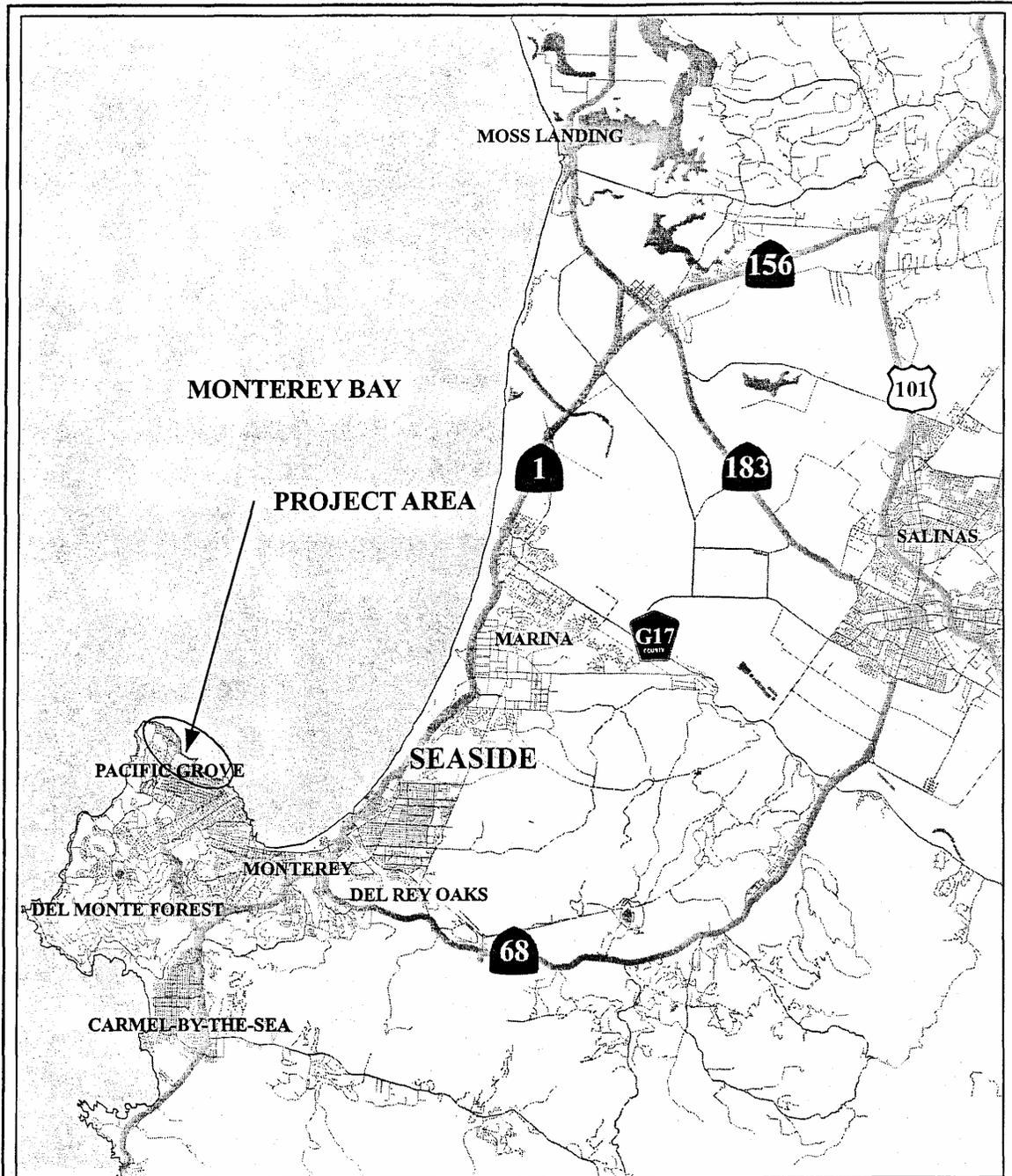


Exhibit A: Location Maps



Vicinity Map

Figure

1

3-06-024

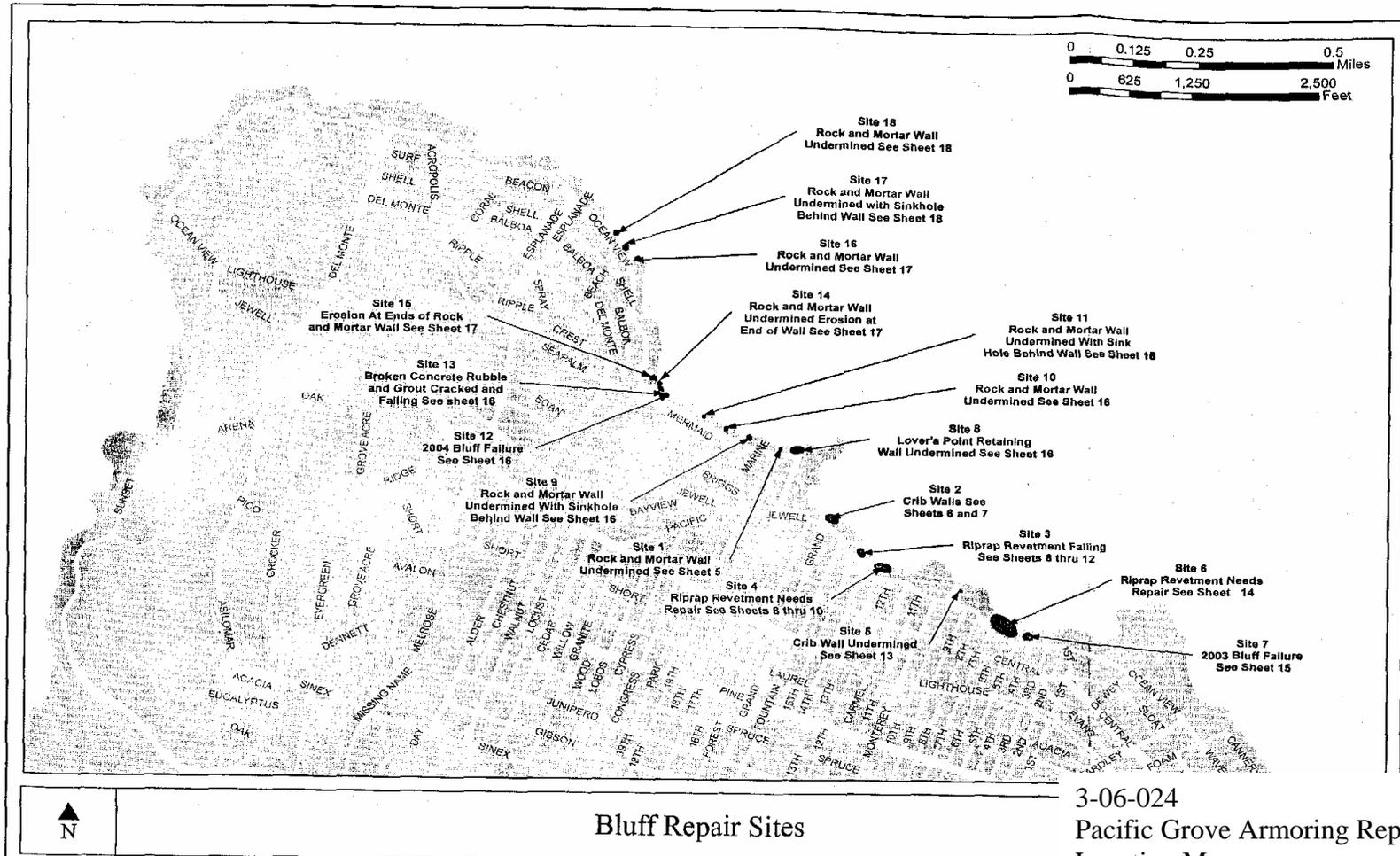
Pacific Grove Armoring Repairs

Location Maps

Page 1 of 2

DENISE DU

Project Site Map



3-06-024
 Pacific Grove Armoring Repairs
 Location Maps
 Page 2 of 2

STRUCTURAL NOTES & SPECIFICATIONS

1. ALL DESIGN AND CONSTRUCTION shall conform to the requirements of the 1997 Uniform Building Code (U.B.C.) and any local code requirements. All details, sections and notes shown on drawings are intended to be typical and shall apply to similar situations elsewhere, unless otherwise noted.

Check all dimensions in relation to site conditions prior to starting work. The contractor shall coordinate the work of all trades. All discrepancies shall be called to the attention of the structural engineer and shall be resolved before proceeding with the work. During the construction phase, the contractor is responsible for the safety of construction and personnel. Provide adequate shoring and bracing in accordance with all national, state and local safety ordinances.

2. FOUNDATION DESIGN is based on a Soil Report prepared by Haro, Kasunich and Associates, Geotechnical Engineers, dated June 2004.

