

CALIFORNIA COASTAL COMMISSION

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



W16a

5-21-0109 (CALIFORNIA STATE PARKS)
SEPTEMBER 23, 2021

EXHIBITS

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Exhibit 1—Vicinity Map



Lower Reef Point Parking Lot



Pelican Point Parking Lots 3 & 4



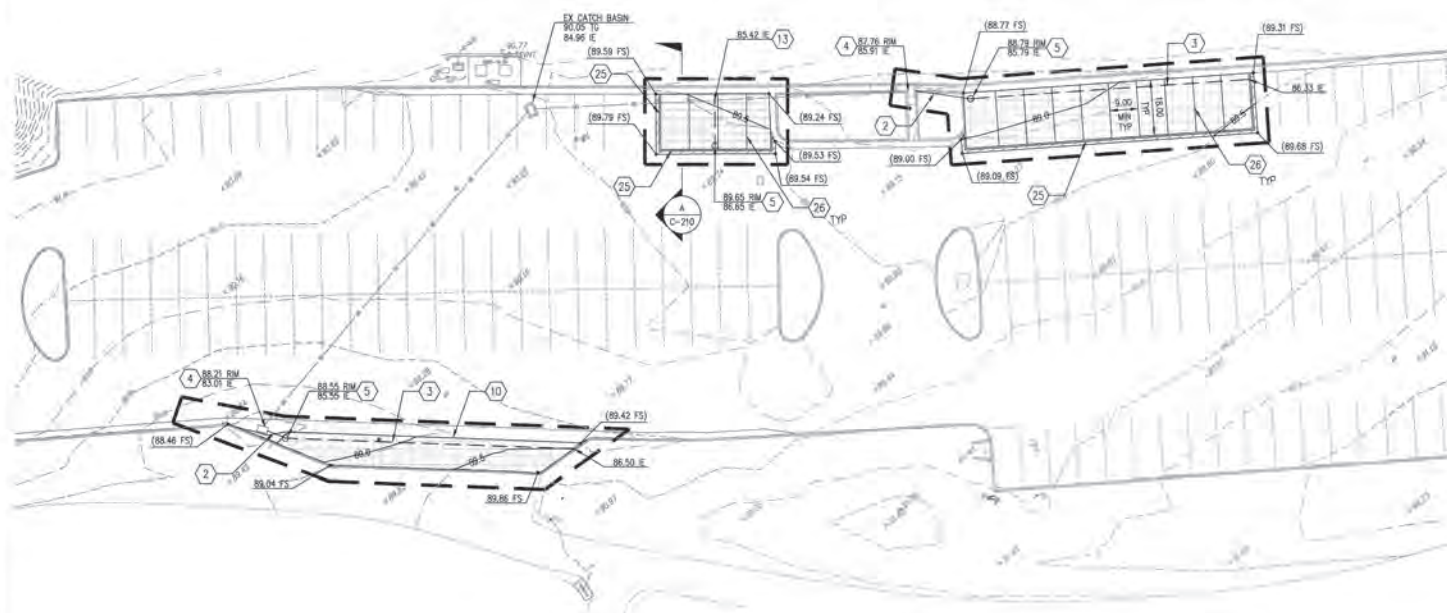
Vehicle/Pedestrian Bridge



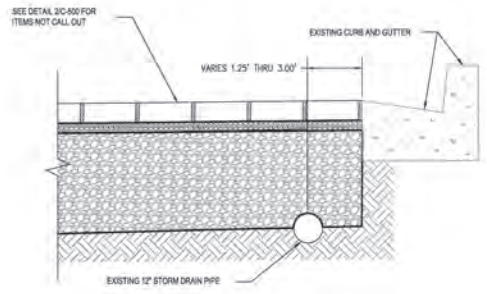
Exhibit 2 - Project Plans

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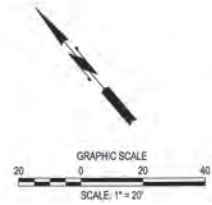
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1 GRADING PLAN - REEF POINT LOT #2
SCALE: 1"=20'



