CITY OF SOLANA BEACH
MITIGATION MONITORING AND REPORTING PROGRAM
139-231 Pacific Avenue Coastal Bluff Stabilization Project
Initial Study and Mitigated Negative Declaration - July 2008

PROJECT NAME: 139-231 Pacific Avenue Coastal Bluff Stabilization Project

PROJECT LOCATION: The 139-231 Pacific Avenue Coastal Bluff Stabilization Project (Proposed Project) site is located at the base of and vertically along the costal bluffs immediately below ten (10) existing residential homes addressed as 139-231 Pacific Avenue, in the City of Solana Beach. The Assessors Parcel Numbers (APNs) and corresponding addresses are: 263-323-07, 263-323-06, 263-323-05, 263-323-04, 263-323-03, 263-323-02, 263-323-01, 263-312-16, 263-312-15, and 263-213-14.

PROJECT DESCRIPTION: The Proposed Project would maintain and stabilize two (2) existing shoreline projects, in addition to, extending the stabilization of the coastal bluff further south. The Proposed Project spans an approximate 660-foot-long reach of coastal bluff and is located north of and into Fletcher Cove. The Proposed Project is required by the terms of prior permits issued by the City and the California Coastal Commission (Coastal Commission or CCC). Specially, the Proposed Project would:

1. Infill a 400-foot notch at the base of the bluffs located between 201-231 Pacific Avenue,
2. Infill a 120-foot notch at the base of one of the City's largest sea caves and the continuation of the notch fill to the north terminate with the notch fill at 141-197 Pacific Avenue, and
3. Stabilize approximately 140-foot notch infill extending to the south of 141 Pacific Avenue down to, and wrapping around into, Fletcher Cove.

The proposed project would involve construction methods for the preparation of the existing shoreline projects and proposed notch infill to include splicing of reinforced steel, air-placed concrete (shotcrete), soil anchor installation, Best Management Practices (BMPs), and geogrid-reinforced earth slope. The proposed construction materials may include air-placed concrete (shotcrete), epoxy-coated reinforcement, permanent multi-strand soil anchors, and reinforced fill materials.

The following Mitigation Measures are required to be implemented in accordance with conditions of approval for on site improvements associated with the Proposed Project.

EXHIBIT C

Issue Area	MITIGATION MEASURE	Timeframe of Mitigation	Responsible for Mitigation	Responsible for Verification	Timeframe for Verification	Date of Completion	Date of Verification
Aesthetics	1. The Proposed Project shall be designed to conform to all of the requirements of the City's Shoreline and Coastal Bluff Management Strategies MEIR for Aesthetics mitigation. Adherence to these Mitigation Measurers would be consistent with the City's draft LCP and General Plan, Open Space and Conservation Element goals, objectives, and policies to protect and enhance sensitive open spaces and viewsheds (MEIR, 2003).	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application.		
	2. The Applicant shall obtain required permits from the California Coastal	Prior to the issuance of building permits.	Applicant	City of Solana Beach	Upon submi the building permit application.		

	Commission prior to beginning any construction activities.						
Air Quality	3. The Applicant shall apply for appropriate City Grading Permits per SBMC 15.40.090.	Prior to grading.	Applicant and Grading Contractor	City of Solana Beach	During grading on bi-monthly basis		
Geology and Soils	4. The Applicant shall pay appropriate City and California Coastal Commission fees.	Prior to the issuance of building permits.	Applicant	City of Solana Beach	Upon submi the building permit application		
	5. The Applicant would be required to adhere to the Geology and Soils mitigation as outlined in the MEIR, Draft LCP, and City ordinances and regulations pertaining to seawalls.	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application		
	6. The Applicant would be required to adhere to all recommendations in the Geotechnical Basis of Design report prepared by TerraCosta Consulting Group.	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application		
	7. A qualified, licensed, and insured	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building		

	contractor shall perform all required work as outlined by certified and registered engineering geologists on the construction plans, to the satisfaction of the City Engineer or their designee.				permit application		
Hydrology and Drainage	8. The Applicant shall be required to follow the bluff top erosion management measures such as irrigation controls, restrictions on grading on bluff tops and seacliff faces, and restrictions on drainage over bluff tops and seacliff faces as outlined in the MEIR.	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application.		
	9. The Owner/Applicant shall install limited slope planting with a native seed mix in compliance with the City's Coastal Bluff Vicinity Landscape Guidelines.	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application.		
	10. The Owner/Applicant	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building		

	shall implement a bonded fiber matrix to help stabilize the soil surface and help promote seed germination.				permit application.		
Noise	11. The Applicant shall comply with the City's Noise Ordinance requirements during construction activities (SBMC 7.34.100).	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application.		
Recreation	12. The Proposed Project design shall adhere to the Recreation mitigation measures listed in the MEIR.	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application.		
	13. No Project-related construction activities may occur during the busier recreational season, which is defined as the period between Memorial Day and Labor Day, unless specifically authorized by the City Manager for good cause.	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application.		
	14. The contractor shall obtain approval from the City of Solana Beach Engineering	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application.		

	and Marine Safety Departments regarding the use and timing of the Fletcher Cove parking lot and beach access ramp for all construction-related access, staging, and parking if such use becomes required.						
Traffic	15. A 30-foot wide safety/construction work zone shall be provided during work hours to separate the work zone from the open public beach.	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application.		
	16. Lateral pedestrian and Marine Safety vehicular access shall be provided past the site at all times, subject to high tides and safety considerations.	Duration of Project.	Applicant	City of Solana Beach	Upon submi the building permit application.		