$1.8 million, Option 2 would cost approximately \$9.6 million, and Option 3 would cost approximately \$8.4 million. Thus, the County finds that the economic benefits of Option 1 (the option that most closely corresponds

with the Project), which would cost approximately \$7.8 million less than Option 2 and approximately \$6.6 million less than Option 3, would override the significant and unavoidable impacts from the Project related to historical resources.

## Findings and Recommendations Regarding Significant Impacts that are Mitigated to a Less-Than-Significant Level

### Air Quality, Greenhouse Gas Emissions, and Energy

#### **Impact AQ-2: Violate any air quality standard or substantial contribution to an existing or projected air quality violation (less than significant with mitigation)**

**Potential Impact:** Construction of the Project has the potential to create air quality impacts through the use of heavy-duty construction equipment, construction worker vehicle trips, and truck hauling trips. In addition, fugitive dust emissions would result from demolition and land clearing, and from vehicles traveling on roads. Criteria pollutant emissions generated by these sources were quantified using California Emissions Estimator Model (version 2013.2.2). Estimated construction emissions are summarized in Table 3.1-7 of the Draft EIR. Construction of the Project would not generate emissions that would exceed the Bay Area Air Quality Management District's (BAAQMD) numeric thresholds. BAAQMD's CEQA Guidelines recommend implementation of Basic Construction Mitigation Measures, which are best management practices (BMPs), for all projects whether or not construction-related emissions exceed applicable thresholds. BAAQMD considers dust impacts to be less than significant with the application of BMPs. Accordingly, implementation of Mitigation Measure AQ-1 is recommended for the Project. If Alternative 3 – Partial Demolition and Adaptive Reuse of Remaining Building Alternative is implemented, and the building is not demolished, as described on page 4-12 of the Draft EIR, construction impacts would be less and operation impacts would be greater, depending on the particular use of the structure in the future.

**Mitigation Measures:** The following mitigation measure, discussed in Section 3.1.3.3 on page 3.1-20 of the Draft EIR, is hereby adopted and will be implemented as provided in the Mitigation Monitoring and Reporting Program.

#### **Mitigation Measure AQ-1: Implement Measures to Reduce Construction-Related Dust and Equipment Exhaust Emissions**

**Findings:** Based on the EIR and the entire record before the County, the County finds the following.

**Effects of Mitigation:** Estimated construction emissions with implementation of Mitigation Measures AQ-1 is summarized in Table 3.1-8 of the Draft EIR. With implementation of this measure, emissions would not exceed BAAQMD thresholds and this impact would be **less than significant**. The County will implement the following actions.

**Mitigation Measure AQ-1: Implement Measures to Reduce Construction-Related Dust and Equipment Exhaust Emissions**

The County will require all construction contractors to implement the Basic Construction Mitigation Measures recommended by BAAQMD to reduce fugitive dust and equipment exhaust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by BAAQMD or contractor as appropriate.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure in 13 CCR Section 2485). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Remaining Impacts:** Any remaining impacts associated with air quality emissions during construction would be less than significant.

**Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment (less than significant with mitigation)**

**Potential Impact:** Construction of the Project would generate emissions of GHGs (carbon dioxide [CO<sub>2</sub>], methane [CH<sub>4</sub>], and nitrous oxide [N<sub>2</sub>O]) from mobile and stationary construction equipment exhaust and employee and haul truck vehicle exhaust. As shown in Table 3.1-9 of the Draft EIR, the Project would generate approximately 293 metric tons of CO<sub>2</sub> equivalent (CO<sub>2</sub>e), which compares the gas in question to that of the same mass of CO<sub>2</sub>, during the construction period. BAAQMD's *CEQA Guidelines* do not identify a GHG emission threshold for construction-related emissions. While BAAQMD's 1,100 metric ton CO<sub>2</sub>e operational threshold is not established as a construction threshold, construction-related emissions associated with the Project would be less than this operational threshold. Because construction emissions are temporary, as opposed to annual, comparing construction emissions to BAAQMD's operational threshold represents a conservative

assessment of potential impacts. As described in Mitigation Measure GHG-1, the Project incorporates feasible BMPs, including using alternative-fueled (e.g. biodiesel, electric) construction vehicles/equipment in at least 15 percent of the fleet, using at least 10 percent local building materials, and meeting a goal of recycling 50 percent of construction waste. These BMPs would further reduce construction-related emissions. If Alternative 3 – Partial Demolition and Adaptive Reuse of Remaining Building Alternative is implemented, and the building is not demolished, as described on page 4-12 of the Draft EIR, construction impacts would be less and operation impacts would be greater, depending on the particular use of the structure in the future.