TYPICAL SECTION A
NOT TO SCALE



GRADING KEY NOTES

2	6" SDR 35 PVC STORM DRAIN LINE, BEDDING & BACKFILL PER NEWPORT BEACH CITY STANDARD DWS STD-105-L
3	6" SDR 35 PVC PERFORATED PIPE
4	CONNECT TO EXISTING STORM INLET
5	CLEANOUT PER NEWPORT BEACH CITY STANDARD DWS STD-405-L, LID SHALL READ "STORM"
10	WATCH EXISTING PAVEMENT GRADE
13	CONNECT TO STORM DRAIN USING INSERTA TEE.
25	CONCRETE HEADER PER DETAIL 2/C-500
26	PARKING STALL PAVER DELINEATION PER DETAIL 5/C-501

NOTE: FOR NEWPORT BEACH CITY STANDARD VISIT THE FOLLOWING WEBSITE:
<https://www.newportbeachca.gov/government/departments/public-works/resources/standard-drawings/view-all-standards>

GRADING LEGEND

PROPOSED CONCRETE PAVEMENT WITH STORMWATER STORAGE		2	C-500
PROPOSED ASPHALT HARDSCAPE		5	C-500
APPROX. LIMITS OF WORK			
PROPOSED CONTOUR			
EXISTING CONTOUR			
6" PVC PERFORATED PIPE			
6" PVC SDR 35			

ACQUISITION & DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3229

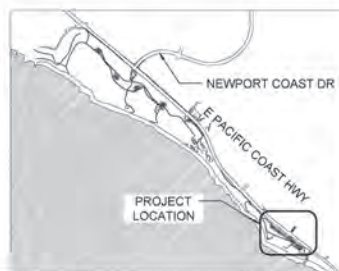
CALIFORNIA STATE FIRE MARSHAL, APPROVED
Approval of this plan does not authorize or approve any construction or deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.
Reviewed by: Date: 12/27/2018
CIVIL ACCESS/COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION # 2019-0114
Reviewed by: Date: 12/27/2018
ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNATURES ARE ON FILE AT THE DEPARTMENT OF HUMAN RESOURCES DIVISION

