CALIFORNIA COASTAL COMMISSION
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F11a

5-14-1604-A2 (MONARCH BAY CLUB)

AUGUST 22, 2024

EXHIBITS

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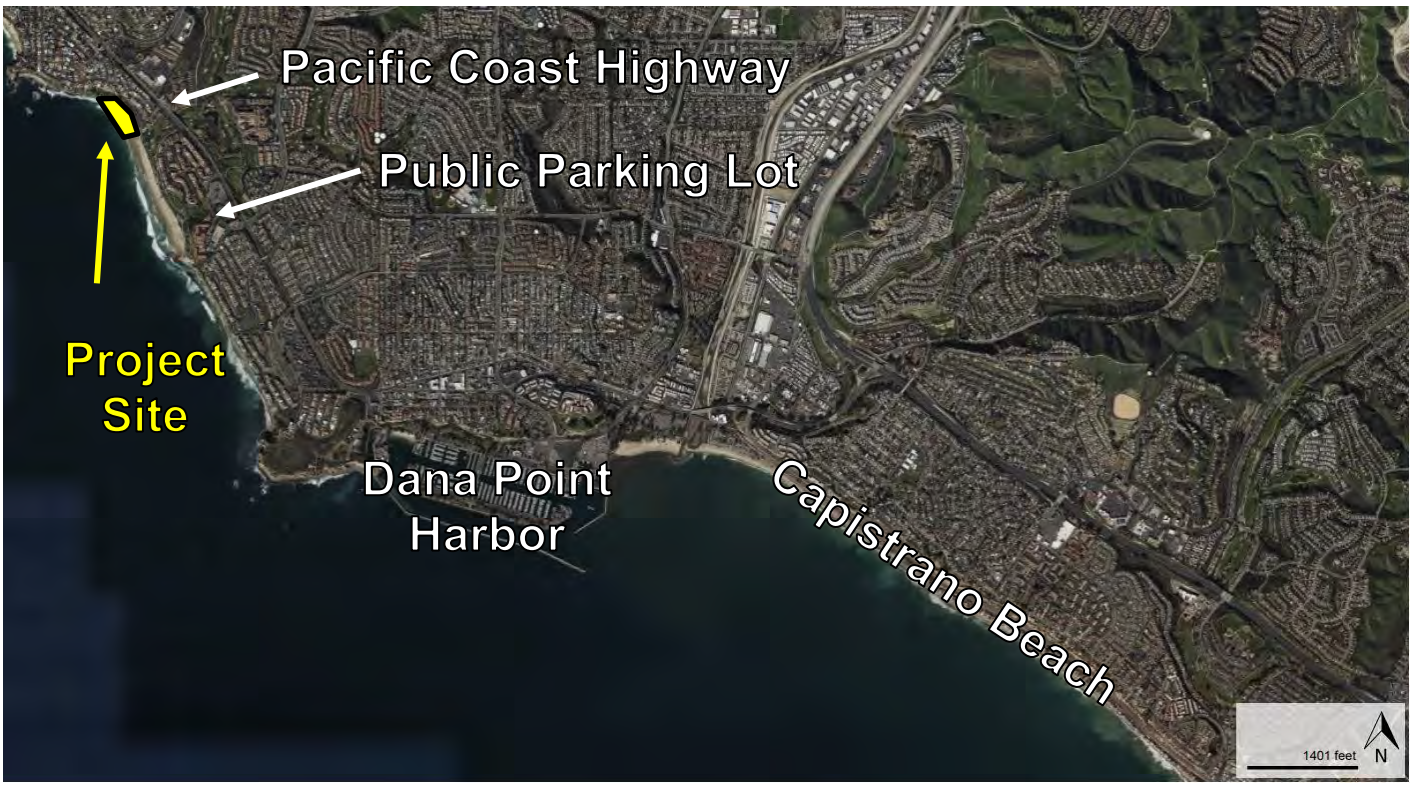
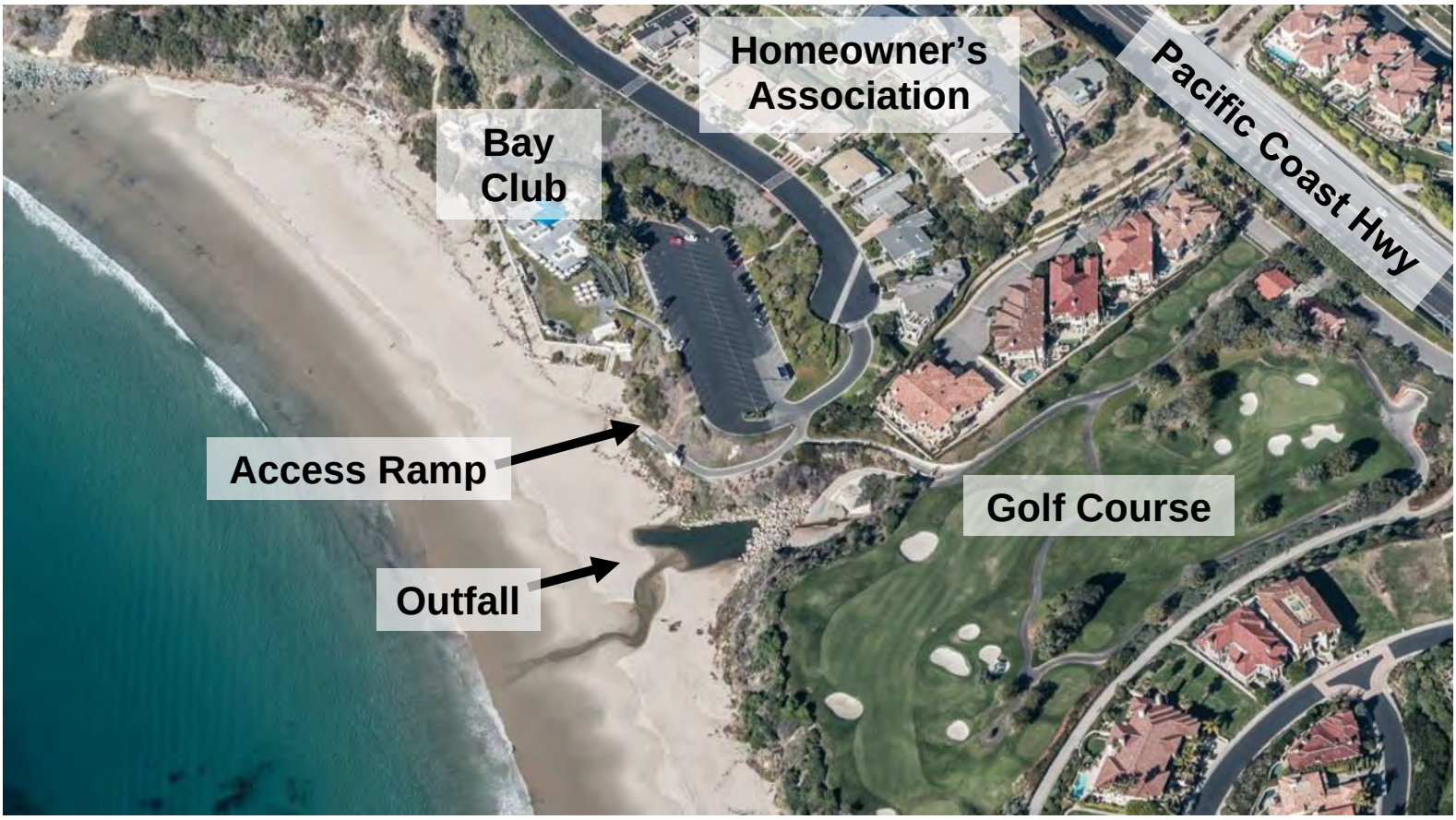
Exhibit 1—Vicinity Maps