Compact backfill behind retaining walls or where called for on the drawings. Backfill shall be granular material approved by the soils engineer and shall be brought to the proper moisture content and compacted to a minimum relative density of 90%.

3. REINFORCING STEEL shall be ASTM A-615, deformed and need not be epoxy coated. Grade, size and spacing as specified in wall details. Tie wire: 16 ga. annealed wire. All bar laps and reinforcement for horizontal and vertical steel must be applied with a minimum overlap of 48 bar diameters, unless otherwise noted, but not less than 24". All steel shall be rigidly held in place with approved devices prior to pouring concrete. Use plastic rebar chairs and bolsters with adequate strengths to withstand 300 lbs. concentrated load without permanent deformation or breakage.

Hooks, bends, fabrication and placing shall be in accordance with the "Manual of Standard Practice for Detailing Reinforced Concrete Structures" ACI No. 315-84. Reinforcement as placed, shall be protected from salt water mist by providing adequate blanket covering. Remove cover just prior to concrete placement. In case of exposure to salt water, wash steel reinforcement with potable water just prior to concrete placement.

4. CONCRETE

A. STRENGTH:

Concrete shall develop a 28 day minimum ultimate compressive strength as follows:
 Artificial Rock Face 2,500 psi
 Structural Concrete 4,000 psi
 Concrete FRI 2,500 psi

B. CONCRETE MIXES:

Provide the following:
 Portland Cement: ASTM-A150, type II, 7 sacks/cy. minimum.
 Pozzolan: may be a maximum of 25% of the 7 sacks/cy. of cement.

	STRUCTURAL WALL	ARTIFICIAL ROCK FACE	CONCRETE FRI
STRENGTH	4000 PSI MIN	2500 PSI MIN	2500 PSI MIN
SACKS OF CEMENT	7 MIN	7 MIN	7 MIN
INTEGRAL COLOR	NO	YES IN OUTER 8"	NO
ACCELERATOR	NOT WITHOUT ENG APPROVAL	NOT WITHOUT ENG APPROVAL	OK
AGGREGATE	3/4 MAX	1/2 MAX	3/4 MAX
DCMDC-S	2 GAL/YD	2 GAL/YD	NONE
MAX WATER/CEMENT	0.45 MAX*	0.45 MAX*	0.55 MAX
WATER REDUCER	OK IF NEEDED	OK	OK
SEALER REQUIRED	NO	YES	NO
REINFORCING COVER	8 INCH MIN	8 INCH MIN	NA
FLY ASH	15%	15%	OK

* WATER CONTENT OF DCMDC-S CORROSION INHIBITOR AS MANUFACTURED BY W.R. GRACE & CO. (800) 753-6622 SHALL BE INCLUDED IN THE WATER-TO-CEMENT RATIO

All concrete shall be in conformance with ASTM C-1118 Type III, synthetic fiber-reinforced concrete or shotcrete. Submit concrete mix designs to engineer for approval. Concrete shall be machine mixed, transported and placed in accordance with ACI-304.

C. PLACEMENT AND COVERAGE: Ensure that reinforcement and embedded items are not disturbing placement of concrete. Minimum concrete coverage (face of bar to face of concrete) shall be 8" minimum from reinforcing bar to face of structural concrete.

D. TESTING: Shotcrete and concrete materials shall be tested by a County of Monterey approved Testing Agency. Only tested shotcrete shall be used. Special inspection shall be provided for concrete per Section 1701.5.1 of UBC. Maintain complete records of placed concrete including: Date, Location, Quantity and Test Samples taken. Concrete test cylinders: take four test cylinders per 50 cu yards of concrete placed each day, and take a minimum of four test cylinders each day that concrete is placed.

E. PROTECTION: Protect concrete from premature drying, maintaining minimal water loss at a relatively constant temperature for a period necessary for hydration of cement and hardening of concrete. In case of exposure to salt water, wash the surface to receive shotcrete with potable water just prior to shotcrete placement.

F. SHOTCRETE OR GUNITE: Proportioning, mixing and placement of shotcrete or gunite shall comply with ACI 506R. Lapping of the reinforcing splices are permitted if the spacing at the reinforcing is open enough to allow clear, unobstructed access to both sides of the reinforcing. If not, the lapped bars should be spaced at least three times the diameter of the largest bar at the splice.

Contractor shall have a minimum of 5 years experience with proven performance record on similar type of projects, using the same qualified nozzleman, crew and equipment.

Forming earth for Shotcrete or Gunite: Compact and trim to line and grade before placing shotcrete. No extra will be paid for backforming due to overexcavation or voids. Backforming costs shall be included in the Contract Price. Dampen surfaces to receive shotcrete. All rebound concrete material shall be collected and disposed of. No concrete material shall be dumped into ocean water or left on beach. Cover shotcrete wall areas for curing and protection. Layers of shotcrete and construction joints to receive shotcrete shall be dampened by potable water. In case of exposure to saltwater, wash underlying shotcrete surface to receive additional shotcrete with potable water just prior to additional shotcrete placement.

5. INSPECTIONS The Contractor shall be responsible for calling for all inspections required by the Monterey Building Department including any required special inspections. Special inspections include structural concrete testing and tieback testing.

REVISIONS	BY

**PACIFIC GROVE RECREATION TRAIL
 COASTAL BLUFF REPAIR
 STRUCTURAL NOTES**

**I AND ASSOCIATES, INC.
 TECHNICAL & CONSULTING ENGINEERS
 10112 S. OCEAN BLVD.
 SUITE 100
 PACIFIC GROVE, CA 93950**

Exhibit C: Photographs



Examples of undermined crib walls.



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Pacific Grove Armoring Repairs
Site Photographs
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Fugitive rock and debris in the intertidal zone.

Below. View of revetment at Site 6.



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Pacific Grove Armoring Repairs
Site Photographs
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Undermined rock and mortar walls. Sand and rock debris mask full extent of cavities. Sink holes form beneath and behind existing walls.





Examples of bluff failure due to wave attack, saturated soils, and weight of vegetation.



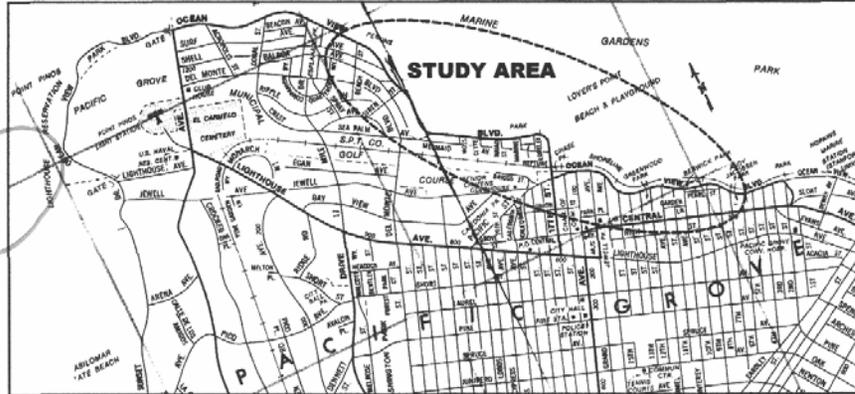
Exhibit D: Staging and Detouring Plans

STAGING & DETOUR PLANS

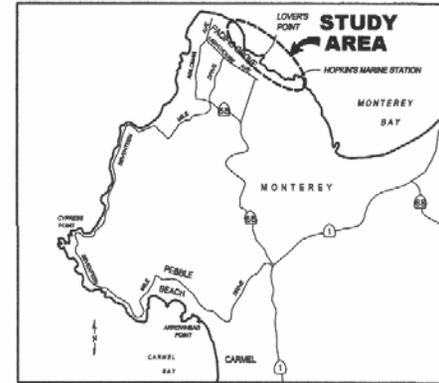
NOTE:
APPROPRIATE FENCING, SIGNAGE,
TEMPORARY CROSSWALK STRIPING
AND PUBLICITY WILL BE REQUIRED

APR 10 2006

COMMUNITY DEV. DEPT.



