CALIFORNIA COASTAL COMMISSION
SOUTH COAST OFFICE
302 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4302
(562) 590-5071

Th14f

5-21-0047 (BEL AIR BAY CLUB)

APRIL 28, 2021

EXHIBITS

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Exhibit 6 – Boundary Lines, 2003 State Lands Commission & Bel Air Bay Club agreement

Exhibit 1 – Vicinity Map

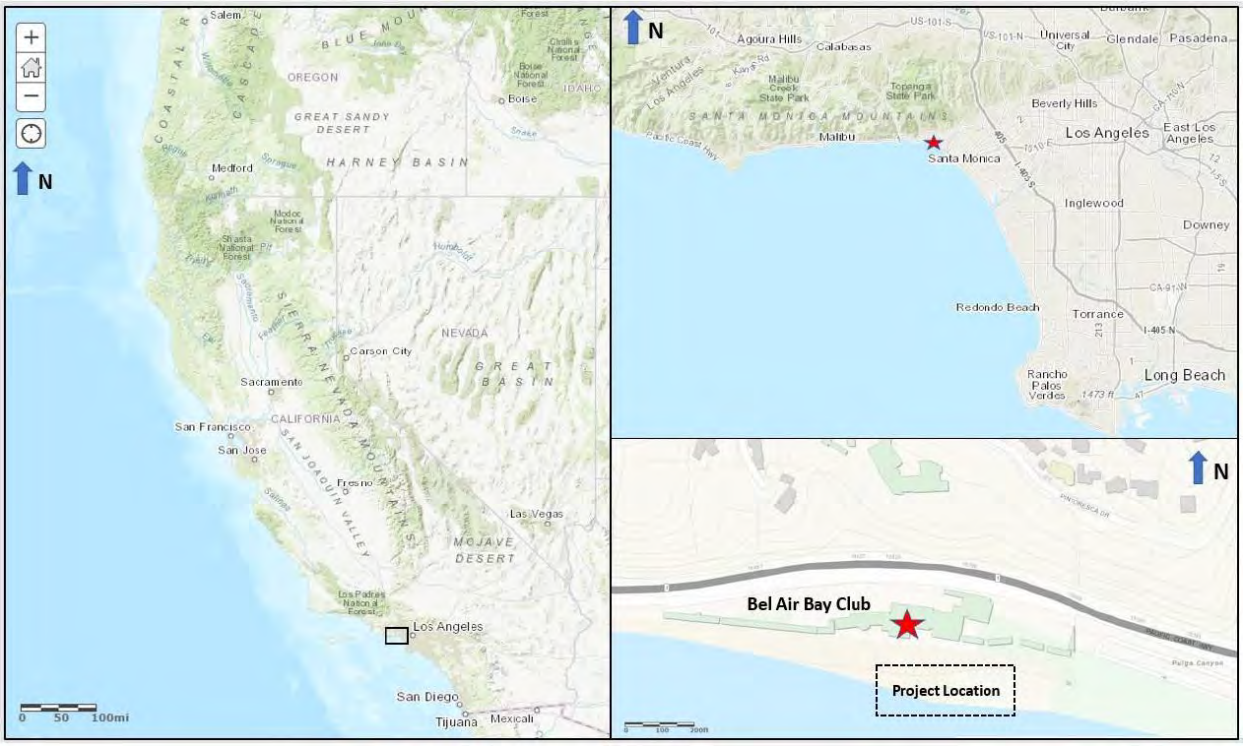


Exhibit 2 – Conceptual Emergency Sand Berm Design, dated December 18, 2018

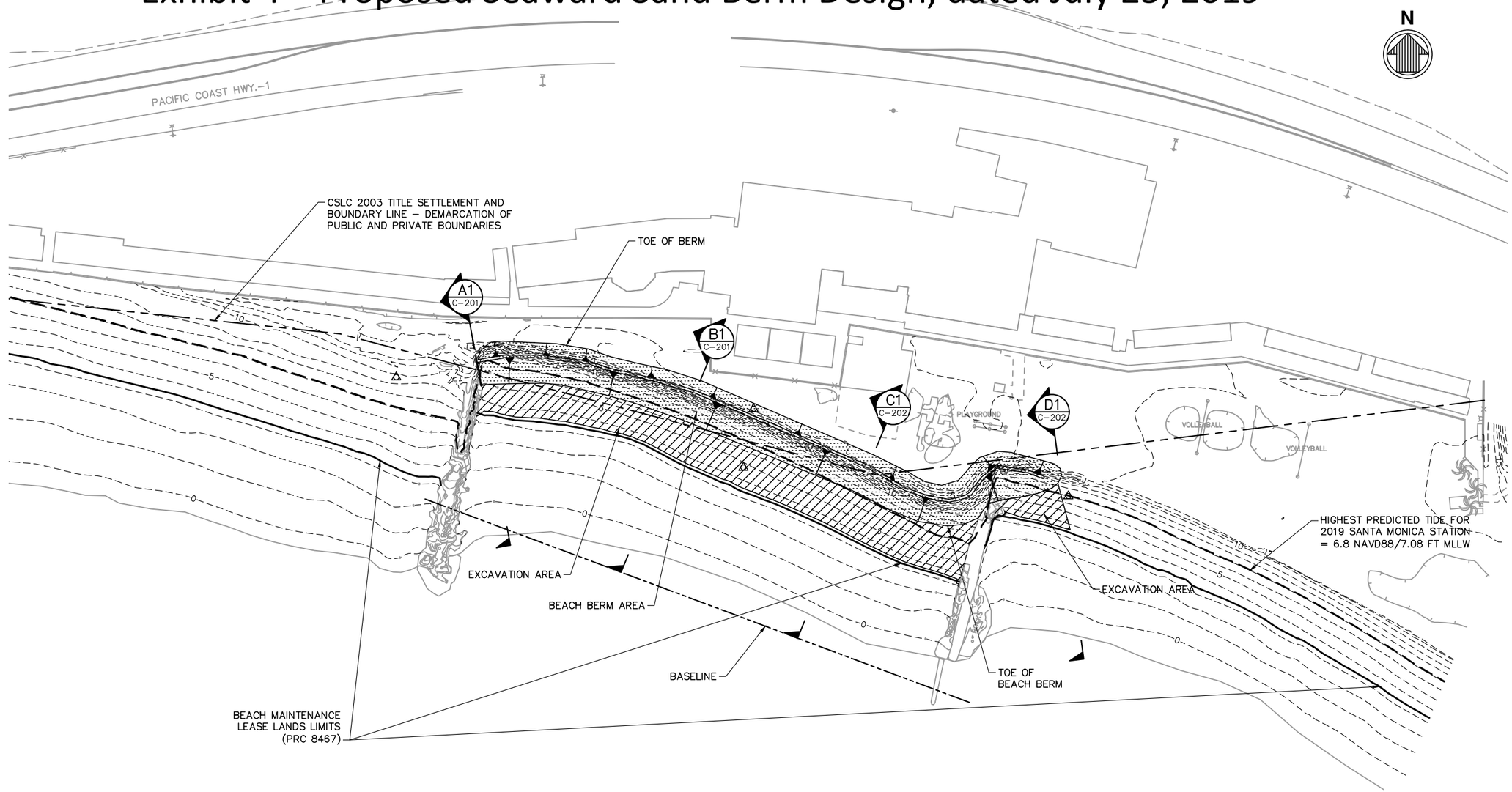
Figure 3: Proposed Berm Construction – Location and Construction Approach
Source: Moffatt & Nichol

Figure 4: Proposed Public Access following Berm Construction
Source: Moffatt & Nichol

Exhibit 3 – Structures to be Protected by Emergency Sand Berm

Area of Club Structures Generally Protected by Sand Berm

Exhibit 4 – Proposed Seaward Sand Berm Design, dated July 25, 2019



A1 C-101 OVERALL SITE PLAN
SCALE: 1"=40'

NOTES

1. PROPOSED BERM LENGTH = 430 L.F.±
2. PROPOSED BERM FOOTPRINT = 13,140 S.F.±
3. PROPOSED BERM EXCAVATION AREA = 11,200 S.F.±
4. VERTICAL DATUM = NAVD88

LEGEND

- HIGHEST PREDICTED TIDE FOR 2019 SANTA MONICA STATION = 6.8 NAVD88/7.08 FT MLLW
- DEMARCATION OF PUBLIC AND PRIVATE BOUNDARIES
- BEACH MAINTENANCE LEASE LANDS LIMITS (PRC 8467)
- EXCAVATION AREA
- PROPOSED BERM LIMITS

40' 0' 40' 80'
SCALE: 1"=40'

Bel-Air Bay Club
Pacific Palisades, California

Mark	Description	Date	Appr.

