

DANA POINT HARBOR REVITALIZATION

RECEIVED
JUL 06 2020
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Day Use Commercial CDP13-0018(I) Substantial Compliance

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN

APPENDIX B

Narrative Description of Changes from the Approved CDP Plan to the Proposed Revised Project	B-2
Current Existing Condition.....	B-3
Phase 1 - City and County Street Improvements (Complete).....	B-4
Phase 2A - Site Preparation for Parking Structure (Complete).....	B-5
Phase 2B - Parking Structure Construction.....	B-6
Phase 3 - Parking Structure, Surface Parking, and Portion of Golden Lantern Construction.....	B-7
Phase 4A - Buildings 6 - 12, Golden Lantern & Parking Structure Completion.....	B-8
Phase 4B - Continue Buildings 6 -12.....	B-9
Phase 5 - Dana Wharf Buildings & Surface Parking.....	B-10
Phase 6 - Construction of Main Surface Parking.....	B-11
Day Use Commercial Core (PA 2) Completion of Commercial Core.....	B-12
Commercial Core Construction Phasing Schedule.....	B-13

**SUBSTANTIAL COMPLIANCE
WITH DISCRETIONARY APPROVAL**

PROJECT #S: CDP13-0018(I)
DIRECTOR'S SIGNATURE: [Signature]

DATE: 7-15-2020
MINOR AMENDMENT DESCRIPTION:
REVISED CONSTRUCTION PHASING &
CONSTRUCTION MGMT. PARKING PLAN

NARRATIVE DESCRIPTION OF CHANGES FROM THE APPROVED CDP PLAN TO THE PROPOSED REVISED PROJECT CURRENT EXISTING CONDITION

NARRATIVE DESCRIPTION OF CHANGES FROM THE APPROVED CDP IMPLEMENTATION (CONSTRUCTION) PHASING PLAN AND CONSTRUCTION MANAGEMENT PARKING PLAN TO THE PROPOSED REVISED PROJECT'S CONSTRUCTION PHASING AND CONSTRUCTION MANAGEMENT PARKING PLANS.

THE FOLLOWING PROVIDES A BRIEF NARRATIVE DESCRIPTION OF THE PROPOSED CHANGES BETWEEN THE CURRENT PROPOSED PROJECT'S REVISED CONSTRUCTION PHASING AND CONSTRUCTION MANAGEMENT PARKING PLANS (CP&CMPP) TO THE APPROVED CDP PROJECT'S IMPLEMENTATION (CONSTRUCTION) PHASING PLAN (CPP) AND CONSTRUCTION MANAGEMENT PARKING PLAN (CMPP) APPROVED AS PART OF CDP13-0018(I) FOR DANA POINT HARBOR COMMERCIAL CORE REVITALIZATION PLAN ON JUNE 17, 2014. THIS DESCRIPTION IS AN UPDATE TO THE SUBSTANTIAL COMPLIANCE CP&CMPP PLAN APPROVED BY THE CITY ON MAY 29, 2019.

CONSTRUCTION PHASING AND SCHEDULE CHANGES

THE APPROVED CDP CPP IDENTIFIED A TOTAL OF THIRTEEN (13) CONSTRUCTION PHASES OCCURRING OVER ALMOST FIVE YEARS (4 YEARS AND 9-MONTHS). TWO OF THESE PHASES INCLUDED THE CONSTRUCTION OF THE LAUNCH RAMP AND DRY BOAT STORAGE AREAS, INCLUDING THE DRY STACK STRUCTURE.

THE PROPOSED PROJECT'S REVISED CONSTRUCTION PHASING SCHEDULE IDENTIFIES SEVEN (7) CONSTRUCTION PHASES (INCLUDING THE COMPLETED PHASE) OVER THREE (3) YEARS. THE CONSTRUCTION OF THE LAUNCH RAMP AND DRY BOAT STORAGE AREAS (PER APPROVED CDP), INCLUDING THE DRY STACK STRUCTURE (ONCE ENTITLED), WOULD OCCUR AT ANY TIME DURING THE THREE-YEAR CONSTRUCTION PERIOD FOR THE PROJECT'S COMMERCIAL RETAIL, RESTAURANTS AND OFFICE SPACE.

THE APPROVED CDP AND THE PROPOSED PROJECT'S REVISED CPPS BEGIN WITH THE SAME PROPOSED PHASING APPROACH STARTING WITH THE OFF-SITE STREET IMPROVEMENTS, THEN THE PROPOSED PARKING STRUCTURE ARE COMPLETED EARLY AS PART OF THE DANA POINT HARBOR REVITALIZATION CONSTRUCTION PROCESS (PHASES 1, 2, 3, AND 4A RESPECTIVELY). BOTH CPPS TAKE ADVANTAGE OF COMPLETING THE PARKING STRUCTURE EARLY SO THAT AMPLE ON-SITE PUBLIC HARBOR USE AND OTHER PERMITTED DESIGNATED PARKING WOULD BE AVAILABLE THROUGHOUT CONSTRUCTION.

THE CONSTRUCTION OF THE PARKING STRUCTURE IN BOTH CPPS WOULD REQUIRE A RELOCATION OF THE PERMITTED SPORTS FISHING PARKING SPACES, AND BOTH PLANS PROPOSE TO TEMPORARILY RELOCATE THIS PARKING TO AVAILABLE DESIGNATED BOATER PARKING SPACES ON THE ISLAND. THE CONSTRUCTION OF THE PARKING STRUCTURE WOULD ALSO IMPACT THE EXISTING LAUNCH RAMP PARKING AREA FOR DESIGNATED VEHICLE WITH TRAILER PARKING (ALSO REFERRED TO AS: AUTO AND TRAILER PARKING) FOR BOTH PROJECTS. THE LAUNCH RAMP IS CONSIDERED A HIGH PRIORITY USE AND THE PARKING REQUIREMENT FOR THIS USE IN BOTH CPPS WOULD UTILIZE PORTIONS OF THE EXISTING DRY BOAT STORAGE PARKING AREA TO ACCOMMODATE 334 LAUNCH RAMP VEHICLE WITH TRAILER/AUTO AND TRAILER PARKING SPACES. AS A RESULT, PROVISIONS TO PROVIDE THE REQUIRED 493 DRY BOAT STORAGE SPACES WOULD INITIATE THE USE OF AN OFF-SITE PARKING PROGRAM TO ACCOMMODATE A PORTION OF THE DRY BOAT STORAGE THAT COULD NOT BE MAINTAINED WITHIN THE HARBOR.

AT THE START OF PHASE 4A THE PHASING OF THE TWO CPP'S BEGIN TO DEViate IN THE ANTICIPATED SCHEDULED DELIVERY OF BUILDINGS 6, 7, 8, 9, 10 AND 12 AND THE RENOVATION OF THE EXISTING DANA WHARF BUILDINGS 2, 3, 4, AND 5. FOR THE APPROVED CDP CPP, THE LARGER FOOTPRINT OF THE PARKING STRUCTURE IN PHASE 4A WOULD CONTROL THE REMAINING CONSTRUCTION ACTIVITIES AND SCHEDULE. THIS PLAN'S CONSTRUCTION PHASING, AS IDENTIFIED IN THE APPROVED CDP CPP, WOULD HAVE DELAYED CONSTRUCTION EQUIPMENT AND EMERGENCY VEHICLE ACCESS TO THE CDP PROJECT'S LAUNCH RAMP AND DRY BOAT STORAGE AREAS UNTIL ACCESS THROUGH THE PARKING STRUCTURE'S LOWER LEVEL WAS AVAILABLE THROUGH THE COMPLETED PARKING STRUCTURE. THIS ACCESS ROUTE COULD ALSO PROVIDE A SECONDARY ACCESS POINT TO THE LAUNCH RAMP AND DRY BOAT STORAGE AREAS IF ACCESS OFF PUERTO PLACE WOULD BE LIMITED DURING THE CONSTRUCTION OF THE APPROVED CDP LAUNCH RAMP AND DRY BOAT STORAGE AREAS.

IN THE REVISED PROJECT THERE IS A PHYSICAL SEPARATION PROVIDED BETWEEN THE PARKING STRUCTURE AND THE COMMERCIAL BUILDINGS SO THE IMPACT ON ACCESS AND CONSTRUCTION TIMING IN THE LAUNCH RAMP AND DRY BOAT STORAGE DEVELOPMENT DOES NOT OCCUR. FOR THE REVISED PROJECT THE RECONFIGURATION OF THE PARKING STRUCTURE TO A SMALLER FOOTPRINT ALSO ALLOWS THE PROPOSED PROJECT TO FOCUS ON COMPLETION OF NEW COMMERCIAL BUILDINGS WHILE MAINTAINING THE EXISTING COMMERCIAL BUILDINGS AS WELL AS NOT PRECLUDING CONSTRUCTION ACCESS AND SECONDARY ACCESS FOR THE REDEVELOPMENT OF THE LAUNCH RAMP AND DRY BOAT STORAGE AREAS ON THEIR OWN INDEPENDENT SCHEDULE.

THE COMPLETION OF THE CDP'S PROPOSED PODIUM PARKING STRUCTURE, BUILDINGS 6, 7, 8 AND 9 AND THE FESTIVAL PLAZA WERE NOT ANTICIPATED TO BE COMPLETED UNTIL END OF THE 1ST QUARTER OF YEAR-4 AND THE REST OF APPROVED CDP PLANNED COMMERCIAL BUILDINGS WOULD NOT BE COMPLETED UNTIL THE END OF YEAR-4. THE CONSTRUCTION OF THE APPROVED CDP PROPOSED FINAL ROADWAY IMPROVEMENTS (INCLUDING THE GOLDEN LANTERN ENTRY AND THE MAIN SURFACE PARKING LOT) WOULD NOT BE COMPLETED UNTIL THE COMPLETION OF THE APPROVED CDP PLANS, NEARLY 5 YEARS AFTER CONSTRUCTION STARTED ON THE CDP APPROVED PLAN.

HOWEVER, FOR THE REVISED PROJECT THE CONSTRUCTION OF BUILDINGS 6, 7, 8, 9, 10, 11, AND 12 IS SCHEDULED TO COMMENCE IN THE 3RD QUARTER OF THE 1ST YEAR OF CONSTRUCTION, APPROXIMATELY ONE AND A HALF YEAR PRIOR TO THE START DATE FOR THE SAME BUILDING NUMBERS IN THE CDP APPROVED CPP. IN ADDITION, THE REVISED PROJECT ANTICIPATES COMPLETION OF ALL COMMERCIAL RETAIL, RESTAURANTS AND OFFICE SPACE (INCLUDING THE VISITOR SERVICES AND PUBLIC VIEWING DECK) IN 2.5 YEARS AFTER THE START OF CONSTRUCTION ON THE REVISED PROJECT: MORE THAN ONE YEAR EARLIER THAN THE COMPLETION OF THE COMMERCIAL BUILDINGS IN THE APPROVED CDP CPP. BUILDING 11 (MUSEUM) CONSTRUCTION IS STARTED DURING PHASE 6 TO PROVIDE PROPER EMERGENCY ACCESS AND IT IS SCHEDULED TO BE COMPLETED 2.5 YEARS AFTER THE START OF CONSTRUCTION. EARLIER CONSTRUCTION COMMENCEMENTS OF BUILDINGS 6 TO 12 WILL ACCOMMODATE SOIL MITIGATION REQUIREMENTS AND NEEDS. THE PROPOSED PROJECT'S REVISED CPP SCHEDULE ALSO INDICATES COMPLETION OF THE GOLDEN LANTERN ROADWAY CONSTRUCTION 1 YEAR AFTER THE START OF CONSTRUCTION AS TWO SEPARATE PHASES (3 AND 4A) TO PROVIDE BETTER ACCESS TO THE SITE VERSUS THE APPROVED CDP CPP SCHEDULED COMPLETION IN THE 5TH YEAR OF CONSTRUCTION.

THE RENOVATION OF THE EXISTING DANA WHARF BUILDINGS WILL BEGIN SHORTLY AT THE END OF CONSTRUCTION OF BUILDINGS 6 TO 12. THE PREVIOUSLY APPROVED CDP ANTICIPATED THE IMPROVEMENTS OF DANA WHARF WOULD BE STARTED HALFWAY THROUGH THE 1ST YEAR OF CONSTRUCTION AND COMPLETED AT THE 1ST QUARTER OF THE 2ND YEAR OF CONSTRUCTION. THIS CMPP ANTICIPATES THE RENOVATION OF THE EXISTING DANA WHARF BUILDINGS 1, 2, 3, 4, AND 5 WILL COMMENCE HALFWAY THROUGH THE 2ND YEAR OF CONSTRUCTION AND BE COMPLETED AT THE 3RD YEAR OF CONSTRUCTION.

THIS DIFFERENCE IN PHASING AND THE SCHEDULING OF CONSTRUCTION FOR THE REVISED PROJECT ALLOWS THE PROPOSED PROJECT'S CPP TO BE BASED ON THE COMPLETION OF THE COMMERCIAL COMPONENTS IN APPROXIMATELY 3 YEARS INSTEAD OF THE 4 YEAR 9 MONTHS IDENTIFIED FOR THE APPROVED CDP PROJECT'S CPP.

LAUNCH RAMP AND DRY BOAT STORAGE CHANGES

THE REVISED PROJECT ESSENTIALLY SHOWS THE SAME IMPROVEMENTS FOR THE LAUNCH RAMP AND DRY BOAT STORAGE AREAS, INCLUDING THE DRY STACK STRUCTURE, AS DEPICTED IN THE APPROVED CDP PLAN.

