

CALIFORNIA COASTAL COMMISSION

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



F5b

5-21-0109 (CALIFORNIA STATE PARKS)
AUGUST 19, 2021

EXHIBITS

Exhibit 1—Vicinity Map.....2

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Exhibit 1—Vicinity Map



Lower Reef Point Parking Lot



Pelican Point Parking Lots 3 & 4



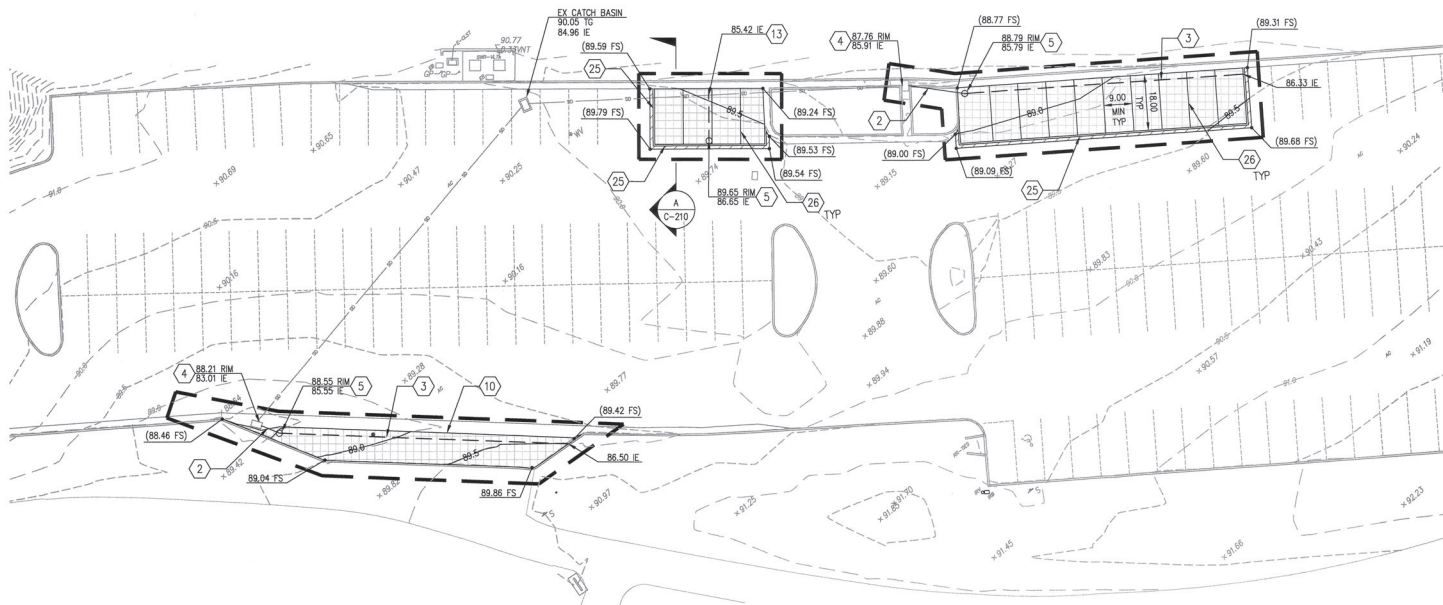
Vehicle/Pedestrian Bridge



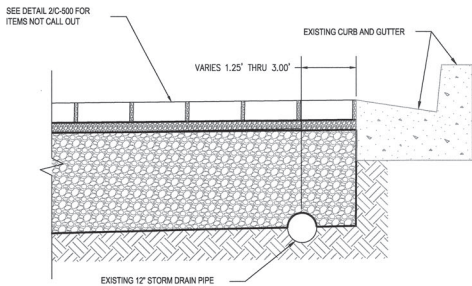
Exhibit 2 - Project Plans

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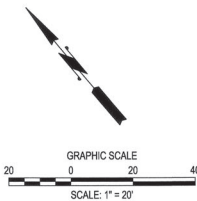
Unit Saved by: Ching Luo on: Jun 11, 2019 1:03 PM File: C:\San Diego\2017\AT\222161\CAD\DWG\C-210.Dwg