BEL-AIR BAY CLUB
BEACH BERM PLANS

OVERALL SITE PLAN

Date: 07-05-2019
Rev. –
M&N Project No. 9201
Drawing code:
Designed by: YC
Dwn by: TL
Ckd by: TM
Reviewed by:
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL
Drawing Scale:
Plot scale: 1:1 (0 SHEET)

moffatt & nichol
3780 KILROY AIRPORT WAY, STE 600
LONG BEACH, CA 90806
562-426-9551

SEAL

Sheet Reference No.
C-101
INDEX: 1 OF 5

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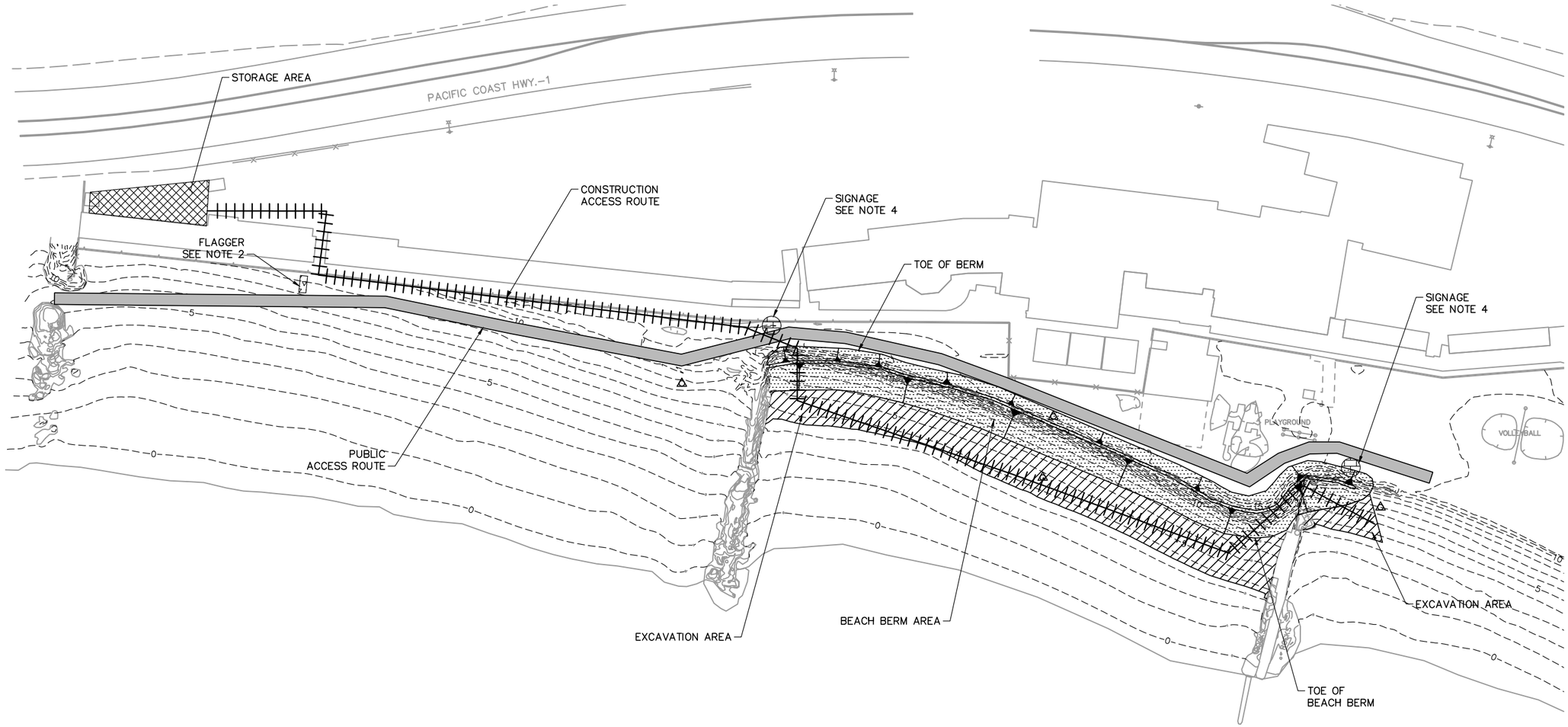
DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



A1 / C-102 CONSTRUCTION ACCESS AND PUBLIC PASSAGE PLAN
SCALE: 1"=40'

NOTES

1. STAGING AREA SHALL COMPLY WITH ALL COUNTY RIGHT OF ENTRY PERMIT REQUIREMENTS INCLUDING BUT NOT LIMITED TO: SUBMISSION OF A TRAFFIC CONTROL PLAN, TRUCK TRAFFIC ESTIMATES, PAYMENT OF PARKING FEES AND NO ROCK DUMPING OR ROCK STORAGE IN THE PARKING LOT.
2. FLAG PERSON SHALL BE PRESENT DURING ALL BERM CONSTRUCTION AND REMOVAL AND WILL ACCOMPANY THE TRACTOR TO ENSURE ALL BEACH USERS MAINTAIN A SAFE DISTANCE FROM OPERATING MACHINERY.
3. A TEMPORARY VEHICLE TURN AROUND AREA SHALL BE PROVIDED OUTSIDE OF THE STAGING AREA AND INCLUDED ON THE TRAFFIC CONTROL PLAN.
4. SIGNS INDICATING PUBLIC PASSAGE TO BE PLACED ON BOTH SIDES OF BERM.

LEGEND

- CONSTRUCTION ROUTE
- PUBLIC ACCESS PATH
- STORAGE AREA
- FLAGGERS
- EXCAVATION AREA
- PROPOSED BERM LIMITS
- PUBLIC PASSAGE SIGNAGE

N

40' 0' 40' 80'
SCALE: 1"=40'

Bel-Air Bay Club
Pacific Palisades, California

Mark	Description	Date	Appr.

BEL-AIR BAY CLUB
BEACH BERM PLANS

EQUIPMENT STORAGE AND CONSTRUCTION ACCESS PLAN

Designed by: YC
Dwn by: TL
Ckd by: TM
Reviewed by:
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL
Date: 07-05-2019
Rev. -
M&N Project No. 9201
Drawing code:
Drawing Scale:
Plot scale: 1:1 (0 SHEET)

3780 KILROY AIRPORT WAY, STE 600
LONG BEACH, CA 90806
562-426-9551
moffatt & nichol

SEAL

Sheet Reference No.
C-102
INDEX: 2 OF 5

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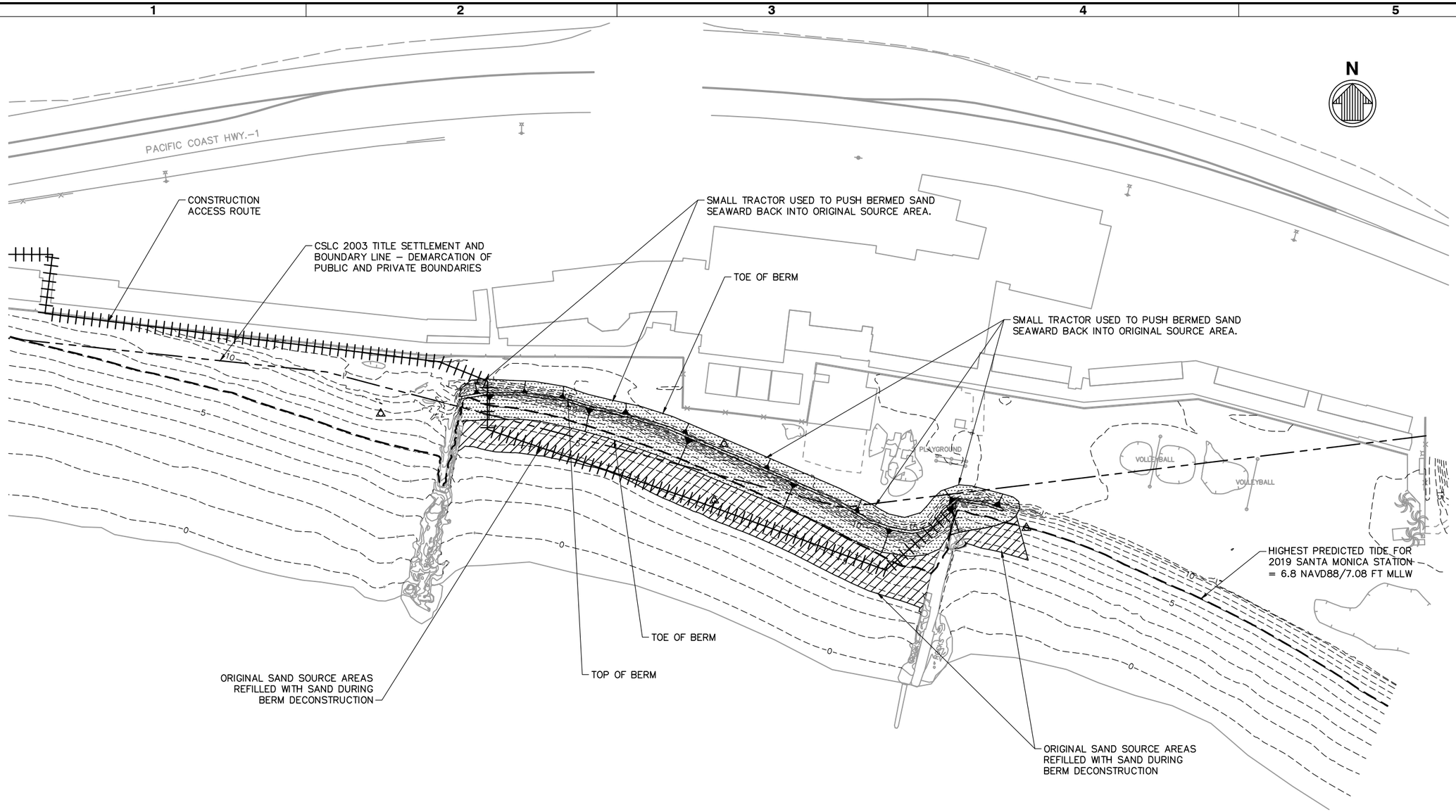

