

**ATTACHMENT 4c**

**MITIGATION MONITORING PROGRAM**

**Construction and Operations Mitigation Monitoring Program and Reporting Checklist**  
**James A. Musick Jail**  
 Revised October, 1998

Mit/ Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Verification of Compliance		
					Initials	Date	Remarks
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.	Design/plan check	Prior to issuance of construction bid documents	Director of Planning and Development Services			
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.	Site inspection	At time of grading and construction bids	Director of Planning and Development Services			
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.	Site inspection	At time of grading and construction bids	Director of Public Works			
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.	Site inspection	At time of grading and construction bids	Director of Public Works			
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.	Site inspection	At time of grading and construction bids	Director of Public Works			
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.	Site inspection	At time of grading and construction bids	Director of Public Works			
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).	Site inspection	At time of grading and construction bids	Director of Public Works			
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).	Site inspection	At time of grading and construction bids	Director of Public Works			

Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Verification of Compliance		
					Initials	Date	Remarks
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.	Site inspection	At time of grading and construction bids	Director of Public Works			
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.	Site inspection	At time of grading and construction bids	Director of Public Works			
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.	Site inspection	At time of grading and construction bids	Director of Public Works			
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.	Site inspection	At time of grading and construction bids	Director of Public Works			
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.	Site inspection	At time of grading and construction bids	Director of Public Works			
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.	Site inspection	At time of construction bid documents	Director of Public Works			
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.	Site inspection	At time of construction bid documents	Director of Public Works			
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.	Site inspection	At time of construction bid documents	Director of Public Works			
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).	Site inspection	At time of construction bid documents	Director of Public Works			
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.	Site inspection	At time of construction bid documents	Director of Public Works			
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.	Site inspection	At time of construction bid documents	Director of Public Works			

Mit/ Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Verification of Compliance		
					Initials	Date	Remarks
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.	Site inspection	At time of construction bid documents	Director of Public Works			
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.	Site inspection	At time of construction bid documents	Director of Public Works			
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).	Site inspection	At time of construction bid documents	Director of Public Works			
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.	Construction plans	Final construction plans	Director of Public Works			
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.	Construction plans	Final construction plans	Director of Public Works			
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.	Sheriff	Occupancy of first inmate complex	Sheriff			
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.	Final construction plans	Final construction plans	Director of Public Works			
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.	Final construction plans	Final construction plans	Director of Public Works			
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.	Sheriff	At time any off-street parking garage is opened	Sheriff			
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. The County of Orange will cooperate with OCTA in designing bus shelters for the jail which match as much as possible the bus shelters in Irvine Spectrum. These efforts shall take place prior to the occupation of the first jail building, and will be supervised by Environmental Management Agency or its successor agency.	Director of Public Works	When final plans for signal at Alton/ entrance are prepared	Director of Public Works			

Mit/ Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Verification of Compliance		
					Initials	Date	Remarks
30.	<p>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.</p> <p>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.</p>	Grading plan	Prior to grading	Director of Planning and Development Services			
31.	<p>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.</p>	Landscape plan	Construction bid documents	Director of Planning and Development Services			
32.	<p>All new buildings at the Musick Jail visible to the public off-site shall be constructed with the office-appearing facade. Individual buildings should be one single color with an overall neutral monochromatic color scheme for the site. Roof designs should be non-distinctive forms in neutral colors. Exterior mechanical equipment should be screened from offsite views, and equipment screening should be fully integrated into the architectural design of the building.</p>	Construction documents	Prior to construction bid documents	Director of Planning and Development Services			
33.	<p>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.</p>	Wall plan	Prior to construction of first complex	Director of Planning and Development Services			
33a.	<p>Perimeter signs for the jail shall be fully limited to simple identification and regulatory and directional signage, all in accordance with a comprehensive sign program to be developed and approved by Environmental Management Agency or its successor agency prior to the occupation of the first jail building.</p>	Sign program	Prior to occupancy of Phase 1	Director of Planning and Development Services			
34.	<p>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. The perimeter walls shall be fully integrated into the architectural design of the buildings and of the same or similar materials and color.</p>	Site inspection	Grading and construction bid documents	Director of Public Works			

