

9. Inventory of Mitigation Measures

1. Prior to the issuance of construction bid documents for any permanent construction at the Musick Jail, the County shall cause to be prepared a final geotechnical report. This report shall be approved by the County's Planning and Development Services entity at that time as to content. Recommendations of the engineering geologist and soils engineer shall be incorporated into the project plans and specifications for the construction of the facility.
2. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors use low emission mobile construction equipment, where feasible.
3. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that the project specifications require the contractors to comply with SCAQMD Rule 2202.
4. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors water the graded sites and that equipment is cleaned morning and evening.
5. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors wash off trucks leaving the site.
6. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors spread soil binders on graded sites, unpaved roads and parking areas.
7. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that chemical soil stabilizers are applied by contractors according to manufacturer's specifications to all inactive construction areas (previously graded areas which remain inactive for 96 hours).
8. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that ground cover planting be established on the construction site by contractors through seeding and watering on portions of the site that will not be disturbed for lengthy periods (such as two months or more).
9. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require the contractor to

sweep streets if silt is carried over to adjacent public thoroughfares. This measure prevent emissions rather than reduce emissions.

10. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to limit traffic speeds on all unpaved road surfaces to 15 miles per hour or less.
11. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to suspend grading operations during first and second stage smog alerts.
12. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.
13. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors maintain construction equipment engines by keeping them tuned.
14. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors use low sulfur fuel for stationary construction equipment.
15. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors provide on-site power sources during the early stages of the project to minimize or eliminate the use of portable generators.
16. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require that contractors utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators.
17. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to use low emission on-site stationary equipment (e.g., clean fuels).
18. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to configure construction parking to minimize traffic interference.
19. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to minimize obstruction of through-traffic lanes.

20. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to provide a flagperson to properly guide traffic and ensure safety at construction sites.
21. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to schedule operations affecting traffic for off-peak hours, where feasible.
22. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service).
23. At the time that final construction plans are developed, the Director of Public Works shall ensure that project specifications require bicycle lanes are provided on adjacent arterial highways; and that bicycle storage areas, bicycle amenities, and efficient parking management techniques are incorporated in the plans.
24. At the time that final construction plans are developed, the Director of Public Works shall ensure that project specifications provide dedicated turn lanes as appropriate.
25. At the time of occupancy of the first inmate housing complex, the Sheriff's Department shall establish a Transportation Management Association (TMA) or participate in the Spectrum TMA, to create incentives for employees to rideshare.
26. At the time that final construction plans are developed, the Director of Public Works shall ensure that project specifications require contractors to install energy efficient street lighting.
27. At the time that final construction plans are developed, the Director of Public Works shall ensure that project specifications require contractors to introduce window glazing, wall insulation, and efficient ventilation.
28. At the time any off-street parking lot or garage is opened for use, the Sheriff's Department shall ensure that preferential parking spaces are provided to high occupancy vehicles.
29. At the time that final construction plans for the Alton Parkway signalized entrance are prepared, the Director of Public Works shall ensure that project specifications require that bus-turn aprons are located on each side of Alton Parkway and bus-shelters are provided.

30. Prior to commencement of grading, applicant shall submit for approval of the Manager, Development Services, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used on-site to control predictable pollutant runoff.

This WQMP shall identify the structural and non-structural measures specified in the Countywide NPDES Drainage Area Management Plan Appendix which details implementation of BMPs whenever they are applicable to a project, the assignment of long-term maintenance responsibilities, and shall reference the location(s) of structural BMPs. The SWPPP shall be prepared for construction activities and shall be consistent with Regional Water Quality Control Board NPDES Permit No. CAS618030.

31. Prior to the approval of construction bid documents for any permanent building at the Musick Jail, a landscape plan shall be prepared by a licensed landscape architect. While landscaping is to be installed in recognition of sound security practice, visual buffering shall be installed where not inconsistent with security practice.
32. All new incarceration buildings at the Musick Jail visible to the public off-site shall be constructed with the office-appearing facade similar in nature to the Cells/Administration Building at the Theo Lacy Jail. Remaining buildings shall be designed in a compatible manner in keeping with the industrial park location of the jail site.
33. Prior to or concurrent with the construction of the first complex, a 12-foot block wall will be constructed along Alton Parkway inside the perimeter landscaping to conceal the "First Defense" fence. The design shall be reviewed by the Director, Planning and Development Services, and shall not interfere with the security of the facility.
34. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors to comply with the County of Orange Noise Ordinances and standard conditions of approval. This will result in restricting the hours and days of construction per the local ordinance.
35. If any on-site public address systems, bells, or other audible signal systems are used in new buildings, they should be designed to be inaudible in the adjacent residential areas or prohibited. If any such devices are included in the project, the Director of Public Works shall ensure that project specifications require installation to comply with the requirements of Orange County Noise Ordinance, except for emergency warning devices.