LOCATION MAP
NO SCALE



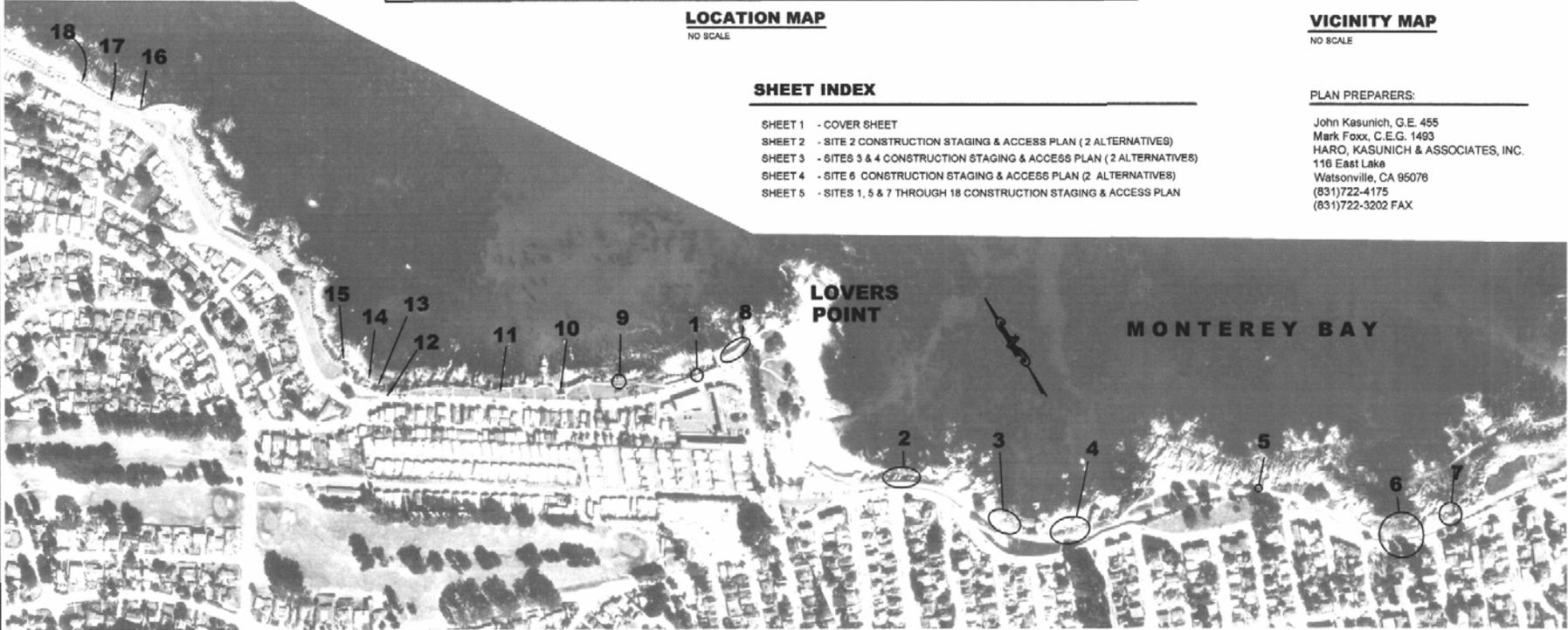
VICINITY MAP
NO SCALE

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - SITE 2 CONSTRUCTION STAGING & ACCESS PLAN (2 ALTERNATIVES)
- SHEET 3 - SITES 3 & 4 CONSTRUCTION STAGING & ACCESS PLAN (2 ALTERNATIVES)
- SHEET 4 - SITE 6 CONSTRUCTION STAGING & ACCESS PLAN (2 ALTERNATIVES)
- SHEET 5 - SITES 1, 5 & 7 THROUGH 18 CONSTRUCTION STAGING & ACCESS PLAN

PLAN PREPARERS:

John Kasunich, G.E. 455
Mark Foxx, C.E.G. 1493
HARO, KASUNICH & ASSOCIATES, INC.
116 East Lake
Watsonville, CA 95076
(831)722-4175
(831)722-3202 FAX



INDEX MAP

ORIGINAL SCALE: 1" = 300 FT

REVISIONS	BY	HARO, KASUNICH AND ASSOCIATES, INC.
		CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
		116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175



- BIKE TRAIL (SHOWING DIRECTION OF TRAVEL)
- PEDESTRIAN / WHEELCHAIR TRAIL
- ALTERNATIVE PEDESTRIAN / WHEELCHAIR TRAIL

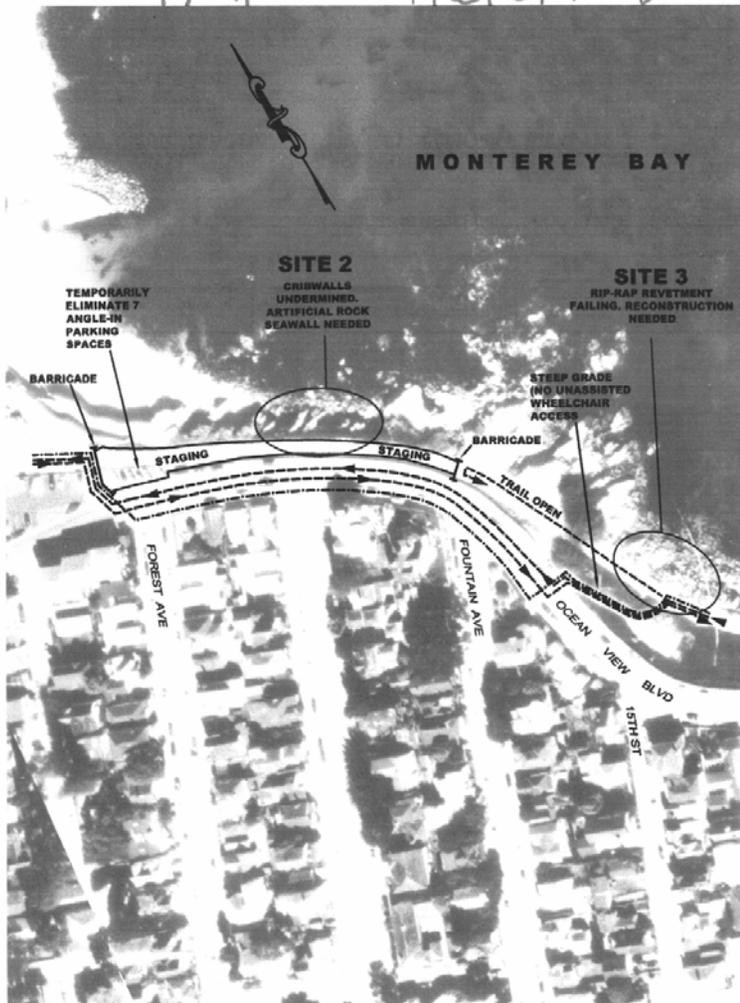
PACIFIC GROVE RECREAT
COVER SHEET
CONSTRUCTION STAGING AND ACCE

3-06-024

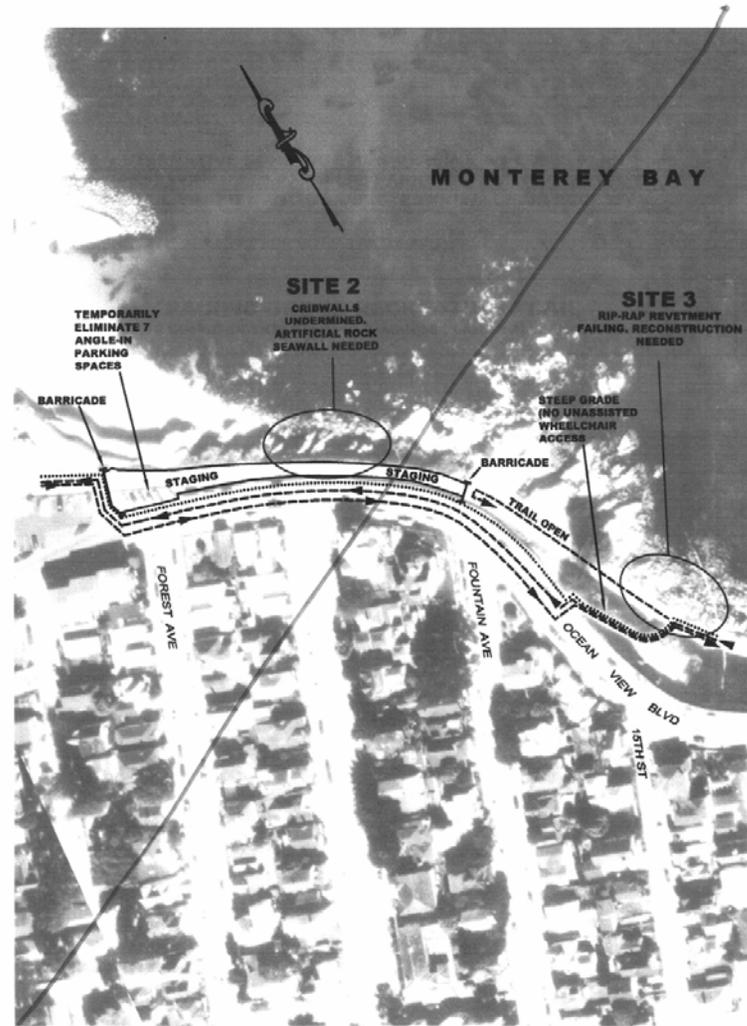
Pacific Grove Armoring Repairs
Staging and Detour Plans

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T.A.M.C. PREFERRED



SITE 2 CONSTRUCTION STAGING & ACCESS PLAN (PEDESTRIANS ON SIDEWALK - NO UNASSISTED WHEELCHAIR ACCESS)