THE ONE EXCEPTION IS THE REVISED PROJECT'S NEW BOATER SERVICES BUILDING LOCATED ADJACENT TO THE PROPOSED PARKING STRUCTURE WILL RESULT IN THE LOSS OF SEVEN (7) OF CDP APPROVED DRY BOAT STORAGE AUTO PARKING SPACES. HOWEVER, THESE SEVEN AUTO PARKING SPACES CAN BE INCORPORATED WITHIN SPACE RECONFIGURED WITHIN THE PROPOSED LAYOUT OF THE APPROVED CDP'S LAUNCH RAMP AND DRY BOAT STORAGE AREAS TO ACHIEVE THE APPROVED CDP REQUIRED 100 DRY BOAT STORAGE AUTO PARKING SPACES WHILE STILL MAINTAINING THE REQUIRED 334 LAUNCH RAMP VEHICLE WITH TRAILER PARKING SPACES AND THE REQUIRED 493 DRY BOAT STORAGE SPACES. THESE AUTO ONLY SPACES CAN BE ACHIEVED BY CONVERTING FOUR OF THE APPROVED CDP'S FLEX SPACES TO DESIGNATED LAUNCH RAMP SPACES AND BY THEN CONVERTING FOUR END OF ROW, SINGLE LAUNCH RAMP SPACES INTO TWO AUTO ONLY PARKING SPACES (THE FINAL PLAN WILL BE PRESENTED TO THE CITY ONCE MORE CONSTRUCTION DETAILS ON THE LAUNCH RAMP AND DRY BOAT STORAGE AREAS, INCLUDING THE DRY STACK STRUCTURE BECOME AVAILABLE).

IN THE APPROVED CDP PLAN CPP THE CONSTRUCTION ON THE LAUNCH RAMP AND DRY BOAT STORAGE PAVEMENT SURFACE AREAS WERE ANTICIPATED TO COMMENCE AT THE BEGINNING OF YEAR-3 AND ALTHOUGH THE PROPOSED PROJECT'S REVISED CONSTRUCTION PHASING WOULD NOT PRECLUDE A SIMILAR START DATE FOR THIS WORK, IT COULD POTENTIALLY OCCUR EARLIER SINCE THE ACCESS CONSTRAINT ASSOCIATED WITH THE APPROVED CDP'S PROPOSED PODIUM PARKING STRUCTURE NO LONGER OCCURS IN THE REVISED PROJECT.

FOR BOTH THE APPROVED CDP PROJECT AND THE REVISED PROJECT, IT IS ANTICIPATED THAT THE REQUIRED ENTITLEMENT APPROVALS, AND THE DESIGN/CONSTRUCTION PERMITTING PHASE FOR THE DRY STACK STRUCTURE MAY TAKE ANYWHERE FROM TWO TO THREE YEARS TO COMPLETE. THE APPROVED CDP'S CPP IDENTIFIED A CONSTRUCTION START DATE FOR THE PROPOSED DRY STACK STRUCTURE DURING THE LAST QUARTER OF THE 4TH YEAR OF CONSTRUCTION. THIS CDP CPP START DATE IS ALMOST ONE YEAR AFTER THE ANTICIPATED COMPLETION OF THE REVISED PROJECT.

AS A RESULT, THE CONSTRUCTION OF THE DRY STACK STRUCTURE IS NOT IDENTIFIED IN THE PROPOSED PROJECT'S REVISED THREE-YEAR CPP. HOWEVER, IF ENTITLEMENTS AND AGENCY PERMITTING OF THE CONSTRUCTION PLANS FOR THE DRY STACK STRUCTURE CAN BE COMPLETE DURING THE REVISED PROJECT'S 4-YEAR CONSTRUCTION PERIOD, THEN ITS CONSTRUCTION CAN BE ACCOMMODATED.

PARKING ZONE 1 AND 2 EXISTING PARKING CHANGES

SINCE THE APPROVED CDP 2014 PARKING MANAGEMENT PLAN (PMP) WAS DEVELOPED FOR DANA POINT HARBOR, SOME MINOR CHANGES HAVE OCCURRED TO THE STRIPED PARKING LAYOUTS WITHIN PARKING ZONE 1 AND PARKING ZONE 2. PARKING ZONE 1 INCLUDES THE TWO PUERTO PLACE PUBLIC PAY PARKING LOTS, THE SHIPYARD AREA, THE LAUNCH RAMP AREA, THE DRY BOAT STORAGE AREA AND A GATE-CONTROLLED PARKING LOT USED FOR PERMITTED SPORT FISHING CUSTOMERS. PARKING ZONE 1 ALSO INCLUDES THE HARBOR USE PUBLIC PARKING LOTS FOR THE EXISTING RETAIL, RESTAURANTS AND OFFICE USES AND A SMALL DESIGNATED PERMITTED PARKING AREA THAT PROVIDES PARKING FOR BOTH BOATERS AND THE COMMERCIAL CORE MERCHANTS. PARKING ZONE 2 INCLUDES PARKING FOR THE EXISTING HOTEL AND THE REMAINING DESIGNATED BOATER PERMITTED PARKING FOR THE EAST COVE MARINA.

IN AUGUST OF 2018 MICHAEL BAKER INTERNATIONAL WAS RETAINED BY THE COUNTY OF ORANGE LESSEE (DANA POINT HARBOR PARTNERS, LLC) TO CONDUCT A PHYSICAL COUNT OF ALL EXISTING PARKING AREAS WITHIN DANA POINT HARBOR. THE RESULTS OF THIS PHYSICAL COUNT IS DOCUMENTED IN THE REVISED PROJECT'S PARKING MANAGEMENT PLAN ADDENDUM PREPARED BY WALKER CONSULTANTS. THIS AUGUST 2018 EXISTING PARKING COUNT WAS USED IN THE DEVELOPMENT OF THE REVISED PROJECT'S BASELINE PARKING CONDITION WHICH IS PRESENTED IN THE REVISED PROJECT'S 'CONSTRUCTION PHASING AND CONSTRUCTION MANAGEMENT PARKING PLAN' (CPCMP).

THE MAIN PUBLIC PARKING CHANGES IN PARKING ZONES 1 AND 2 THAT HAVE OCCURRED SINCE CDP13-0018(I) WAS APPROVED ARE IN A SMALL EXISTING HARBOR USE PUBLIC PARKING LOT ON THE EAST SIDE OF CASITAS PLACE (PARKING ZONE1H) AND IN THE SHIPYARD'S PUBLIC PARKING LOT (PARKING ZONE 1E). THE CHANGES TO THE HARBOR USE PUBLIC PARKING LOT (ZONE 1H) WERE THE RESULT OF CDP13-0018(I) APPROVED STREET IMPROVEMENTS TO CASITA PLACE, WHICH ADDED A RIGHT TURN LANE AT THE INTERSECTION OF CASITAS PLACE WITH DANA POINT HARBOR DRIVE, AND RESULTED IN A LOSS OF 14 PUBLIC PARKING SPACES. CHANGES TO THE SHIPYARD PARKING (ZONE 1E) HAVE OCCURRED TO ACCOMMODATE ADDITIONAL STORAGE OF EQUIPMENT FOR BOTH SHIPYARD AND RENTAL OPERATIONS AND RESULTED IN THE LOSS OF EIGHT (8) PUBLIC HARBOR USE PARKING SPACES WITHIN THE SHIPYARD AREA.

CHANGES HAVE ALSO OCCURRED WITHIN THE DESIGNATED HIGHER PRIORITY USE PARKING AREA SET ASIDE FOR THE LAUNCH RAMP AND DRY BOAT STORAGE AREAS, WHICH HAVE RESULTED IN REDUCTION TO THE NUMBER OF SPACES ASSIGNED FOR DRY STORAGE WITHIN THE DRY BOAT STORAGE AREA. RESTRIPIING CHANGES ALSO APPEARED TO HAVE OCCURRED WITHIN THE LAUNCH RAMP VEHICLE WITH TRAILER PARKING SINCE THE EXISTING CONDITIONS WERE INVESTIGATED AS PART THE APPROVED CDP13-0081(I) 2014 PMP, WHICH APPEARS TO HAVE POTENTIALLY ADDED VEHICLE WITH TRAILER SPACES. PART OF THE LAUNCH RAMP CHANGES ALSO INCLUDED A RECONFIGURATION OF THE DRY BOAT STORAGE AUTO ONLY PARKING SPACES, BUT THE EXISTING NUMBER OF 64 FULL TIME AUTO ONLY PARKING SPACES IDENTIFIED IN THE 2014 PMP APPEARED TO REMAIN (BASED ON A VISUAL INSPECTION OF THE CURRENT EXISTING CONDITION). THESE PARKING CHANGES TO THE HIGHER PRIORITY USE DESIGNATED PARKING AREAS ARE DEPICTED IN THE AUGUST 2018 EXISTING PARKING COUNT FOR THE HARBOR CONDUCTED BY MICHAEL BAKER AND ARE REFLECTED IN THE TABLE LABELED 'EXISTING CONDITION COMPARISON - 2014 PMP TO CURRENT CONDITION' INCLUDED AT THE END OF THIS NARRATIVE.

FOR THE PROPOSED PROJECT'S REVISED BASELINE CONDITION THE HIGHER PRIORITY USE REQUIREMENTS FOR 334 VEHICLE WITH TRAILER (AUTO & TRAILER) PARKING SPACES IN THE LAUNCH RAMP AREA AND FOR 493 DRY BOAT STORAGE SPACES IN THE DRY BOAT STORAGE AREA HAVE BEEN USED IN THE PROPOSED PROJECT'S REVISED CPCMP.

FOR THE DRY BOAT STORAGE AUTO PARKING, THE CURRENT EXISTING COUNT OF 64 AUTO PARKING SPACES (EXCLUDING THE THREE 15-MINUTE SHORT TERM SPACES THAT WERE IDENTIFIED IN THE 2014 PMP FOR THE APPROVED CDP) HAVE BEEN USED AS THE REVISED PROJECT'S EXISTING CONDITION BASELINE. ANY ADDITIONAL SPACES REQUIRED TO SATISFY CODE REQUIREMENT OF 0.25 SPACE PER DRY BOAT STORAGE IN THE EXISTING CONDITION ARE ASSUMED TO HAVE BEEN PROVIDED IN THE CLOSEST AVAILABLE PARKING AREA. THE PROPOSED REVISED PROJECT WILL PROVIDE THE CODE REQUIRED DRY BOAT STORAGE AUTO SPACES WITH A MIN. OF 64 SPACES PROVIDED WITHIN THE REMAINING DRY BOAT STORAGE AREA THROUGHOUT CONSTRUCTION AND ANY ADDITIONAL REQUIRED SPACES WILL BE MADE AVAILABLE IN THE CLOSEST PARKING AREA. ONE ADDITIONAL RECENT SIGNIFICANT CHANGE TO THE HARBOR WAS THE ELIMINATION OF THE ORANGE COUNTY MAINTENANCE COMPLEX, WHICH RECENTLY OCCURRED AFTER THE CDP13-0081(I) REQUIRED STREET IMPROVEMENTS TO ADD A RIGHT TURN LANE ON DANA POINT HARBOR DRIVE (DPH DRIVE) AT PUERTO PLACE AND A SECOND SOUTHBOUND TRAFFIC LANE ON PUERTO PLACE BETWEEN DPH DRIVE AND A NEW ACCESS POINT TO THE LAUNCH RAMP AND DRY BOAT STORAGE AREAS (THIS AREA IS DESIGNATED AS THE 'OC MAINTENANCE COMPLEX' IN THE RECENT AUGUST 2018 MICHAEL BAKER EXISTING HARBOR PARKING COUNT). AS A RESULT, THE FORMER MAINTENANCE YARD WAS RESTRIPIED TO PROVIDE AN ADDITIONAL 41 SPACES FOR DRY BOAT STORAGE, WHICH HAS INCREASED THE EXISTING TOTAL NUMBER OF DRY BOAT STORAGE SPACES TO 480 SPACES (448 MICHAEL BAKER COUNTED SPACES PLUS THE 41 NEWLY STRIPED SPACES MINUS THE 9 AUTO ONLY SPACES IN PARKING ZONE 1K). THIS CURRENT EXISTING CONDITION IS STILL LESS THAN THE 2014 PMP IDENTIFIED 516 EXISTING SPACES IN THE DRY BOAT STORAGE AREA (THE REASON FOR THIS REDUCTION IS NOT FULLY KNOWN). AS PREVIOUSLY INDICATED, THE BASELINE CONDITION FOR THE REVISED PROJECT'S DRY BOAT STORAGE IS THE 493 SPACES APPROVED UNDER CDP13-0081(I).

THE REST OF THE PARKING CHANGES WITHIN PARKING ZONES 1 AND 2 IDENTIFIED IN THE AUGUST 2018 MICHAEL BAKER EXISTING PARKING COUNT ARE RELATIVELY MINOR; CONSISTING OF A FEW ADDITIONAL PARKING SPACES THROUGHOUT PARKING ZONES 1 AND 2. THESE ADDITIONAL PARKING SPACES APPEAR TO BE THE RESULT OF RESTRIPIING OF THE PARKING LOTS OR REPURPOSING OF AREAS WITHIN THE EXISTING PAVED PARKING LOTS TO ACCOMMODATE AUTO PARKING.

WITH THE PREVIOUSLY NOTED EXCEPTIONS OF THE LAUNCH RAMP (334 SPACES), DRY BOAT STORAGE (493 BOAT SPACES AND 64 AUTO ONLY SPACES), THE AUGUST 2018 MICHAEL BAKER EXISTING PARKING COUNT IS USED AS THE 'EXISTING CONDITION BASELINE' FOR THE REVISED PROJECT'S 'CONSTRUCTION PHASING AND CONSTRUCTION MANAGEMENT PARKING PLAN'.

THE FOLLOWING 'EXISTING CONDITION COMPARISON' TABLE SHOWS THE EXISTING PARKING SPACE COUNT CHANGES THAT HAVE OCCURRED BETWEEN THE 2014 PMP APPROVED AS PART OF CDP13-0018(I) AND THE AUGUST 2018 MICHAEL BAKER EXISTING PARKING COUNT (INCLUDED AS APPENDIX 'B' IN THE REVISED PROJECT'S PARKING MANAGEMENT PLAN (PMP) ADDENDUM). THE 'EXISTING CONDITION COMPARISON' TABLE ALSO IDENTIFIES THE NUMBER OF PARKING SPACES USED AS THE BASELINE FOR THE REVISED PROJECT AND THE TOTAL NUMBER OF AVAILABLE PUBLIC AND HIGHER PRIORITY USE DESIGNATED SPACES THAT WILL BE PROVIDED AT THE END OF CONSTRUCTION FOR THE REVISED PROJECT UPON COMPLETION AFTER THE 3 YEAR CPP.