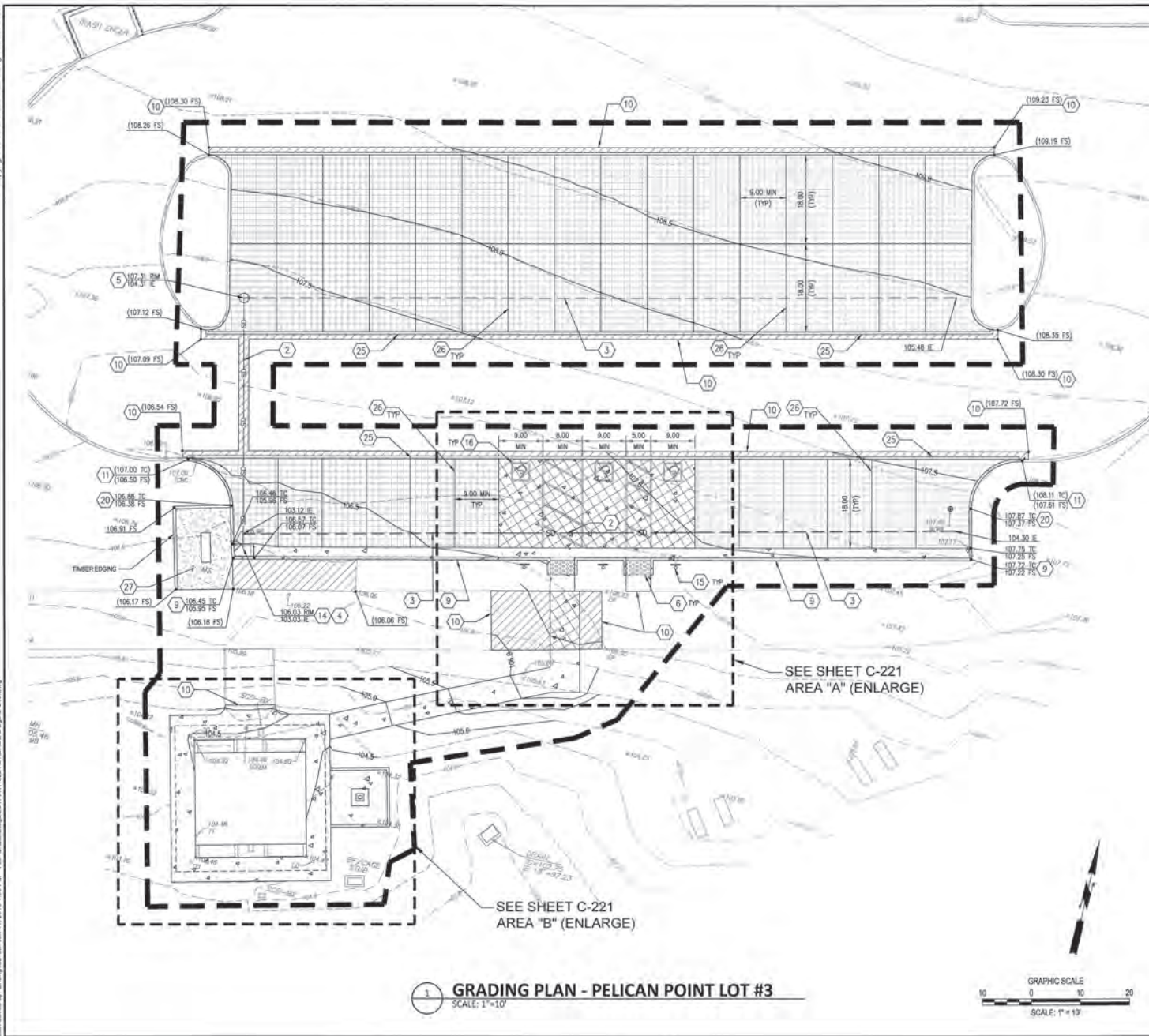
DESIGNED:	CL
DRAWN:	CL
CHECKED:	MM
DATE:	11/26/2018

REVISIONS	DATE
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CRYSTAL COVE STATE BEACH
REEF POINT AND PELICAN POINTS
LOT IMPROVEMENTS
GRADING PLAN - REEF POINT LOT #2

30515.006
SHEET NO. C-210 006 OF 027





GRADING KEY NOTES

- (2) 6" SDR 35 PVC STORM DRAIN LINE, BEDDING & BACKFILL PER NEWPORT BEACH CITY STANDARD DWG STD-105-L
- (3) 6" SDR 35 PVC PERFORATED PIPE
- (4) CONNECT TO EXISTING STORM INLET
- (5) CLEAROUT PER NEWPORT BEACH CITY STANDARD DWG STD-406-L
- (6) DETECTABLE WARNING TILE PER NEWPORT BEACH CITY STANDARD DWG STD 181-L-A THROUGH STD 181-L-D
- (7) CURB AND GUTTER PER NEWPORT BEACH CITY STANDARD DWG STD-182-L, TYPE A
- (10) MATCH EXISTING PAVEMENT GRADE
- (11) MATCH EXISTING TOP OF CURB
- (14) ADJUST EXISTING GRATE TO FINISHED GRADE
- (15) ADA PARKING SIGN PER DETAIL 7 SHEET C-500
- (16) ISA SYMBOL MARKING PER DETAIL 6 SHEET C-500
- (25) CURB PER NEWPORT BEACH CITY STANDARD DWG STD-182-L, TYPE B
- (26) CONCRETE HEADER PER DETAIL 2/C-500
- (27) PARKING STALL PAVEMENT DEFORMATION PER DETAIL 5/C-501
- (27) DG (DECOMPOSED GRANITE) AREA PER DETAIL 8/C-501