SITE 2 ALTERNATIVE CONSTRUCTION STAGING & ACCESS PLAN (PEDESTRIANS IN PARALLEL PARKING STRIP PROTECTED BY K-RAIL BARRIER - NO UNASSISTED WHEELCHAIR ACCESS)

IF WHEELCHAIR ACCESS IS NECESSARY AROUND SITE 2, UTILIZE PEDESTRIAN ROUTES SHOWN ON SHEET 3 FOR SITES 3 AND 4

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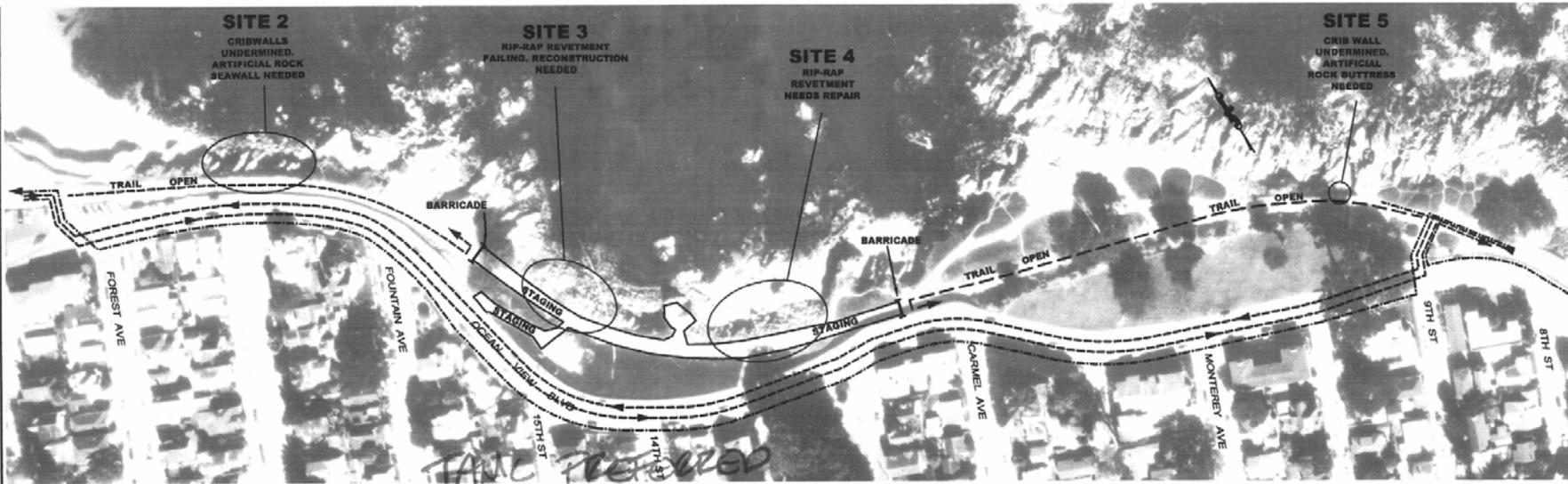
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 118 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 729-4175



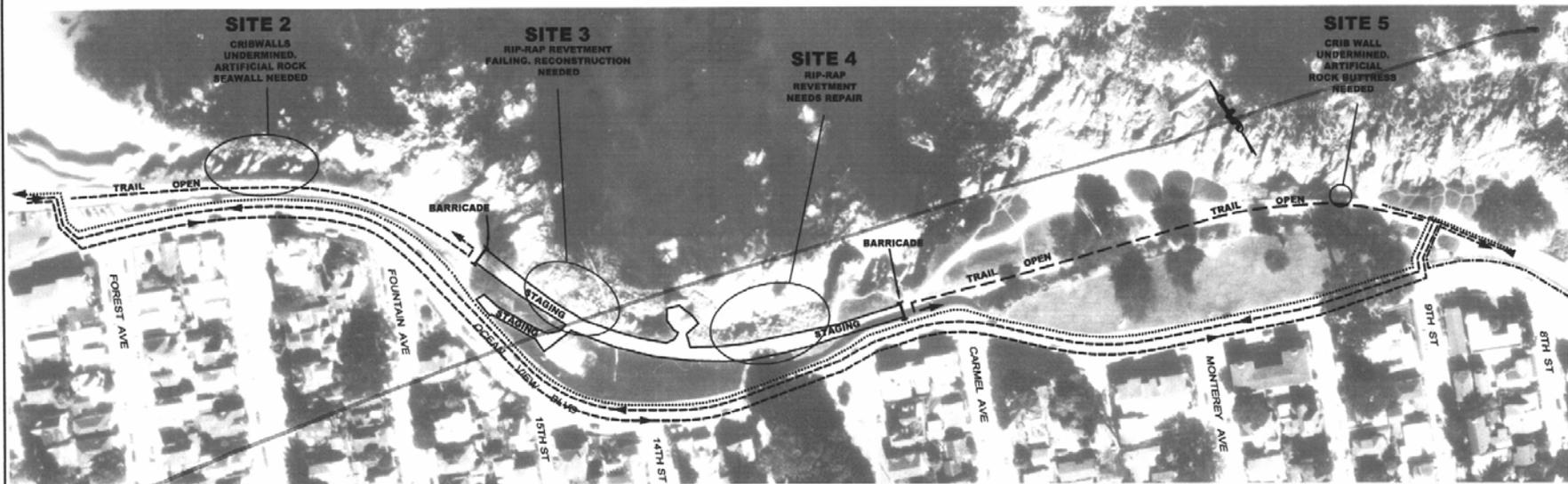
- BIKE TRAIL (SHOWING DIRECTION OF TRAVEL)
- - - PEDESTRIAN / WHEELCHAIR TRAIL
- ALTERNATIVE PEDESTRIAN / WHEELCHAIR TRAIL

PACIFIC GROVE RECREATION TRAIL
SITE 2 CONSTRUCTION STAGING & ACCESS PLAN (2 ALTERNATIVES)

Date	7/22/05	Sheet	2
Scale	1" = 100'		
Drawn	MF		

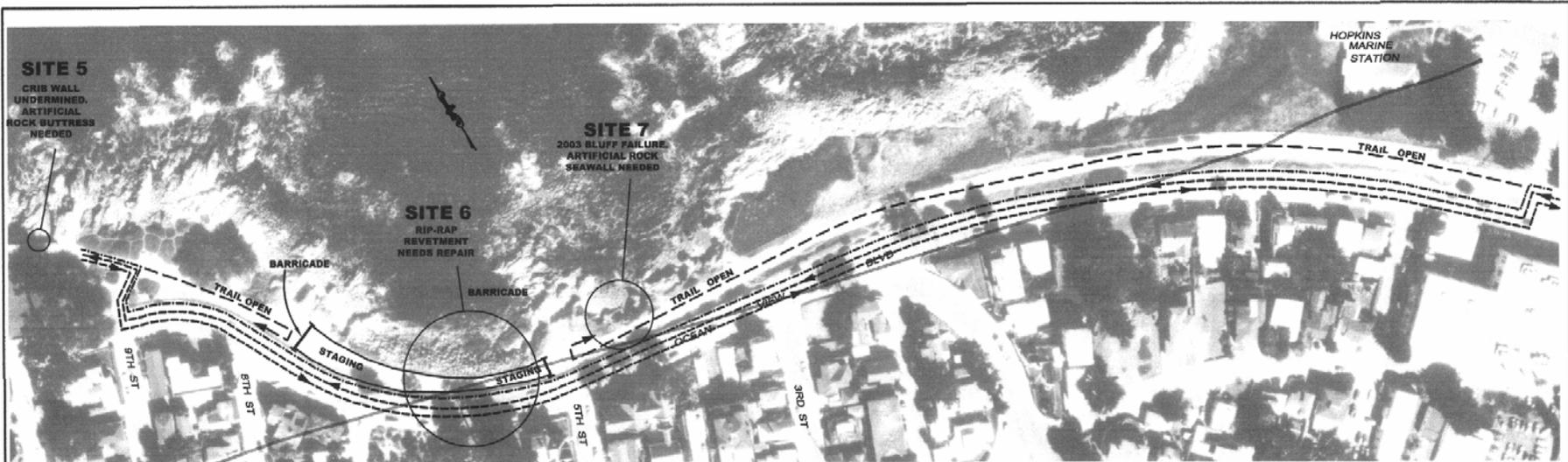


SITES 3 & 4 CONSTRUCTION STAGING & ACCESS PLAN (PEDESTRIANS ON SIDEWALK)