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



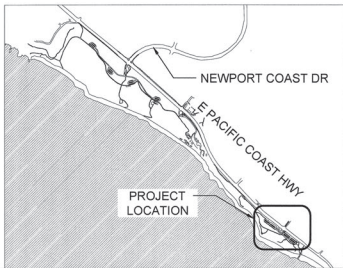
TYPICAL SECTION A
NOT TO SCALE



GRADING KEY NOTES	
(2)	6" SDR 35 PVC STORM DRAIN LINE, BEDDING & BACKFILL PER NEWPORT BEACH CITY STANDARD DWG STD-105-L
(3)	6" SDR 35 PVC PERFORATED PIPE
(4)	CONNECT TO EXISTING STORM INLET
(5)	CLEANOUT PER NEWPORT BEACH CITY STANDARD DWG STD-406-L. LID SHALL READ "STORM"
(10)	MATCH 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 STANDARDS VISIT THE FOLLOWING WEBSITE:
<https://www.newportbeachca.gov/government/departments/public-works/resources/standards-drawings/view-all-standards>

GRADING LEGEND	
PROPOSED CONCRETE PAVER WITH STORMWATER STORAGE	(2) C-500
PROPOSED ASPHALT HARDCAPE	(5) C-500
APPROX. LIMITS OF WORK	--- 20.0 ---
PROPOSED CONTOUR	--- 10.0 ---
EXISTING CONTOUR	--- 10.0 ---
6" PVC PERFORATED PIPE	--- SD ---
6" PVC SDR 35	--- SD ---