**Mitigation Measures:** The following mitigation measure, discussed in Section 3.1.3.3 on page 3.1-23 of the Draft EIR, is hereby adopted and will be implemented as provided in the Mitigation Monitoring and Reporting Program.

**Mitigation Measure GHG-1: Implement BAAQMD’s best management practices for GHG emissions**

**Findings:** Based on the EIR and the entire record before the County, the County finds the following.

**Effects of Mitigation:** Implementation of Mitigation Measure GHG-1 would further reduce construction-related GHG emissions below what is shown in Table 3.1-9 of the Draft EIR. The Project is not expected to generate a significant amount of construction-related GHG emissions and this impact would be **less than significant**. The County will implement the following actions.

**Mitigation Measure GHG-1: Implement BAAQMD’s best management practices for GHG emissions**

The County will require all construction contractors to implement the following BAAQMD-recommended best management practices (BMPs) to reduce GHG emissions, as applicable.

- Use alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment in at least 15 percent of the fleet.
- Use at least 10 percent local building materials.
- Recycle at least 50 percent of construction waste or demolition materials.

**Remaining Impacts:** Any remaining impacts associated with construction-related GHG emissions would be less than significant.

## Cultural Resources

**Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource (less than significant with mitigation)**

**Potential Impact:** No cultural resources were identified either through the NWIC records search or during the field survey, and all ground-disturbing construction activities would be in previously disturbed contexts. However, the potential always exists for previously undiscovered resources to be encountered during demolition and construction. Buried deposits may be eligible for listing in the CRHR.



**Mitigation Measures:** The following mitigation measure, discussed in Section 3.2.3.3 on page 3.2-13 of the Draft EIR, is hereby adopted and will be implemented as provided in the Mitigation Monitoring and Reporting Program.

**Mitigation Measure CUL-3: Stop Work if Cultural Resources are Encountered During Ground-disturbing Activities**

**Findings:** Based on the EIR and the entire record before the County, the County finds the following.

**Effects of Mitigation:** With implementation of Mitigation Measure CUL-3, the impact associated with potential discovery of unknown archaeological resources would be **less than significant**. The County will implement the following actions.

**Mitigation Measure CUL-3: Stop Work if Cultural Resources are Encountered During Ground-disturbing Activities**

The County will ensure the construction specifications include a stop work order if prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities. All work within 100 feet of the find will be stopped until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or tool making debris; culturally darkened soil (“midden”) containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.

**Remaining Impacts:** Any remaining impacts associated with potential discovery of unknown archaeological resources during construction would be less than significant.

**Impact CUL-3: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature (less than significant with mitigation)**

**Potential Impact:** Demolition and grading could unearth and damage previously unknown paleontological resources, sites, or unique geologic features.

**Mitigation Measures:** The following mitigation measure, discussed in Section 3.2.3.3 on page 3.2-13 of the Draft EIR, is hereby adopted and will be implemented as provided in the Mitigation Monitoring and Reporting Program.

**Mitigation Measure CUL-4: Stop Work if Paleontological or Unique Geologic Features are Encountered During Ground-disturbing Activities**

**Findings:** Based on the EIR and the entire record before the County, the County finds the following.

**Effects of Mitigation:** With implementation of Mitigation Measure CUL-4, the impact associated with potential discovery of unknown paleontological or unique geologic features would be **less than significant**. The County will implement the following actions.

**Mitigation Measure CUL-4: Stop Work if Paleontological or Unique Geologic Features are Encountered During Ground-disturbing Activities**

The County will ensure the construction specifications include a stop work order if substantial fossil remains are discovered during Project demolition or construction. All work will stop until a registered professional geologist or qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. The County or the appropriate agency will be responsible for ensuring that recommendations regarding treatment and reporting are implemented.

**Remaining Impacts:** Any remaining impact associated with potential discovery of unknown paleontological or unique geologic features during construction would be less than significant.

**Impact CUL-4: Disturb any human remains, including those interred outside of formal cemeteries (less than significant with mitigation)**

**Potential Impact:** Although no cultural resources were identified either through the background records search or during the Project site survey, the potential always exists for previously undiscovered human remains to be encountered during Project demolition or construction. Buried deposits may be eligible for listing in the CRHR.

**Mitigation Measures:** The following mitigation measure, discussed in Section 3.2.3.3 on pages 3.2-13 and 3.2-14 of the Draft EIR, is hereby adopted and will be implemented as provided in the Mitigation Monitoring and Reporting Program.