Existing Condition Comparison - 2014 PMP to Revised Plan's Current Existing Condition				
	Existing Spaces (per 2014 Parking Management Plan prepared by Walker Parking Consultants)	Current Existing Spaces (based on Michael Baker International August 2018 Site Parking Count)	Revised Project's Construction Phasing and Construction Management Parking Plan Baseline Parking Numbers	Revised Project's proposed Parking to be provided upon its Completion
PARKING AREA (Zones 1 and 2 only)				
Public Harbor Use Parking - Areas 1a, 1g, 1h, & 1j (Notes 1 and 2)	631	618	618	1317 (Note 12)
Gate Controlled Sports Fishing Parking - Area 1b	127	127	127	127 (Note 13)
Public Harbor Use Pay Parking - Areas 1d and 1f (Note 3)	192	193	193	193
Designated Boater Parking - Area 2B and 72 spaces in Area 1i that is based on 0.6 ratio to the 116 existing boat slips - per 2014 PMP)	562	566	566	558 (Note 14)
Designated Merchant Parking - (See Note 4)	49	47	47	47 (Note 13)
Shipyards and Rental Parking - Area 1e (Note 5)	46	38	38	38
PA-3 Hotel Parking - Area 2a (Note 6)	139	138	138	138
Dry Boat Storage Auto Parking - Areas 1c and 1k (Note 7)	67	64	64	100
SUBTOTAL	1813	1791	1791	2518
Launch Ramp Vehicle with Trailer Parking (Notes 8, 9 & 11)	334	347	334	334 (Note 11)
Dry Boat Storage (Notes 10 & 11)	516	480	493	493 (Note 11)
TOTAL	2663	2618	2618	3345

- NOTES:
- In Table 4 on Page 25 of the 2014 PMP 120 spaces was assigned as a measured use for Catalina Ferry/Express customers, but the location for these long term parking spaces were based on peak and non-peak seasonal requirements. These 120 spaces have been included as part of the requirements for public harbor use parking in Parking Zone 1 for the proposed amended project.
 - Changes to Harbor Use Public Parking includes the reduction of 14 parking spaces in Area 1h from 35 to 21 which was the result of the construction of roadway improvements to Casita Place at the intersection with Dana Point Harbor Drive.
 - The two existing Pay Parking Lots were not included within the approved CDP13-0081(I) project limits, although these areas were included in the analysis of Parking Zone 1 in the 2014 PMP.
 - Parking Zone 1i contains 49 existing spaces in Area 3i per 2014 PMP (121 spaces minus 72 designated boater spaces) and 47 existing spaces in the existing condition for the proposed revised project (119 total existing spaces minus 72 designated boater parking spaces).
 - The Shipyards and Rental parking area (Parking Zone 1e) was not included within the 2104 CDP project limits, although this area was included in the analysis of Parking Zone 1 in the 2014 PMP. Changes from 2104 PMP to proposed revised project's existing condition for the Shipyards and Rental existing parking area reflects a reconfiguration of parking area to incorporate areas for expanded storage of Marina Rental equipment.
 - The Hotel parking area (Parking Zone 2a) was not included in the 2014 CDP Project Limits, although this area was included in the analysis of Parking Zone 2 in the 2014 PMP.
 - The Dry Boat Storage auto only parking spaces have been reconfigured since the 2014 PMP study and the spaces included in Parking Zone 1K in the 2014 PMP included three 15-minute parking spaces that were not reflected in the August 2018 Existing Parking Count.
 - The 2018 Existing Condition for the Dry Boat Storage (Boats) incorporates the former OC Maintenance Complex area which includes 41 Dry Boat Storage spaces).
 - The 2014 PMP proposed minimum of to 334 spaces for the Launch Ramp Vehicle with Trailer parking (also referred to as the Launch Ramp Auto & Trailer parking spaces) was based on existing approvals (see the spaces proposed for Harbor Revitalization listed on Page 4 in the 2014 PMP) and Chapter 11-14 of the Harbor District Regulations.
 - The 2014 PMP proposed minimum of to 493 spaces for the Dry Boat Storage spaces for boats was based on existing approvals (see the spaces proposed for Harbor Revitalization listed on Page 4 in the 2014 PMP) and Chapter 11-14 of the Harbor District Regulations.
 - The proposed revised project's Construction Phasing and Construction Management Parking Plan reflects the 334 Launch Ramp Vehicle with Trailer spaces and the 493 Dry Boat Storage boat spaces to be provided at a minimum throughout construction and upon completion of the Launch Ramp and Dry Boat Storage areas.
 - For the proposed revised project the public Harbor Use parking count includes 718 public parking spaces in the proposed 3-level parking structure (864 total spaces minus 92 designated Boater permitted spaces, minus 127 Sports Fishing spaces and minus 47 merchant spaces) and 599 public parking spaces in three surface parking lots containing 478 spaces, 61 spaces and 60 spaces).
 - The identified merchant parking spaces are considered to be classified as 47 public harbor use spaces in the proposed revised project's 2018 existing condition.
 - The proposed revised project total of 558 designated boater permitted parking spaces (consisting of 222 proposed spaces in Parking Zone 1 and 336 existing spaces in Parking Zone 2) reflects a four (4) space reduction from the approved CDP 562 designated boater parking spaces and this four-space reduction is due to reconfiguration of the entrance to the existing remaining Designated Boater parking area in Parking Zone 1b located south of the existing hotel. The proposed revised project total of 558 designated boater permitted parking spaces results in a parking ratio of 0.77 (0.60 required) to the current count of 728 existing East Cove Marina Boat slips in the East Basin or a ratio of 0.75 to the 2013 baseline boat slip count of 741 slips.

PREPARED BY:



TAIT

Since 1964

701 N. Parkcenter Drive
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Sacramento San Francisco Dallas Phoenix
Ontario San Diego Boise Denver Portland

SUBSTANTIAL COMPLIANCE WITH DISCRETIONARY APPROVAL

PROJECT #S: CDP13-0018(I)

DIRECTOR'S SIGNATURE:

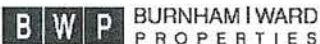
DATE: 07/15/2020

MINOR AMENDMENT DESCRIPTION:

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC



EXISTING CONDITION

THE DEPICTED EXISTING PARKING COUNTS ARE PER MICHAEL BAKER INTERNATIONAL, INC. FIELD COUNTS DATED AUGUST 2018. MINOR CHANGES ARE REFLECTED FROM THE EXISTING COASTAL DEVELOPMENT PERMIT (CDP) PARKING COUNTS UNDERTAKEN AS PART OF THE ORIGINAL DANA POINT HARBOR REVITALIZATION PLAN.

PERMIT SPACE NOTE:
THE IDENTIFIED EXISTING "PERMIT SPACES" ARE IN PARKING AREAS THAT ARE GATE CONTROLLED. THE TERM "PERMIT" IS USED IN THE IDENTIFICATION OF PARKING SPACES ASSIGNED TO AND/OR ALLOCATED TO THESE PARKING AREAS. UNLESS OTHERWISE IDENTIFIED THESE SPACES ARE ALLOCATED TO DESIGNATED BOATER PARKING FOR BOAT SLIPS.

EXISTING CONDITION PARKING SUMMARY	SPACES
ZONE I HARBOR USES AUTO PARKING (AREAS Ia, Ib, Ig, Ih, Ii, Ij) (EXCLUDES DRY BOAT STORAGE AUTO SPACES)	864
ZONE I HARBOR USES AUTO PARKING (N.A.P.) - NOT A PART OF CDP APPROVED REVITALIZATION PLAN (AREAS Id, Ie, If)	231
ZONE II PERMIT SPACES (N.A.P.) - NOT A PART OF CDP APPROVED REVITALIZATION	336
ZONE II PERMIT SPACES (AREA Iib2 & Iib3)	158
DRY BOAT STORAGE AUTO PARKING (AREAS Ic1, Ic2, Ik)	64
LAUNCH RAMP VEHICLE WITH TRAILER PARKING (AREAS A+B)	334*
DRY BOAT STORAGE BOAT PARKING (AREAS C, D, E, F)	493*
TOTAL PARKING AVAILABLE	2,480**

* PROPOSED REVISED PROJECT'S CONSTRUCTION PHASING AND CONSTRUCTION MANAGEMENT PARKING PLAN USES THE REQUIRED NUMBER OF LAUNCH RAMP AND DRY BOAT STORAGE SPACES (334 AND 493, RESPECTIVELY)
** TOTAL PARKING AVAILABLE DOES NOT INCLUDE HOTEL AREA Iia (138 SPACES).

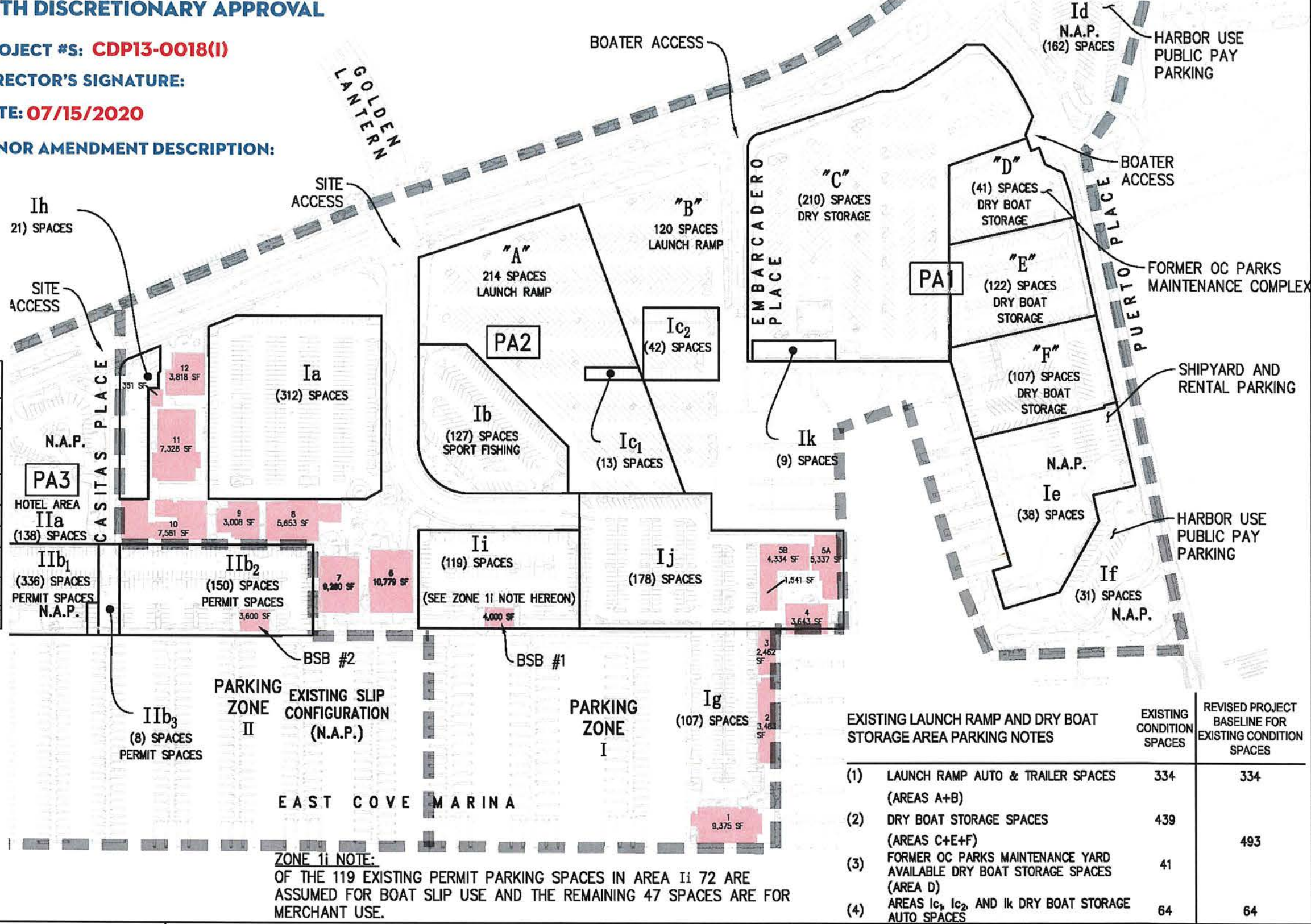
- #

(#)

#
- PARKING ZONE BOUNDARY
NEW PARKING SPACES
EXISTING SPACES
PROPOSED SPACES

SUBSTANTIAL COMPLIANCE
WITH DISCRETIONARY APPROVAL

PROJECT #S: **CDP13-0018(I)**
DIRECTOR'S SIGNATURE:
DATE: **07/15/2020**
MINOR AMENDMENT DESCRIPTION:



EXISTING LAUNCH RAMP AND DRY BOAT STORAGE AREA PARKING NOTES		EXISTING CONDITION SPACES	REVISED PROJECT BASELINE FOR EXISTING CONDITION SPACES
(1)	LAUNCH RAMP AUTO & TRAILER SPACES (AREAS A+B)	334	334
(2)	DRY BOAT STORAGE SPACES (AREAS C+E+F)	439	493
(3)	FORMER OC PARKS MAINTENANCE YARD AVAILABLE DRY BOAT STORAGE SPACES (AREA D)	41	
(4)	AREAS Ic1, Ic2, AND Ik DRY BOAT STORAGE AUTO SPACES	64	64

PREPARED BY:



701 N. Parkcenter Drive
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Ontario
Sacramento San Diego
San Francisco Boise
Dallas Denver
Phoenix Portland

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN
DANA POINT HARBOR REVITALIZATION
DANA POINT HARBOR PARTNERS, LLC

BWP

BURNHAM I WARD
PROPERTIES

R.D. OLSON

DEVELOPMENT

BELLWETHER

FINANCIAL GROUP

PAGE B-3

PHASE 1 - CITY AND COUNTY STREET IMPROVEMENTS

SUBSTANTIAL COMPLIANCE
WITH DISCRETIONARY APPROVAL

TENTATIVE CONSTRUCTION TIME DURATION	
PHASE 1	COMPLETED

CONSTRUCTION NOTES:

1. THE CONSTRUCTION ASSOCIATED WITH THIS PHASE IS ASSUMED TO BE ALREADY COMPLETED BY THE CITY AND COUNTY.

BUILDING AREA	SF
EXISTING BUILDINGS (NO CHANGE)	85,573

EXISTING PARKING	SPACES
ZONE I & II EXISTING AUTO PARKING SPACES (Ia, Ib, Ig, Ih, Ii, Ij, Iib ₂ , Iib ₃)	1,022
ZONE I N.A.P.—EXISTING HARBOR USE AUTO SPACES	231
ZONE II N.A.P.—EXISTING PERMIT SPACES	336
DRY BOAT STORAGE AUTO (Ic, Ic ₂ , & Ik)	64
LAUNCH RAMP AUTO & TRAILER (A & B)	334 *
DRY BOAT STORAGE BOATS (C, D, E, F)	493 *
TOTAL PARKING AVAILABLE	2,480
NET CHANGE FROM EXISTING CONDITION	0

* BASED ON PAGE B-3 "EXISTING CONDITION SPACES" SUMMARY TABLE

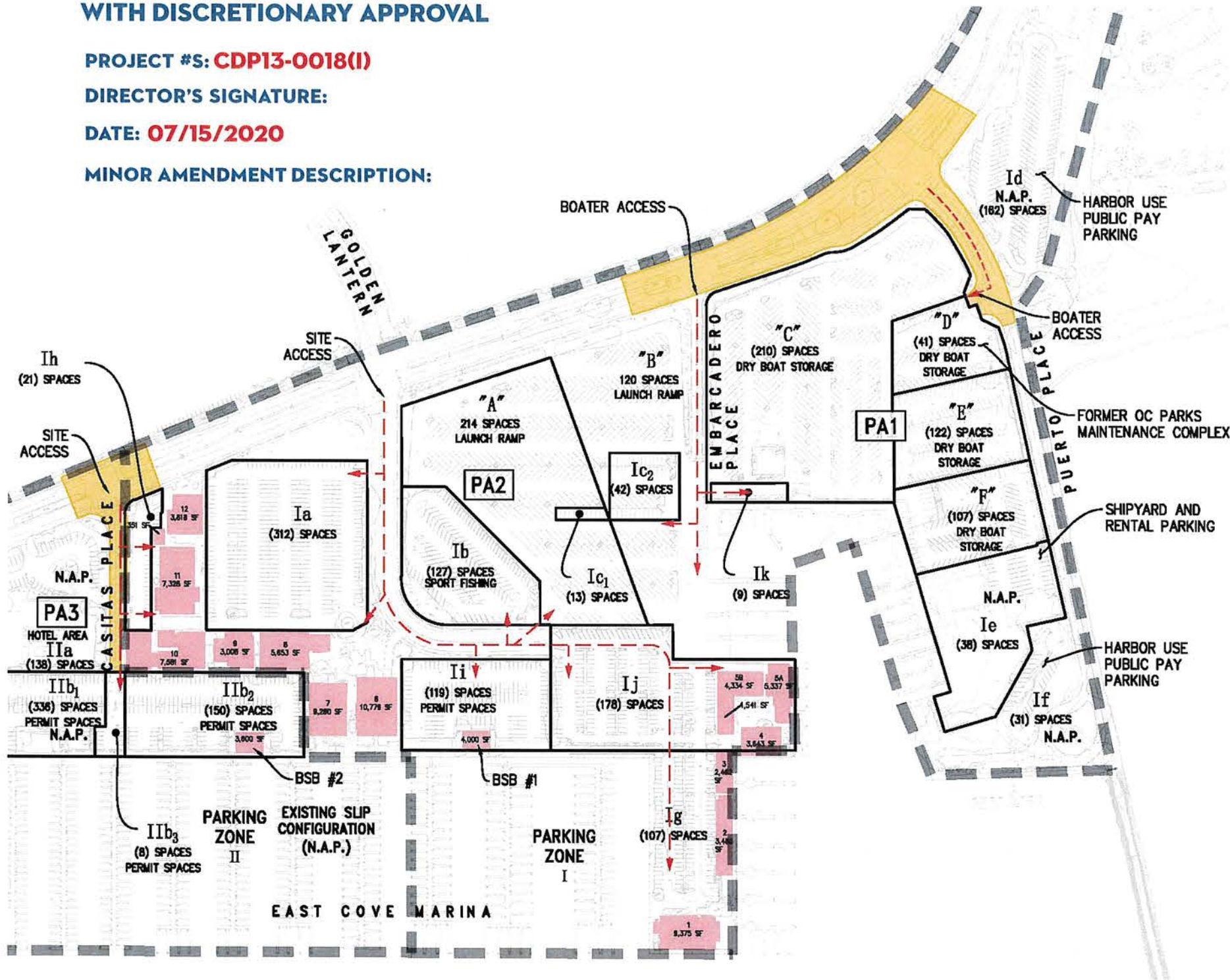
- PARKING ZONE BOUNDARY
- CIRCULATION
- AREA UNDER CONSTRUCTION
- TEMPORARY CONSTRUCTION STAGING AREA
- VALET STATIONS
- VALET AND BOATER DROP OFF STATIONS
- NEW PARKING SPACES
- EXISTING SPACES
- PROPOSED SPACES

PROJECT #S: **CDP13-0018(I)**

DIRECTOR'S SIGNATURE:

DATE: **07/15/2020**

MINOR AMENDMENT DESCRIPTION:



PREPARED BY:



701 N. Parkcenter Drive
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Ontario Sacramento San Diego San Francisco Boise Dallas Denver Phoenix Portland

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM I WARD PROPERTIES

R.D. OLSON DEVELOPMENT



BELLWETHER FINANCIAL GROUP

PHASE 2A - SITE PREPARATION FOR PARKING STRUCTURE

RELOCATE PORTION OF LAUNCH RAMP PARKING (IN AREA "A"), SPORT FISHING PARKING (IN AREA Ib), AND MERCHANT PARKING (IN AREA II) TO PREPARE FOR NEW PARKING STRUCTURE CONSTRUCTION AND NEW BOATER SERVICES BUILDING

TENTATIVE CONSTRUCTION TIME DURATION	
PHASE 2A	COMPLETED

CONSTRUCTION NOTES:

1. RESTRIPE EXISTING LAUNCH RAMP PARKING AREA B AND DRY BOAT STORAGE PARKING AREAS (C, D, E & F) (SUBJECT TO CITY REVIEW AND APPROVAL) TO ACCOMMODATE A PORTION OF THE DRY BOAT STORAGE (AUTO AND BOAT) PARKING AND 334 LAUNCH RAMP AUTO & TRAILER PARKING SPACES. THE REMAINING AREA TO ACCOMMODATE 263 DRY STORAGE BOAT PARKING (RESTRIPING NOT SHOWN).
2. ESTABLISH TEMPORARY OFF-SITE DRY BOAT STORAGE FACILITY AT EXISTING SOUTH COAST WATER DISTRICT'S VACANT LOT (WEST OF COSTCO) OFF STONE HILL DRIVE AND CAMINO CAPISTRANO FOR UP TO 230 BOATS.
3. PROVIDE SHUTTLE SERVICE BETWEEN ISLAND AND DANA WHARF (TEMPORARILY RELOCATE 127 SPORT FISHING PARKING SPACES TO EAST ISLAND AND WEST ISLAND SURPLUS PARKING SPACES).
4. UTILIZE PORTION OF PARKING LOT II FOR CONSTRUCTION STAGING WITH 2ND FLOOR BSB #1 SERVING AS TEMPORARY CONSTRUCTION OFFICE AND TEMPORARILY RELOCATE 47 MERCHANT PARKING SPACES TO WEST ISLAND SURPLUS PARKING SPACES AND PROVIDE SHUTTLE SERVICE BETWEEN ISLAND AND COMMERCIAL CORE BUSINESSES, LEAVING 72 BOATER PARKING SPACES IN LOT II.

BUILDING AREA	SF
EXISTING BUILDINGS	85,573

- PARKING ZONE BOUNDARY
- CIRCULATION
- AREA UNDER CONSTRUCTION
- TEMPORARY CONSTRUCTION STAGING AREA
- VALET STATIONS
- VALET AND BOATER DROP OFF STATIONS
- NEW PARKING SPACES

LAUNCH RAMP AND DRY BOAT STORAGE AREA NOTES:

1. ENTITLEMENT PROCESS FOR DRY STACK STRUCTURE ASSUMED TO TAKE 1½ TO 2 YEARS TO COMPLETE.
2. CONSTRUCTION OF DRY STACK STRUCTURE NOT ANTICIPATED TO COMMENCE UNTIL AFTER COMPLETION OF COMMERCIAL CORE PHASE 4B IS COMPLETED.
3. REMOVAL OF BOATER ACCESS FROM DANA POINT HARBOR DRIVE TO BE COORDINATED WITH TEMPORARY USE OF REMAINING LAUNCH RAMP AND DRY BOAT STORAGE AREA AND CONSTRUCTION OF NEW SEWER LIFT STATION #11 RELOCATION.

SUBSTANTIAL COMPLIANCE WITH DISCRETIONARY APPROVAL

PROJECT #S: CDP13-0018(I)

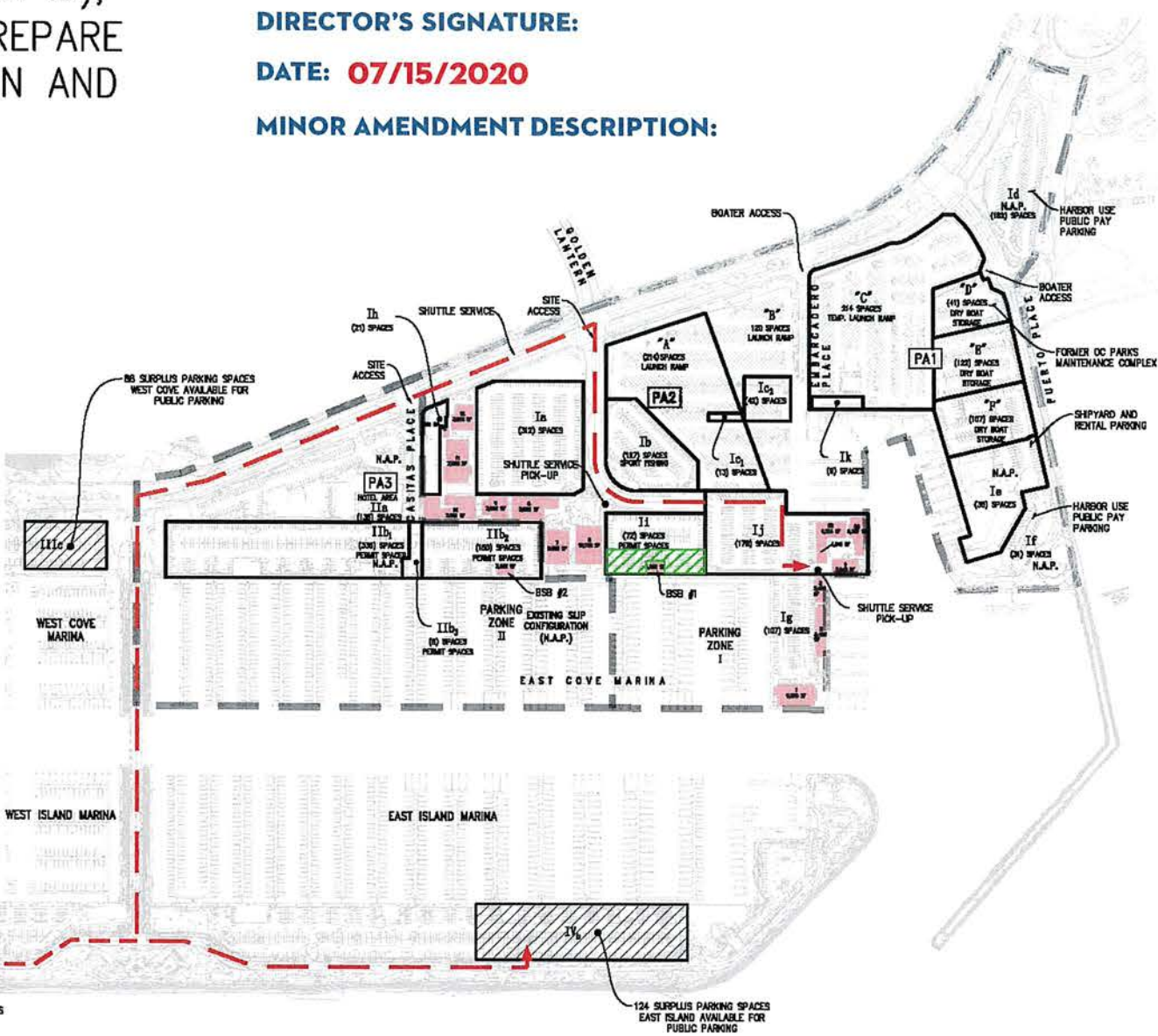
DIRECTOR'S SIGNATURE:

DATE: 07/15/2020

MINOR AMENDMENT DESCRIPTION:

PARKING NOTES:

1. TEMPORARILY RELOCATE LOT Ib (127 SPACES) TO WEST & EAST ISLAND LOTS IVa & IVb AND PROVIDE SHUTTLE SERVICE.
2. TEMPORARILY RELOCATE 47 MERCHANT PARKING SPACES FROM LOT II TO LOT IVa WEST ISLAND SURPLUS PARKING AND PROVIDE SHUTTLE SERVICE. RETAIN 72 BOATER PERMIT PARKING SPACES IN LOT II.
3. APPROXIMATELY 214 LAUNCH RAMP AUTO & TRAILER SPACES IN AREA "A" TO BE RELOCATED TO EXISTING DRY BOAT STORAGE SPACES IN AREAS C, D, E, AND/OR F BASED ON RE-STRIPING PLAN.
4. 230 DRY STORAGE SPACES TO BE PROVIDED AT TEMPORARY OFF-SITE DRY STORAGE LOT.
5. RELOCATE DRY BOAT STORAGE AUTO PARKING FROM LOT Ic1 (13 SPACES) TO REMAINING CITY APPROVED RESTRIPE LAUNCH RAMP AND DRY BOAT STORAGE AREAS FOR NO NET LOSS TO EXISTING PROVIDED DRY BOAT STORAGE AUTO PARKING (RESTRIPING NOT SHOWN).