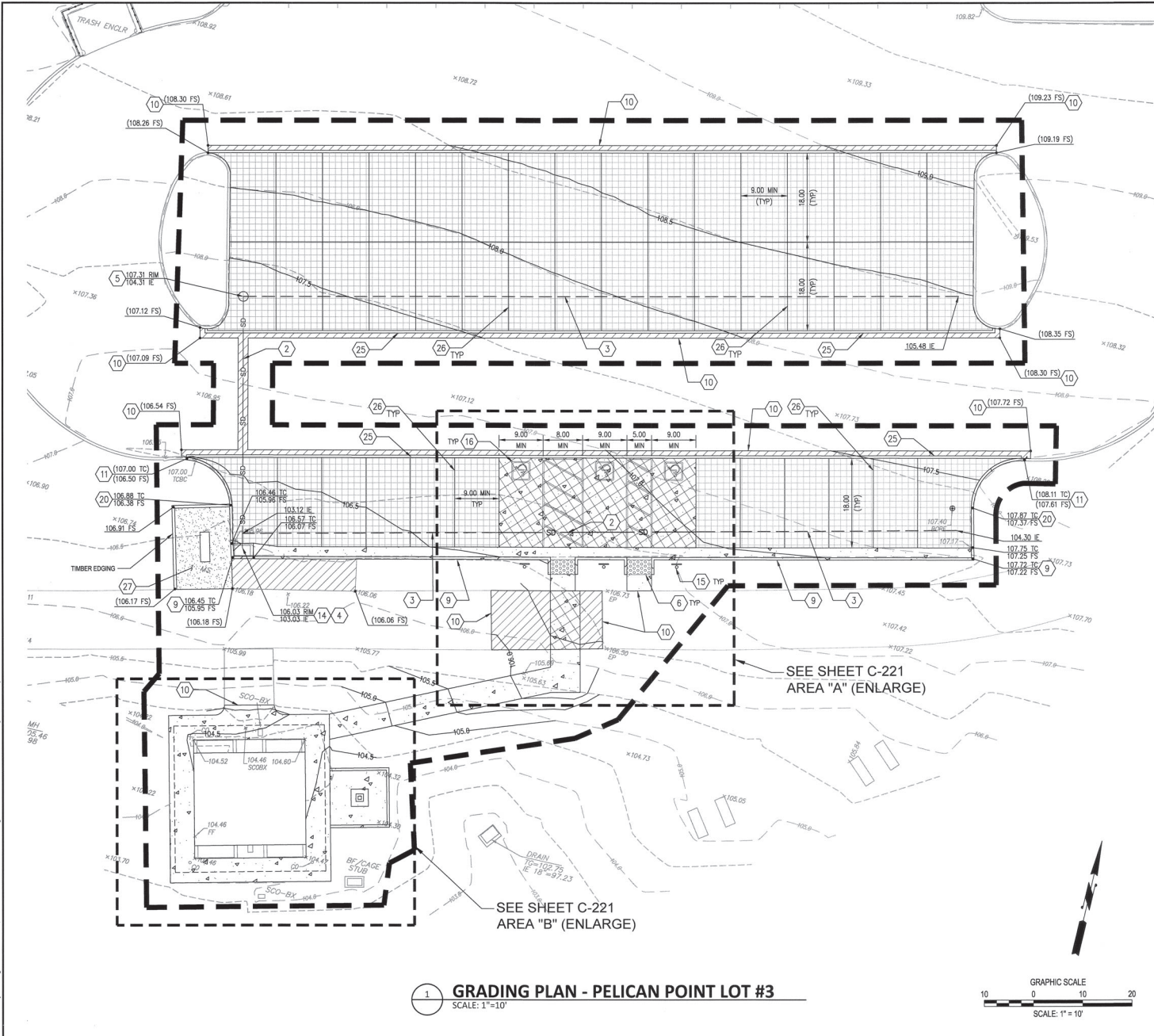


DESIGNED: CL
DRAWN: CL
CHECKED: MM
DATE: 11/26/2018

REVISIONS	
1	DATE

CRYSTAL COVE STATE BEACH
REEF POINT AND PELICAN POINT PARKING
LOT IMPROVEMENTS
GRADING PLAN - REEF POINT
LOT #2

30515.006
SHEET NO.
C-210
006 OF 027



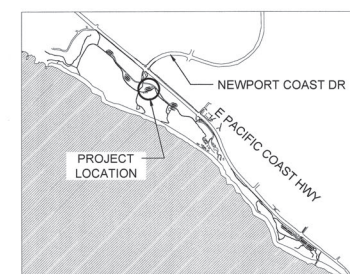
1 GRADING PLAN - PELICAN POINT LOT #3
SCALE: 1"=10'


GRADING KEY NOTES	
2	6" SDR 35 PVC STORM DRAIN LINE, BEDDING & BACKFILL PER NEWPORT BEACH CITY STANDARD DWG STD-106-L
3	6" SDR 35 PVC PERFORATED PIPE
4	CONNECT TO EXISTING STORM INLET
5	CLEANOUT PER NEWPORT BEACH CITY STANDARD DWG STD-406-L, U.D. SHALL READ "STORM"
6	DETECTABLE WARNING TILE PER NEWPORT BEACH CITY STANDARD DWG STD-181-L-A THROUGH STD 181-L-D
8	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
20	CURB PER NEWPORT BEACH CITY STANDARD DWG STD-182-L, TYPE B
25	CONCRETE HEADER PER DETAIL 2/C-500
26	PARKING STALL PAVEMENT DELINEATION 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:
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GRADING LEGEND

PROPOSED CONCRETE PAVEMENT WITH STORMWATER STORAGE		2	C-500
PROPOSED ASPHALT HARDSCAPE		5	C-500
PROPOSED AC MILL AND OVERLAY		1	C-500
PROPOSED CONCRETE HARDSCAPE		1	C-501
PROPOSED VEHICULAR CONCRETE PAVEMENT		3	C-501
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 omission of 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: *[Signature]* Date: 11/14/19
ACCESSIBILITY COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION # 2019-011 Date: 11/14/19
ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL BROWNE ORSHALL ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