**Mitigation Measure CUL-5: Stop Work if Human Remains are Encountered During Ground-Disturbing Activities**

**Findings:** Based on the EIR and the entire record before the County, the County finds the following.

**Effects of Mitigation:** With implementation of Mitigation Measure CUL-5, the impact associated with potential discovery of human remains would be **less than significant**. The County will implement the following actions.

**Mitigation Measure CUL-5: Stop Work if Human Remains are Encountered During Ground-Disturbing Activities**

The County will ensure the construction specifications include a stop work order if human remains are discovered during construction or demolition. There will be no further excavation or disturbance of the site within a 50-foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Contra Costa County Coroner will be notified and will make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he will notify the Native American Heritage Commission, which will attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this state law, then the land owner will re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

**Remaining Impacts:** Any remaining impact associated with potential discovery of human remains during construction would be less than significant.

## Hazards and Hazardous Materials

**Impact HAZ-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment (less than significant with mitigation)**

**Potential Impact:** The Jailhouse building is currently contaminated with hazardous materials, including asbestos-containing materials (ACMs) and lead-based paints (LBPs). During demolition of any portion of the Jailhouse building, workers and the public could be exposed to hazardous building materials if they were not abated prior to demolition. Before performing demolition activities at the Project site, the County Public Works Department would perform a comprehensive building materials survey for ACMs, LBP, electrical equipment containing PCBs, and fluorescent tubes containing mercury vapors and lights and identify the applicable construction worker health and safety regulations and materials removal. All disposal would be implemented in accordance with applicable federal and state standards, including the Cal-OSHA and BAAQMD regulations. The Project contractor would be required by the County to comply with all local, state, and federal requirements regarding hazardous materials. Hazardous materials would be disposed of in an approved facility. Nonetheless, construction workers could be exposed to hazardous materials.

**Mitigation Measures:** The following mitigation measures, discussed in Section 3.3.3.3 on pages 3.3-10 and 3.3-11 of the Draft EIR, are hereby adopted and will be implemented as provided in the Mitigation Monitoring and Reporting Program.

**Mitigation Measure HAZ-1: Prepare a Hazardous Materials Specification for the Abatement of Asbestos-Containing Materials (ACMs) and Lead-Based Paints (LBPs) Prior to Demolition**

**Mitigation Measure HAZ-2: Retain a State Licensed Asbestos Abatement Contractor to Perform Hazardous Materials Abatement Prior to Demolition**

**Mitigation Measure HAZ-3: Obtain Proper Building Permits and Follow Applicable Regulations Regarding the Handling of Hazardous Materials during Demolition**

**Mitigation Measure HAZ-4: Ensure that Contractors and Designers Know the Exact Location of All Hazardous Materials**

**Findings:** Based on the EIR and the entire record before the County, the County finds the following.

**Effects of Mitigation:** With implementation of Mitigation Measures HAZ-1, HAZ-2, HAZ-3, and HAZ-4, the impact would be **less than significant**.

**Mitigation Measure HAZ-1: Prepare a Hazardous Materials Specification for the Abatement of Asbestos-Containing Materials (ACMs) and Lead-Based Paints (LBPs) Prior to Demolition**

A California-certified asbestos consultant and a California Department of Health Services-certified lead project designer shall prepare a hazardous materials specification for the abatement of the ACMs and LBPs. This specification should be the basis for selecting qualified contractors to perform the proposed asbestos and lead abatement work. The County has already

identified areas of potential concern as a starting point for determining the hazardous materials that should be removed before demolition.

**Mitigation Measure HAZ-2: Retain a State Licensed Asbestos Abatement Contractor to Perform Hazardous Materials Abatement Prior to Demolition**

The County or its assigned contractor will retain a California-licensed asbestos abatement contractor to perform the abatement of the ACMs, ACCMs, and LBPs deemed potentially hazardous. In addition, lamps used in fluorescent lights, ballasts, and electrical thermostats will be disposed of properly. Because all materials would be disturbed during demolition, all identified hazardous materials will need to be abated before demolition.

**Mitigation Measure HAZ-3: Obtain Proper Building Permits and Follow Applicable Regulations Regarding the Handling of Hazardous Materials during Demolition**

The County or its assigned contractor will obtain a demolition permit from the County before proper removal and disposal of hazardous materials identified within the structure. Contractors performing work that disturbs LBPs in the building shall implement appropriate work practices in accordance with applicable Cal-OSHA worker exposure regulations.