A1 / C-103 BERM REMOVAL PLAN
SCALE: 1"=40'

NOTES

1. PROPOSED BERM LENGTH = 430 L.F.±
2. PROPOSED BERM FOOTPRINT = 13,140 S.F.±
3. PROPOSED BERM EXCAVATION AREA = 11,200 S.F.±
4. VERTICAL DATUM = NAVD88

LEGEND

- HIGHEST PREDICTED TIDE FOR 2019 SANTA MONICA STATION = 6.8 NAVD88/7.08 FT MLLW
- DEMARCATION OF PUBLIC AND PRIVATE BOUNDARIES
- CONSTRUCTION ROUTE
- EXCAVATION AREA
- PROPOSED BERM LIMITS

40' 0' 40' 80'
SCALE: 1"=40'

Mark	Description	Date	Appr.

BEL-AIR BAY CLUB
BEACH BERM PLANS

BERM REMOVAL PLAN

Date: 07-05-2019
Rev. –
M&N Project No. 9201
Drawing code:
Drawing Scale:
Plot scale: 1:1 (0 SHEET)
Designed by: YC
Dwn by: TL
Ckd by: TM
Reviewed by:
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL

3780 KILROY AIRPORT WAY, STE 600
LONG BEACH, CA 90806
562-426-9551
moffatt & nichol

SEAL

Sheet Reference No.
C-103
INDEX: 3 OF 5

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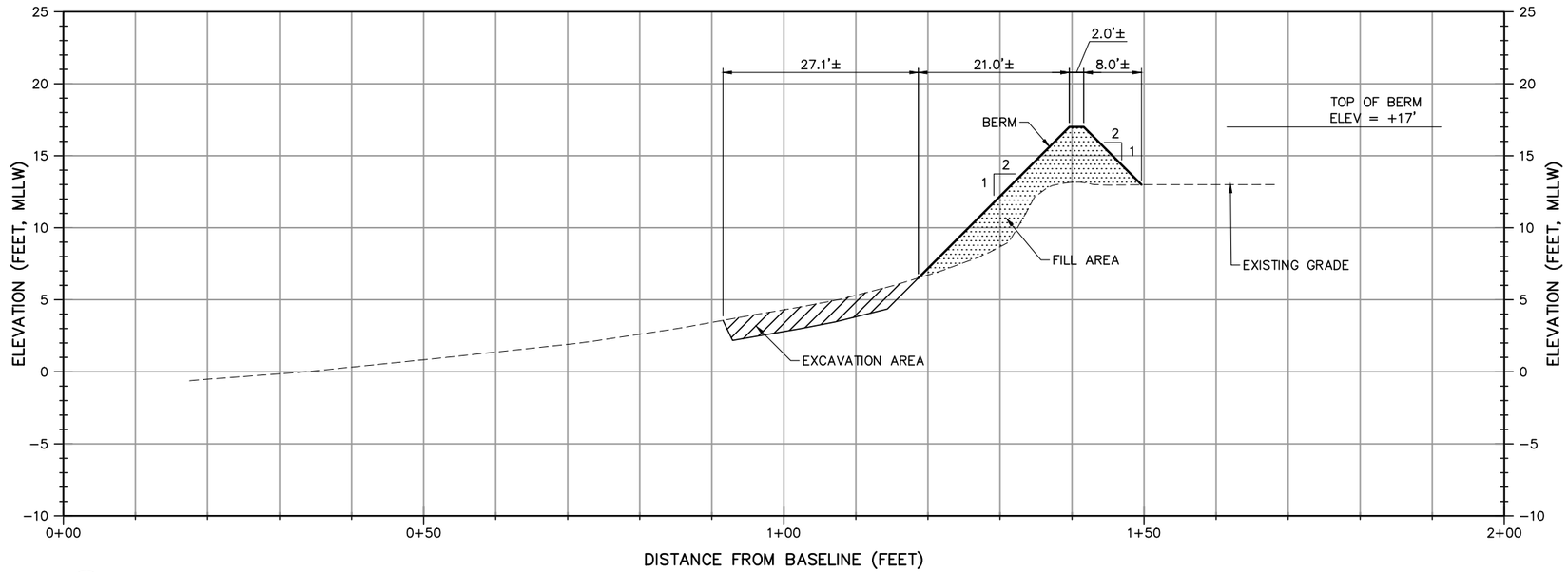
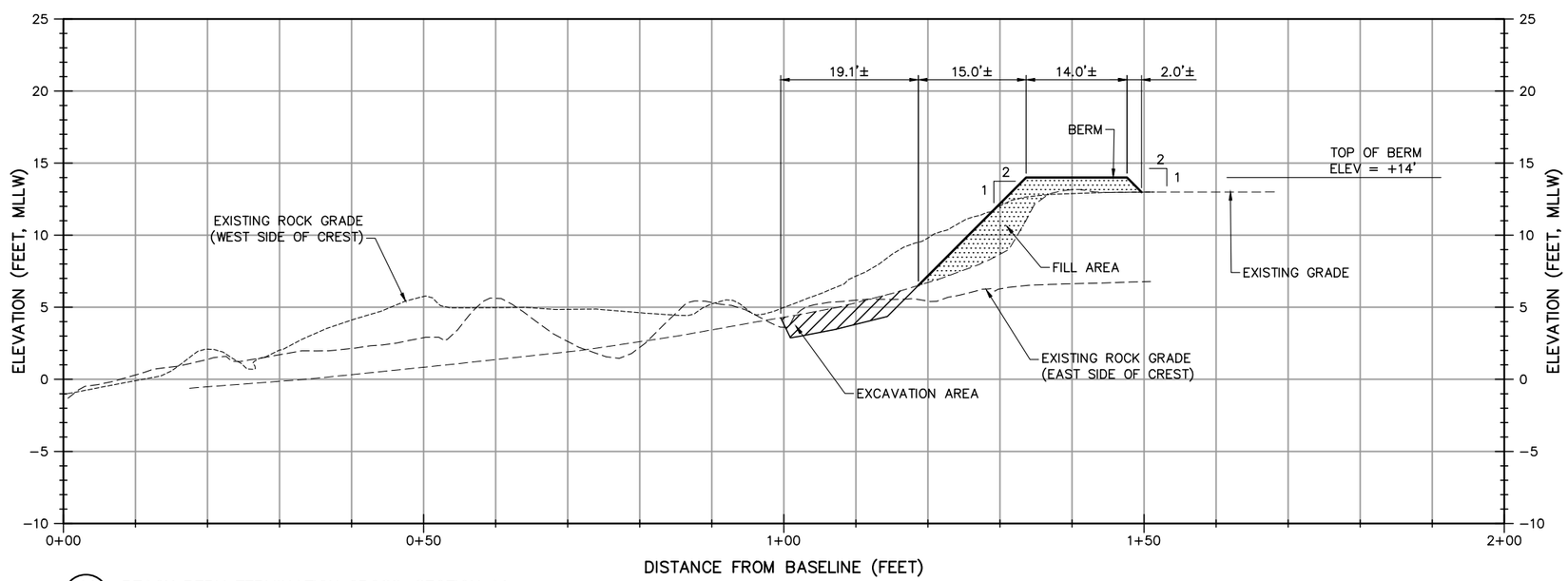


B1 / C-201 TYPICAL BEACH BERM CROSS-SECTION B1
SCALE: H:1"=10' V:1"=5'



A1 / C-201 BEACH BERM TERMINATION CROSS-SECTION A1
SCALE: H:1"=10' V:1"=5'

10' 0' 10' 20'
HORIZONTAL SCALE: 1"=10'
5' 0' 5' 10'
VERTICAL SCALE: 1"=5'

Bel-Air Bay Club
Pacific Palisades, California

Mark	Description	Date	Appr.

