

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



W14b

5-19-0907 (Palmo Investments)

JULY 8, 2020

EXHIBITS

Table of Contents

EXHIBIT 1 – LOCATION MAP	2
EXHIBIT 2 – PROPOSED PROJECT PLANS	3
EXHIBIT 3 – PROPOSED PROJECT PLANS WITH EELGRASS AND MITIGATION LOCATION	6

Exhibit 1 – Location Map

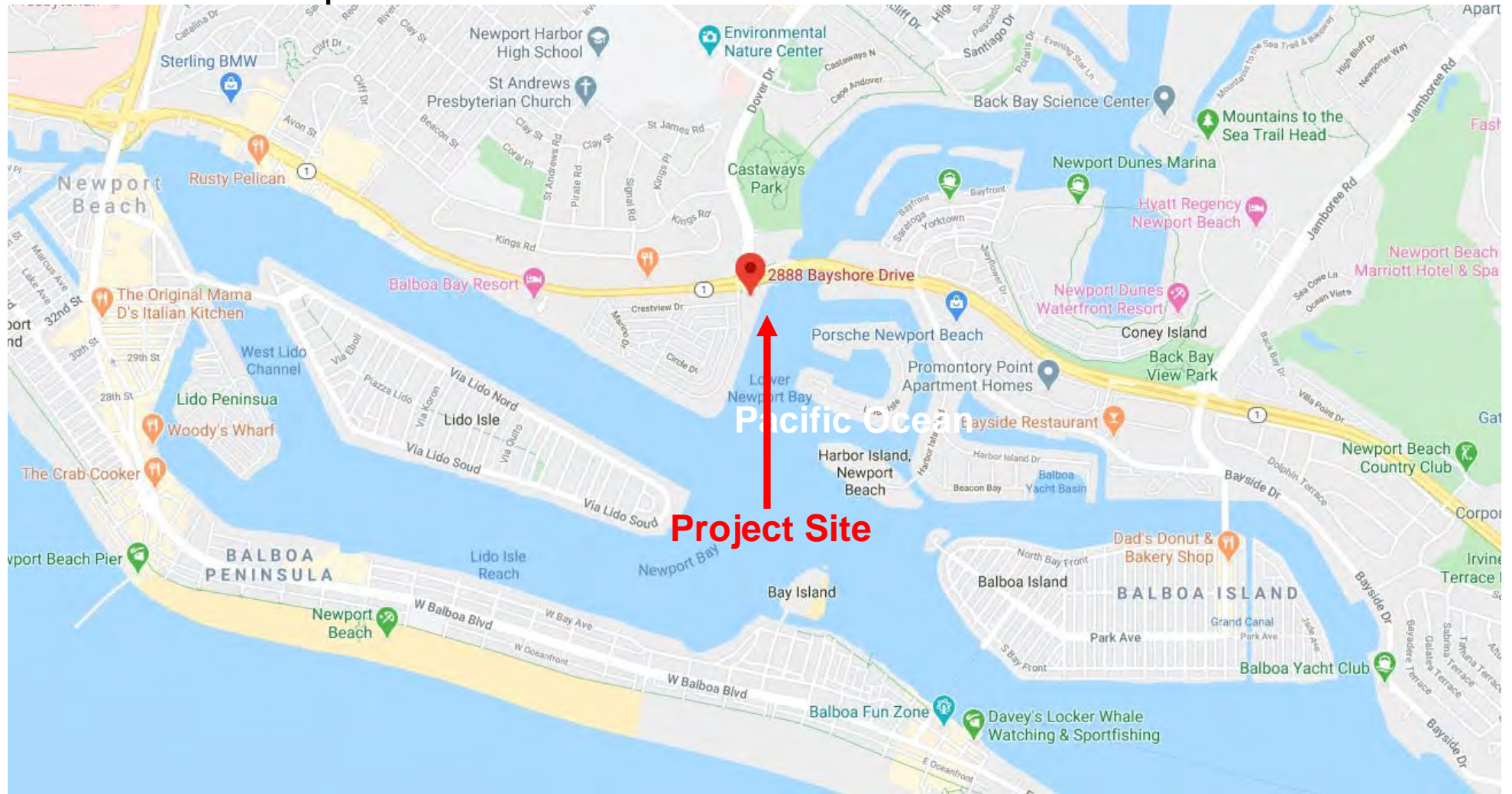
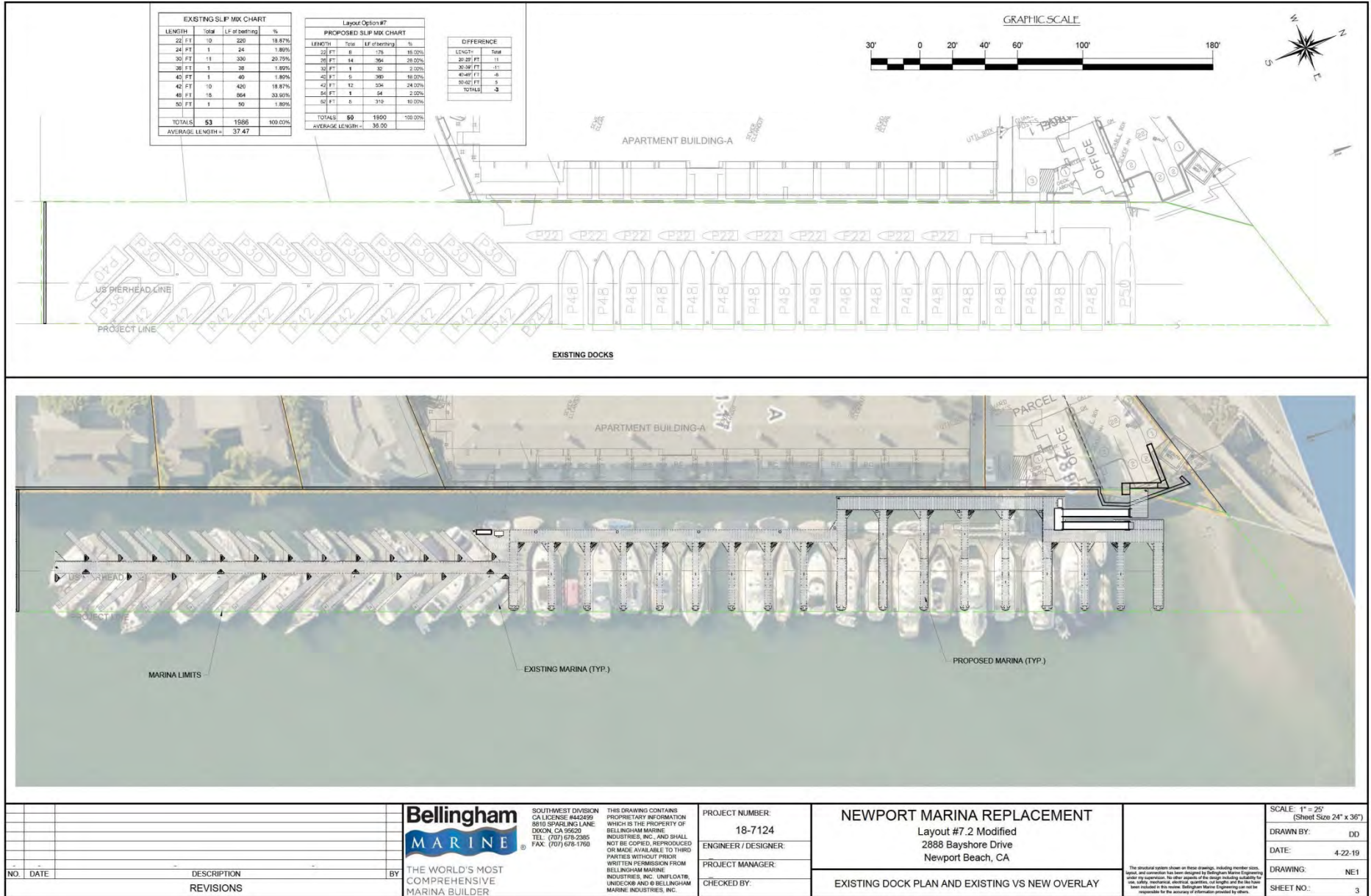
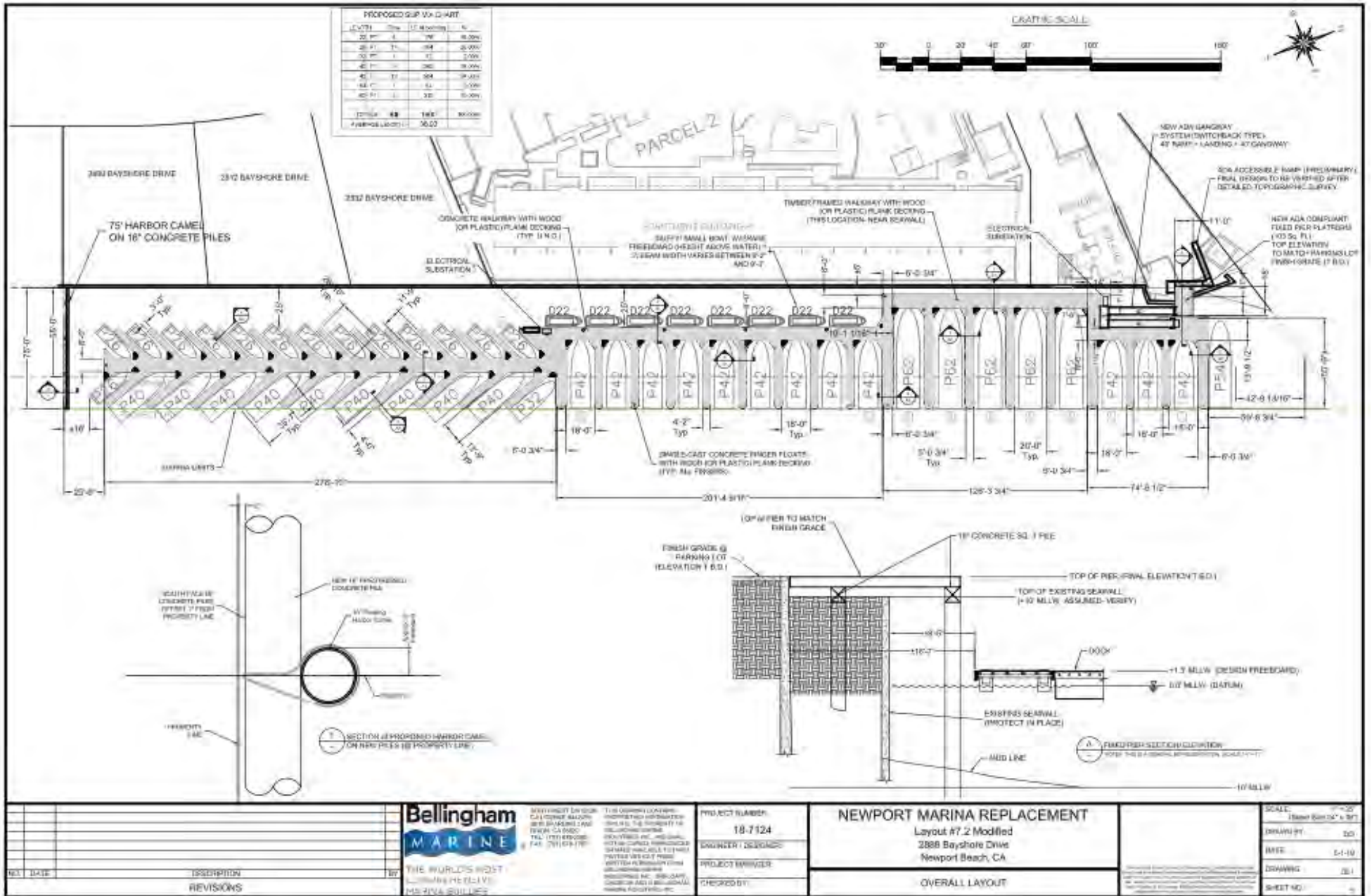