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

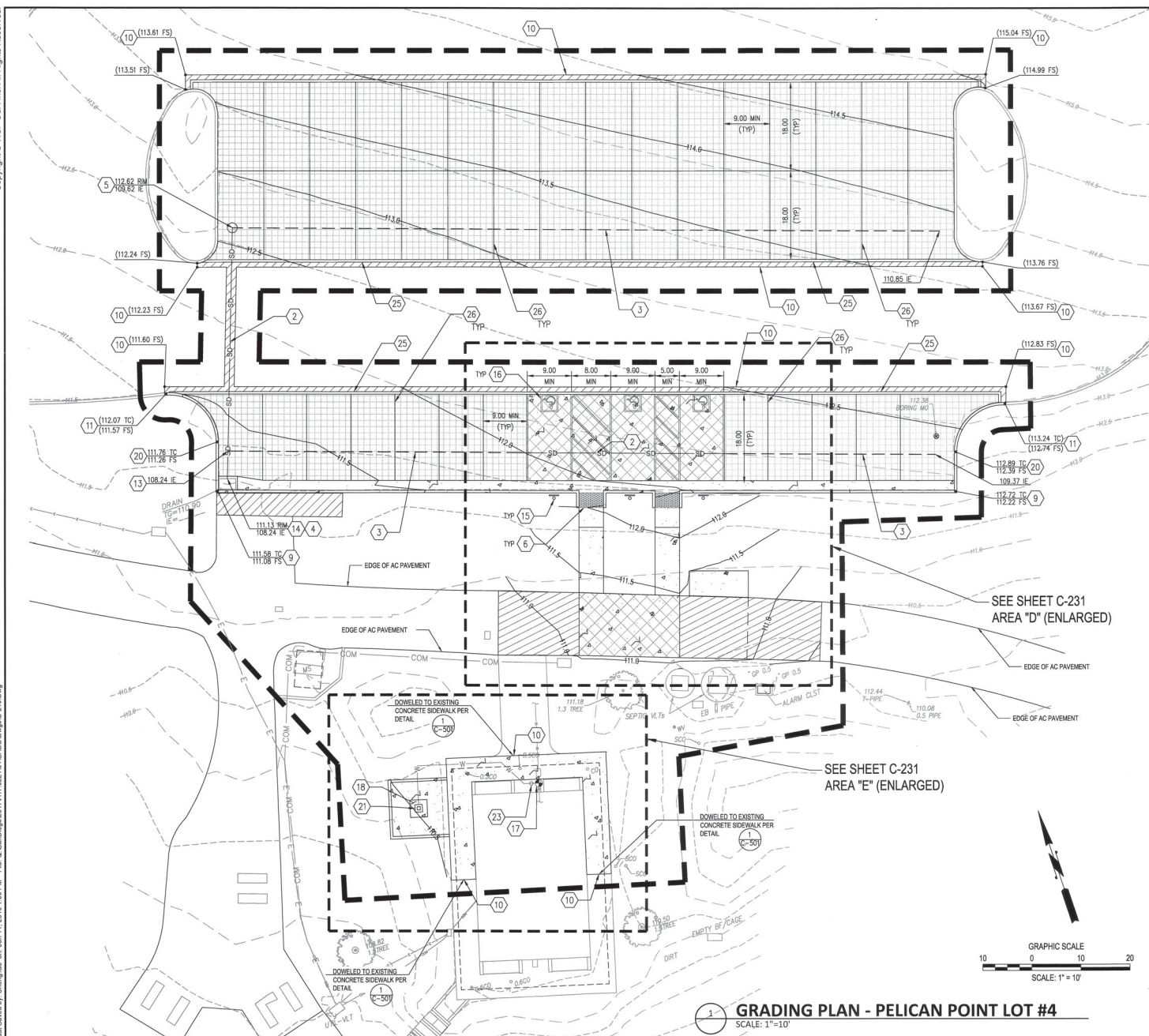
REVISIONS

NO.	DATE

CRYSTAL COVE STATE BEACH
REEF POINT AND PELICAN POINT PARKING
LOT IMPROVEMENTS
**GRADING PLAN - PELICAN POINT
LOT #3**

30515.007











SHEET NO.
C-220
007 OF 027

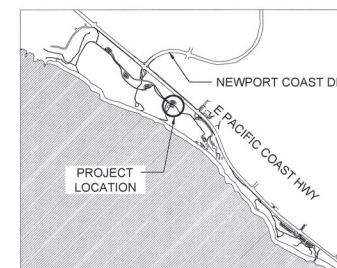


GRADING KEY NOTES	
(2)	6" SDR 35 PVC STORM DRAIN LINE, BEDDING & BACKFILL PER NEWPORT BEACH CITY STANDARD DWG STD-106-L
(3)	6" SDR 35 PVC PERFORATED PIPE
(4)	CONNECT TO EXISTING STORM INLET
(5)	CLEANOUT PER NEWPORT BEACH CITY STANDARD DWG STD-406-L-10 L SHALL READ "STORM"
(6)	DETECTABLE WARNING TILE PER NEWPORT BEACH CITY STANDARD DWG STD-181-L-1 THROUGH STD-181-L-4
(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 GRADE TO FINISHED GRADE
(15)	ADA PARKING SIGN PER DETAIL 7 SHEET C-500
(16)	ISA SYMBOL MARKING PER DETAIL 6 SHEET C-500
(17)	WATER POINT OF CONNECTION WITHOUT METER INSTALLATION PER NEWPORT BEACH CITY STANDARD DWG STD-502-L
(18)	PROPOSED SHOWER PAVE WITH ASSOCIATED PIPE WORK AND FIXTURES PER DETAIL 6 / C-501
(20)	CURB PER NEWPORT BEACH CITY STANDARD DWG STD-182-L, TYPE A
(21)	INSTALL SHOWER FIXTURE PER DETAIL 7/C-501
(22)	1" PVC WATER LINE, BEDDING & BACKFILL PER NEWPORT BEACH CITY STANDARD DWG STD 106-L
(23)	INSTALL 1" WATER VALVE
(25)	CONCRETE HEADER PER DETAIL 2/C-500
(26)	PARKING STALL PAVR DELINEATION PER DETAIL 5/C-501