NOTE: FOR NEWPORT BEACH CITY STANDARD VISIT THE FOLLOWING WEBSITE:
<https://www.newportbeachca.gov/government/departments/public-works/resources/standard-drawings/view-all-standards>

GRADING LEGEND

PROPOSED CONCRETE PAVEMENT WITH STORMWATER STORAGE

PROPOSED ASPHALT HARDSCAPE

PROPOSED AC MILL AND OVERLAY

PROPOSED CONCRETE HARDSCAPE

PROPOSED VEHICULAR CONCRETE PAVEMENT

APPROX. LIMITS OF WORK

PROPOSED CONTOUR

EXISTING CONTOUR

6" PVC PERFORATED PIPE

6" PVC SDR 35



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One Capitol Mall
Sacramento, CA
95814-3229



CALIFORNIA STATE FIRE MARSHAL - APPROVED
 Approver: This plan does not authorize or
 approve any construction of facilities from
 replicable regulations. Final approval is
 subject to field inspection. One set of
 approved plans shall be available on the
 project site at all times.

UPH ACCESS COMPLIANCE REVIEW
 ACCESSIBILITY SECTION
 CERTIFICATION # 2-2-2-1

Reviewed by: [Signature] Date: 11/10/18

ACCESSIBILITY COMPLIANCE AND STATE FIRE
 MARSHAL JEROME D. LEE AND DAVID J. LEE
 THE DEPARTMENT OF PUBLIC WORKS AND RECREATION
 NORTHERN REGIONAL CENTER