**Mitigation Measure HAZ-4: Ensure that Contractors and Designers Know the Exact Location of All Hazardous Materials**

Contractors shall be informed of the exact locations of all potentially hazardous materials in the building so that workers can properly handle, manage, and remove these materials according to the appropriate federal, state, and local requirements. The County and/or assigned contractor shall provide notification to contractors and subcontractors of the building to the presence, locations, and quantities of ACMs, ACCMs, and LBPs at the site within 15 days of receiving this information.

**Remaining Impacts:** Any remaining impact associated with the exposure of construction workers to hazardous materials would be less than significant.

## Noise

**Impact NOI-3: Expose persons to or generate excessive groundborne vibration or groundborne noise levels (less than significant with mitigation)**

**Potential Impact:** The operation of heavy construction equipment can generate localized groundborne vibration at buildings adjacent to the construction site, especially during the operation of high-impact equipment, such as pile drivers. There is also the potential for perceptible groundborne vibration to be generated when building debris falls or is dropped from one or more building stories above the ground. If this occurs on a sustained basis over several days, substantial annoyance of nearby office building occupants could result. If Alternative 3 – Partial Demolition and Adaptive Reuse of Remaining Building Alternative is implemented, and the building is not completely demolished, as described on page 4-12 of the Draft EIR, construction impacts would be less and operation impacts would be greater, depending on the particular use of the structure in the future.

**Mitigation Measures:** The following mitigation measure, discussed in Section 3.4.3.3 on page 3.4-9 of the Draft EIR, is hereby adopted and will be implemented as provided in the Mitigation Monitoring and Reporting Program.

**Mitigation Measure NOI-1: Implement Vibration-Reducing Demolition Practices**

**Findings:** Based on the EIR and the entire record before the County, the County finds the following.

**Effects of Mitigation:** With implementation of Mitigation Measure NOI-1, the impact would be **less than significant**

**Mitigation Measure NOI-1: Implement Vibration-Reducing Demolition Practices**

In order to minimize groundborne vibration generated by falling building debris, the construction contractor will conduct demolition activities such that building debris does not fall more than 5 feet and is not dropped more than 5 feet.

**Remaining Impacts:** Any remaining impact associated with the groundborne vibration during construction would be less than significant.

## Biological Resources

**Potential impacts to roosting bats or nesting migratory birds (less than significant with mitigation)**

**Potential Impact:** Because some of the windows in the Jailhouse building are missing or broken, the building could be used as roosting habitat by Townsend's big-eared bat or other roosting bats. Additionally, if demolition or construction were to begin during the bird nesting season (February 1 to August 31), demolition or construction activities could disturb active migratory bird nests in the Project vicinity.

**Mitigation Measures:** The following mitigation measures, discussed in Section 3.6.3.2 on pages 3.6-6 and 3.6-7 of the Draft EIR, are hereby adopted and will be implemented as provided in the Mitigation Monitoring and Reporting Program.

**Mitigation Measure BIO-1: Conduct Preconstruction Surveys and Implement Protective Measures for Townsend's Big-Eared Bat and Other Roosting Bats**

**Mitigation Measure BIO-2: Conduct Demolition outside Nesting Season (September 1 to January 31) or Conduct Preconstruction Nesting Bird Survey for Demolition during Nesting Season (February 1 to August 31)**

**Findings:** Based on the EIR and the entire record before the County, the County finds the following.

**Effects of Mitigation:** With implementation of Mitigation Measure BIO-1, potential impacts on Townsend's big-eared bat or other roosting bats would be **less than significant**. In addition, according to the *Bat Survey for the Downtown Martinez Jail Demolition Project* dated July 26, 2016 and prepared by Sapere Environmental in Appendix F of the EIR prepared for the Project, no sign of bat inhabitation was observed in the Jailhouse building despite there being numerous entry and exit points where bats could enter the building. Many areas in which bats could roost were identified within the Jailhouse building, but access was not available for all potential roost

sites. In addition, bats could use the Jailhouse building at any point as temporary roosting sites or establish short-term roost at different times of the year based on prey availability, migratory status, life history stage, or habitat requirements. The Bat Survey included recommendations to minimize the likelihood of bats establishing roosts within the building and to minimize the potential for take of state and federally protected migratory and nesting birds. The recommendations from the Bat Survey to be implemented by the County (in compliance with Mitigation Measure BIO-1) included nest and roosting exclusions for birds and bats and preconstruction roosting bat and nesting bird surveys within two weeks prior of the start of construction/demolition. With implementation of Mitigation Measure BIO-2, potential impacts on active nests of migratory birds during demolition or construction activities would be **less than significant**.