NOTE: FOR NEWPORT BEACH CITY STANDARDS VISIT THE FOLLOWING WEBSITE:
[HTTPS://WWW.NEWPORTBEACHCA.GOV/GOVERNMENT/DEPARTMENTS/
 PUBLIC-WORKS/RESOURCES/STANDARD-DRAWINGS/VIEW-ALL-STANDARDS](https://www.newportbeachca.gov/government/departments/public-works/resources/standard-drawings/view-all-standards)

GRADING LEGEND

PROPOSED CONCRETE PAVEMENT WITH STORMWATER STORAGE		2 5-5
PROPOSED ASPHALT HARDSCAPE		5 5-5
PROPOSED AC MILL AND OVERLAY		1 5-5
PROPOSED CONCRETE HARDSCAPE		1 5-5
PROPOSED VEHICULAR CONCRETE PAVEMENT		3 5-5
APPROX. LIMITS OF WORK		20.0
PROPOSED CONTOUR		110
EXISTING CONTOUR		
6" PVC PERFORATED PIPE		
6" PVC SDR 35		50



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



	CALIFORNIA STATE FIRE MARSHAL- APPROVED
B	Approval of this plan does not authorize or approve any omission of 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.

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION # 20-014

ACCESSIBILITY COMPLIANCE AND STATE FIRE
MARSHAL SIGNED ORIGINALS ARE ON FILE AT
THE DEPARTMENT OF PARKS AND RECREATION,
NORTHERN ILLINOIS UNIVERSITY