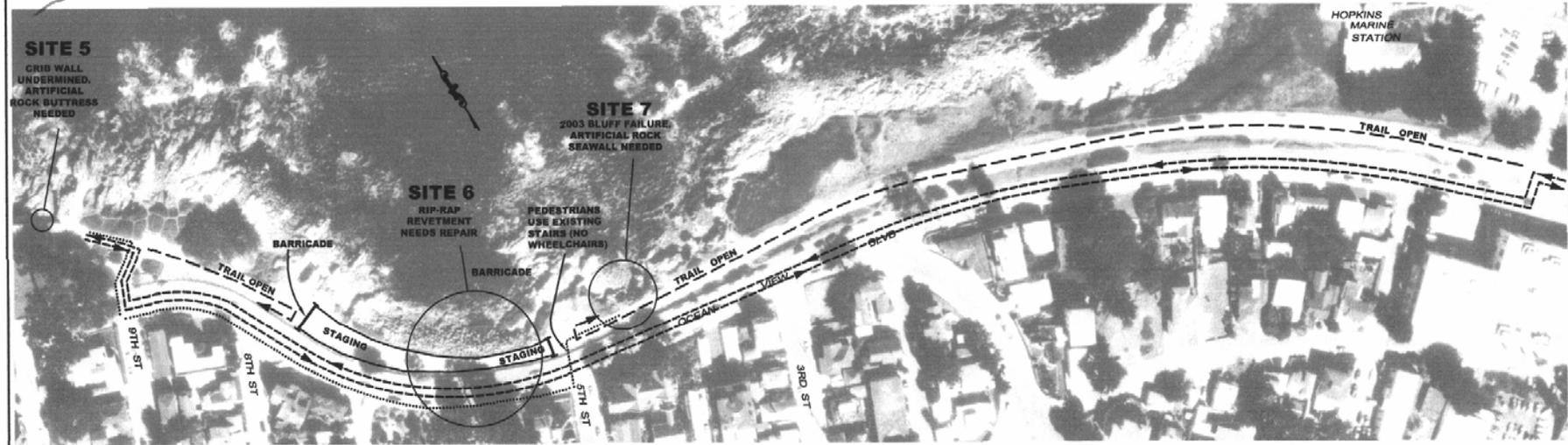


**SITES 3 & 4 ALTERNATIVE CONSTRUCTION STAGING & ACCESS PLAN
(PEDESTRIANS IN PARALLEL PARKING STRIP PROTECTED BY K-RAIL BARRIER)**

<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	BY									<p>HARO, KABUNICH AND ASSOCIATES, INC. CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS 118 EAST LAKE AVE., WATSONVILLE, CA 95078 (831) 722-4178</p>	<p>0 50 100 200 300 ORIGINAL SCALE: 1 INCH = 100 FEET</p>	<p>--- BIKE TRAIL (SHOWING DIRECTION OF TRAVEL) - - - PEDESTRIAN / WHEELCHAIR TRAIL ALTERNATIVE PEDESTRIAN / WHEELCHAIR TRAIL</p>	<p>PACIFIC GROVE RECREATION TRAIL SITES 3 & 4 CONSTRUCTION STAGING & ACCESS PLAN (2 ALTERNATIVES)</p>	<p>Date: 7/20/05 Scale: 1" = 100' Drawn: MF J00</p>	<p>Sheet 3 of 5 Sheets</p>
REVISIONS	BY															



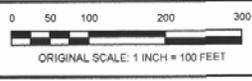
SITE 6 CONSTRUCTION STAGING & ACCESS PLAN (PEDESTRIANS & WHEELCHAIRS IN PARALLEL PARKING STRIP PROTECTED BY K-RAIL BARRIER)



SITE 6 ALTERNATIVE CONSTRUCTION STAGING & ACCESS PLAN - NO WHEELCHAIR ACCESS ROUTE

REVISIONS	BY

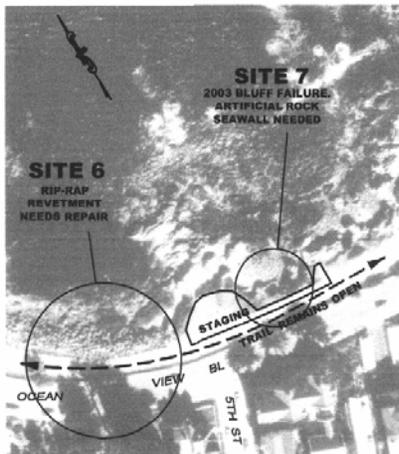
HARO, KASUNICH AND ASSOCIATES, INC.
 CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
 118 EAST LAKE AVE., WATSONVILLE, CA 95070 (831) 722-4175



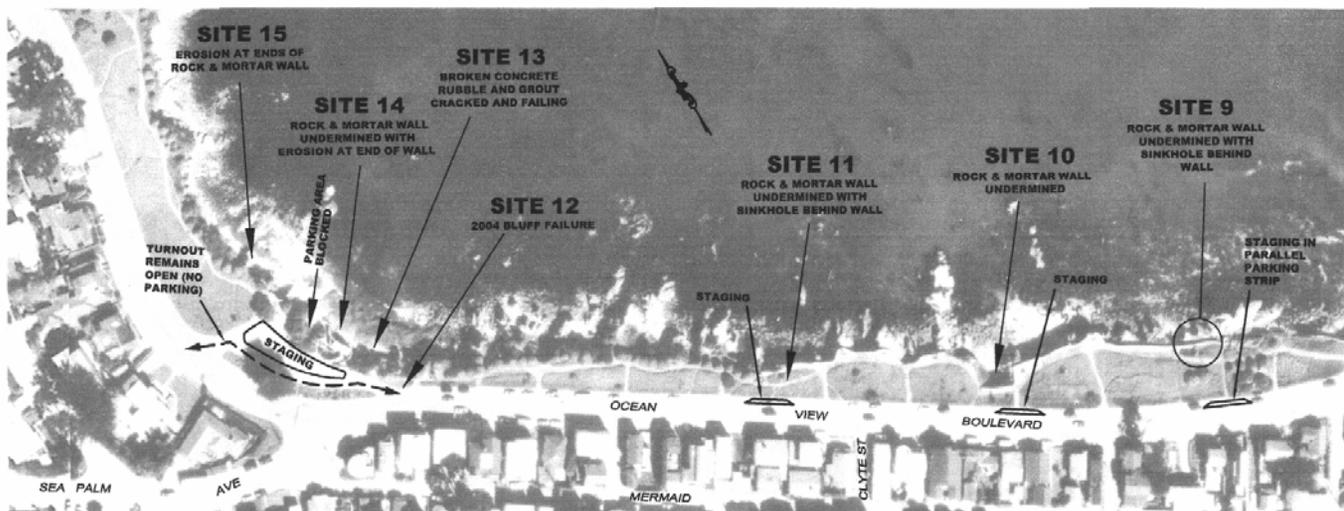
- BIKE TRAIL (SHOWING DIRECTION OF TRAVEL)
- - - PEDESTRIAN / WHEELCHAIR TRAIL
- ALTERNATIVE PEDESTRIAN TRAIL (NO WHEELCHAIRS)

PACIFIC GROVE RECREATION TRAIL
SITE 6 CONSTRUCTION STAGING & ACCESS PLAN (2 ALTERNATIVES)

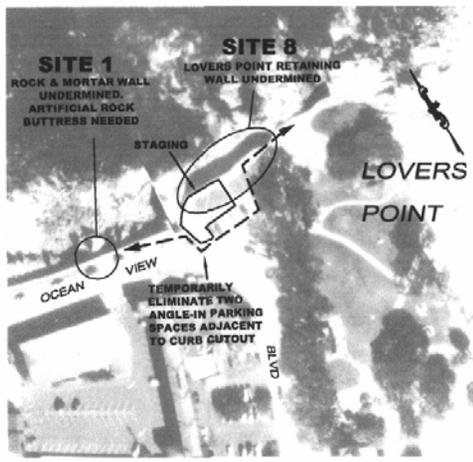
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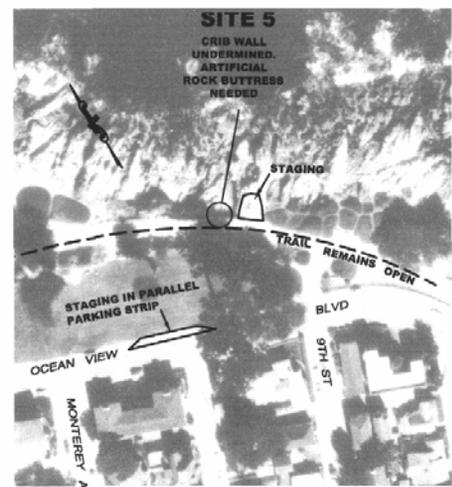
SITE 7 CONSTRUCTION STAGING & ACCESS PLAN (TRAIL REMAINS OPEN)