Exhibit 2 – Proposed Project Plans

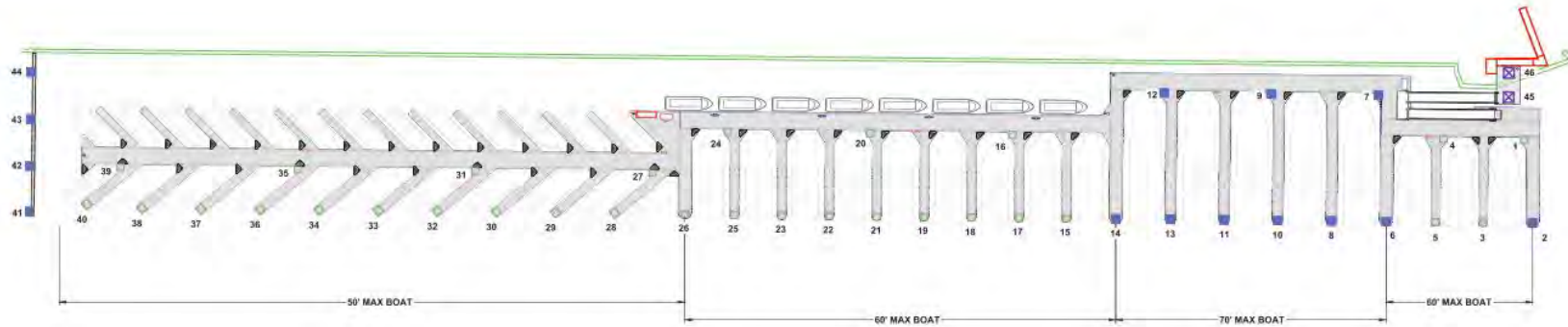
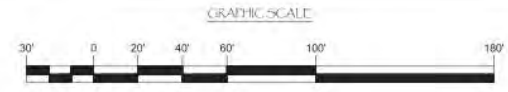




LEGEND:

- = 14" SQUARE CONCRETE PILE (QTY. 30), 8-0.5 LRS, $\phi P_n = 4.9$ kip, 24 FT. EMBEDMENT
- = 16" SQUARE CONCRETE PILE (QTY. 14), 10-0.5 LRS, $\phi P_n = 7.4$ kip, 27 FT. EMBEDMENT
- ⊠ = 18" SQUARE CONCRETE BEARING PILE WITH CONCRETE PILE CAPS (QTY. 2)

CRITERIA:
110 MPH, 3s GUST PER ASCE 7-10 FACTORED WIND PRESSURE = 19 psf NEWPORT PROFILE HEIGHTS VESSEL LENGTH AS SHOWN.
WAVE T.B.D.



NO.	DATE	DESCRIPTION	BY
		REVISIONS	

Bellingham MARINE
THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER

SOUTHWEST DIVISION
CA LICENSE 8442699
3810 SPARLING LANE
DIXON, CA 95620
TEL: (707) 978-2385
FAX: (707) 978-1790

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PROJECT NUMBER:
18-7124

ENGINEER / DESIGNER:

PROJECT MANAGER:

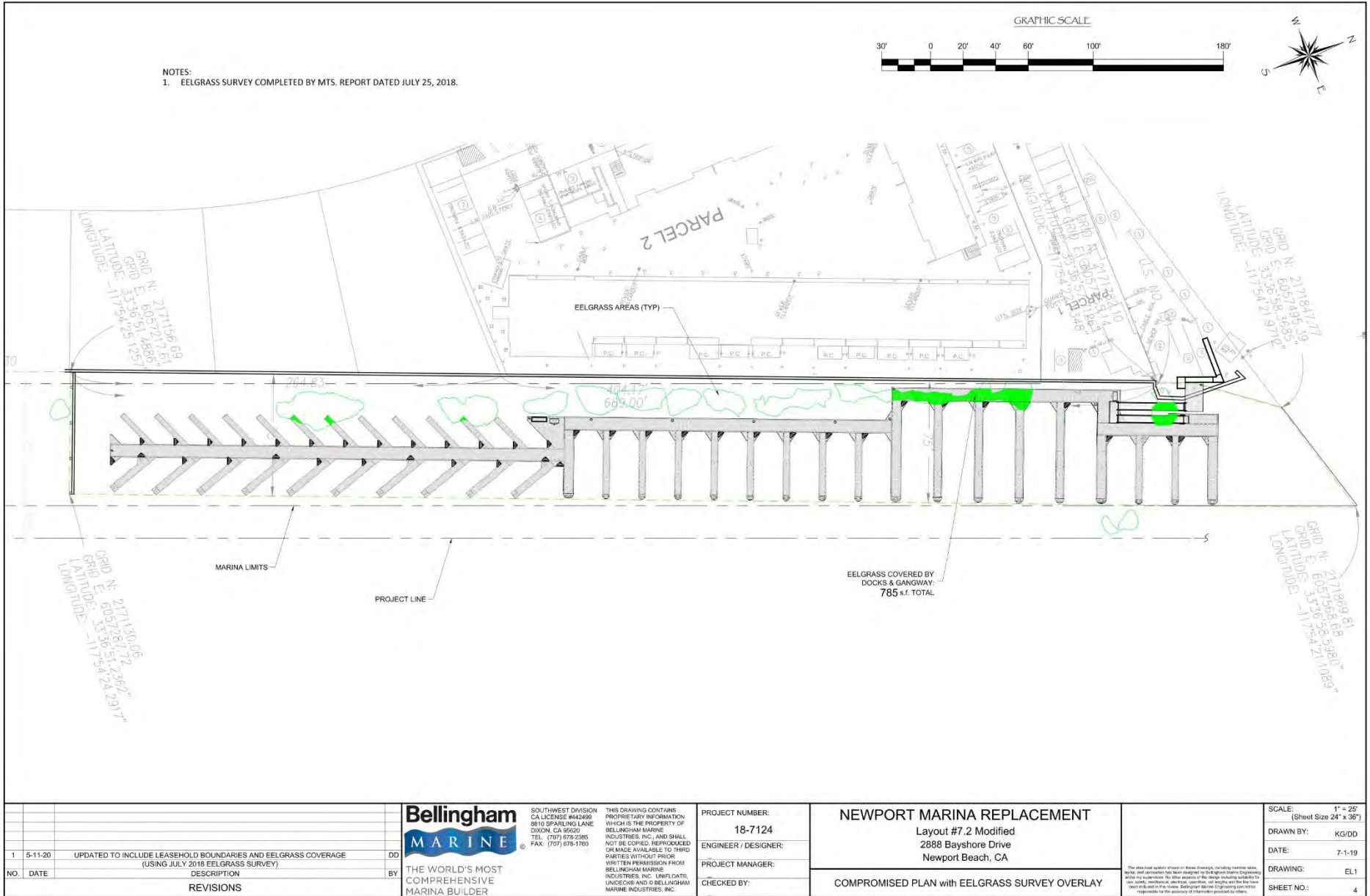
CHECKED BY:

NEWPORT MARINA REPLACEMENT
Layout #7.2 Modified
2688 Bayshore Drive
Newport Beach, CA

PILE LAYOUT

SCALE	1" = 25' (Sheet Size 24" x 36")
DRAWN BY:	DD
DATE:	4-15-19
DRAWING:	PL1
SHEET NO.:	10

Exhibit 3 – Proposed Project Plans with Eelgrass and Mitigation Location



NO.	DATE	DESCRIPTION	BY
1	5-11-20	UPDATED TO INCLUDE LEASEHOLD BOUNDARIES AND EELGRASS COVERAGE (USING JULY 2018 EELGRASS SURVEY)	DD

Bellingham MARINE
THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER

SOUTHWEST DIVISION
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PROJECT NUMBER: 18-7124
ENGINEER / DESIGNER:
PROJECT MANAGER:
CHECKED BY:

NEWPORT MARINA REPLACEMENT
Layout #7.2 Modified
2888 Bayshore Drive
Newport Beach, CA

COMPROMISED PLAN with EELGRASS SURVEY OVERLAY

The physical system shown on these drawings, including member sizes, depth, and connections, has been designed by the design team responsible for this document. No other aspects of the design including suitability for use, safety, mechanical, electrical, codes, etc. apply and the user has been put on notice in the above Bellingham Marine Engineering can not be responsible for the accuracy of information provided to others.