Mit/ Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Verification of Compliance		
					Initials	Date	Remarks
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.	Construction documents	Prior to construction bid documents	Director of Public Works			
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.	Construction documents	Prior to construction bid documents	Director of Public Works			
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.	Construction documents	Prior to issuance of construction bid documents	Director of Public Works			
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.	Final construction plans	Prior to final construction plans	Director of Public Works			
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.	Design plan	Prior to design plan	Director of Planning and Development Services			
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.	1603 Agreement	Prior to construction of Alton Parkway	Director of Planning and Development Services			
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. To the extent possible, on-site perimeter lighting and parking lot parking structure lighting should be consistent in height, spacing, color and type of fixture.	Design/plan check	Prior to construction bid documents	Director of Planning and Development Services			
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.	Zone change	Prior to adoption of zoning for reuse area	Director of Planning and Development Services			

Mit/ Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Verification of Compliance		
					Initials	Date	Remarks
42a.	To the extent permitted by California and constitutional law, medium and maximum security inmates shall make their court appearances from the facility using video appearances.	Court proceedings	Ongoing	Sheriff			
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.	not applicable	not applicable	not applicable			
43a.	Prior to the commencement of construction of any buildings shown for the site, the County of Orange shall record a restriction or other restrictive covenant against the 22+ acre buffer area which prevents construction of any non-agriculturally related buildings, and preserves this area as a buffer.	Restriction	Prior to onset of construction	Director of Planning and Development Services			
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.	Part 77	Prior to grading	Director of Planning and Development Services			
44a.	The County of Orange shall insure that "walk-aways" from the Interim Care Facility, if established at this site, are promptly returned.	Walk-aways	Ongoing	Health Care Agency			
44b.	Prior to the occupation of the first new jail building at the Musick Jail, the County shall open to operation the Sheriff's Southeast Station at the site.	Sheriff's Station	Prior to opening of new jail building	Director of Planning and Development Services			
44c.	Prior to the occupancy of the first jail building, the "First Defense" fence or equivalent shall be constructed to the extent necessary for that phase of project implementation.	Fence plan	Prior to opening of new jail building	Director of Planning and Development Services			
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.	Lane plan	Prior to opening of new jail building	Director of Planning and Development Services			

Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Verification of Compliance		
					Initials	Date	Remarks
46.	<p>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:</p> <p>a. Alton Parkway/Irvine Blvd: Convert the third northbound through lane to a shared through lane/right-turn lane.</p> <p>b. Musick Dr./Irvine Blvd: Add a northbound right-turn lane.</p> <p>c. Bake Pkwy./Irvine Blvd: Add a northbound right-turn lane, and convert the third northbound through lane to a shared through/right-turn lane.</p> <p>d. Bake Pkwy./Jeronimo: Provide an eastbound right-turn overlap signal phase.</p>	Lane plan	Prior to or concurrent with last phase of project	Director of Planning and Development Services			
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.	City coordination	Prior to improvements	Director of Planning and Development Services			
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.	Road fee program	Prior to opening of new jail building	Director of Planning and Development Services			
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.	Bus apron/sidewalk plan	Prior to Alton access opening	Director of Public Works			
50.	<p>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:</p> <ul style="list-style-type: none"> <li>• Complex 1 and ancillary buildings: 580 off-street parking spaces</li> <li>• Sheriff's Station and ICF: 235 parking spaces</li> <li>• Complex 2: 375 parking spaces</li> <li>• Complex 3: 530 parking spaces</li> </ul>	Parking plan	Prior to occupancy of each phase	Sheriff			
50a.	No parking will be allowed on Alton Parkway. So long as the segment of Alton Parkway in the vicinity of the jail is under County jurisdiction, the Orange County Sheriff will enforce this measure.	No parking	Ongoing	Sheriff			