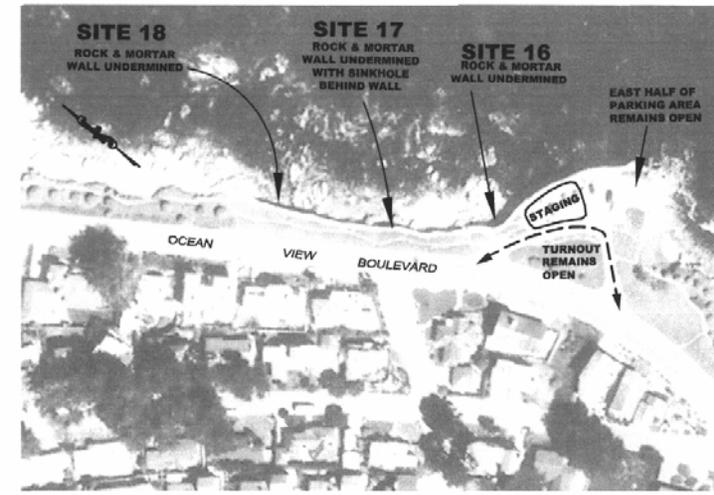
SITES 9 THROUGH 15 CONSTRUCTION STAGING & ACCESS PLAN (TRAIL REMAINS OPEN)



SITES 1 & 8 CONSTRUCTION STAGING & ACCESS PLAN (TRAIL DETOURS THROUGH PARKING LOT)



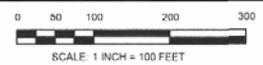
SITE 5 CONSTRUCTION STAGING & ACCESS PLAN (TRAIL REMAINS OPEN)



SITES 16, 17 & 18 CONSTRUCTION STAGING & ACCESS PLAN (TRAIL REMAINS OPEN)

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 CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
 116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-1176



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- ALTERNATIVE PEDESTRIAN / WHEELCHAIR TRAIL

PACIFIC GROVE RECREATION TRAIL
SITES 1, 5 & 7 THROUGH 18 CONSTRU

Date: 7/22/05
 Scale: 1" = 100'
 Sheet: 5

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 Pacific Grove Armoring Repairs
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Exhibit E: Mitigation Monitoring Program

MITIGATION MONITORING PROGRAM
CITY OF PACIFIC GROVE "MONTEREY BAY COASTAL TRAIL AND BLUFF REPAIR" PROJECT
ADOPTED BY CITY COUNCIL NOVEMBER 2, 2005

MITIGATION MONITORING PROGRAM

for:

City of Pacific Grove
Monterey Bay Coastal Trail and Bluff Repair project

Lead Agency:

MITIGATED NEGATIVE DECLARATION
ADOPTED: 11/02/05 BY CITY COUNCIL
MITIGATION MONITORING PROGRAM



CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT

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CALIFORNIA
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CENTRAL COAST AREA

INTRODUCTION

BACKGROUND

Since January 1, 1989, public agencies have been required to prepare a mitigation monitoring or reporting program to assure compliance with mitigation measures adopted pursuant to the California Environmental Quality Act (CEQA). A mitigation monitoring program must be designed to ensure a project's compliance with adopted mitigation measures during project implementation. It also provides feedback to agency staff and decision makers about the effectiveness of their actions, offers learning opportunities for improving mitigation measures on future projects, and identifies when enforcement actions are necessary.

PURPOSE

The purpose of the mitigation monitoring program for The City's "Monterey Bay Coastal Trail and Bluff Repair" project is to ensure that all mitigation measures adopted as part of project approval are implemented. This program will be used by the City of Pacific Grove to verify that all required mitigation measures are incorporated into the project and will serve as a convenient tool for logging the progress of mitigation measure completion and for determining when required mitigation measures have been fulfilled.

MANAGEMENT

The City of Pacific Grove Community is the Lead Agency for the project and the Community Development Department will be responsible for overseeing the administration of the mitigation monitoring program.

The Department of Public Works (DPW) will be responsible for managing the mitigation monitoring program. Duties of the DPW staff responsible for managing the program shall include, but not be limited to, the following:

- ◆ Conduct inspections and reporting activities as required.
- ◆ Coordinate activities of consultants and contractors hired by applicant to implement and monitor mitigation measures.
- ◆ Address and provide follow-up to citizen's complaints.

Duties of the CDD staff planner responsible for administration of the program shall include, but not be limited to, the following:

- ◆ Serve as a liaison between the City and applicant regarding mitigation monitoring issues.
- ◆ Complete and maintain documents and reports required for the mitigation monitoring program.
- ◆ Coordinate and assure enforcement measures necessary to correct actions in conflict with the mitigation monitoring program, if necessary.

BASELINE DATA

Any baseline data for the mitigation-monitoring program are included in the Initial Study and proposed Mitigated Negative Declaration for the proposed project that will be considered by the **City of Pacific Grove City Council**.

DISPUTE RESOLUTION

As with any regulatory document, disputes may arise regarding the interpretation of specific language or program requirements; therefore, a procedure for conflict resolution needs to be included as part of this mitigation monitoring program. In the event of a disagreement about appropriate mitigation measure implementation, the project planner will notify the Community Development Director via a brief memo and hold a meeting with the project applicant and any other parties deemed appropriate. After assessing the information, the project planner will determine the appropriate measures for mitigation implementation and will notify the Community Development Director via memo of the decision. The project applicant or any interested party may appeal the decision of the project planner to the **City Council** within five (5) calendar days of the decision.

ENFORCEMENT

All mitigation measures must be complied with in order to fulfill the conditions of approval. Some of the conditions of approval are required before the commencement of construction; therefore, they will be verified prior to the onset of construction. Other conditions will be implemented during construction and after construction is completed. For those conditions implemented during construction, **if work is performed in violation of conditions of approval, a stop work**

order will be issued. A performance bond or deposit of funds, at the discretion of the City of Pacific Grove in an amount necessary to complete the condition of approval, with the City of Pacific Grove is required for ongoing conditions of approval (i.e., a landscape restoration plan). Failure to implement these conditions of approval will result in the forfeiture of the funds for use in implementing these conditions.

PROGRAM

This mitigation monitoring program includes a table of mitigation measures adopted for the project. This table identifies the mitigation measure and parties responsible for its monitoring and implementation. It also identifies at which project stage the mitigation measure is required and verification of the date on which the mitigation measure is completed.

FUNDING

For the construction and implementation of the City's "Monterey Bay Coastal Trail and Bluff Repair " project, the project applicant shall be responsible for the costs of implementing and monitoring the mitigation measures.

**MITIGATION MONITORING PROGRAM
CITY OF PACIFIC GROVE "MONTEREY BAY COASTAL TRAIL AND BLUFF REPAIR" PROJECT
ADOPTED BY CITY COUNCIL NOVEMBER 2, 2005**

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p>AIR QUALITY (11-02-05 City Council Agenda Report)</p> <p>GOAL: Avoid potential construction-related impacts due to emissions from heavy equipment.</p> <p>MITIGATION #1: Prior to construction, the City shall coordinate with the project contractor and the MBUAPCD to determine the appropriate equipment and pollution control measures to be implemented, to avoid any air quality impacts from construction equipment emissions including diesel exhaust.</p>	<p>DEPARTMENT OF PUBLIC WORKS, PROJECT CONTRACTOR AND SUBCONTRACTORS</p>	<p>PRIOR TO CONSTRUCTION</p>	<p>PUBLIC WORKS DEPARTMENT</p> <p>DPW REPORTS TO CDD</p>	

Mitigation Monitoring Program Coastal Trail and Bluff Repair project

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p>BIOLOGICAL RESOURCES (Initial Study; Section 4)</p> <p>GOAL: Prevent to the loss of individual species or significant disruption of habitat areas by preventing hazardous concentrations of potential contaminants and/or sediments from entering sensitive marine environments or affecting water quality in tidal zones.</p> <p>MITIGATION #2 The City shall comply with the permit requirements and conditions of the regulatory agencies as described in Appendix B of the Initial Study. Conditions shall be included in plans and specifications for each shoreline project. Potential permitting agencies are identified below:</p> <ul style="list-style-type: none"> • U.S. Army Corps of Engineers (for discharge of fill into waters of the U.S. and disturbance below the Mean High Water Line, as per Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act) • Office of Ocean and Coastal Resource Management/Monterey Bay National Marine Sanctuary (for alteration of any portion of the National Marine Sanctuary below the Mean High Water Line) • California Coastal Commission (Coastal Development Permit for development within the coastal zone) • State Water Resources Control Board/Regional Water Quality Control Board (for discharge of nonpoint sources of pollution per Section 401 of the Clean Water Act) • U.S. Fish and Wildlife Service (for impacts to federally protected species per the Endangered Species Act) • California Department of Fish & Game (for impacts to state protected species per the California Endangered Species Act). <p>MINIMUM PERFORMANCE STANDARDS: Compliance with individual permit conditions for each Agency. Additional criteria may be required as conditions of permit approval.</p>	<p>DEPARTMENT OF PUBLIC WORKS, PROJECT CONTRACTOR AND SUBCONTRACTORS</p>	<p>AS REQUIRED BY INDIVIDUAL PERMITTING AGENCIES -ONGOING</p>	<p>INDIVIDUAL PERMITTING AGENCIES AND PUBLIC WORKS DEPARTMENT MONITOR</p> <p>DPW REPORTS TO CDD</p>	