### **Mitigation Measure BIO-1: Conduct Preconstruction Surveys and Implement Protective Measures for Townsend's Big-Eared Bat and Other Roosting Bats**

At least 2 months prior to the demolition of the Jailhouse building, qualified biologists will conduct an initial daytime survey to assess the building for potential bat roosting habitat, and to look for bats and bat sign. Qualified biologists will have knowledge of the natural history of the species that could occur and sufficient experience determining bat occupancy in buildings and bat survey techniques. The biologists will examine both the inside and outside of the building for potential roosting habitat, as well as routes of entry to the building. Locations of any roosting bats, signs of bat use, and entry and exit points will be noted and mapped on a drawing of the building. Roost sites will also be photographed as feasible. Depending on the results of the habitat assessment, the following steps will be taken as described below.

If the building can be adequately assessed (i.e., all areas of the building can be examined) and no habitat or limited habitat for roosting bats is present and no signs of bat use are present, a preconstruction survey of the interior and exterior of the building by qualified biologists will be conducted within 24 hours of demolition.

If moderate or high potential habitat is present but there are no signs of bat use, the County will implement measures under the guidance of a qualified bat biologist to exclude bats from using the building as a roost site, such as sealing off entry points. Prior to installing exclusion measures, qualified biologists will re-survey the building to ensure that no bats are present. Additionally, a preconstruction survey of the interior and exterior of the building will be conducted within 24 hours of demolition to confirm that no bats are present.

If moderate or high potential habitat is present and bats or bat sign are observed, or if exclusion measures are not installed as described above, or the building provides suitable habitat but could not be adequately assessed, the following protective measures will be implemented.

- Follow-up surveys will be conducted to determine if bats are still present. If species identification is required by the California Department of Fish and Wildlife (CDFW), surveys using night vision goggles and active acoustic monitoring using full spectrum bat detectors will be used. A survey plan (number, timing, and type of surveys) will be determined in coordination with CDFW.
- Based on the timing of demolition, the extent of bat sign or occupied habitat, and the species present (if determined), the qualified biologists will work with the County and CDFW to develop a plan to discourage or exclude bat use prior to demolition. The plan may include

installing exclusion measures or using light or other means to deter bats from using the building to roost.

- A preconstruction survey of the interior and exterior of the building will be conducted within 24 hours of demolition.

Depending on the species of bats present, size of the bat roost, and timing of the demolition, additional protective measures may be necessary. Appropriate measures will be determined in coordination with the CDFW and may include measures listed below.

- To avoid impacts on maternity colonies or hibernating bats, the building will not be demolished while bats are present, generally between April 1 and September 15 (maternity season) and from October 30 to March 1 (hibernation).
- Removal of roosting habitat will only occur only following the maternity season and prior to hibernation, generally between September 15 and October 30, unless exclusionary devices are first installed (as described below). Other measures, such as using lights to deter bat roosting, may be used if developed in coordination with and approved by CDFW.
- Installation of exclusion devices will occur before maternity colonies establish or after they disperse, generally from March 1 –30 or September 15–October 30 to preclude bats from occupying a roost site during demolition. Exclusionary devices will only be installed by or under the supervision of an experienced bat biologist.

CDFW may require compensatory mitigation for the loss of roosting habitat depending on the species present and size of the bat roost. Compensation, if required, will be determined in consultation with the CDFW, and may include the construction, installation, and monitoring of suitable replacement habitat onsite or near the Project site.

**Mitigation Measure BIO-2: Conduct Demolition outside Nesting Season (September 1 to January 31) or Conduct Preconstruction Nesting Bird Survey for Demolition during Nesting Season (February 1 to August 31)**

To the extent practicable, demolition and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If demolition or construction cannot be performed during this period, preconstruction surveys to locate any active nests will be performed no more than 2 days prior to demolition activities as follows.

- The Project sponsor will be responsible for the retention of a qualified biologist to conduct a survey of the Project site and surrounding 250 feet for active nests – with particular emphasis on the nests of migratory birds – if demolition will begin during the bird nesting season, from February 1 through August 31.
- If active nests are observed on either the Project site or the surrounding area, the Project sponsor, in coordination with the qualified biologist, shall establish no-disturbance buffer zones around the nests, with the size based on the bird species and in consultation with the California Department of Fish and Wildlife. The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active, the nesting season ends, or if a qualified biologist monitors the nest(s) during demolition activities and determines the demolition activities are not affecting nesting bird behavior. If demolition activities appear to affect nesting bird behavior as determined by the biologist, the activities within the buffer zone shall cease immediately. If demolition activities do not affect nesting bird behavior as

determined by the biologist, then demolition activities can continue, provided their distance to the nest or sound/vibration intensity does not increase. If demolition ceases for 2 days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

**Remaining Impacts:** Any remaining impact associated with native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or nursery sites would be less than significant.