BEL-AIR BAY CLUB
BEACH BERM PLANS

CROSS-SECTIONS - SHEET 1 OF 2

Designed by: YC
Date: 07-05-2019
Rev. –
Dwn by: TL
Cad by: TM
M&N Project No. 9201
Reviewed by:
Drawing code:
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL
Drawing Scale:
Plot scale: 1:1 (0 SHEET)

moffatt & nichol
3780 KILROY AIRPORT WAY, STE 600
LONG BEACH, CA 90806
562-426-9551

SEAL

Sheet Reference No.
C-201
INDEX: 4 OF 5

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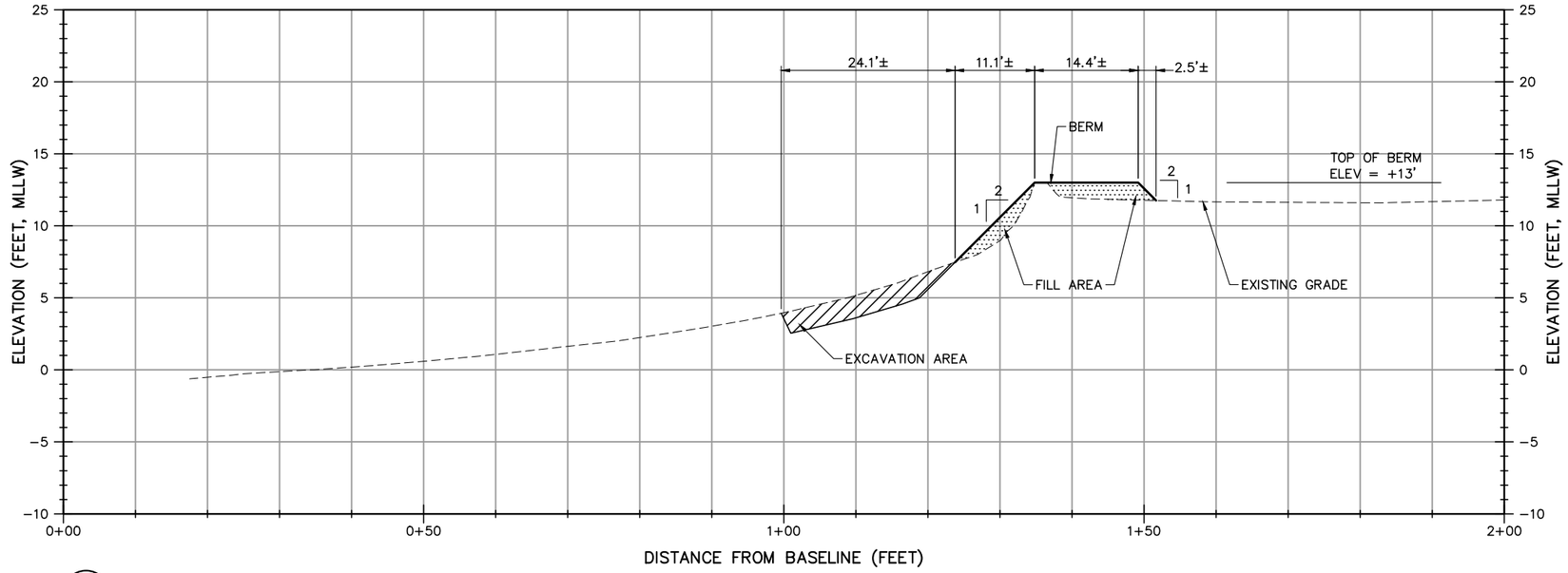
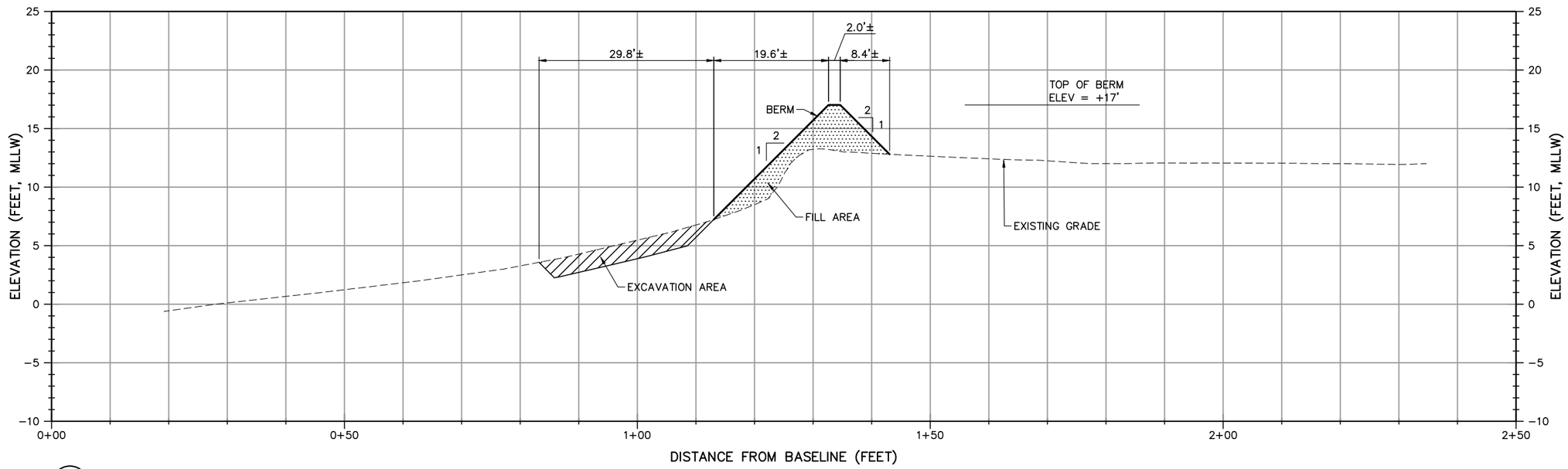


D1 / C-202 BEACH BERM TERMINATION CROSS-SECTION D1
SCALE: H:1"=10' V:1"=5'



C1 / C-202 TYPICAL BEACH BERM CROSS-SECTION C1
SCALE: H:1"=10' V:1"=5'

10' 0' 10' 20'
HORIZONTAL SCALE: 1"=10'

5' 0' 5' 10'
VERTICAL SCALE: 1"=5'

Bel-Air Bay Club
Pacific Palisades, California

Mark	Description	Date	Appr.

BEL-AIR BAY CLUB
BEACH BERM PLANS

CROSS-SECTIONS - SHEET 2 OF 2

Rev. –
Date: 07-05-2019
M&N Project No. 9201
Drawing code:
Drawing Scale: Plot scale: 1:1 (D SHEET)

Designed by: YC
Dwn by: TL
Ckd by: TM
Reviewed by:
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL

3780 KILROY AIRPORT WAY, STE 600
LONG BEACH, CA 90806
562-426-9551
moffatt & nichol

SEAL

Sheet Reference No.
C-202
INDEX: 5 OF 5

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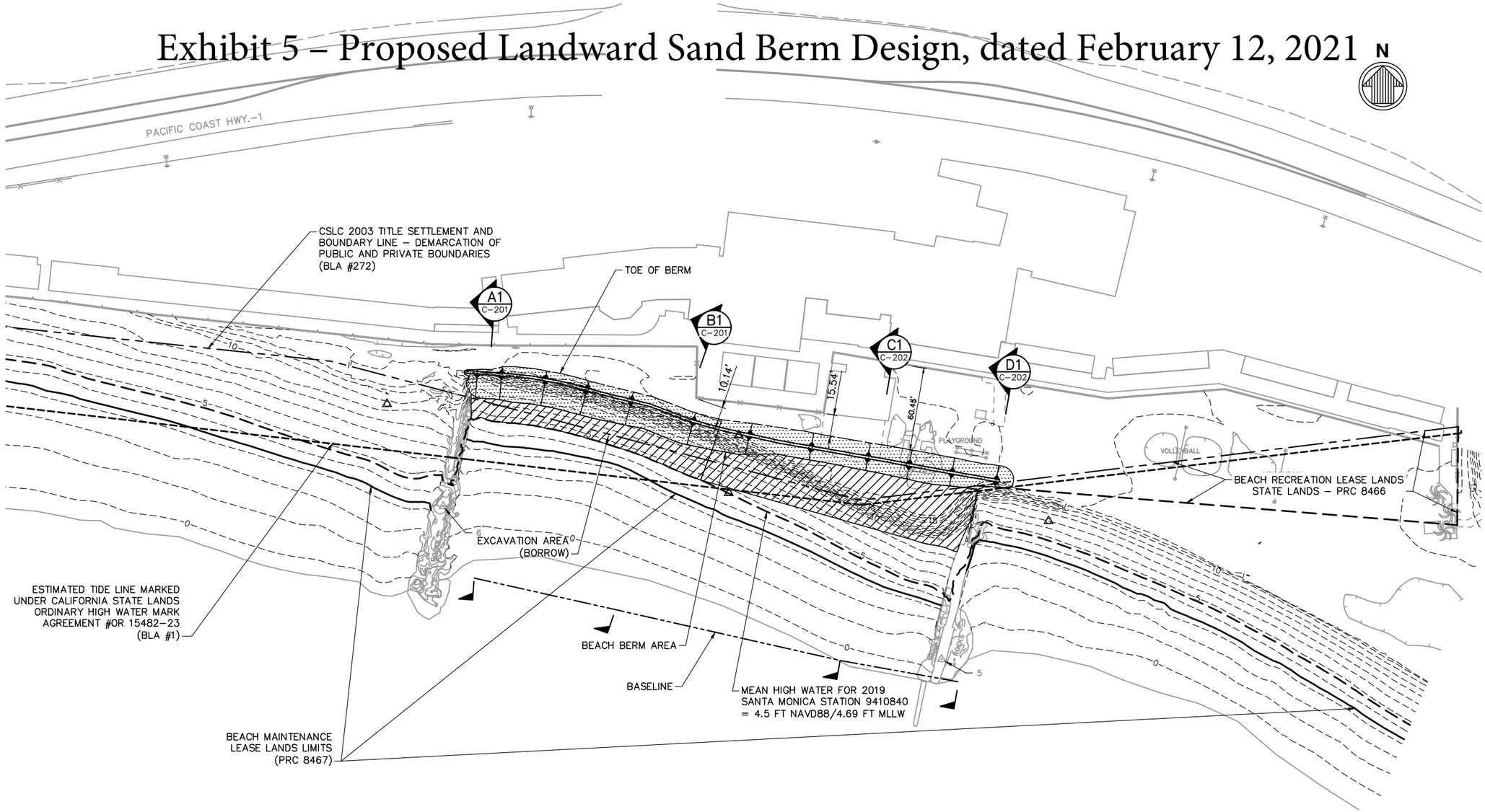
DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING

Exhibit 5 – Proposed Landward Sand Berm Design, dated February 12, 2021



A1 C–101 OVERALL SITE PLAN
SCALE: 1"=40'

NOTES

1. PROPOSED BERM LENGTH = 400 L.F.±
2. PROPOSED BERM FOOTPRINT = 9,028 S.F.±
3. PROPOSED BERM EXCAVATION AREA = 10,347 S.F.±
4. VERTICAL DATUM = NAVD88
5. ESTIMATED #OR 15482–23 TIDE LINE DETERMINED BY GEOREFERENCING COUNTY OF LOS ANGELES ASSESSOR'S MAP IN ARCGIS.

LEGEND

- MEAN HIGH WATER FOR 2019 SANTA MONICA STATION 9410840 = 4.5 FT NAVD88/4.69 FT MLLW
- DEMARCATION OF PUBLIC AND PRIVATE BOUNDARIES
- BEACH MAINTENANCE LEASE LANDS LIMITS (PRC 8467)
- EXCAVATION AREA
- PROPOSED BERM LIMITS
- AGREEMENT #OR 15482–23 ESTIMATED TIDE LINE

40' 0' 40' 80'
SCALE: 1"=40'

Bel-Air Bay Club
Pacific Palisades, California

Mark	Description	Date	Appr.

BEL-AIR BAY CLUB
BEACH BERM PLANS

OVERALL SITE PLAN

Designed by: YC
Dwn by: TL
Ckd by: TM
Reviewed by:
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL
Date: 07–05–2019
Rev. –
M&N Project No. 9201
Drawing code:
Drawing Scale:
Plot scale: 1:1 (0 SHEET)

3780 KILROY AIRPORT WAY, STE 600
LONG BEACH, CA 90806
562–426–9551
moffatt & nichol

SEAL

Sheet Reference No.
C-101
INDEX: 1 OF 5

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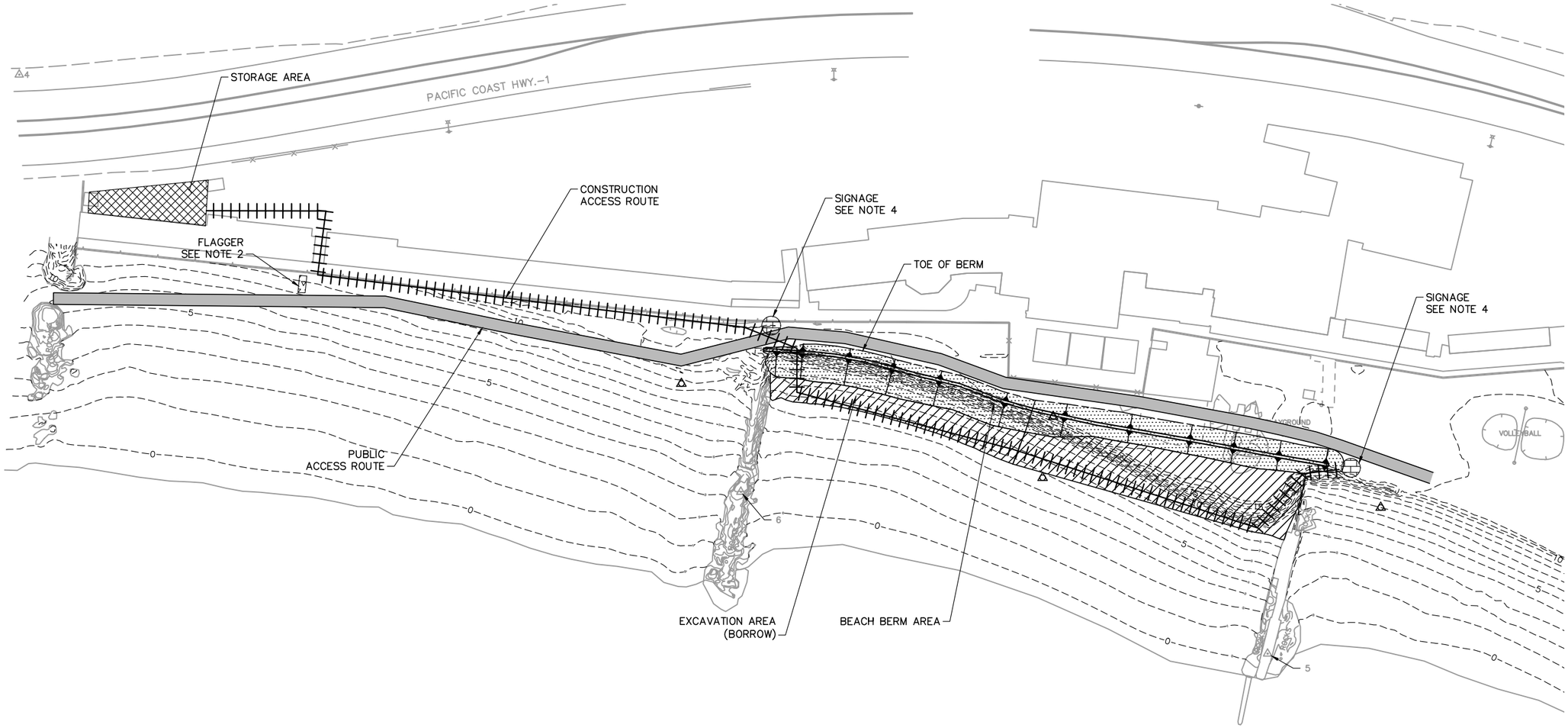
DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



A1 / C-102 CONSTRUCTION ACCESS AND PUBLIC PASSAGE PLAN
SCALE: 1"=40'

NOTES

1. STAGING AREA SHALL COMPLY WITH ALL COUNTY RIGHT OF ENTRY PERMIT REQUIREMENTS INCLUDING BUT NOT LIMITED TO: SUBMISSION OF A TRAFFIC CONTROL PLAN, TRUCK TRAFFIC ESTIMATES, PAYMENT OF PARKING FEES AND NO ROCK DUMPING OR ROCK STORAGE IN THE PARKING LOT.
2. FLAG PERSON SHALL BE PRESENT DURING ALL BERM CONSTRUCTION AND REMOVAL AND WILL ACCOMPANY THE TRACTOR TO ENSURE ALL BEACH USERS MAINTAIN A SAFE DISTANCE FROM OPERATING MACHINERY.
3. A TEMPORARY VEHICLE TURN AROUND AREA SHALL BE PROVIDED OUTSIDE OF THE STAGING AREA AND INCLUDED ON THE TRAFFIC CONTROL PLAN.
4. SIGNS INDICATING PUBLIC PASSAGE TO BE PLACED ON BOTH SIDES OF BERM.