Mitigation Monitoring Program Coastal Trail and Bluff Repair project

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p>MITIGATION #3: Worker education shall be provided to educate onsite workers of the sensitivity of the project area and appropriate methods for conducting activities in this area.</p> <p>MINIMUM PERFORMANCE STANDARDS: Educational sessions/materials to be conducted/handed out prior to construction and at regular intervals during construction at each site.</p>	<p>PROJECT BIOLOGIST, DEPARTMENT OF PUBLIC WORKS, PROJECT CONTRACTOR AND SUBCONTRACTORS</p>	<p>PRIOR TO CONSTRUCTION AND AT REGULAR INTERVALS DURING CONSTRUCTION -ONGOING</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITORS AND REPORTS TO CDD</p>	
<p>MITIGATION #4: Surveys for the individual buckwheat plants at Site 5 shall be conducted by a qualified biologist/lepidopterist in accordance with accepted protocol to determine the presence/absence of Smith's blue butterfly on these host plants. If the surveys indicate that Smith's blue butterfly are not present, no additional mitigation and/or consideration of this species is necessary. If butterfly are present, consultation shall be initiated with USFWS regarding avoidance and/or "take" of Smith's blue butterfly prior to construction that could affect the species or its host. (ACOE will be the federal agency to initiate consultation with USFWS, if necessary.)</p> <p>MINIMUM PERFORMANCE STANDARDS: The proponent shall, at their own expense, hire a biologist qualified by the City of Pacific Grove to conduct the surveys prior to construction at Site #5.</p>	<p>DEPARTMENT OF PUBLIC WORKS, PROJECT BIOLOGIST</p>	<p>PRIOR TO CONSTRUCTION AT SITE #5</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITORS AND REPORTS RESULTS TO CDD</p>	

Mitigation Monitoring Program Coastal Trail and Bluff Repair project

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p>MITIGATION #5: Preconstruction surveys shall be conducted by a qualified biologist immediately prior to construction to determine the presence/absence of wildlife at the project sites at the beginning of each workday. Should wildlife be observed within the impact area during such the surveys and it is determined (by the biologist) that "take" may occur; the appropriate protocols shall be followed to assure protection of the species. (These protocols are species-specific and are dependent on the regulatory agency jurisdiction).</p> <p>MINIMUM PERFORMANCE STANDARDS: The proponent shall, at their own expense, hire a biologist qualified by the City of Pacific Grove to conduct the daily surveys prior to construction at each site, and to develop contingency plans should sensitive species be observed.</p>	<p>DEPARTMENT OF PUBLIC WORKS PROJECT BIOLOGIST</p>	<p>DAILY DURING CONSTRUCTION</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITORS AND REPORTS RESULTS TO CDD</p>	
<p>MITIGATION #6: All construction activities shall be conducted above the High Tide Line (+3.85 NGVD) or shall be conducted during low tide. No construction shall occur during storms with high wave action. Contact of active project sites with the ocean shall be avoided through appropriate timing of construction.</p>	<p>DEPARTMENT OF PUBLIC WORKS, PROJECT CONTRACTOR, PROJECT SUBCONTRACTORS</p>	<p>ONGOING DURING CONSTRUCTION</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITORS AND REPORTS RESULTS TO CDD</p>	
<p>CULTURAL RESOURCES (Initial Study Section 5)</p> <p>GOAL: Avoid or minimize to the greatest extent feasible disruption to significant archaeological resources, including human remains, that may be present below the surface of construction sites.</p> <p>MITIGATION #7 A qualified archaeologist familiar with the project area shall meet with the construction crew prior to initiation of project construction to advise on midden recognition and assist with selection of staging areas to minimize the potential for incidental impacts to archaeological resources.</p>	<p>DEPARTMENT OF PUBLIC WORKS, PROJECT ARCHAEOLOGIST PROJECT CONTRACTOR, PROJECT SUBCONTRACTOR</p>	<p>PRIOR TO THEONSET OF CONSTRUCTION AT EACH SITE</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITORS, BUILDING DIVISION ROUTINE INSPECTIONS BOTH REPORT TO CDD</p>	

Mitigation Monitoring Program Coastal Trail and Bluff Repair project

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p>MITIGATION #8: If archaeological resources or human remains are discovered during construction, work shall be halted within 150 feet of the find until it can be evaluated by a qualified archeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. In the event of the discovery of human remains, the County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, the Coroner shall notify the Native American Heritage Commission.</p> <p>MINIMUM PERFORMANCE STANDARDS: Prior to the commencement of construction at each site, a pre-construction meeting shall be held on the site with the project archaeologist, the general contractor, and City staff to review all mitigation measures prior to the onset of project-related excavation on the site. Earth-disturbing work shall not recommence within the designated area until the find is evaluated by the Project Archaeologist and the Lead Agency (City of Pacific Grove) project planner.</p>	<p>DEPARTMENT OF PUBLIC WORKS, PROJECT ARCHAEOLOGIST PROJECT CONTRACTOR, PROJECT SUBCONTRACTOR</p>	<p>PRIOR TO THE ONSET OF CONSTRUCTION AT EACH SITE</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITORS, BUILDING DIVISION ROUTINE INSPECTIONS</p> <p>BOTH REPORT TO CDD</p>	

Mitigation Monitoring Program Coastal Trail and Bluff Repair project

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p>MITIGATION #9: A qualified archaeological monitor shall spot-check the areas of concern to insure that unnecessary impacts to archaeological resources are avoided. If archaeological resources are encountered, the archaeologist, in consultation with the City of Pacific Grove, shall determine appropriate mitigation commensurate with the significance of the materials identified. A final report shall be submitted by the archeologist when mitigation is completed. This report shall contain a description of the mitigation programs and its results including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusions, and a description of the disposition/curation of the resources.</p> <p>MINIMUM PERFORMANCE STANDARDS: The project Archaeologist may recommend data recovery to determine the significance of archaeological resources encountered during excavation. The data recovery program shall emphasize preservation in place; however, data recovery (extraction), if necessary, shall include the following:</p> <ul style="list-style-type: none"> • No resource materials shall be removed from the site without first providing to the Lead Agency project planner, a resource inventory including photographic documentation of features and identification of the location where the items will be curated or reinterred; • If materials requiring professional analyses are recovered, a maximum of three radiocarbon dates shall be conducted; • Additional analyses, (for example, professional evaluation of animal bone, lithic artifacts and debitage, or bead analysis if any beads are recovered) may be required subject to the review and authorization by the Community Development Department Director; • The Project Archaeologist shall submit a summary of the data recovery program findings to the Community Development Department Director prior to final approval of the building permit. 	<p>DEPARTMENT OF PUBLIC WORKS, PROJECT ARCHAEOLOGIST PROJECT CONTRACTOR, PROJECT SUBCONTRACTOR</p>	<p>PRIOR TO THE ONSET OF CONSTRUCTION AT EACH SITE</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITORS, BUILDING DIVISION ROUTINE INSPECTIONS</p> <p>BOTH REPORT TO CDD</p>	

Mitigation Monitoring Program Coastal Trail and Bluff Repair project

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p><u>GEOLOGY AND SOILS</u> (Initial Study; Section 6)</p> <p>GOAL: Prevent slope failure due to seismic events, unstable soils, and migration of sediments off the site during construction to the greatest extent feasible.</p> <p>MITIGATION #10: The project shall implement all recommendations identified in the Geotechnical Report prepared by Haro, Kasunich and Associates, Inc. (July 2004).</p> <p>MINIMUM PERFORMANCE STANDARDS: Additional or substitute recommendations may be necessary to accommodate site conditions encountered during construction, provided that additional or alternative solutions are consistent with the mitigation measures outlined in this program and do not result in significant impacts not addressed in the Initial Study prepared for the project.</p>	<p>DEPARTMENT OF PUBLIC WORKS, PROJECT CONTRACTOR, PROJECT SUBCONTRACTORS</p>	<p>BUILDING PERMIT REVIEW AND PLAN CHECK - ONGOING BUILDING DIVISION INSPECTIONS</p>	<p>CHIEF BUILDING INSPECTOR, DEPARTMENT OF PUBLIC WORKS MONITORS AND REPORTS RESULTS TO CDD</p>	
<p>MITIGATION #11: Due to its location near several major faults, the project shall be designed using standard measures to withstand seismic activity, in accordance with the UBC/CBC seismic criteria.</p>	<p>DEPARTMENT OF PUBLIC WORKS, PROJECT ENGINEER</p>	<p>- BUILDING PERMIT REVIEW AND PLAN CHECK</p>	<p>ROUTINE INSPECTIONS OF EACH SITE DURING CONSTRUCTION BY CHIEF BUILDING INSPECTOR</p>	