PHASE 2A PARKING SUMMARY	SPACES
ZONE I & II REMAINING EXISTING AUTO PARKING SPACES (Ia, Ig, Ih, Ii, Ij, Ilb ₂ , Ilb ₃)	848
DISPLACED PARKING (SEE PARKING NOTE 1 & 2)	174
ZONE I N.A.P.-EXISTING HARBOR USE AUTO SPACES	231
ZONE II N.A.P.-EXISTING PERMIT SPACES	336
LAUNCH RAMP PARKING (AUTO & TRAILER)	334
ON-SITE DRY BOAT STORAGE AUTO SPACES	64
ON-SITE DRY BOAT STORAGE BOAT PARKING	263
OFF-SITE DRY BOAT STORAGE BOAT PARKING	230
TOTAL PARKING AVAILABLE	2,480
NET CHANGE FROM EXISTING CONDITION	0

PREPARED BY:



701 N. Parkcenter Drive
Santa Ana, CA 92705
p: 714/560/8200 f: 714/560/8211
www.tait.com
Los Angeles Ontario Sacramento San Diego San Francisco Boise Dallas Denver Phoenix Portland

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN

DANA POINT HARBOR REVITALIZATION
DANA POINT HARBOR PARTNERS, LLC



PHASE 2B - PARKING STRUCTURE CONSTRUCTION

COMMERCIAL CORE
COMMENCE THREE-LEVEL PARKING STRUCTURE AND
NEW BOATER SERVICES BUILDING

TENTATIVE CONSTRUCTION TIME DURATION
PHASE 2B 4 MONTHS

*CONSTRUCTION TIME DURATIONS ARE TENTATIVE AND SUBJECT TO FUTURE MODIFICATIONS

CONSTRUCTION NOTES:

1. CONSTRUCT 3-LEVEL PARKING STRUCTURE WITH NEW BOATER SERVICE BUILDING WITH BOATER CART STORAGE AREA.
2. MAINTAIN CONSTRUCTION STAGING AND OFFICE IN A PORTION OF LOT II.
3. MAINTAIN SHUTTLE SERVICE BETWEEN THE ISLAND TEMPORARY PARKING AREAS AND WHARF.

BUILDING AREA	SF
EXISTING BUILDINGS (NO CHANGE)	85,573

- PARKING ZONE BOUNDARY
- CIRCULATION
- AREA UNDER CONSTRUCTION
- TEMPORARY CONSTRUCTION STAGING AREA
- VALET STATIONS
- VALET AND BOATER DROP OFF STATIONS
- NEW PARKING SPACES
- EXISTING SPACES
- PROPOSED SPACES

SUBSTANTIAL COMPLIANCE
WITH DISCRETIONARY APPROVAL

PROJECT #S: CDP13-0018(I)

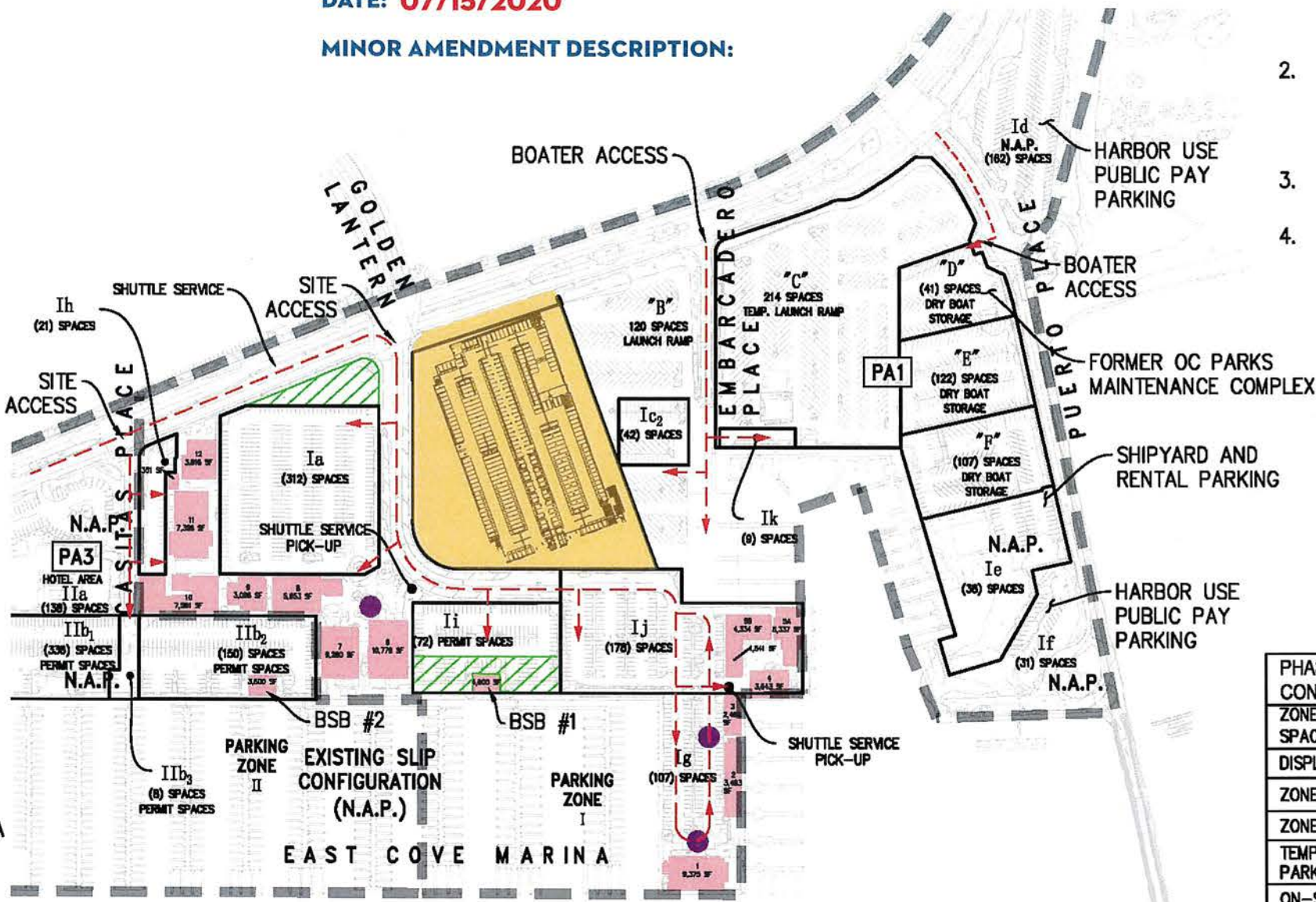
DIRECTOR'S SIGNATURE:

DATE: 07/15/2020

MINOR AMENDMENT DESCRIPTION:

PARKING NOTES:

1. MAINTAIN 127 SPACES FROM LOT Ib AND 47 MERCHANT PARKING SPACES FROM LOT II AT EAST & WEST ISLAND LOTS IVa & IVb SURPLUS PARKING (226 SURPLUS SPACES). PROVIDE SHUTTLE SERVICE. RETAIN 72 BOATER PERMIT PARKING SPACES IN LOT II.
2. APPROXIMATELY 214 LAUNCH RAMP SPACES IN AREA "A" LOCATED ON EXISTING DRY BOAT STORAGE SPACES IN AREAS C, D, E, AND/OR F BASED ON RE-STRIPING PLANS.
3. MAINTAIN 230 DRY BOAT STORAGE SPACES AT TEMPORARY OFF-SITE DRY STORAGE LOT.
4. RELOCATE DRY BOAT STORAGE AUTO PARKING FROM LOT Ic1 (13 SPACES) TO REMAINING RESTRIPTED DAY USE AND DRY BOAT STORAGE AREAS FOR NO NET LOSS TO EXISTING PROVIDED DRY BOAT STORAGE AUTO PARKING.



LAUNCH RAMP AND DRY BOAT STORAGE AREA NOTES:

1. ENTITLEMENT PROCESS FOR DRY STACK STRUCTURE ASSUMED TO TAKE 1½ TO 2 YEARS TO COMPLETE.
2. CONSTRUCTION OF DRY STACK STRUCTURE NOT ANTICIPATED TO COMMENCE UNTIL AFTER COMPLETION OF COMMERCIAL CORE PHASE 4B IS COMPLETED.
3. REMOVAL OF BOATER ACCESS FROM DANA POINT HARBOR DRIVE TO BE COORDINATED WITH TEMPORARY USE OF REMAINING LAUNCH RAMP AND DRY BOAT STORAGE AREA AND CONSTRUCTION OF NEW SEWER LIFT STATION #11 RELOCATION.

PHASE 2B - PARKING STRUCTURE CONSTRUCTION	SPACES
ZONE I & II REMAINING EXISTING AUTO PARKING SPACES (Ia, Ig, Ih, II, Ij, IIb, IIb3)	848
DISPLACED AUTO PARKING (SEE PARKING NOTE 1)	174
ZONE I N.A.P.-EXISTING HARBOR USE AUTO SPACES	231
ZONE II N.A.P.-EXISTING PERMIT SPACES	336
TEMPORARY LAUNCH RAMP AUTO & TRAILER PARKING	334
ON-SITE DRY BOAT STORAGE AUTO PARKING	64
ON-SITE DRY BOAT STORAGE BOAT PARKING	263
OFF-SITE TEMP. DRY BOAT STORAGE BOAT PARKING	230
TOTAL PARKING AVAILABLE	2,480
NET CHANGE FROM EXISTING CONDITION	0

PREPARED BY:



701 N. Parkcenter Drive
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Sacramento San Francisco Dallas Phoenix
Ontario San Diego Boise Denver Portland

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN

DANA POINT HARBOR REVITALIZATION
DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM I WARD
PROPERTIES

R.D. OLSON
DEVELOPMENT



BELLWETHER
FINANCIAL GROUP

PHASE 3 - PARKING STRUCTURE, SURFACE PARKING, AND PORTION OF GOLDEN LANTERN CONSTRUCTION

COMMERCIAL CORE
THREE LEVEL PARKING STRUCTURE, NEW BOATER SERVICES BUILDING, AND SURFACE PARKING LOT

TENTATIVE CONSTRUCTION TIME DURATION	
PHASE 3	4 MONTHS

*CONSTRUCTION TIME DURATIONS ARE TENTATIVE AND SUBJECT TO FUTURE MODIFICATIONS

CONSTRUCTION NOTES:

1. PARKING STRUCTURE UNDER CONSTRUCTION AND COMMENCE WORK SOUTH OF GOLDEN LANTERN.
2. MAINTAIN CONSTRUCTION STAGING AND OFFICE IN PORTION OF LOT II.
3. MAINTAIN PEDESTRIAN ACCESS AT BOARDWALK.
4. MAINTAIN SHUTTLE SERVICE FROM ISLAND TO CHARTER FISHING AND WHARF BUSINESSES.
5. CLOSE PORTIONS OF PARKING AREA II.
6. REMOVE AISLES AS NEEDED AND ACCOMMODATE ACCESS TO LOT II AND Ij. RESTRIPE LOTS II & Ij AS NEEDED TO ACCOMMODATE PARKING.

BUILDING AREA	SF
EXISTING BUILDINGS	85,573

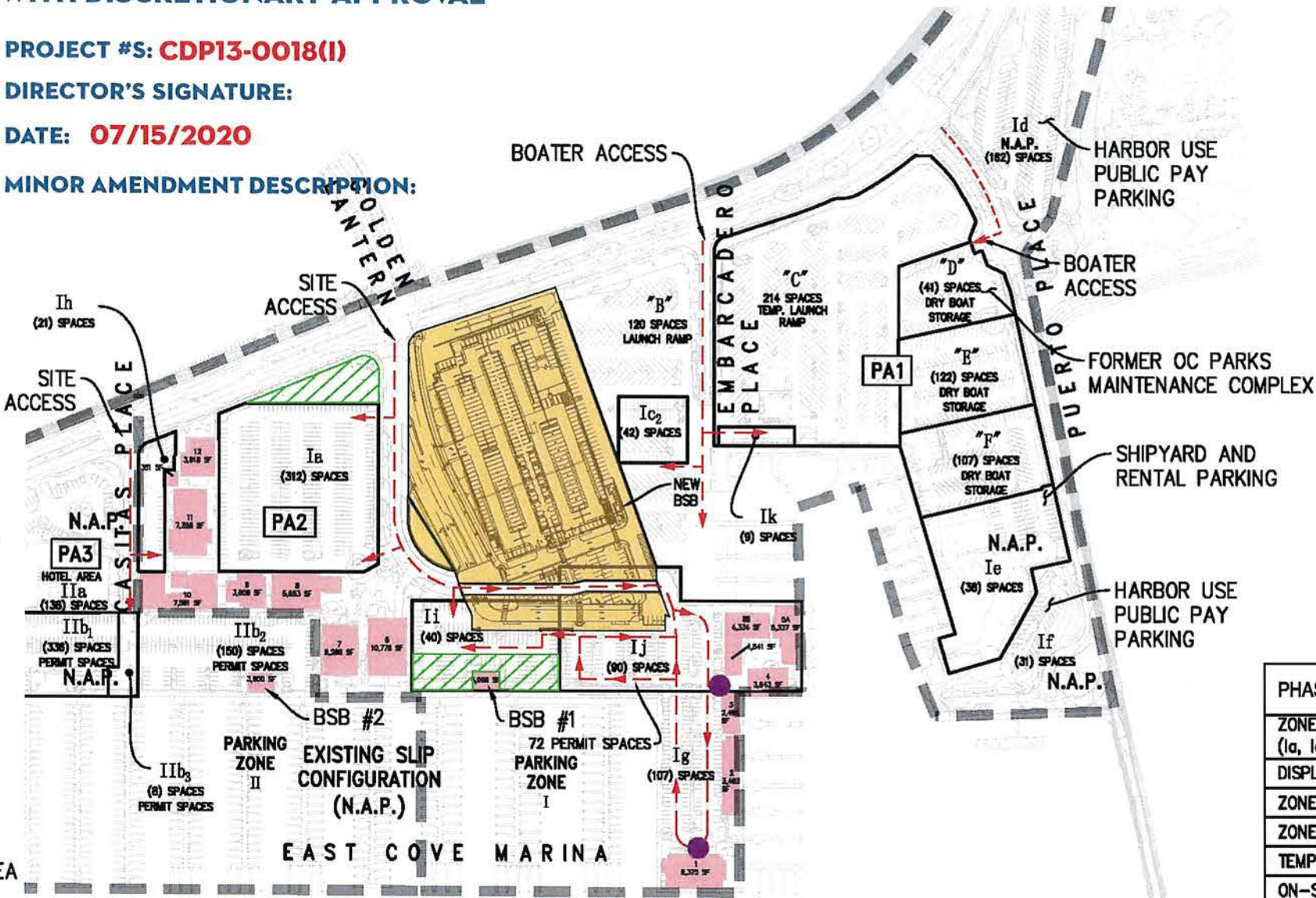
**SUBSTANTIAL COMPLIANCE
WITH DISCRETIONARY APPROVAL**

PROJECT #S: **CDP13-0018(I)**

DIRECTOR'S SIGNATURE:

DATE: **07/15/2020**

MINOR AMENDMENT DESCRIPTION:



PARKING NOTES:

1. MAINTAIN 127 SPORT FISHING PERMIT SPACES FROM LOT Ib AND 47 MERCHANT PARKING SPACES FROM LOT II AT EAST & WEST ISLAND LOTS IVa & IVb SURPLUS PARKING (226 SURPLUS SPACES). PROVIDE SHUTTLE SERVICE. RELOCATE 72 BOATER PERMIT PARKING SPACES FROM LOT II TO LOT Ij.
2. APPROXIMATELY 214 LAUNCH RAMP SPACES IN AREA "A" LOCATED ON EXISTING DRY BOAT STORAGE SPACES IN AREAS C, D, E, AND/OR F BASED ON RE-STRIPING PLANS.
3. MAINTAIN 230 DRY BOAT STORAGE SPACES AT TEMPORARY OFF-SITE DRY STORAGE LOT.
4. TEMPORARILY RELOCATE 32 SPACES FROM LOT II TO WEST ISLAND LOT IVa SURPLUS PARKING AND 88 SPACES FROM LOT Ij TO WEST COVE LOT IIIc SURPLUS PARKING (88 SURPLUS SPACES).

PHASE 3 PARKING SUMMARY	SPACES
ZONE I & II REMAINING EXISTING AUTO PARKING SPACES (Ia, Ig, Ih, Ii, Ij, Iib ₂ , Iib ₃)	728
DISPLACED AUTO PARKING (SEE PARKING NOTE 1 & 4)	294
ZONE I N.A.P.-EXISTING HARBOR USE AUTO SPACES	231
ZONE II N.A.P.-EXISTING PERMIT SPACES	336
TEMPORARY LAUNCH RAMP AUTO & TRAILER PARKING	334
ON-SITE DRY BOAT STORAGE AUTO PARKING	64
ON-SITE DRY BOAT STORAGE BOAT PARKING	263
OFF-SITE TEMP. DRY BOAT STORAGE BOAT PARKING	230
TOTAL PARKING AVAILABLE	2,480
NET CHANGE FROM EXISTING CONDITION	0

LAUNCH RAMP AND DRY BOAT STORAGE AREA NOTES:

1. ENTITLEMENT PROCESS FOR DRY STACK STRUCTURE ASSUMED TO TAKE 1½ TO 2 YEARS TO COMPLETE.
2. CONSTRUCTION OF DRY STACK STRUCTURE NOT ANTICIPATED TO COMMENCE UNTIL AFTER COMPLETION OF COMMERCIAL CORE PHASE 4B IS COMPLETED.
3. REMOVAL OF BOATER ACCESS FROM DANA POINT HARBOR DRIVE TO BE COORDINATED WITH TEMPORARY USE OF REMAINING LAUNCH RAMP AND DRY BOAT STORAGE AREA AND CONSTRUCTION OF NEW SEWER LIFT STATION #11 RELOCATION.

PREPARED BY:



701 N. Parkcenter Drive
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Sacramento San Francisco Dallas Phoenix
Ontario San Diego Boise Denver Portland

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM I WARD
PROPERTIES

R.D. OLSON
DEVELOPMENT



BELLWETHER
FINANCIAL GROUP

PHASE 4A - BUILDINGS 6 - 12, GOLDEN LANTERN & PARKING STRUCTURE COMPLETION

COMMERCIAL CORE
DEMOLITION & BEGIN SITE IMPROVEMENTS FOR BUILDINGS 6-12 AND COMPLETE GOLDEN LANTERN.

TENTATIVE CONSTRUCTION TIME DURATION

PHASE 4A 4.5 MONTHS

CONSTRUCTION TIME DURATIONS ARE TENTATIVE AND SUBJECT TO FUTURE MODIFICATIONS

CONSTRUCTION NOTES:

1. CLOSE PHASE 2 & 3 CONSTRUCTION STAGING AREA AND OFFICE IN LOT II.
2. PARKING STRUCTURE UNDER CONSTRUCTION. TEMPORARY CONSTRUCTION AREA AND OFFICE IN STAGING AREA.
3. MAINTAIN PEDESTRIAN ACCESS AND SHUTTLE SERVICE FROM ISLAND TO CHARTER FISHING AND WHARF BUSINESSES.
4. CLOSE PARKING AREA Ij (EXCLUDING 21 SPACES SHOWN HEREON), II AND Iib2.
5. DEMO EXISTING BSB #1, #2, AND EXISTING BUILDINGS 6 AND 7.
6. CONSTRUCT NEW BUILDINGS 6-12 AND MAINTAIN EXISTING BUILDINGS 8-12.
7. PROVIDE NEW VALET SERVICES AT EXISTING BUILDINGS 1, 3, AND 8.
8. RELOCATE 105 RETAIL SPACES FROM LOT Ia TO LOT Iib1 (105 SURPLUS SPACES). DESIGNATE 195 BOATER ONLY SPACES ON LOT Ia.
9. MODIFY GOLDEN LANTERN STREET AND DANA POINT HARBOR DRIVE INTERSECTION.
10. COMPLETE 3-LEVEL PARKING STRUCTURE AND ADJACENT SURFACE PARKING.
11. GOLDEN LANTERN SITE ACCESS AT DANA POINT HARBOR DRIVE TO CLOSE TO ACCOMMODATE GOLDEN LANTERN IMPROVEMENTS CONSTRUCTION WORK.
12. DANA POINT HARBOR DRIVE INTERSECTION, ON OCCASION, WILL CLOSE FOR UTILITY INSTALLATION AND TRAFFIC SIGNAL RELOCATION. ONE EASTBOUND LANE WILL BE OPEN AT ALL TIMES.
13. FINISH GOLDEN LANTERN STREET IMPROVEMENTS.

BUILDING AREA	SF
EXISTING BUILDINGS	57,914
DEMO BUILDINGS	27,659

- PARKING ZONE BOUNDARY
- CIRCULATION
- AREA UNDER CONSTRUCTION
- TEMPORARY CONSTRUCTION STAGING AREA
- VALET STATIONS

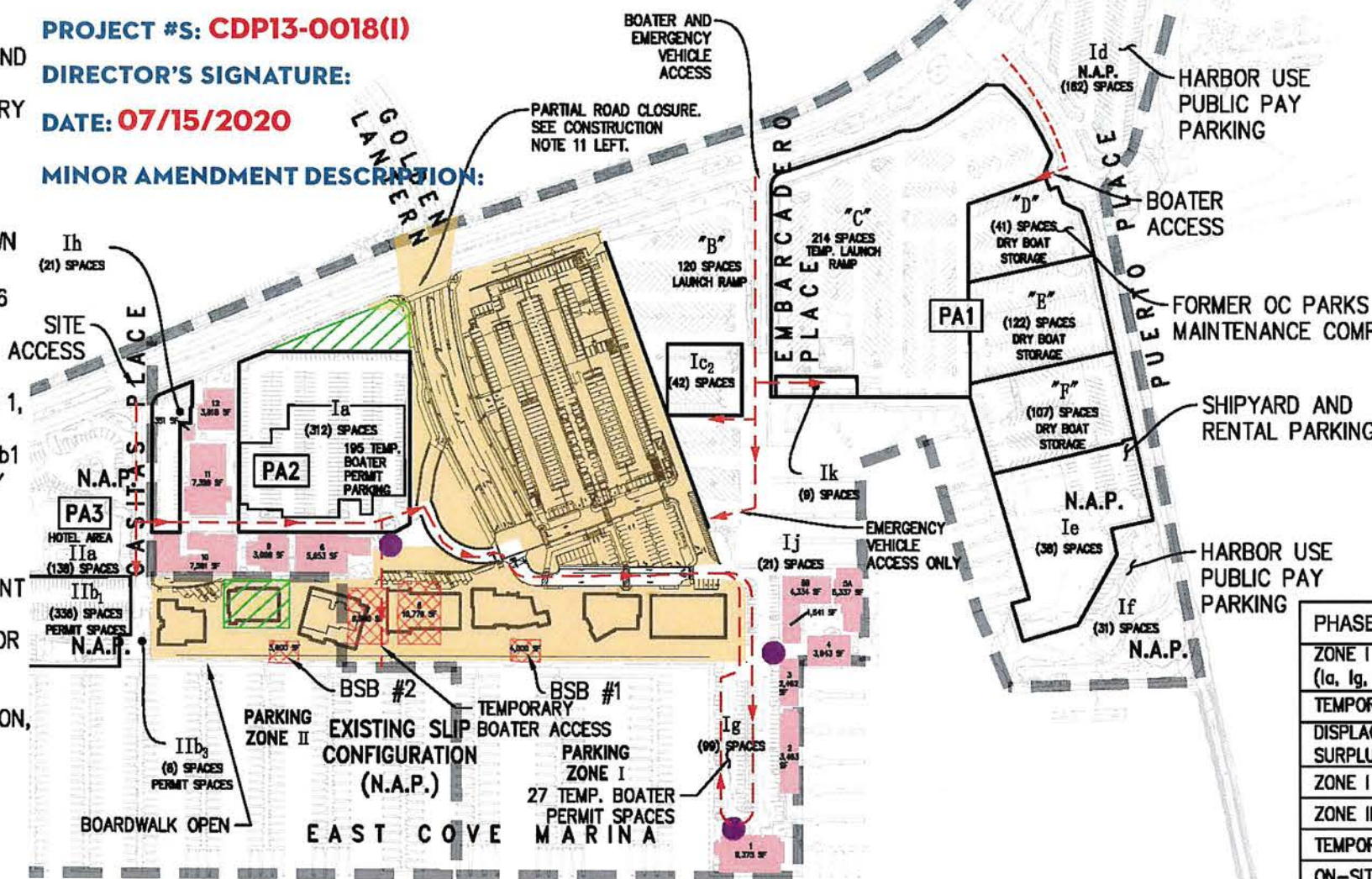
SUBSTANTIAL COMPLIANCE
WITH DISCRETIONARY APPROVAL

PROJECT #S: CDP13-0018(I)

DIRECTOR'S SIGNATURE:

DATE: 07/15/2020

MINOR AMENDMENT DESCRIPTION:



LAUNCH RAMP AND DRY BOAT STORAGE AREA NOTES:

1. ENTITLEMENT PROCESS FOR DRY STACK STRUCTURE ASSUMED TO TAKE 1 1/2 TO 2 YEARS TO COMPLETE.
2. CONSTRUCTION OF DRY STACK STRUCTURE NOT ANTICIPATED TO COMMENCE UNTIL AFTER COMPLETION OF COMMERCIAL CORE PHASE 4B IS COMPLETED.
3. REMOVAL OF BOATER ACCESS FROM DANA POINT HARBOR DRIVE TO BE COORDINATED WITH TEMPORARY USE OF REMAINING LAUNCH RAMP AND DRY BOAT STORAGE AREA AND CONSTRUCTION OF NEW SEWER LIFT STATION #11 RELOCATION.

PARKING NOTES:

1. TEMPORARILY RESERVE 195 BOATER PERMIT SPACES ON LOT Ia AND 27 BOATER PERMIT SPACES ON LOT Ig. ALWAYS MAINTAIN 222 BOATER SPACES WITHIN LOT Ia AND Ig.
2. APPROXIMATELY 214 LAUNCH RAMP SPACES IN AREA "A" LOCATED ON EXISTING DRY BOAT STORAGE SPACES IN AREAS C, D, E, AND/OR F BASED ON RE-STRIPING PLANS.
3. MAINTAIN 230 DRY BOAT STORAGE SPACES AT TEMPORARY OFF-SITE DRY STORAGE LOT.
4. DUE TO DEMOLITION OF BUILDINGS 6, 7, BSB#1 AND #2, PARKING DEMAND IS ANTICIPATED TO BE DECREASED BY 261 SPACES. REMAINING PARKING FOR EXISTING RETAIL AND MERCHANT SPACES ON LOT Ia, Ig, Ih, AND Ij.
5. MAINTAIN 127 SPORT FISHING PERMIT SPACES FROM LOT Ib AND 47 MERCHANT PARKING SPACES FROM LOT II AT EAST & WEST ISLAND LOTS IVa & IVb SURPLUS PARKING (226 SURPLUS SPACES). PROVIDE SHUTTLE SERVICE.
6. PROVIDE SHUTTLE SERVICE TO ACCOMMODATE WHARF BUSINESSES (INCLUDING CATALINA EXPRESS) THAT REMAIN OPERATIONAL.