## Findings for Cumulative Impacts

State CEQA Guidelines Section 15130 requires the consideration of cumulative impacts in an EIR when a project's incremental effects are cumulatively considerable. Cumulatively considerable "means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects the effects of other current projects and the effects of probable future projects." (CEQA Guidelines Section 15065(a)(3).) In identifying projects that may contribute to cumulative impacts, the State CEQA Guidelines allow the use of a list of past, present, and reasonably anticipated future projects, producing related or cumulative impacts, including those that are outside of the control of the lead agency. The proposed Project's cumulative contribution to various impacts was considered in conjunction with other proposed and approved projects, as set forth in Chapter 5, *Other CEQA Considerations*, of the Draft EIR.

Based on analysis in the EIR and the entire record before the County, the County makes the following findings with respect to the Project's cumulatively considerable potential cumulative impacts of the Project.

### No Contribution to a Cumulative Impact

Based on the discussion in Chapter 5 of the Draft EIR and the entire record before the County, the County finds that the Project will not have a cumulatively considerable contribution to any environmental impacts.

## Findings for Alternatives Considered in the EIR

Section 15091(a)(3) of the State CEQA Guidelines requires findings about the feasibility of project alternatives whenever a project within the responsibility and jurisdiction of the lead agency will have a significant environmental effect that has not been mitigated to a less-than-significant level.

### Identification of Project Objectives

The State CEQA Guidelines state that the "range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one of more of the significant effects" of the project (CEQA Guidelines Section 15126[d][2]). Thus, an evaluation of the project objectives is key to determining which alternatives should be assessed in the EIR.



As described in Chapter 2, *Project Description*, of the Draft EIR, and modified in Chapter 3, *Text Changes to the Draft EIR*, of this Final EIR, the primary project objective is to help the County form a well-planned, functional civic center in Downtown Martinez. The specific project objectives are listed below.

1. Reduce hazards posed by the existence of the unoccupied, contaminated building.
2. Meet near-term parking needs in the area.
3. Implement policies in the *Martinez General Plan*, the *Martinez Downtown Specific Plan*, and the *Contra Costa County General Plan* for the civic portion of downtown Martinez.
4. Allow for compatible and functional structures and land uses in the civic center area.

## Alternatives Analyzed in the EIR

The State CEQA Guidelines state that the “range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant effects” of the project. In addition, the EIR must examine the No Project alternative. The County evaluated the alternatives listed below.

- Alternative 1 – No Project Alternative
- Alternative 2 – Adaptive Reuse of Entire Building Alternative
- Alternative 3 – Partial Demolition and Adaptive Reuse of Remaining Building Alternative

### No Project Alternative

Under Alternative 1 – No Project Alternative, the Project site would remain in its existing condition and the Jailhouse building would not be demolished. Because the Jailhouse building is contaminated with hazardous materials, including lead-based paint and asbestos, those materials would continue to contaminate the Project site. No parking lot would be constructed.

**Finding:** Based on the EIR and the entire record before the County, the County rejects the No Project Alternative as infeasible because it would not meet most of the objectives of the Project.

**Explanation:** The No Project Alternative would have the least environmental impacts because no demolition or construction would be involved. Specifically, the No Project impact would have less or similar impact on most resource topics and greater impact on hydrology and water quality. However, the No Project Alternative would fail to meet the following project goal and objectives and is therefore rejected as infeasible.

- *Help the County form a well-planned, functional civic center in Downtown Martinez.* Under the No Project Alternative, the Project site would remain in its existing condition and the Jailhouse building would continue to be vacant, and not contribute to a well-planned, functional civic center in Downtown Martinez.
- *Reduce hazards posed by the existence of the unoccupied, contaminated building.* Under the No Project Alternative, the Jailhouse building would not be demolished and it would continue to be contaminated with hazardous materials, including ACMs and LBP.

- *Meet near-term parking needs in the area.* Under the No Project Alternative, the existing parking spaces on the Project site would continue to serve some of the parking demand for the adjacent County buildings, but no additional parking would be added.
- *Implement policies in the Martinez General Plan, the Martinez Downtown Specific Plan, and the Contra Costa County General Plan for the civic portion of downtown Martinez.* Under the No Project Alternative, the Project site would remain in its existing condition and would not implement any general plan or Specific Plan policies for the civic center portion.
- *Allow for compatible and functional structures and land uses in the civic center area.* Under the No Project Alternative, the Project site would remain in its existing condition and the Jailhouse building would continue to be vacant. The Project site would not allow for compatible and functional structures in the civic center area.