Mit/ Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Verification of Compliance		
					Initials	Date	Remarks
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, and Orange County Fire Authority 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.	Service agency coordination	Prior to commencement of construction	Director of Planning and Development Services			
51a.	Prior to the commencement of construction of any jail building, the "Agreement for Acquisition of Potable Water Service from Irvine Ranch Water District for James A. Musick Facility" must be amended or replaced. This agreement allows for capacity in IRWD facilities to enable delivery of 0.27 cubic feet per second (cfs) of domestic water. The expansion and increased demand will require the agreement either be amended or replaced by a new agreement to reflect the expansion of the site, including project phasing and the payment of appropriate "fair share" capacity charges. As the project becomes clarified in terms of expansion plans, contact IRWD so that the appropriate service agreement can be drafted. Plans will be submitted to the development services section of IRWD for review and approval as soon as they become available.	IRWD	Prior to construction	Director of Planning and Development Services			
51b.	At the time of the review of the "Agreement for Acquisition of Potable Water Service" each water use will be evaluated and IRWD will determine whether it will furnish potable or nonpotable water for the designated purpose.	IRWD	Ongoing	Director of Planning and Development Services			
51c.	Prior to the commencement of jail construction exceeding 2,850 inmates or that equivalent, an amendment of the "Agreement for Acquisition of Interim and Permanent Sewer Service" for the Musick facility shall be negotiated with IRWD, and shall outline the costs for the use of existing sewers, potential future sewer improvements, and treatment and disposal capacity.	IRWD	Prior to exceeding 2,850 inmates	Director of Planning and Development Services			
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.	Hazardous assessment	Prior to construction of any buildings	Director of Planning and Development Services			
<b>Measures Added Through Recirculation of Select Portions of FEIR 564</b>							

Mit/ Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Verification of Compliance		
					Initials	Date	Remarks
1.	<p>Prior to July 1, 1999, the County shall use all efforts to secure the conveyance of the 40 acres in the El Toro Reuse area to the Orange County Sheriff's Department for agricultural purposes. The Board of Supervisors, through the El Toro Master Development Program, shall insure that these lands, if made available by the Department of the Navy, will inure to the benefit of the Sheriff's Department for agricultural purposes.</p> <p>For the purposes of this mitigation measure, the conveyance of these lands may occur in staged increments commensurate with the expansion of the jail, laundry, or Sheriff's station, so long as the amount of agricultural land lost on the jail site is offset by an equal or greater amount of land acquired for agricultural purposes in the immediate area. The County shall devote the conveyance lands to agriculture for the life of the jail project.</p>	Board of Supervisors	Prior to July 1999 and at each phase of jail expansion	Board of Supervisors			
2.	Prior to the full implementation of Phase I of the Jail expansion, the Director, Public Facilities and Resources Department shall enter into an agreement with the City of Irvine to design and complete improvements required to Alton Parkway south of Muirlands and north of Muirlands including the payment of the fair share costs of the Project. If agreement by the City is unreasonably withheld, the County shall complete these improvements which are within its authority to complete.	Agreement between agencies	Prior to full implementation of Phase I	Director, Public Facilities and Resources			
3.	Prior to the full implementation of Phase III of the Jail expansion, the Director, Public Facilities and Resources shall enter into an agreement with the City of Irvine to design and complete improvements required to Alton Parkway south of Rockfield and north of Muirlands including the payment of the fair share costs of the Project. If agreement by the City is unreasonably withheld, the County shall complete these improvements which are within its authority to complete.	Agreement between agencies	Prior to full implementation of Phase III	Director, Public Facilities and Resources			
4.	Prior to the full implementation of Phase I of the Jail expansion, and prior to the construction of each phase thereafter, the County Sheriff-Coroner shall present evidence to the County Executive Officer that the Orange County Health Care Agency or other qualified provider has provided onsite medical services sufficient to reduce the need for paramedic calls to the Musick Jail facility. The Orange County Fire Authority shall concur in this determination in writing.	Present evidence and concurrence by Orange County Fire Authority	Prior to full implementation of Phase I	County Executive Officer			
5.	Prior to construction, the County of Orange shall coordinate with the Orange County Fire Authority regarding construction requirements to ensure fire safety and regarding demand, if any, for emergency medical services to ensure adequate provisions for life safety.	Coordination and concurrence by Orange County Fire Authority	Prior to construction	County Executive Officer			
6.	Prior to completion of each phase of construction, the Orange County Sheriff-Coroner shall coordinate with the City of Lake Forest regarding law enforcement requirements to ensure adequate law enforcement protection for that jurisdiction.	Coordination	Prior to completion of each phase of construction	Orange County Sheriff-Coroner			