PHASE 4A PARKING SUMMARY	SPACES
ZONE I & II REMAINING EXISTING AUTO PARKING SPACES (Ia, Ig, Ih, Ij, Iib3)	239
TEMPORARY BOATER PARKING AT LOT Ia & Ig	222
DISPLACED AUTO PARKING (TO LOTS Iic, IVa, & IVb SURPLUS)	314
ZONE I N.A.P.-EXISTING HARBOR USE AUTO SPACES	231
ZONE II N.A.P.-EXISTING PERMIT SPACES	336
TEMPORARY LAUNCH RAMP AUTO & TRAILER PARKING	334
ON-SITE DRY BOAT STORAGE AUTO PARKING	64
ON-SITE DRY BOAT STORAGE BOAT PARKING	263
OFF-SITE TEMP. DRY BOAT STORAGE BOAT PARKING	230
TOTAL PARKING AVAILABLE	2,233
NET CHANGE FROM EXISTING CONDITION	-247
EXISTING BUILDING 6, 7, AND BSB PARKING DEMAND (LOSS)	261
BOATER REQUIRED PARKING FOR EAST COVE MARINA	445
RETAIL PARKING PROVIDED AT Iib1 SURPLUS	105
BOATER PARKING ZONE I AND ZONE II (Iib1, Ia & Ig)	453

PREPARED BY:



701 N. Parkcenter Drive
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Ontario Sacramento San Diego San Francisco Boise Dallas Denver Phoenix Portland

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC



BELLWETHER FINANCIAL GROUP

PHASE 4B - CONTINUE BUILDINGS 6 - 12
CONTINUE COMMERCIAL CORE
BUILDINGS 6-12 AND ELEVATOR/PUBLIC VIEWING DECK

TENTATIVE CONSTRUCTION TIME DURATION	
PHASE 4B	18 MONTHS

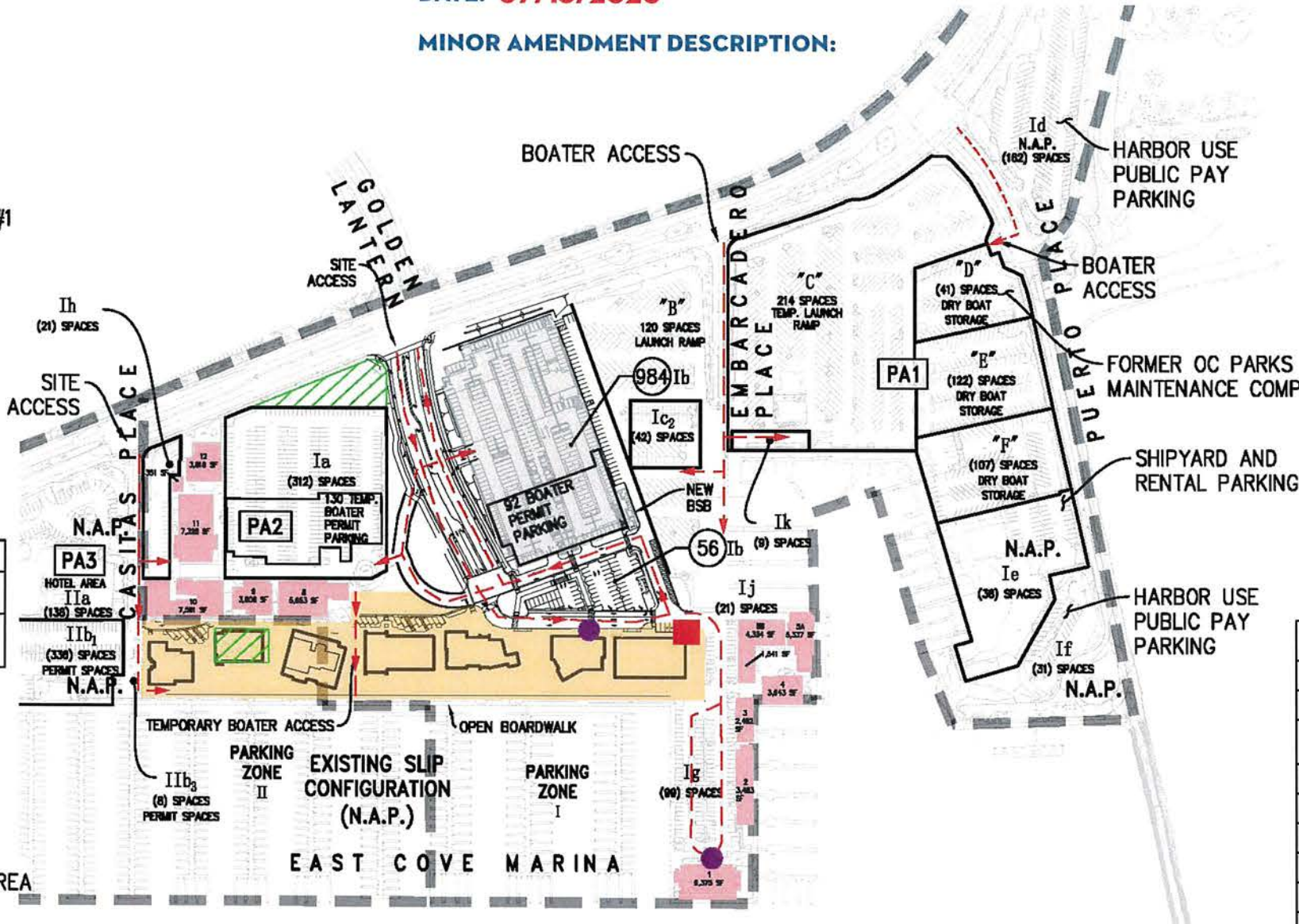
*CONSTRUCTION TIME DURATIONS ARE TENTATIVE AND SUBJECT TO FUTURE MODIFICATIONS

CONSTRUCTION NOTES:

1. OPEN NEW 3-LEVEL PARKING STRUCTURE, SURFACE PARKING, NEW BOATER SERVICE BUILDING (BSB), AND NEW BOATER CART STORAGE AREA.
2. CLOSE EXISTING PARKING LOT IIb3.
3. RELOCATE USERS OF BOATER SERVICES BLDG #1 (BSB #1) TO NEW BOATER SERVICES BUILDING AT NEW PARKING STRUCTURE.
4. CONTINUE CONSTRUCTION OF BUILDINGS 6-12.
5. OPEN NEW GOLDEN LANTERN ACCESS ROAD.

BUILDING AREA	SF
EXISTING BUILDINGS	57,914
3 LEVEL PARKING STRUCTURE AND BOATER SERVICES BUILDING	984 SPACES

- PARKING ZONE BOUNDARY
- CIRCULATION
- AREA UNDER CONSTRUCTION
- TEMPORARY CONSTRUCTION STAGING AREA
- VALET STATIONS
- VALET AND BOATER DROP OFF STATIONS
- NEW PARKING SPACES
- EXISTING SPACES
- PROPOSED SPACES



LAUNCH RAMP AND DRY BOAT STORAGE AREA NOTES:

1. ENTITLEMENT PROCESS FOR DRY STACK STRUCTURE ASSUMED TO TAKE 1½ TO 2 YEARS TO COMPLETE.
2. CONSTRUCTION OF DRY STACK STRUCTURE NOT ANTICIPATED TO COMMENCE UNTIL AFTER COMPLETION OF COMMERCIAL CORE PHASE 4B IS COMPLETED.
3. REMOVAL OF BOATER ACCESS FROM DANA POINT HARBOR DRIVE TO BE COORDINATED WITH TEMPORARY USE OF REMAINING LAUNCH RAMP AND DRY BOAT STORAGE AREA AND CONSTRUCTION OF NEW SEWER LIFT STATION #11 RELOCATION.

SUBSTANTIAL COMPLIANCE
WITH DISCRETIONARY APPROVAL

PROJECT #S: CDP13-0018(I)

DIRECTOR'S SIGNATURE:

DATE: 07/15/2020

MINOR AMENDMENT DESCRIPTION:

PARKING NOTES:

1. 3-LEVEL PARKING STRUCTURE WITH 984 SPACES COMPLETED.
2. RELOCATE 127 SPORT FISHING SPACES FROM EAST ISLAND LOT IVb TO PARKING STRUCTURE (PERMANENT LOCATION).
3. RELOCATE 47 MERCHANT PERMIT SPACES FROM WEST ISLAND LOT IVa TO PARKING STRUCTURE (PERMANENT LOCATION).
4. RELOCATE 157 SPACES FROM LOT Ij TO PARKING STRUCTURE (PERMANENT LOCATION).
5. MAINTAIN 130 TEMPORARY BOATER PERMIT SPACES ON LOT Ia AND USE LOT Ig AS NEEDED. ALWAYS MAINTAIN 222 BOATER PERMIT PARKING SPACES.
6. MAINTAIN 230 DRY BOAT STORAGE SPACES AT TEMPORARY OFF-SITE DRY BOAT STORAGE LOT.
7. PERMANENTLY RELOCATE 72 BOATER PERMIT PARKING SPACES FROM LOT II AND 20 BOATER PERMIT SPACES FROM LOT IIb2 TO NEW PARKING STRUCTURE (92 SPACES). THE 92 PERMANENT AND 130 TEMPORARY DESIGNATED BOATER PERMITTED PARKING SPACES SHALL BE LOCATED DURING CONSTRUCTION TO NOT EXCEED A WALKING DISTANCE OF 600' FROM CONNECTING POINTS TO THE MARINA BOAT SLIPS.
8. PROVIDE SHUTTLE SERVICE TO ACCOMMODATE WHARF BUSINESSES (INCLUDING CATALINA EXPRESS) THAT REMAIN OPERATIONAL.

PHASE 4B PARKING SUMMARY	SPACES
NEW PARKING STRUCTURE	984
NEW SURFACE AUTO PARKING SPACES	56
ZONE I & II REMAINING EXISTING AUTO PARKING SPACES (Ia, Ig, Ih, Ij, IIb3)	331
TEMPORARY BOATER PARKING AT LOT Ia	130
ZONE I N.A.P.-EXISTING HARBOR USE AUTO SPACES	231
ZONE II N.A.P.-EXISTING PERMIT SPACES	336
TEMPORARY LAUNCH RAMP AUTO & TRAILER PARKING	334
ON-SITE DRY BOAT STORAGE AUTO PARKING	64
ON-SITE DRY BOAT STORAGE BOAT PARKING	263
OFF-SITE TEMP. DRY BOAT STORAGE BOAT PARKING	230
TOTAL PARKING AVAILABLE	2,959
NET CHANGE FROM EXISTING CONDITION	+479
BOATER REQUIRED PARKING FOR EAST COVE MARINA	445
BOATER PARKING ZONE I AND ZONE II (IIb1, Ia TEMP & PARKING STRUCTURE)	558

PREPARED BY:



701 N. Parkcenter Drive
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Ontario Sacramento San Diego San Francisco Boise Dallas Denver Phoenix Portland

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM I WARD PROPERTIES

R.D. OLSON DEVELOPMENT



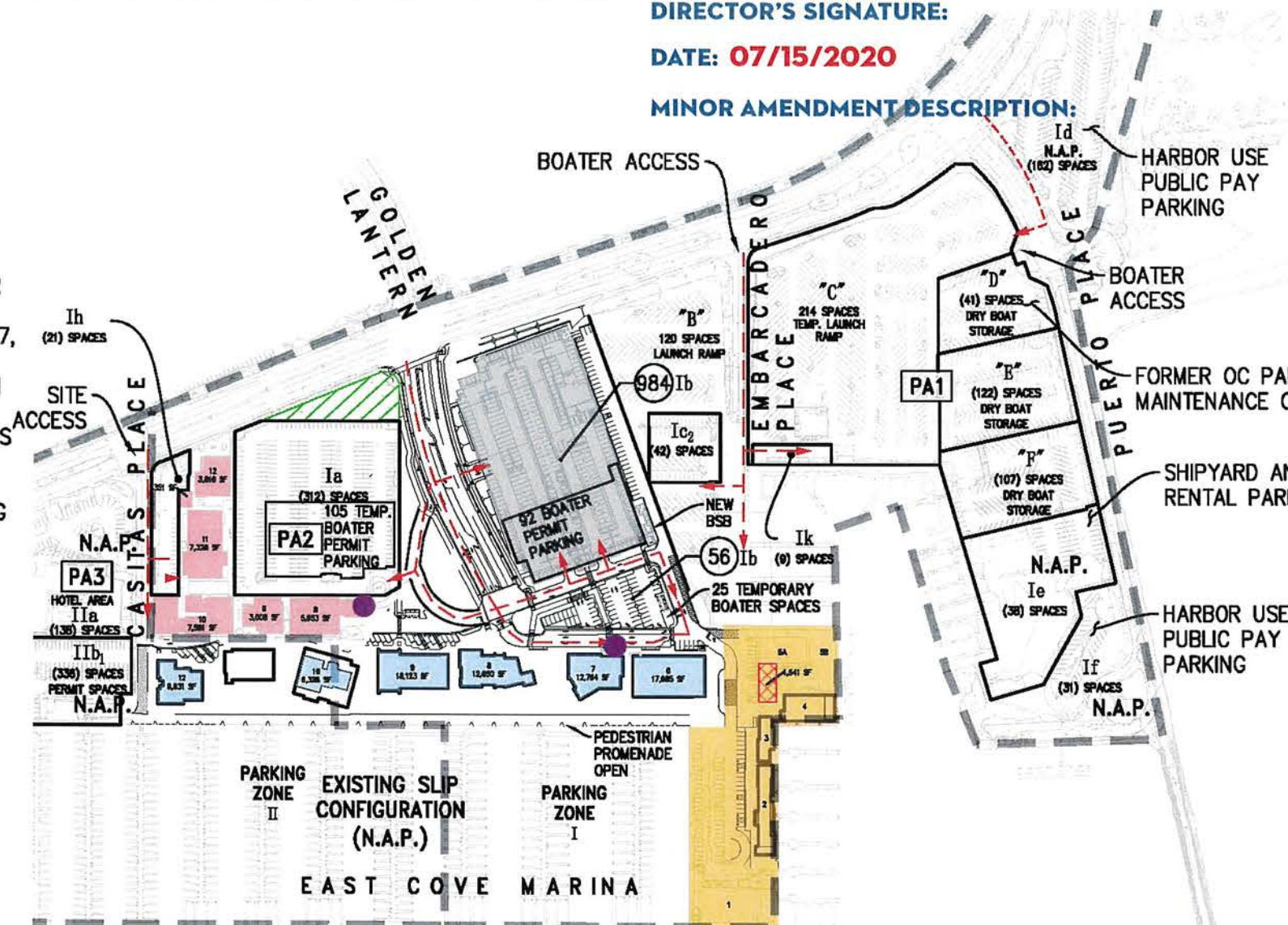
BELLWETHER FINANCIAL GROUP

CONTINUE COMMERCIAL CORE
BUILDINGS 6-12, BUILDINGS 2-4 RENOVATION AND WHARF PARKING

*CONSTRUCTION TIME DURATIONS ARE TENTATIVE AND SUBJECT TO FUTURE MODIFICATIONS

1. BUILDINGS 6, 7, 8, 9, 10, AND 12 TO OPEN.
2. CONTINUE CONSTRUCTION OF NEW BUILDINGS 6-12, EXCLUDING BUILDING 11, AND MAINTAIN EXISTING BUILDINGS 8-12.
3. MAINTAIN PEDESTRIAN ACCESS AND SHUTTLE SERVICE FROM PARKING STRUCTURE TO CHARTER FISHING AND WHARF BUSINESSES.
4. PROVIDE NEW VALET SERVICES AT BUILDINGS 6, 7, AND EXISTING BUILDING 8.
5. MAINTAIN TEMPORARY DRIVE AISLE FROM GOLDEN LANTERN STREET TO EXISTING PARKING LOT 1a.
6. CONSTRUCT TEMPORARY DRIVE AISLE FOR ACCESS TO 11b1 FROM CASITAS PLACE.
7. COMPLETE RENOVATION OF EXISTING WHARF BUILDINGS 1, 2, 3, 4, 5A, AND 5B. CLOSE PARKING LOT 1g FOR CONSTRUCTION STAGING AS NEEDED.

