

Mitigation Monitoring Plan

California State Coastal Conservancy Carbon – La Costa Beach Acquisition

This mitigation monitoring plan (MMP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a reporting or monitoring program for projects in which the lead agency has required changes or adopted mitigation to avoid significant environmental effects. The California Coastal Conservancy is the lead agency for the proposed Carbon – La Costa Beach Acquisition Project, and is, therefore, responsible for implementation of the MMP. Specific reporting and/or monitoring requirements to be enforced during project implementation must be defined prior to final approval of the project proposal by the decision makers.

Each impact and required mitigation measure is listed and categorized by impact area, with an accompanying discussion of:

- the phase of the project during which the measure should be monitored;
- the enforcement agency; and
- the monitoring agency.

Table 1 describes the MMP.

Table 1. Mitigation Monitoring Program for Carbon – La Costa Beach Acquisition Project

Impact	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency
Cultural Resources				
<p>Impacts to unknown archaeological resources or human remains during construction.</p>	<p>MMV-1. If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the Coastal Conservancy.</p> <p>If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (Public Resource Code Sec. 5097), relating to the disposition of Native American burials will be adhered to. If any human remains are discovered or recognized in any location other than a dedicated cemetery, excavation or disturbance of the site shall stop, including any nearby area reasonably suspected to overlie adjacent human remains, until:</p> <ol style="list-style-type: none"> a. The coroner of the county has been informed and has determined that no investigation of the cause of death is required; and b. if the remains are of Native American origin, <ol style="list-style-type: none"> 1. The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or 2. The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission. 	<p>Prior to and during construction-related ground-disturbing activities.</p>	<p>Coastal Conservancy</p>	<p>Real Estate Services Division, Direct Construction Unit of the State Department of General Services.</p>

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	<p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100) and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission</p>			
Geology and Soils				
<p>Impacts from unstable soil or slope failure.</p>	<p>MMVI-1. A geological engineer shall be retained to review the proposed project plans and construction specifications and determine what measures are necessary, if any, to prevent the slope failures from being caused by the construction and use of the project accessway. All recommended measures shall be implemented during project construction.</p>	<p>During final project design and during project construction.</p>	<p>Coastal Conservancy</p>	<p><u>Design Phase</u>: Geological engineer retained by Direct Construction Unit of the State Department of General Services. <u>Construction Phase</u>: Real Estate Services Division, Direct Construction Unit of the State Department of General Services.</p>
	<p>MMVI-2. Materials used for landings shall be permeable, allowing water to percolate naturally into the slope. Surface drainage shall be directed towards the downslope side of the stairway and landing to prevent water from draining into and saturating the slope.</p>	<p>During final project design and immediately after project construction.</p>	<p>Coastal Conservancy</p>	<p>Real Estate Services Division, Direct Construction Unit of the State Department of General Services.</p>
	<p>MMVI-3. No irrigation shall be used on the site.</p>	<p>During final project design.</p>	<p>Coastal Conservancy</p>	<p>Real Estate Services Division, Direct Construction Unit of the State Department of General Services.</p>
	<p>MMVI-4. Care shall be taken during construction to avoid destabilizing the slope. Equipment and material storage, as well as construction operations, shall be carried out</p>	<p>Prior to and during project construction.</p>	<p>Coastal Conservancy</p>	<p>Real Estate Services Division, Direct Construction Unit of the State Department of General Services.</p>

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	so that the amount of external vibration and surcharge to the slope is minimized at all times.			
	MMVI-5. A geological engineer shall monitor construction to ensure that the slope is not destabilized. Alternative construction methods shall be used, if necessary, as recommended by the geological engineer, to prevent failures.	During project construction.	Coastal Conservancy	Geological engineer retained by the Direct Construction Unit of the State Department of General Services.
	MMVI-6. The existing slope shall be monitored on an annual basis after the rainy season and after any significant rainfall or storm event to determine whether significant erosion has occurred near the top of the slope or under the viewing deck or stairs. If these occur, it is an indication that the stability of the slope is being compromised. If these occur, a geologic engineer shall be retained to recommend repairs to re-stabilize the slope and these recommendations shall be implemented.	On an annual basis starting from project completion.	Coastal Conservancy	Local non-profit organization designated by Coastal Conservancy to take over management of the accessway; geologic engineer retained by the local non-profit organization.
	MMVI-7. Following earthquakes of magnitude 4.0 or greater felt in the Malibu area, the stairway shall be inspected by a geological engineer to determine if it has been damaged by groundshaking, liquefaction, or landslides. If any damage has occurred, the stairway will be closed to the public until repairs can be made and the site inspected by a geological engineer and deemed to be safe.	Following earthquakes of magnitude 4.0 or greater felt in the Malibu area.	Coastal Conservancy	Local non-profit organization designated by Coastal Conservancy to take over management of the accessway.
Impacts from soil erosion or the loss of topsoil.	MMVI-8. In conjunction with MMVI-4, care shall be taken during construction to avoid erosion of topsoil	During project construction.	Coastal Conservancy	Real Estate Services Division, Direct Construction Unit of the State Department of General Services.

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Noise				
Impacts from noise generated during construction.	MMXI-1. Pile driving shall not be used on-site unless previously approved by a geologic engineer. Instead, pile holes will be drilled.	During project construction.	Coastal Conservancy	Real Estate Services Division, Direct Construction Unit of the State Department of General Services.