Pursuant to the Public Resources Code section 21081(a)(3) and CEQA Guidelines section 15091(a)(3), the County finds that the No Project Alternative is the environmentally superior alternative because implementation of this alternative would result in fewer significant and unavoidable impacts, but rejects this alternative because it does not meet the Project objectives.

### **Adaptive Reuse of Entire Building Alternative**

Under Alternative 2 – Adaptive Reuse of Entire Building Alternative, the County would rehabilitate the Jailhouse building for government office use through modifications conducted in compliance with the *Secretary of Interior's Standards for the Treatment of Historic Properties* (SIS). The SIS are guiding concepts for the design of alterations and new additions to a historic property, as well as for the maintenance and repairs and replacement of historic materials. The SIS for rehabilitation and reuse address design and construction decisions. Examples of decisions for adaptive reuse design of the entire Jailhouse building following the SIS would include the identification and retention of character-defining features of the original structure built in 1903, updated evaluation of the historical significance of the 1944 annex, identification of the annex's character-defining features, and when to retain and repair rather than replicate deteriorated historic fabric. The Jailhouse building is contaminated with hazardous materials, including lead-based paint and asbestos. This alternative would include the remediation and disposal of the hazardous materials in an appropriate place. There would be no demolition and no construction of a parking lot. The granite curb that separates the existing parking lot south of the Jailhouse building from the sidewalk and the sunken garage would not be demolished.

**Finding:** Based on the EIR and the entire record before the County, the County rejects the Adaptive Reuse of the Entire Building Alternative as infeasible because it would not meet all of the project objectives.

**Explanation:** The Adaptive Reuse of Entire Building Alternative would have less of an impact than the Project on air quality during construction, cultural resources, noise during construction, and transportation and traffic during construction, but would have a greater impact on aesthetics, air quality and GHG emissions during operation, geology and soils, hydrology and water quality, noise during operation, population and housing, public services, recreation, transportation and traffic during operation, and utilities. The Adaptive Reuse of the Entire Building Alternative would fail to meet the following project goal and objectives and is therefore rejected as infeasible.

- *Help the County form a well-planned, functional civic center in Downtown Martinez.* Under the Adaptive Reuse of the Entire Building Alternative, the Jailhouse building would be renovated

and reused for government use. Since the Project site would remain occupied by the existing structures, the development of well-planned, functional civic center in Downtown Martinez would be substantially limited.

- *Meet near-term parking needs in the area.* Under the Adaptive Reuse of the Entire Building Alternative, the existing parking spaces on the Project site would continue to serve some of the parking demand for the adjacent County buildings, but no additional parking would be added.
- *Implement policies in the Martinez General Plan, the Martinez Downtown Specific Plan, and the Contra Costa County General Plan for the civic portion of downtown Martinez.* The intent of the policies for the civic portion is to provide for existing functions and future expansion of the County government. Under the Adaptive Reuse of the Entire Building Alternative, the Jailhouse building would be renovated and reused for government use. Since the existing buildings were not built to serve government administrative uses, this alternative would only implement General Plan and Specific Plan policies for the civic portion of Downtown Martinez to a limited extent.
- *Allow for compatible and functional structures and land uses in the civic center area.* Under the Adaptive Reuse of the Entire Building Alternative, the Jailhouse building would be renovated and reused for government use. Since the Project site would remain occupied by the existing structures, the development of compatible and functional structures in the civic center area would be substantially limited.

### **Partial Demolition and Adaptive Reuse of Remaining Building Alternative**

Under Alternative 3 – Partial Demolition and Adaptive Reuse of Remaining Building Alternative, the County would demolish the 13,089-gross-square-foot (gsf) 1944 annex to the Jailhouse building and would rehabilitate the 5,919-gsf original structure built in 1903 for government office use through modifications conducted in compliance with the SIS. A parking lot with approximately 15 spaces would be developed in the current location of the annex. This alternative would add a driveway off Pine Street. The Jailhouse building is contaminated with hazardous materials, including lead-based paint and asbestos. This alternative would include the remediation and disposal of the hazardous materials in an appropriate place. The granite curb that separates the existing parking lot south of the Jailhouse building from the sidewalk and the sunken garage would be demolished.

**Finding:** Based on the EIR and the entire record before the County, the County rejects the Partial Demolition and Adaptive Reuse of Remaining Building Alternative as infeasible because it would not meet all of the project objectives. However, the County proposes to demolish the 1944 annex and delay the demolition of the 1903 Jailhouse building for a period of approximately two years. During that time, private parties will determine if there is sufficient interest in rehabilitating the original structure.