SCALE:	1" = 25' (Sheet Size 24" x 36")
DRAWN BY:	KG/DD
DATE:	7-1-19
DRAWING:	EL1
SHEET NO.:	4

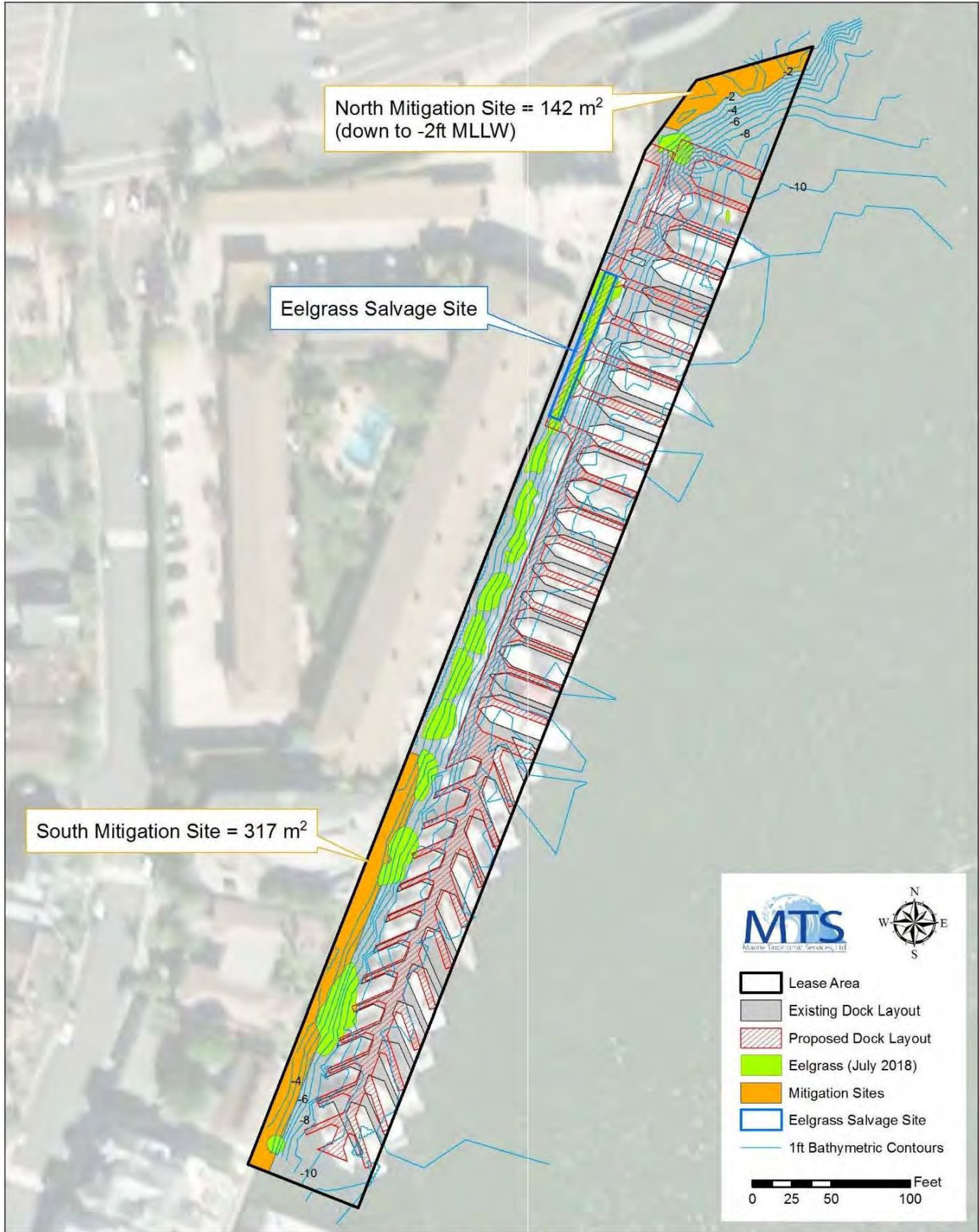


Figure 3. The NMRP area with bathymetry, existing dock layout, proposed dock layout, eelgrass, eelgrass salvage site, and mitigation sites where eelgrass will be transplanted to offset impacts to eelgrass.