



Contra  
Costa  
County

To: Board of Supervisors  
From: Julia R. Bueren, Public Works Director/Chief Engineer  
Date: April 25, 2017

Subject: Approve the Downtown Martinez Jail Demolition Project and related actions under CEQA, Martinez area.

### **RECOMMENDATION(S):**

FIND that the Board of Supervisors has reviewed and considered the Final Environmental Impact Report (EIR) for the Downtown Martinez Jail Demolition Project; and

FIND that the Final Environmental Impact Report for the Downtown Martinez Jail Demolition Project is adequate and complete, was prepared in compliance with the California Environmental Quality Act (CEQA) and County and State CEQA Guidelines, and reflects the County's independent judgement and analysis; and

CERTIFY the Final Environmental Impact Report for the Downtown Martinez Jail Demolition Project pursuant to Section 15090 of the CEQA Guidelines, and ADOPT the Mitigation and Monitoring Reporting Plan contained herein; and

ADOPT the CEQA Findings including the Statement of Overriding Considerations (Exhibit A) pursuant to Section 15091 of the CEQA Guidelines; and

DIRECT the Director of Conservation and Development to file a Notice of Determination with the County Clerk, and

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR ☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **04/25/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

### **VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Diane Burgis, District III Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: April 25, 2017

David Twa, County Administrator and Clerk of the Board of Supervisors

By: June McHuen, Deputy

Contact: Hillary Heard, 925  
313-2022

AUTHORIZE the Public Works Director or designee to arrange for payment of \$3,078 for California Department of Fish and Wildlife Fees, a \$25 fee to Conservation and Development

RECOMMENDATION(S): (CONT'D)

for processing, and a \$50 fee to the County Clerk for filing the Notice of Exemption.

APPROVE the Downtown Martinez Jail Demolition Project, and

AUTHORIZE the Public Works Director, or designee, to proceed with demolition of the 1944 Jail Annex portion of the Downtown Martinez Jail, and

COMMIT to temporary preservation of the historic original 1903 portion of the Downtown Martinez Jail for a minimum of two years (April 25, 2019).

FISCAL IMPACT:

Approximately \$1.5 million (100% General Fund).

BACKGROUND:

The Project would involve demolition and removal of the existing Jailhouse building, including all building elements (i.e., foundations, roof equipment, and building appurtenances). The basement of the Jailhouse building and the sunken garage would also be demolished and filled. The existing Jailhouse building consists of the original structure, built in 1903, and an annex built in 1944. The Jailhouse building is on the National Register of Historic Places. The Jailhouse building is approximately 19,008 gross square feet and 35 feet in height. There are seven parking spaces in a parking lot to the south of the building and five in a parking lot to the north of the building. The Jailhouse is currently vacant (with the exception of a limited amount of obsolete storage). The Jailhouse building is currently contaminated with hazardous materials including asbestos and lead-based paint.

Following demolition of the existing Jailhouse building, the Project site would be leveled to match the surrounding area and a surface parking lot would be constructed on the Project site. As described above, the existing parking lots have a total of 12 striped parking spaces. The County Public Works Department would repave the entire site, providing a total of 25 to 30 spaces. The proposed parking lot would serve some of the parking demand from the adjacent County buildings and would be restricted to County employees only. Construction activities would include abatement of hazardous materials and the demolition of the existing Jailhouse, site preparation and excavation, site grading, and paving of the new parking lot. Additionally, the Project would include the demolition and removal of all other site features, including building footings, granite bollards, granite curb, concrete curb, metal railings, walls, paving, and limited portions of sidewalks within the Project site. All existing planters and landscaping would be removed as well. The Project would have significant effects with regard to historic architectural resources, biological resources, hazards and hazardous materials, and noise. With the exception of historic architectural resources, these impacts could be reduced to a less-than-significant level with mitigation. The Project site is not included on a hazardous materials/contaminated sites list compiled pursuant to Government Code Section 65962.5.

On November 10, 2015, the Board of Supervisors awarded three job order contracts (JOC) for repair, remodeling, and other repetitive work to be performed pursuant to the Construction Task Catalog. The Public Works Department is unable to utilize one of the three existing job order contractors due to the expiration of the contracts and/or exhausted funds.

The Public Works Department is in the process of awarding bids received on March 23, 2017, for job order contractors under Job Order Contracts 004, 005, 006, and 007. This Project is expected to be performed by one of the four JOC contractors. In the event that it is not performed by a JOC contractor, the Public Works Department will advertise and solicit public bids and return to the Board for its award.

CONSEQUENCE OF NEGATIVE ACTION:

Delay in approving the project may result in a delay of demolition.

CLERK'S ADDENDUM

*Speakers: Harlan Bailey, resident of Martinez; Kris Carlock, resident of Martinez; Melissa Jackson, resident of Lafayette (handout attached). Written commentary was also received from Annette Nunez, resident of Pacheco; Marie Knutson, resident of Martinez; Debra Reuter, resident of Martinez; Steve Older, Central Labor Council, AFL-CIO; Kara Lucca, resident of Martinez; Dean McLeod, Director, Architectural Preservation Foundation of Contra Costa County; Kristen Henderson, resident of Martinez (attached).*

ATTACHMENTS

Martinez Jail Demolition Draft EIR

Martinez Jail Demolition\_Findings (Exhibit A)

Martinez\_Jail\_Demolition\_Final EIR

NOD