LEGEND

- CONSTRUCTION ROUTE
- PUBLIC ACCESS PATH
- STORAGE AREA
- FLAGGERS
- EXCAVATION AREA
- PROPOSED BERM LIMITS
- PUBLIC PASSAGE SIGNAGE

N

40' 0' 40' 80'
SCALE: 1"=40'

Mark	Description	Date	Appr.

BEL-AIR BAY CLUB
BEACH BERM PLANS

EQUIPMENT STORAGE AND CONSTRUCTION ACCESS PLAN

3780 KILROY AIRPORT WAY, STE. 600
LONG BEACH, CA 90806
562-426-9551
moffatt & nichol

Designed by: YC
Dwn by: TL
Ckd by: TM
Reviewed by:
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL
Date: 07-05-2019
Rev. –
M&N Project No. 9201
Drawing code:
Drawing Scale:
Plot scale: 1:1 (D SHEET)

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Sheet Reference No.
C-102
INDEX: 2 OF 5

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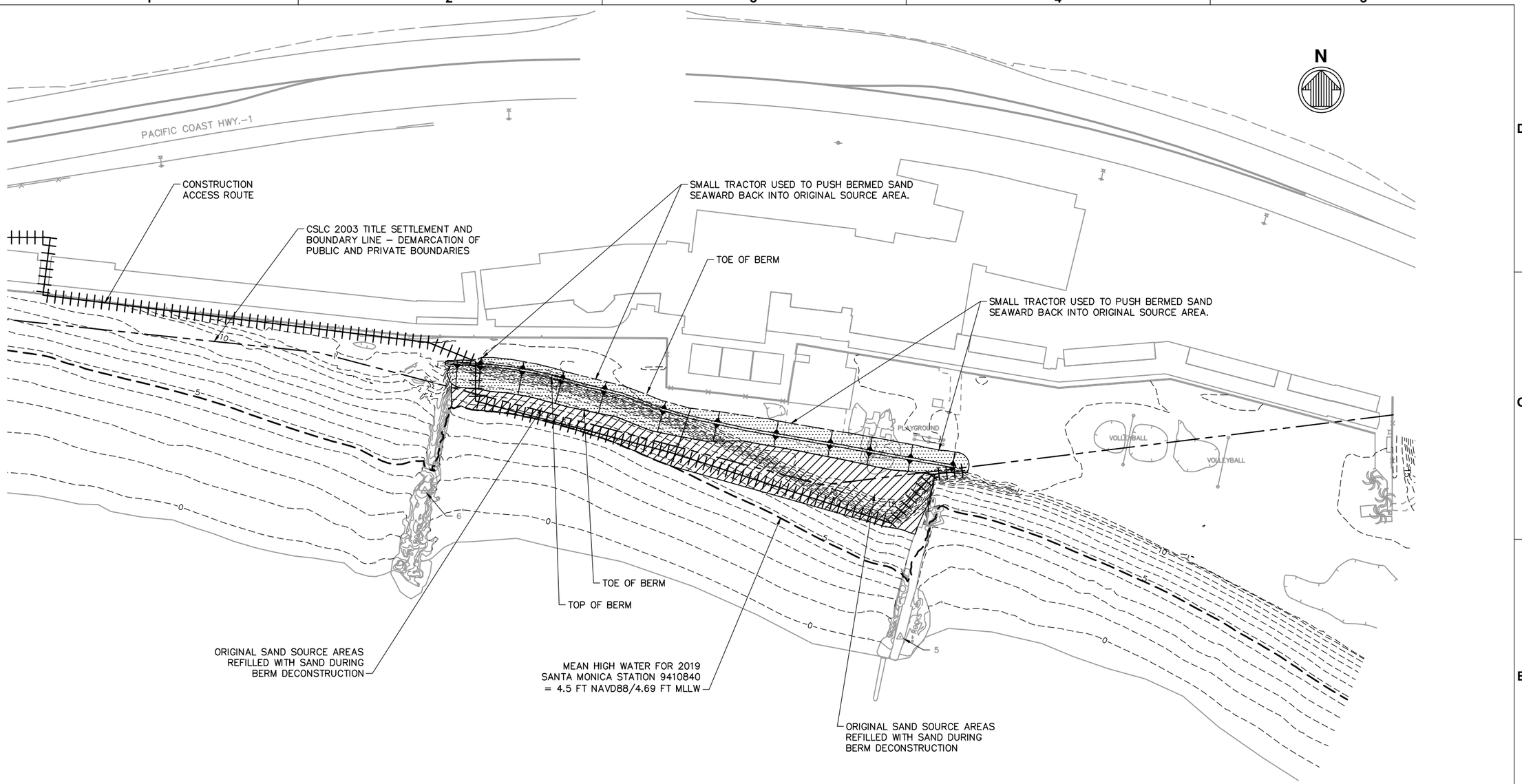

A1 / C-103 BERM REMOVAL PLAN
SCALE: 1"=40'

NOTES

1. PROPOSED BERM LENGTH = 400 L.F.±
2. PROPOSED BERM FOOTPRINT = 9,028 S.F.±
3. PROPOSED BERM EXCAVATION AREA = 10,347 S.F.±
4. VERTICAL DATUM = NAVD88

LEGEND

- HIGHEST PREDICTED TIDE FOR 2019 SANTA MONICA STATION = 6.8 NAVD88/7.08 FT MLLW
- DEMARCATION OF PUBLIC AND PRIVATE BOUNDARIES
- CONSTRUCTION ROUTE
- EXCAVATION AREA
- PROPOSED BERM LIMITS

40' 0' 40' 80'
SCALE: 1"=40'

Bel-Air Bay Club
Pacific Palisades, California

Mark	Description	Date	Appr.

BEL-AIR BAY CLUB
GROIN REPAIR CONSTRUCTION PLAN SET

BERM REMOVAL PLAN

Designed by: YC
Dwn by: TL
Ckd by: TM
Reviewed by:
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL
Date: 07-05-2019
Rev. –
M&N Project No. 9201
Drawing code:
Drawing Scale: Plot scale: 1:1 (D SHEET)