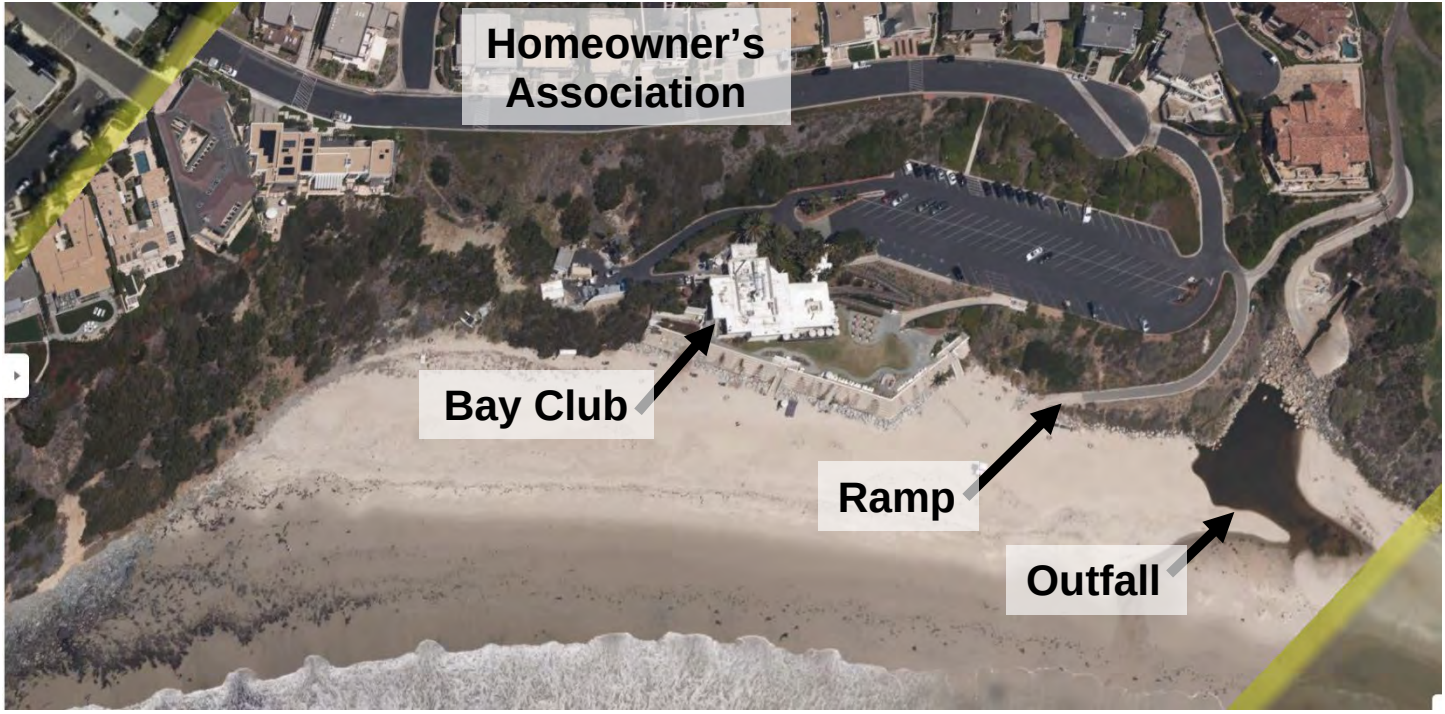

Homeowner's Association
Bay Club
Ramp
Outfall

Exhibit 2—Wrack Relocation Plan

FIGURE 4

Exhibit 3—Outfall Management Plan

1) Staging Area
All mechanized equipment will be staged, stored, and serviced (e.g., refueled) within the designated staging area, located in the private parking area for the Monarch Beach Club. The designated staging area is outside beach and habitat areas in order to minimize impacts to these areas. The equipment stored in the designated staging area will not obstruct public parking or beach access areas. Spill prevention and control measures will be implemented when refueling or servicing the mechanized equipment. No long-term storage of equipment on the site would occur, and no construction materials, debris, or waste will be placed or stored where it may be subject to water, wind, rain, or dispersion.

2) Construction Corridor
Construction equipment will enter and exit the work area via the construction corridor shown and all construction or maintenance activities will be monitored by a biological monitor or appropriately trained personnel.

3) Construction Site
The construction area consists of Areas A and B within the construction corridor. Construction activities will be contained within these boundaries and will be monitored by a qualified biologist or appropriately trained personnel to ensure that Best Management Practices (BMPs) are being implemented.

4) Location of Construction Fencing
Temporary construction fencing will be installed, as shown, at the beginning of each day to prevent the public from entering the work area where mechanized equipment will be used during that day. The temporary fencing will consist of caution tape or rope mounted on T-posts or wooden stakes at 10 foot intervals. The fencing will be removed and stored in the designated staging area at the end of each day.

LSA

Property Limit
Construction Corridor/Site
Area A
Area B
Mean High Water Line *
Temporary Construction Fencing
Photo Point and Direction
Beach Access

0 25 50
FEET

SOURCE: *Aerial*- Google Earth (2011)

FIGURE 2

Footnote: Construction details may be revised in the field according to natural conditions, which frequently change.
* *Referenced to NAVD88. Hunsacker & Associates, November 29, 2011, Elevation = 4.48 ft.*