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p>MITIGATION #12: The City shall prepare and implement an erosion control plan prior to construction. The plan shall include the following provisions, at a minimum.</p> <ul style="list-style-type: none"> ▪ Plan dewatering and excavation activities so that stable and dry excavations are maintained throughout construction. ▪ All development shall be sited and designed to conform to site topography and minimize grading and other site preparation activities, to the maximum extent possible. ▪ All slopes and disturbed surfaces resulting from project construction shall be prepared and maintained to control erosion. This control shall consist of measures to provide temporary cover to help control erosion during construction (i.e., jute netting or mulch) and permanent vegetative cover to stabilize the site after construction has been completed, including City-approved grass seed or other vegetation. The seeded and planted areas shall be maintained and irrigated as needed to adequately establish vegetative cover. ▪ Avoid construction during the rainy season or apply the following provisions between October 15 and April 15: <ul style="list-style-type: none"> X Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection. X Runoff from the site, if any, shall be detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site. These drainage controls must be maintained by the contractor as necessary to achieve their purpose through the duration of the construction period. X Erosion control measures shall be in place at the end of each day's work. X The inspector shall stop operations during periods of inclement weather if it is determined that erosion problems are not being controlled adequately. 	DEPARTMENT OF PUBLIC WORKS, PROJECT ENGINEERS, PROJECT CONTRACTOR, PROJECT SUBCONTRACTORS	- PRIOR TO CONSTRUCTION AT EACH SITE - ONGOING DURING CONSTRUCTION	DEPARTMENT OF PUBLIC WORKS (DAILY) AND BUILDING INSPECTION DIVISION MONITOR AND REPORT TO CDD	

Mitigation Monitoring Program Coastal Trail and Bluff Repair project

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p><u>HYDROLOGY AND WATER QUALITY</u> (Initial Study; Section 8)</p> <p>GOAL: Prevent release of non-storm-water discharges and to minimize the water quality impacts of the project on Monterey Bay.</p> <p>MITIGATION #13: Conduct work only during times of low tide and low wave action, avoid contact of disturbed sites or equipment with ocean water, and make provisions and contingency for minimizing the risk of accidental release of non-storm water, sediment or other materials to the environment.</p> <p>MINIMUM PERFORMANCE STANDARDS: In addition to the measures listed in Mitigation #11, the use of Best Management Practices shall be made a condition of the building permit.</p>	<p>DEPARTMENT OF PUBLIC WORKS PROJECT CONTRACTOR, AND SUBCONTRACTORS</p>	<p>DAILY DURING CONSTRUCTION AT EACH SITE</p>	<p>PUBLIC WORKS DEPARTMENT AND BUILDING DIVISION MONITOR AND REPORT TO CDD</p>	
<p><u>NOISE</u> (Initial Study; Section 11)</p> <p>GOAL: Minimize construction-related noise.</p> <p>MITIGATION #14: Require contractor implementation of equipment maintenance and management practices to reduce construction-related noise including the following:</p> <ul style="list-style-type: none"> X Choose construction equipment that has a quiet design, a high-quality muffler system, and is well maintained. This includes trucks used to haul materials. X Install engine enclosure panels when required on stationary gas, diesel, or pump equipment. X Eliminate unnecessary idling of machines when not in use. X Use good maintenance and lubrication procedures to reduce operating noise. 	<p>PROJECT CONTRACTOR, AND SUBCONTRACTORS</p>	<p>DAILY DURING CONSTRUCTION AT EACH SITE</p>	<p>PUBLIC WORKS DEPARTMENT AND BUILDING DIVISION MONITOR AND REPORT TO CDD</p>	

Mitigation Monitoring Program Coastal Trail and Bluff Repair project

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p>MITIGATION #15: Truck movement, construction activities, and equipment operation shall be limited to the hours of 7:30 AM and 7:30 PM, Monday through Friday.</p>	<p>PROJECT CONTRACTOR, PROJECT SUBCONTRACTORS</p>	<p>ONGOING DURING CONSTRUCTION</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITOR AND REPORT TO CDD</p>	
<p>MITIGATION #16: The City shall comply with the California Vehicle Code prohibitions against faulty or modified loud vehicle exhaust systems - Sections 27150 and 27151.</p>	<p>PROJECT CONTRACTOR, PROJECT SUBCONTRACTORS</p>	<p>ONGOING DURING CONSTRUCTION</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITOR AND REPORT TO CDD</p>	
<p>MITIGATION #17: The City shall post a telephone number of the project representative that will be available to respond to noise nuisance concerns.</p>	<p>PROJECT CONTRACTOR, PROJECT SUBCONTRACTORS</p>	<p>ONGOING DURING CONSTRUCTION</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITOR AND REPORT TO CDD</p>	
<p><u>TRANSPORTATION AND TRAFFIC</u> (Initial Study; Section 15)</p> <p>GOAL: Minimize disruption to users of the Coastal Trail as much as feasible during construction and maintain maximum safety and access along the coastline including safe detour routes to and from the Coastal Trail during construction.</p> <p>MITIGATION #18 Prior to construction, all repair areas shall be appropriately secured to prohibit public access.</p>	<p>PROJECT CONTRACTOR, PROJECT SUBCONTRACTORS</p>	<p>ONGOING DURING CONSTRUCTION</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITOR AND REPORT TO CDD</p>	

Mitigation Monitoring Program Coastal Trail and Bluff Repair project

MITIGATION, Goal, and Performance Standards	IMPLEMENTED BY:	WHEN IMPLEMENTED	MONITORED BY:	VERIFICATION DATE:
<p>MITIGATION # 19 The City shall prepare and implement a detour plan for construction affecting Ocean View Boulevard and the recreation trail. Prior to construction, all vehicular and pedestrian traffic shall be re-routed with posted signs, protected accessways (if feasible), barricades, or other appropriate measures.</p> <p>MINIMUM PERFORMANCE STANDARDS: Whenever feasible, incorporate into the detour plan, the recommendations made by the TAMC Bicycle and Pedestrian Committee for alternative routes and user safety during construction of the repairs to the Coastal Trail including: consolidation of construction on adjacent sites, use of appropriate directional signage, use of stop signs, temporary crosswalks and advance notification of trail closures.</p>	<p>PROJECT CONTRACTOR, PROJECT SUBCONTRACTORS</p>	<p>ONGOING DURING CONSTRUCTION</p>	<p>DEPARTMENT OF PUBLIC WORKS MONITOR AND REPORT TO CDD</p>	

Exhibit F: Correspondence



Regional Transportation Planning Agency • Congestion Management Planning
Local Transportation Commission • Monterey County Service Authority for Freeways & Expressways

September 22, 2006

Steve Monowitz
Central Coast District Manager
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

RECEIVED

SEP 27 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RE: Support of Bicycle and Pedestrian Trail Rehabilitation in Pacific Grove area

Dear Mr. Monowitz:

The Transportation Agency for Monterey County is writing to support the approval of an application from the City of Pacific Grove to repair the existing bicycle and pedestrian trail at several locations. The California Coastal Commission is scheduled to review this application at a future meeting, possibly in December.

The City of Pacific Grove's section of the Monterey Bay Coastal Recreation Trail, extending from Cannery Row to Lovers Point, is a key component of the entire trail and an important regional bicycle and pedestrian facility. The data from a recent average daily traffic evaluation on the City of Pacific Grove section demonstrates that over 450 bicyclists, 1225 pedestrians, and 22 rollerbladers used the trail between the period of 7 a.m. and 7 p.m.

With such high usage of the Coastal Recreation Trail, proper trail condition is deemed essential and necessary. The violent storms of 2002-03 severely damaged the trail, including erosion, sea wall failure and crib wall damage. The storm was the largest in ten years, and it caused the largest beach erosion in 43 years. Portions of the trail are closed off due to this erosion, diverting bicyclists and pedestrians to the nearby streets.

The Transportation Agency supports the rehabilitation project that the City of Pacific Grove is proposing. Repairing the Coastal Recreation Trail signifies that bicyclists and pedestrians can admire and enjoy the beautiful view of Monterey Bay Peninsula from a short distance. The rehabilitation project also means that cyclists and pedestrians no longer have to share the road with vehicles at closed off locations, making their trips much more safer and pleasant. Additionally, the level and frequency of public coastal access will increase, which is a goal of the California Coastal Commission. Furthermore, studies show that bicycle and pedestrian activities help to reduce impacts to the environment associated with automobile use such as global warming.

Steve Monowitz
September 22, 2006
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The Transportation Agency appreciates the California Coastal Commission's attention to this matter and requests support of the rehabilitation project. If you have any questions or concerns, please contact Kaki Chen of the Transportation Agency staff at (831) 775-4413.

Sincerely,



Debra L. Hale
Executive Director

cc: Supervisor Dave Potter, Central Coast Representative, California Coastal Commission
Stephen J. Leiker, City of Pacific Grove