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

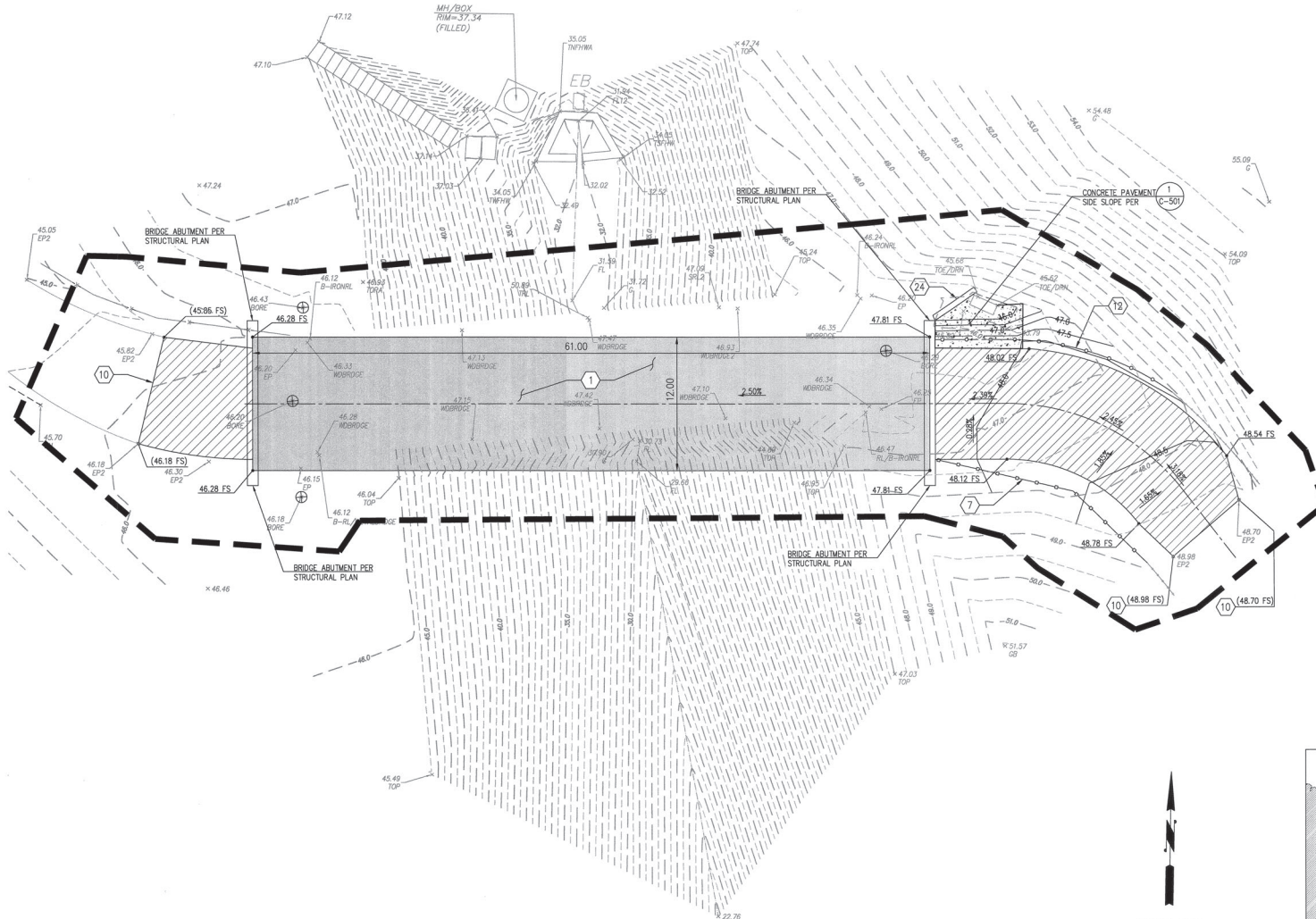
REVISIONS	
Δ	DATE

CRYSTAL COVE STATE BEACH
REEF POINT AND PELICAN POINT PARKING
LOT IMPROVEMENTS
**GRADING PLAN - PELICAN POINT
LOT #4**

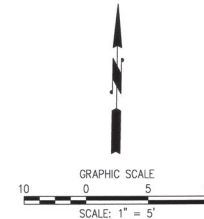
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SHEET NO.
C-230

009 OF 02



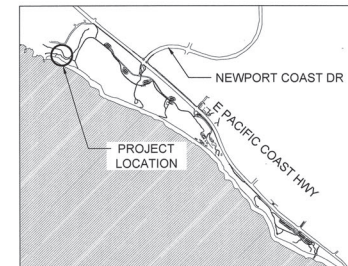
1 GRADING PLAN - PELICAN POINT BRIDGE
SCALE: 1"=5'



GRADING KEY NOTES	
1	CONSTRUCT PEDESTRIAN BRIDGE. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
7	RELOCATED RAIL ROPE
10	MATCH EXISTING PAVEMENT GRADE
12	RELOCATED METAL FENCE
24	INSTALL 6" AC BERM

NOTE: FOR NEWPORT BEACH CITY STANDARD VISIT THE FOLLOWING WEBSITE:
HTTPS://WWW.NEWPORTBEACH.CA.GOV/GOVERNMENT/DEPARTMENTS/
PUBLIC-WORKS/RESOURCES/STANDARD-DRAWINGS/NEW-ALL-STANDARDS

GRADING LEGEND	
PROPOSED ASPHALT HARDCAPE	
APPROX. LIMITS OF WORK	
PROPOSED CONTOUR	
EXISTING CONTOUR	



CALIFORNIA STATE PARKS
SINCE 1864

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

REGISTERED PROFESSIONAL ENGINEER
State of California
Expire 12/31/2020

CALIFORNIA STATE FIRE MARSHAL APPROVED
Approval of this plan does not authorize or approve any omission of 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: 11-15-19
CPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION
CERTIFICATION # 20-011
Reviewed by: Date: 12/4/19
ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

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

REVISIONS	
DATE	

CRYSTAL COVE STATE BEACH
REEF POINT AND PELICAN POINT PARKING
LOT IMPROVEMENTS
GRADING PLAN - PELICAN POINT BRIDGE

30515.011

SHEET NO.
C-240
011 of 027

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.**