Monarch Beach Management Plan
Site Plan with Photo Points

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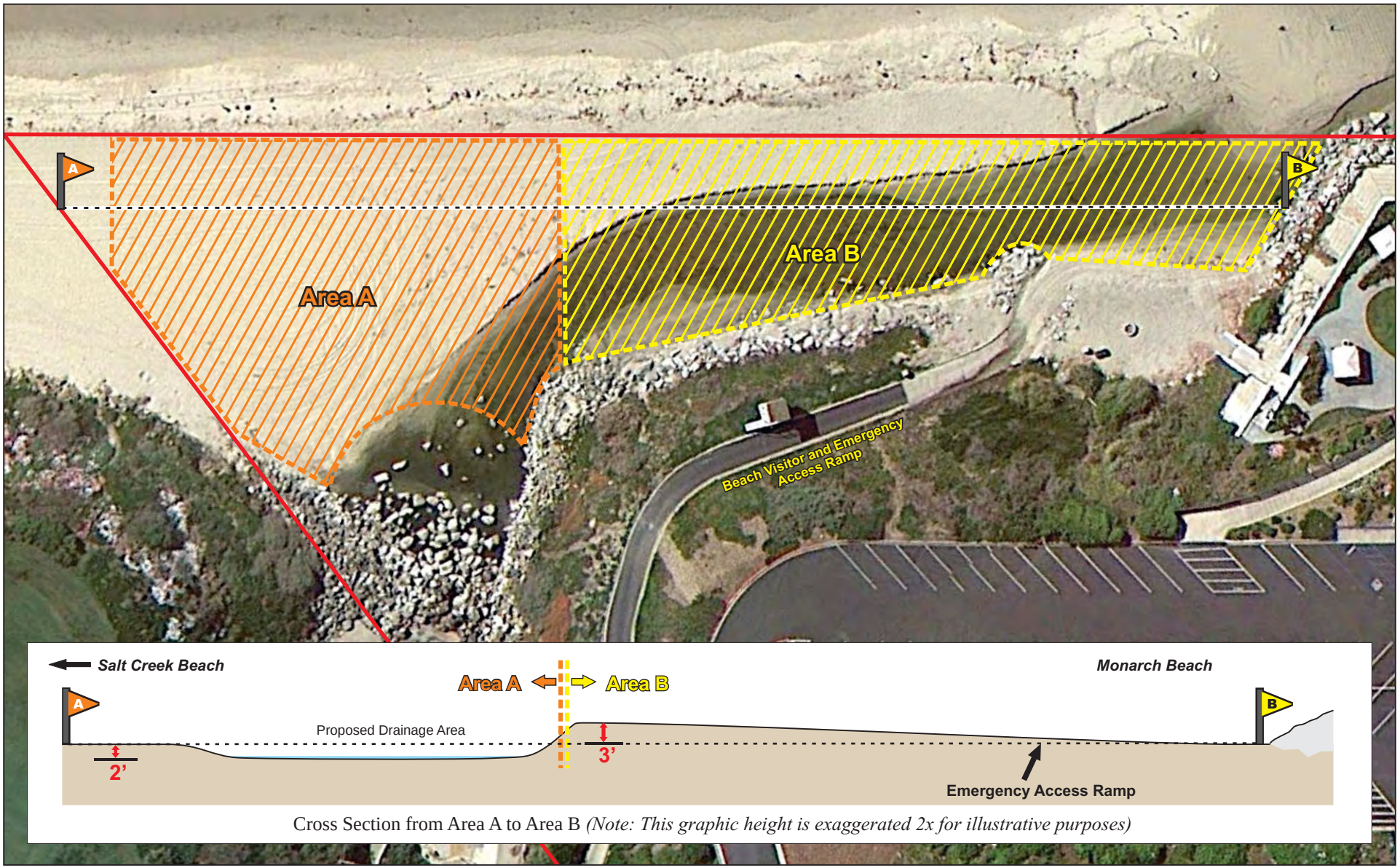


Cross Section from Area A to Area B *(Note: This graphic height is exaggerated 2x for illustrative purposes)*