36. At the time that project grading and construction jobs are bid, the Director of Public Works shall ensure that final plans require that ingress and egress should be taken only on arterial highways or industrial collector streets and should not utilize any residential streets. This includes service vehicles as well as all other jail traffic.
37. At the time that project construction jobs are bid, the Director of Public Works shall ensure that project specifications require contractors install mechanical equipment, including the Central Plant, to conform to the requirements of the Orange County Noise Ordinance.
38. At the time of final construction plan development, the Director of Public Works shall ensure that plan specifications require that interior noise levels including noise sensitive interior areas (per the County of Orange General Plan Noise Element) shall comply with County standards.
39. Prior to establishing the Interim Care Facility at this site, the County of Orange Health Care Agency shall determine whether the noise environment is acceptable with the therapeutic mission undertaken at this facility.
40. Prior to the construction of any portion of Alton Parkway affecting wetlands in Borrego Wash, the County of Orange shall enter into a Streambed Alteration Agreement with the California Department of Fish & Game and obtain any necessary federal authorization. This agreement will call for the compensation of wetland losses through off-site habitat creation or participation in a wetlands credit bank. If determined necessary by the Department of Fish and Game, the small vegetated area at southwest corner of the site will also be mitigated.
41. Prior to the issuance of construction bid documents for exterior electrical fixtures, the County Planning and Development Services Department shall ensure that lighting rays are confined to the areas surrounding buildings.
42. In connection with the adoption of zoning regulations for the Reuse Plan area, the County of Orange shall prohibit bail bondsmen and sexually oriented businesses from the "Open Space/Institutional" and "Education/Institutional" areas adjacent to the jail as shown on Figure 5-2 of the Reuse Plan EIR.
43. If the City of Irvine or the City of Lake Forest finds that there is a potential for undesirable uses to establish in their cities as a result of the jail expansion, these cities can and should zone their territory to prohibit such uses.

Note: Pursuant to CEQA Guidelines §15091(a)(2), this measure is within the responsibility and jurisdiction of another public agency, and not the County of Orange.

44. Prior to the commencement of grading for the project, the County of Orange shall give notice of proposed construction to the Federal Aviation Administration (FAA) pursuant to FAR Part 77. At that time, notice shall be given to any other agency which may have jurisdiction or review authority at that future time.
45. Prior to or concurrent with the occupancy of the first phase of the project, the Director of Public Works shall cause to be constructed or installed:
 - a. Two south-bound left-turn lanes and one west-bound right-turn lane at the intersection of Alton Parkway and Irvine Blvd.
 - b. A traffic signal at the Alton Parkway project entrance to Complexes 1 and 2.
46. Prior to or concurrent with the occupancy of the last phase of the project, the Director of Public Works shall negotiate agreements with the Cities of Irvine and Lake Forest, as applicable, to ensure that the County provides the project's pro rata share of the costs of the following improvements:
 - a. Alton Parkway/Irvine Blvd: Convert the 3rd northbound through lane to a shared through lane/right-turn lane.
 - b. Musick Dr./Irvine Blvd: Add a northbound right-turn lane.
 - c. Bake Pkwy./Irvine Blvd: Add a northbound right-turn lane, and convert the 3rd northbound through lane to a shared through/right-turn lane.
 - d. Bake Pkwy./Jeronimo: Provide an eastbound right-turn overlap signal phase.
47. Prior to commencement of any highway improvements required by mitigation measures herein which are located within or adjacent to City boundaries, the Director of Public Works shall work with appropriate City agencies to ensure the operational feasibility or recommended mitigation measures.
48. Upon adoption of a Road Fee Program by the Board of Supervisors which includes the project site, the County shall pay the pro rata fee attributable to each project phase, or provide credits, prior to commencement of construction of the phase as required for the Musick Jail project under the Road Fee Program.
49. Prior to or concurrent with the opening of the Alton Parkway entrance to employee and visitor access, the Director of Public Works shall ensure that project specifications require that contractors install bus aprons on the northerly and southerly sides of Alton Parkway in a manner meeting the requirements of the OCTA, and a sidewalk is constructed along the southerly side of Alton Parkway

from Irvine Blvd. to the project entrance on Alton Parkway, and along the project entry drive to the visitor entrance.

50. Prior to or concurrent with occupancy of each project phase, the Sheriff's Department shall ensure that sufficient parking spaces to meet the peak hour demand forecasted for that phase. The following summarizes the peak hour parking spaces required for each complex as analyzed herein:
 - Complex 1 and ancillary buildings: 580 off-street parking spaces
 - Sheriff's Station and ICF: 235 parking spaces
 - Complex 2: 375 parking spaces
 - Complex 3: 530 parking spaces
51. Prior to commencement of any construction activities, the County of Orange shall coordinate with the Southern California Edison, Southern California Gas, Pacific Bell, Irvine Ranch Water District regarding any construction activities to ensure existing facilities are protected and any necessary expansion or relocation is planned and scheduled in consultation with the appropriate public agencies.
52. Prior to the construction of any buildings on the Musick site, a further environmental site assessment shall be conducted to confirm the absence of agricultural chemicals in significant amounts, the absence of asbestos in buildings, and the absence of any environmental risks from the transformers.