moffatt & nichol
4225 E. CONANT ST
LONG BEACH, CA 90808
562-590-6500

SEAL

Sheet Reference No.
C-103
INDEX: 3 OF 10

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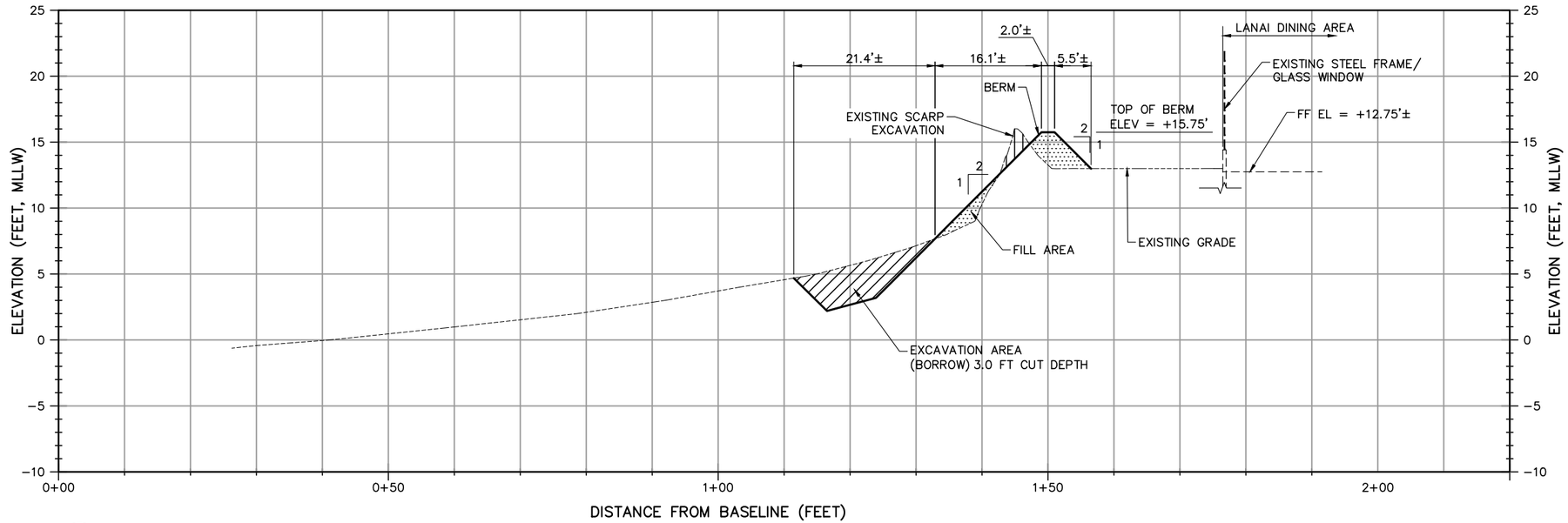
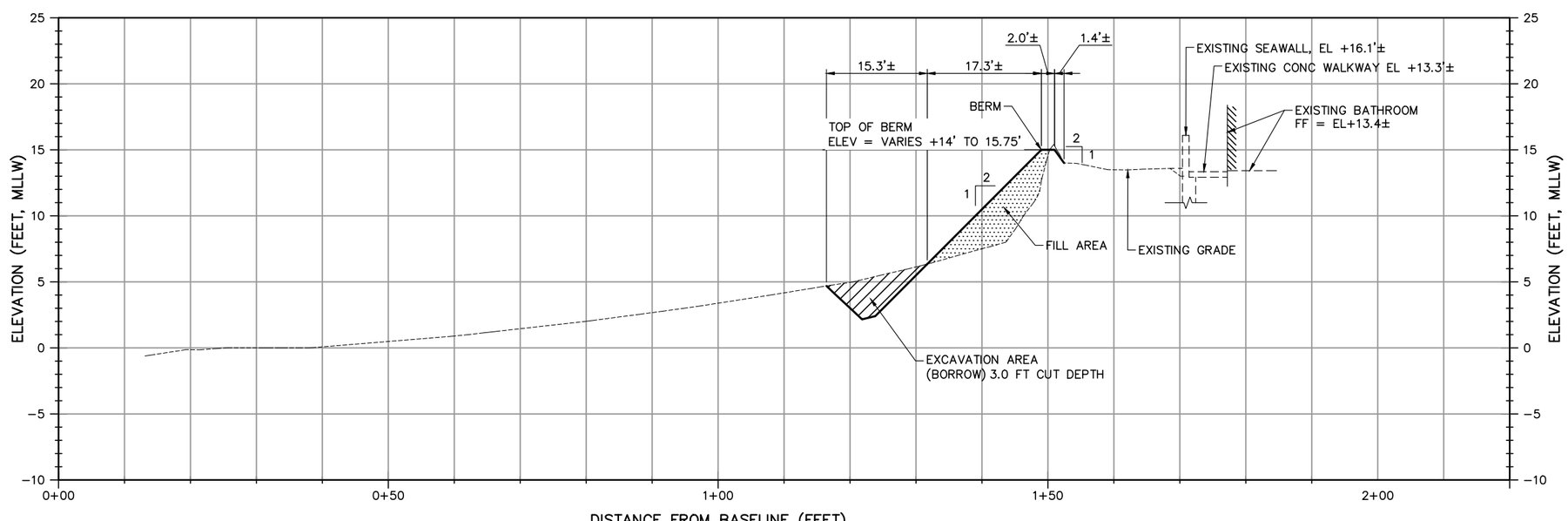


B1 / C-201 TYPICAL BEACH BERM CROSS-SECTION B1
SCALE: H:1"=10' V:1"=5'



A1 / C-201 BEACH BERM TERMINATION CROSS-SECTION A1
SCALE: H:1"=10' V:1"=5'

HORIZONTAL SCALE: 1"=10'

VERTICAL SCALE: 1"=5'

DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING

Bel-Air Bay Club
Pacific Palisades, California

Mark	Description	Date	Appr.

BEL-AIR BAY CLUB
BEACH BERM PLANS

CROSS-SECTIONS - SHEET 1 OF 2

Designed by: YC
Dwn by: TL
Cad by: TM
Date: 07-05-2019
M&N Project No. 9201
Rev. –
Drawing code:
Reviewed by:
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL
Drawing Scale:
Plot scale: 1:1 (D SHEET)

moffatt & nichol
3780 KILROY AIRPORT WAY, STE 600
LONG BEACH, CA 90806
562-426-9551

SEAL

Sheet Reference No.
C-201
INDEX: 4 OF 5

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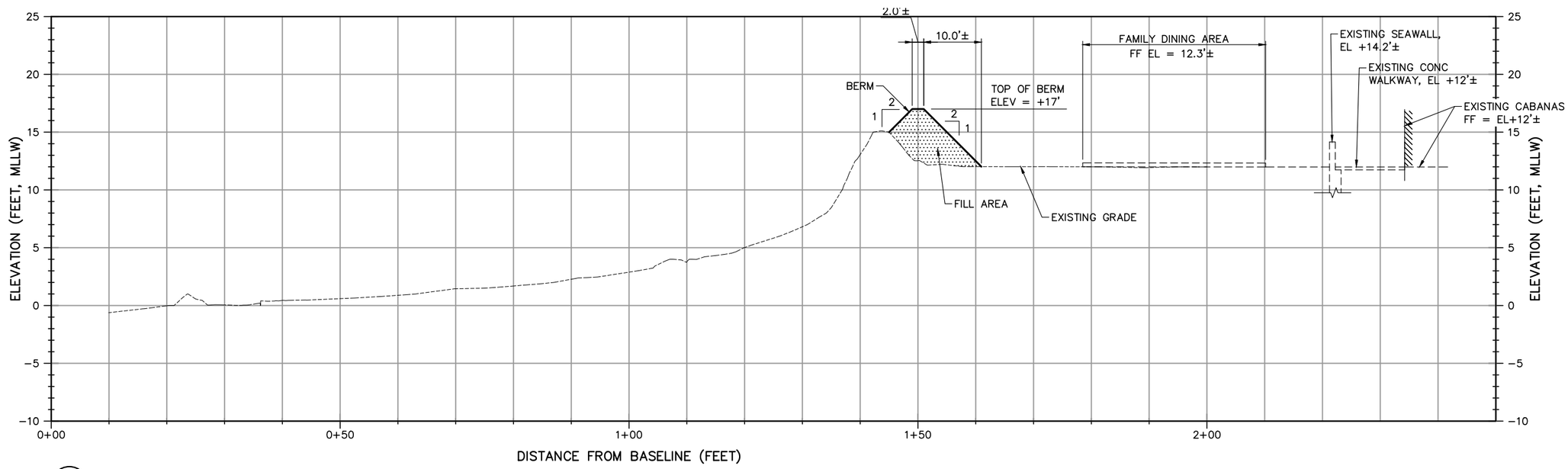
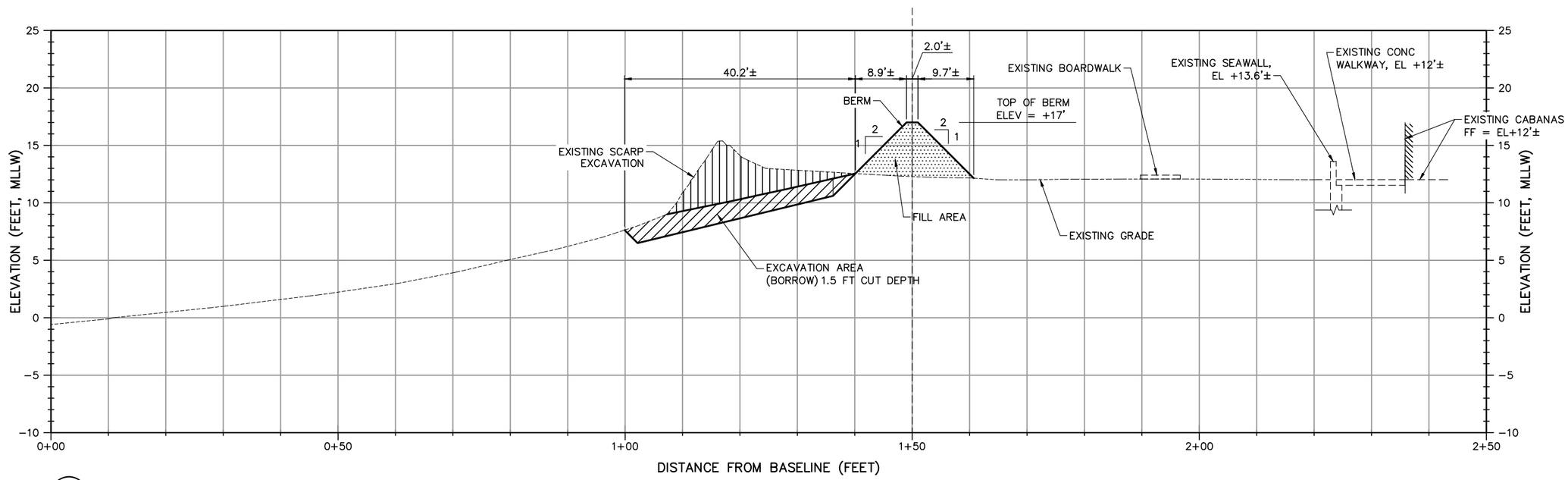