DESIGNED: CL

DRAWN: CL

CHECKED: MM

DATE: 11/26/2018

REVISIONS

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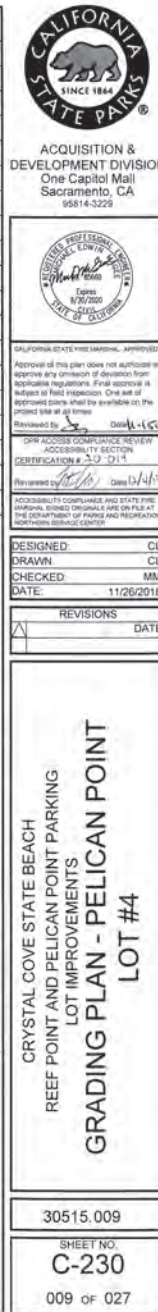
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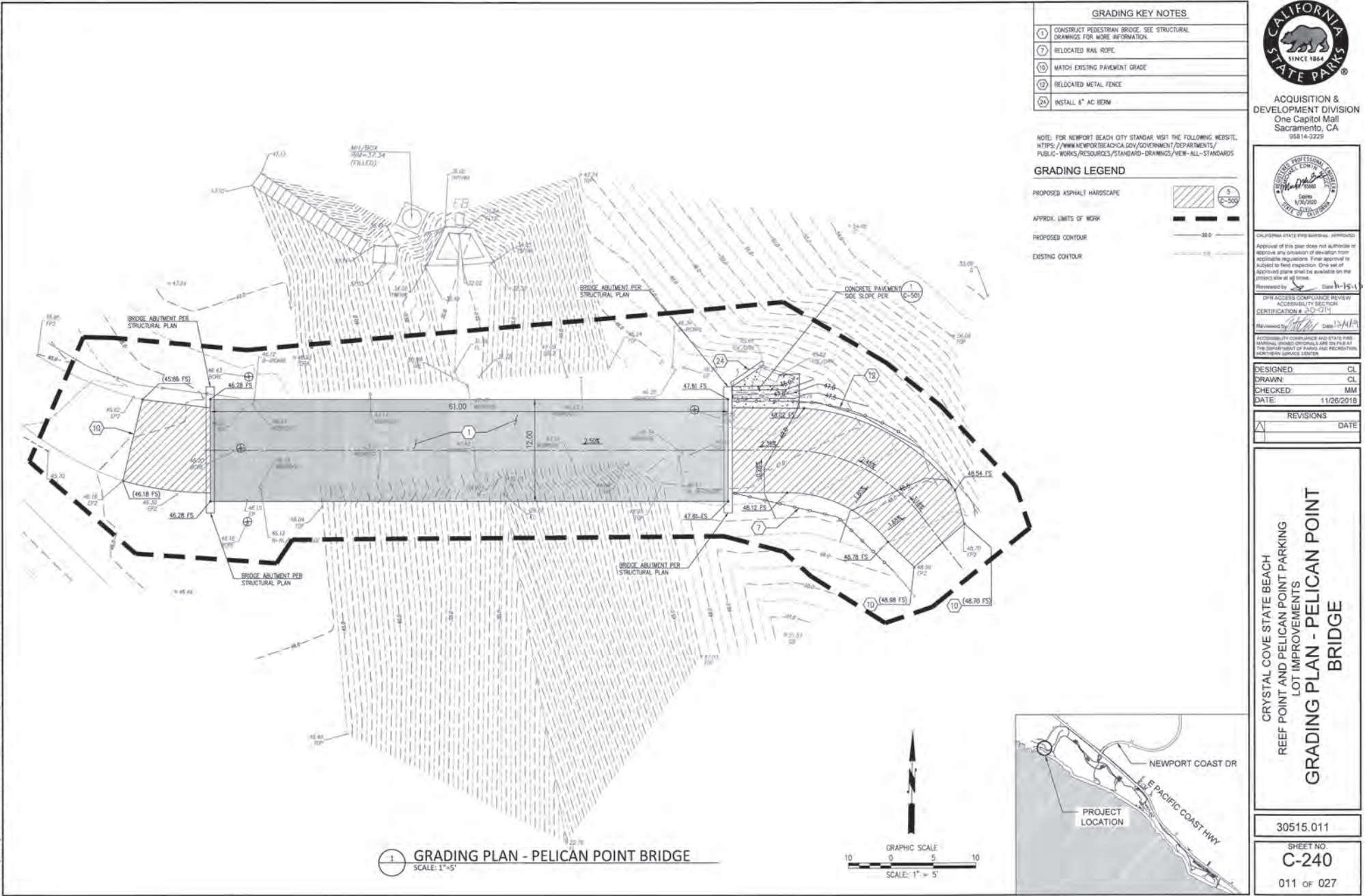
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 95814-2229



CALIFORNIA STATE BEACH IMPROVEMENTS APPROVED
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 approve any construction of deviation from
 applicable regulations. Final approval is
 subject to field inspection. One set of
 approved plans must be available on the
 project site at all times.

Reviewed by: [Signature] Date: 11/15/18
 DPR ACCESS COMPLIANCE REVIEW
 ACCESSIBILITY SECTION
 CERTIFICATION # 240-011
 Reviewed by: [Signature] Date: 12/4/19
 ACCESSIBILITY COMPLIANCE AND STATE FIRE
 MARSHAL REVIEW ORIGINALS ARE ON FILE AT
 THE DEPARTMENT OF PUBLIC AND RECREATION
 NORTHERN SERVICE CENTER

Exhibit 3 – ESHA MAP



Figure 1 –East Abutment (coast side) with dense Lemonade Berry.



**Figure 2 – East Abutment (inland side)
with Lemonade Berry.**



**Figure 3 – West Abutment (coast side)
with Lemonade Berry, California
Buckwheat, Coyote Bush, Big Berry
Saltbush.**



**Figure 4 – West Abutment (inland side)
with Lemonade Berry, Coyote Bush,
Big Berry Saltbush.**