LSA

FIGURE 3

Area A

Area B

Section Line Between Area A and Area B

Property Limit

N

0 19 38

FEET

SOURCE: *Aerial*- Google Earth Pro

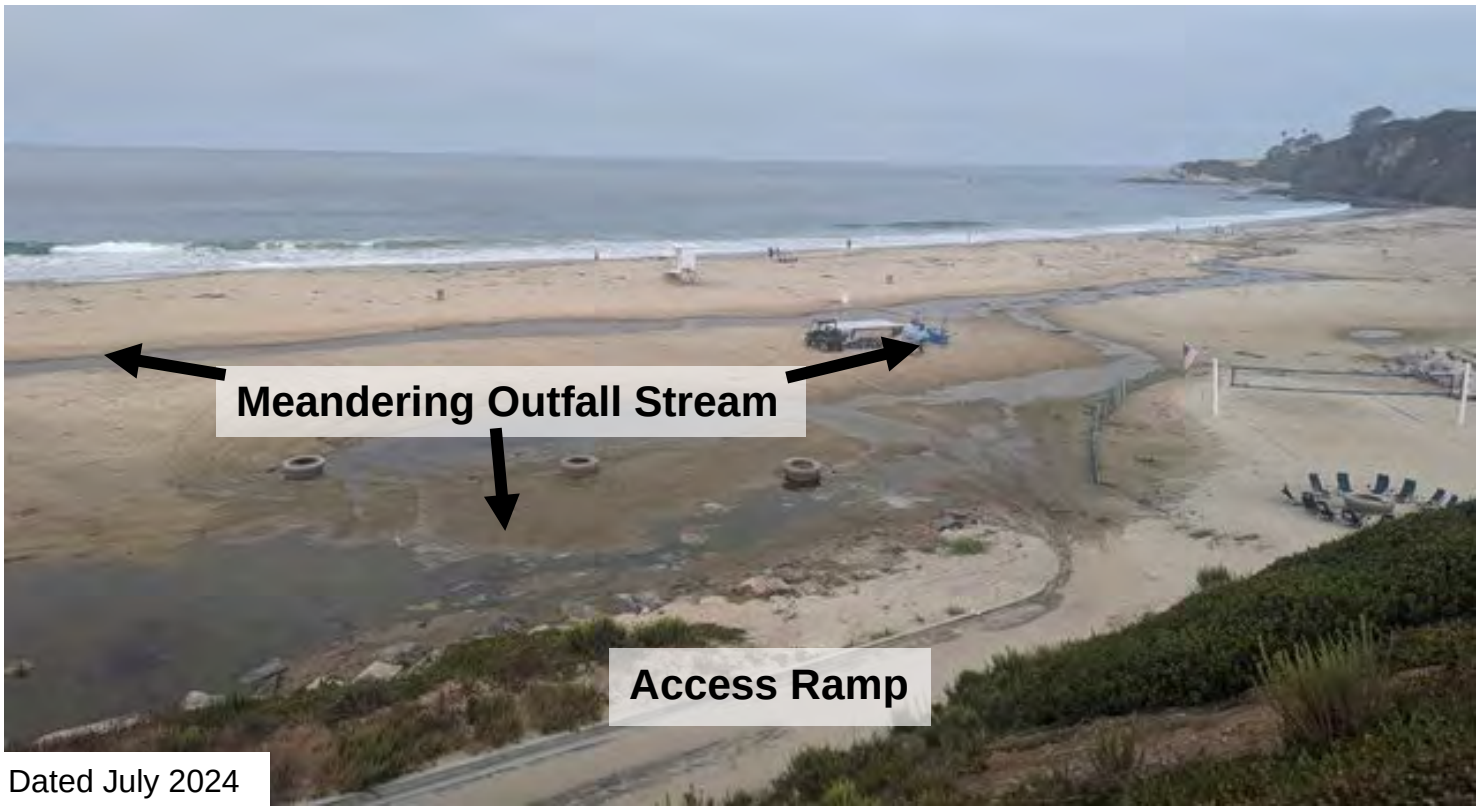
Monarch Beach Management Plan

Construction Areas A and B Profile

I:\WAH1001\G\MB Management Plan\Berm Areas A-B_Xsection.cdr (10/8/13)

Exhibit 4—Site Photographs

Note: The below photographs were obtained from annual MBMP monitoring reports and correspondence with the applicants.



Dated July 2024

Dated June 2018

Exhibit 5—Proposed Snowy Plover Habitat Plan

CDP APPLICATION NO. 5-14-1604-A2
SNOWY PLOVER PLAYGROUND PROPOSAL
AUGUST 21, 2024

The applicant proposes to create a designated Snowy Plover protection area on the upcoast portion of Monarch Beach, marked as "Observation Area M" in the exhibit below. The area will be enclosed by symbolic fencing consisting of steel posts and vinyl coated chain or rope. Informational signage about Snowy Plovers and the importance of habitat protection will be hung from the fencing around the perimeter. The area will be approximately 200 feet long by 50 feet deep (approx. 10,000 square feet total). Fencing will be erected within six (6) months of Commission approval of the permit amendment.

FIGURE 11

Note: Images provided for illustrative purposes only. Exact fence placement and fencing type will be determined in coordination with CCC staff.