**Explanation:** The Partial Demolition and Adaptive Reuse of Remaining Building Alternative is considered the environmentally superior alternative.

*Help the County form a well-planned, functional civic center in Downtown Martinez.* Under the Partial Demolition and Adaptive Reuse of Remaining Building Alternative, the 1944 annex to the Jailhouse building would be demolished and the 1903 Jailhouse building would be renovated and reused for government use. Since the building site would remain occupied by the existing structure, the development of well-planned, functional civic center in Downtown Martinez would be substantially limited.

*Meet near-term parking needs in the area.* Under the Partial Demolition and Adaptive Reuse of Remaining Building Alternative, an additional 15 parking spaces would be added to the Project site. This would assist with meeting near-term parking needs in the area, but to a lesser extent than the 25-30 spaces that would be constructed as part of the Project.

*Implement policies in the Martinez General Plan, the Martinez Downtown Specific Plan, and the Contra Costa County General Plan for the civic portion of downtown Martinez.* The intent of the policies for the civic portion is to provide for existing functions and future expansion of the County government. Under the Partial Demolition and Adaptive Reuse of Remaining Building Alternative, the 1944 annex to the Jailhouse building would be demolished and the 1903 Jailhouse building would be renovated and reused for government use. Since the 1903 Jailhouse building was not built to serve government administrative uses, this alternative would only implement General Plan and Specific Plan policies for the civic portion of Downtown Martinez to a limited extent.

*Allow for compatible and functional structures and land uses in the civic center area.* Under the Partial Demolition and Adaptive Reuse of Remaining Building Alternative, the 1944 annex to the Jailhouse building would be demolished and the 1903 Jailhouse building would be renovated and reused for government use. Since the building site would remain occupied by the existing structure, the development of compatible and functional structures in the civic center area would be substantially limited.

Pursuant to the Public Resources Code section 21081(a)(3) and CEQA Guidelines section 15091(a)(3), the County finds that the Partial Demolition and Adaptive Reuse of Remaining Building Alternative is the environmentally superior alternative because implementation of this alternative would result in fewer significant and unavoidable impacts.

## Findings and Recommendations Regarding Significant Irreversible Changes

Pursuant to CEQA Guidelines Section 15127, a discussion of significant irreversible impacts is not required because this is a site-specific project and not the adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency.

## Findings and Recommendations Regarding Growth-Inducing Impacts

Section 15126.2(d) of the State CEQA Guidelines states that an EIR should discuss "...the ways in which the proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." The State CEQA Guidelines do not provide specific criteria for evaluating growth inducement and state that growth in any area is not "necessarily beneficial, detrimental, or of little significance to the environment" (State CEQA Guidelines Section 15126.2[d]). CEQA does not require separate mitigation for growth inducement, as it is assumed that these impacts are already captured in the analysis of environmental impacts. Furthermore, Section 15126.2(d) of the State CEQA Guidelines requires that an EIR "discuss the ways" a project could be growth inducing and to "discuss the characteristic of

some projects which may encourage and facilitate other activities that could significantly affect the environment.”

Growth can be induced in a number of ways, such as elimination of obstacles to growth, stimulation of economic activity within the region, and precedent-setting action such as the provision of new access to an area or a change in a restrictive zoning or general plan land use designation. In general, a project could be considered growth-inducing if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way. However, the State CEQA Guidelines do not require a prediction or speculation of where, when, and in what form such growth would occur (State CEQA Guidelines, Section 15145). The proposed Project’s growth-inducing impacts are discussed in Section 5.2 of the Draft EIR.

**Findings:** Based on the EIR and the entire record before the County, the County finds that the Project would not induce growth for the following reasons.

**Explanation:** The Project would not construct any new roads or infrastructure or require changes to the zoning or land use designation for the Project site. Therefore, the Project would not be expected to directly or indirectly induce population growth.

Typically, the growth-inducing potential of a project is considered significant if it fosters growth or a concentration of population in a different location or in excess of what is assumed in pertinent general plans or land use plans, or projections made by regional planning agencies, such as the Association of Bay Area Governments. The Project would involve demolition of the Jailhouse building and construction of a parking lot to accommodate existing parking demand. Thus, the Project would not directly or indirectly induce any population growth in the area. The Project would not include construction of any new homes or businesses that would attract new residents. Additionally, the Project site is adequately served by existing infrastructure and the Project would not require any road or infrastructure improvements that would indirectly induce growth. Temporary construction jobs generated by the implementation of the Project are not expected to produce permanent increases in jobs or residents in the City or County. Therefore, the Project is not anticipated to induce indirect or direct growth in the region.