D1 / C-202 BEACH BERM TERMINATION CROSS-SECTION D1
SCALE: H:1"=10' V:1"=5'



C1 / C-202 TYPICAL BEACH BERM CROSS-SECTION C1
SCALE: H:1"=10' V:1"=5'

10' 0' 10' 20'
HORIZONTAL SCALE: 1"=10'

5' 0' 5' 10'
VERTICAL SCALE: 1"=5'

DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING

Bel-Air Bay Club
Pacific Palisades, California

Mark	Description	Date	Appr.

BEL-AIR BAY CLUB
BEACH BERM PLANS

CROSS-SECTIONS - SHEET 2 OF 2

Designed by: YC	Cad by: TM	Date: 07-05-2019	Rev: -
Dwn by: TL		M&N Project No: 9201	
Reviewed by:		Drawing code:	
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL		Drawing Scale: Plot scale: 1:1 (0 SHEET)	

3780 KILROY AIRPORT WAY, STE 600
LONG BEACH, CA 90806
562-426-9551
moffatt & nichol

SEAL

Sheet
Reference No.
C-202
INDEX: 5 OF 5

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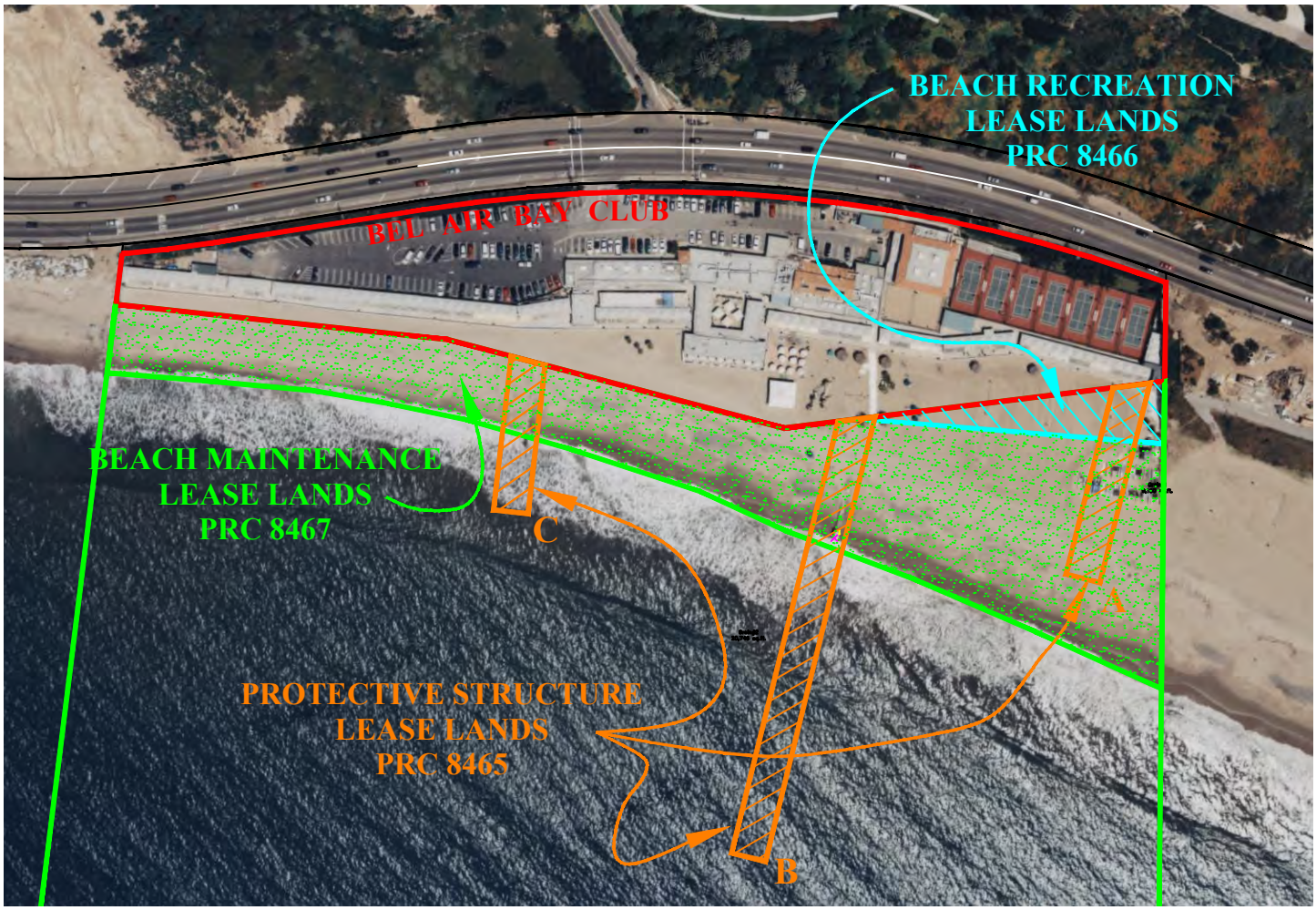
Exhibit 6 – Boundary Lines, 2003 State Lands Commission & Bel Air Bay Club agreement

NO SCALE

SITE MAP



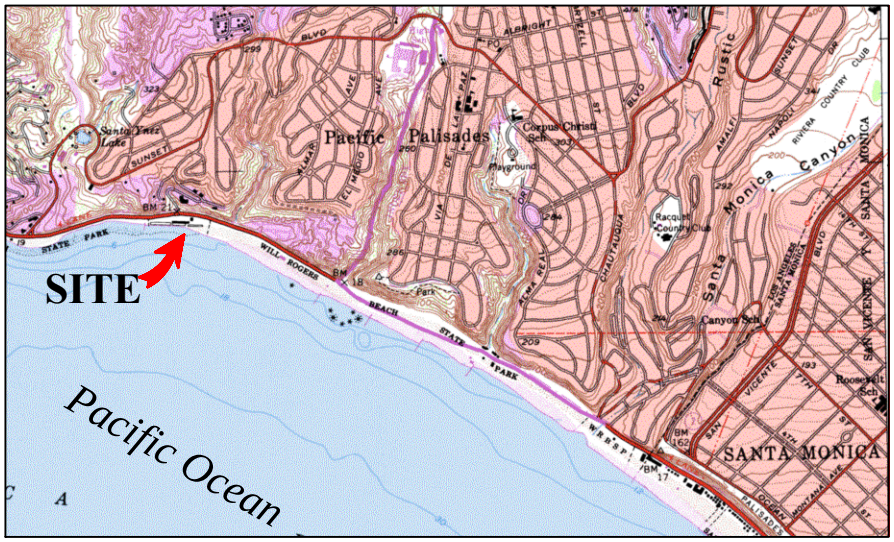
PLAT OF LEASE PARCELS

PHOTO DATE – 5/17/98

NO SCALE

LOCATION MAP

Malibu Coast



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be , nor shall it be construed as a waiver or limitation of any State interest in the subject or any other property

Exhibit B
BLA 272
PRC 8465, 8466 & 8467
APN 4415-036-001
Malibu Coast
LOS ANGELES CO.

SCL 8-5-03