	PARKING ZONE BOUNDARY
	CIRCULATION
	AREA UNDER CONSTRUCTION
	TEMPORARY CONSTRUCTION STAGING AREA
	VALET STATIONS
	VALET AND BOATER DROP OFF STATIONS
	NEW PARKING SPACES
	EXISTING SPACES
	PROPOSED SPACES



1. DRY STACK STRUCTURE CONSTRUCTION MAY COMMENCE IN PHASE 5 TO PROVIDE DRY STORAGE SURFACE SPACES AND/OR LAUNCH RAMP PARKING SPACES WHICH MAY REQUIRE MORE TEMPORARY OFF-SITE DRY BOAT STORAGE TO BE PROVIDED.
2. GRADING AND UTILITIES FOR FUTURE DRY STACK STRUCTURE MAY COMMENCE IN PHASE 5 PENDING STATUS OF DRY STACK STRUCTURE ENTITLEMENTS AND CDP PROCESS.
3. REMOVAL OF BOATER ACCESS FROM DANA POINT HARBOR DRIVE TO BE COORDINATED WITH TEMPORARY USE OF REMAINING LAUNCH RAMP AND DRY BOAT STORAGE AREA AND CONSTRUCTION OF NEW SEWER LIFT STATION #11 RELOCATION.

MINOR AMENDMENT DESCRIPTION:

1. MAINTAIN 127 SPORT FISHING SPACES FROM LOT Ib, 47 MERCHANT PERMIT SPACES FROM LOT Ii, AND 178 SPACES FROM LOT Ij IN NEW PARKING STRUCTURE AND 92 PERMANENT DESIGNATED BOATER PERMIT PARKING SPACES IN NEW PARKING STRUCTURE.
2. MAINTAIN 230 DRY BOAT STORAGE SPACES AT TEMPORARY OFF-SITE DRY BOAT STORAGE LOT.
3. BUSINESSES FROM EXISTING BUILDINGS 8 TO 12 TO BE RELOCATED TO NEW TENANT SPACES AT NEW BUILDINGS. PARKING FOR NEW BUILDINGS 6-10, & 12 TO BE PROVIDED AT PARKING STRUCTURE AND LOTS Ia AND Ih.
4. PORTIONS OF PROPOSED DRIVE AISLE IN FRONT OF BUILDINGS 9 TO 12 TO OPEN AS NEEDED TO PROVIDE ACCESS TO NEW BUILDINGS.
5. MAINTAIN ACCESSIBLE WALK PATH TO EXISTING DOCKS AND BUSINESSES THAT ARE OPEN DURING CONSTRUCTION AT WHARF.
6. THE 92 PERMANENT AND 130 TEMPORARY DESIGNATED BOATER PERMITTED PARKING SPACES SHALL BE LOCATED DURING CONSTRUCTION TO NOT EXCEED A WALKING DISTANCE OF 600' FROM CONNECTING POINTS TO THE MARINA BOAT SLIPS.
7. PROVIDE SHUTTLE SERVICE TO ACCOMMODATE WHARF BUSINESSES (INCLUDING CATALINA EXPRESS) THAT REMAIN OPERATIONAL.

PHASE 5 PARKING SUMMARY	SPACES
NEW PARKING STRUCTURE (SEE PARKING NOTE 1)	984
NEW SURFACE AUTO PARKING SPACES	31
ZONE I & II REMAINING EXISTING AUTO PARKING SPACES (1a, 1h)	228
TEMPORARY BOATER PARKING (1a AND 1b)	130
ZONE I N.A.P.—EXISTING HARBOR USE AUTO SPACES	231
ZONE II N.A.P.—EXISTING PERMIT SPACES	336
TEMPORARY LAUNCH RAMP AUTO & TRAILER PARKING	334
ON-SITE DRY BOAT STORAGE AUTO PARKING	64
ON-SITE DRY BOAT STORAGE BOAT PARKING	263
OFF-SITE TEMP. DRY BOAT STORAGE BOAT PARKING	230
TOTAL PARKING AVAILABLE	2,831
NET CHANGE FROM EXISTING CONDITION	+351
BOATER REQUIRED PARKING FOR EAST COVE MARINA	445
BOATER PARKING ZONE I AND ZONE II (11b1, 1a TEMPORARY, PARKING STRUCTURE AND NEW SURFACE PARKING LOT)	558



TAIT
Since 1964

Los Angeles	Sacramento	San Francisco	Dallas	Phoenix
Ontario	San Diego	Boise	Denver	Portland

DANA POINT HARBOR PARTNERS, LLC



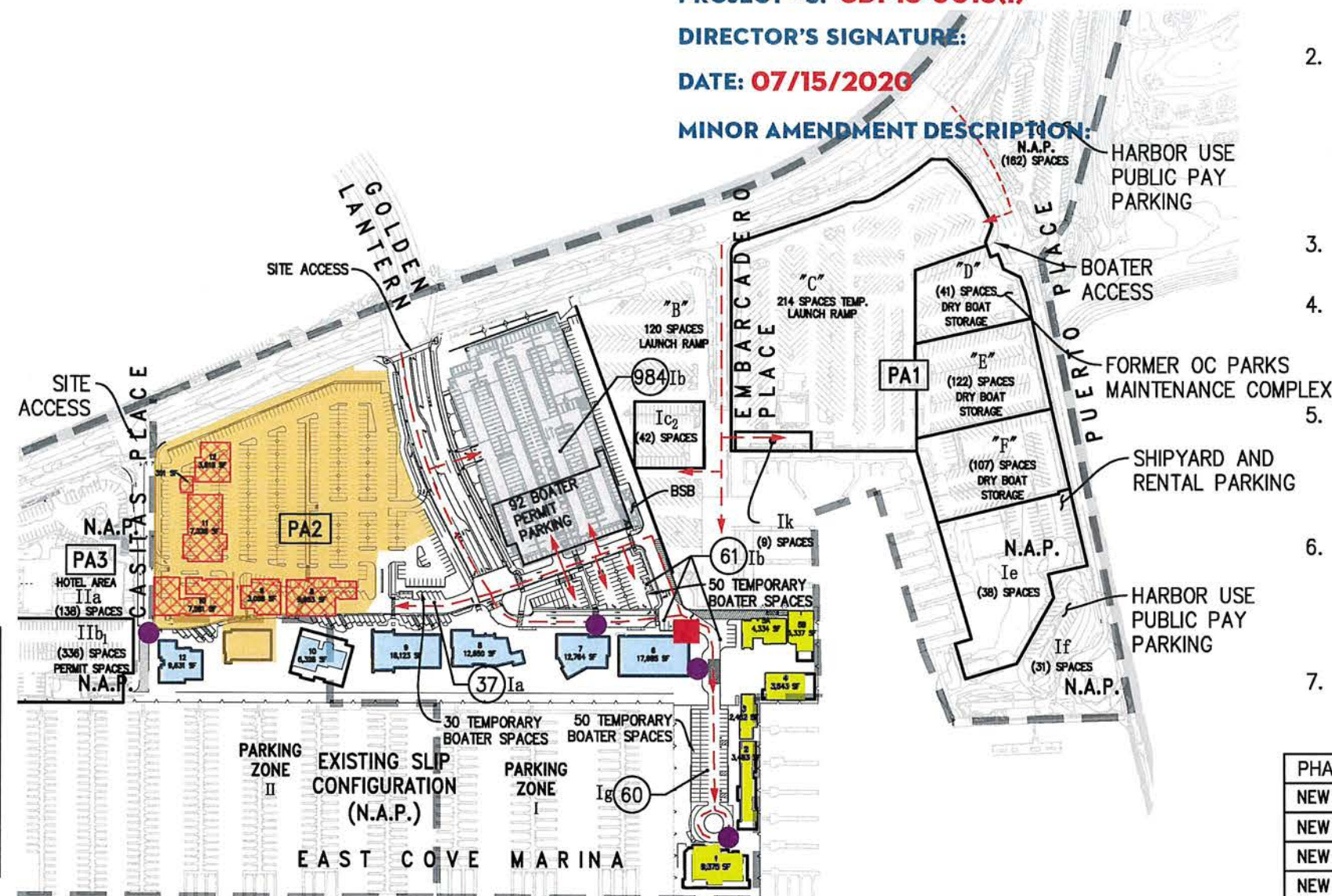
c:\Drawings\ME\me03810 -- dana point harbor\ENG\Exhibit\commercial core\cpp & cmpp\ME03810 _CC_CMPP_PH 5.dwg PLOTTED: 6/29/2020 10:18:36 AM BY Edwin Medina

COMPLETE MAIN SURFACE PARKING AND CONSTRUCTION OF BUILDING 11

*CONSTRUCTION TIME DURATIONS ARE TENTATIVE AND SUBJECT TO FUTURE MODIFICATIONS

1. OPEN REMODELED BUILDINGS 1, 2, 3, 4, AND 5.
2. DEMO REMAINING EXISTING BUILDINGS 8, 9, 10, 11, AND 12.
3. CONSTRUCT REMAINING MAIN SURFACE PARKING LOT TO ACCOMMODATE 130 TEMPORARY BOATER PERMIT PARKING SPACES.
4. CLOSE EXISTING PARKING LOT Ia and Ih RESULTING IN A LOSS OF 333 PUBLIC HARBOR USE PARKING SPACES. PARKING STRUCTURE TO ACCOMMODATE FOR NEW RETAIL AND SHUTTLES TO BE PROVIDED AS NEEDED.
5. SURFACE PARKING LOT TO OPEN WITHIN 4 MONTHS OF BEGINNING OF PHASE.

BUILDING AREA	SF
 EXISTING BUILDINGS	0
 DEMO BUILDINGS	27,739
 REMODELED BUILDINGS	28,634
 NEW BUILDINGS	77,181
 3 LEVEL PARKING STRUCTURE AND BOATER SERVICES BUILDING	984 SPACES



- | | | |
|---|-------------------------------------|-------------------|
|  | PARKING ZONE BOUNDARY CIRCULATION | L |
|  | AREA UNDER CONSTRUCTION | 1 |
|  | TEMPORARY CONSTRUCTION STAGING AREA | |
|  | VALET STATIONS | 2 |
|  | VALET AND BOATER DROP OFF STATIONS | |
|  | NEW PARKING SPACES | 3 |
|  | EXISTING SPACES | # PROPOSED SPACES |

1. DRY STACK STRUCTURE CONSTRUCTION MAY COMMENCE IN PHASE 5 TO PROVIDE PERMANENT DRY BOAT STORAGE SURFACE SPACES AND/OR LAUNCH RAMP PARKING SPACES, WHICH MAY REQUIRE MORE TEMPORARY OFF-SITE BOAT DRY BOAT STORAGE TO BE PROVIDED.
2. GRADING AND UTILITIES FOR FUTURE DRY STACK STRUCTURE MAY COMMENCE IN PHASE 5 PENDING STATUS OF DRY STACK STRUCTURE ENTITLEMENTS AND CDP PROCESS, WHICH MAY REQUIRE MORE TEMPORARY OFF-SITE DRY BOAT STORAGE TO BE PROVIDED.
3. REMOVAL OF BOATER ACCESS FROM DANA POINT HARBOR DRIVE TO BE COORDINATED WITH TEMPORARY USE OF REMAINING LAUNCH RAMP AND DRY BOAT STORAGE AREA AND CONSTRUCTION OF NEW SEWER LIFT STATION #11 RELOCATION.

MINOR AMENDMENT DESCRIPTION:

1. TOTAL OF 1,142 SPACES FROM LOT Ia, Ib, Ig, Ih, Ii, Ij, IIb₂, AND IIb₃ TO PARKING STRUCTURE, SURFACE PARKING LOT, AND WHARF PARKING LOT.
2. MAINTAIN 25 TEMPORARY BOATER SPACES IN SURFACE PARKING LOT Ib FROM PHASE 5. RELOCATE 105 TEMPORARY BOATER PERMIT SPACES FROM EXISTING LOT Ia TO LOT Ig ON WHARF (50 SPACES) AND SURFACE PARKING LOT Ib (25 SPACES) AND NEW SURFACE PARKING LOT Ia (30 SPACES).
3. PROVIDE ADDITIONAL VALET/BOATER DROP-OFF AT BUILDING 12 (TEMPORARY FACILITY).
4. MAINTAIN 230 DRY STORAGE SPACES AT TEMPORARY OFF-SITE DRY STORAGE LOT. (SEE LAUNCH RAMP AND DRY BOAT STORAGE AREA NOTES.)
5. THE 92 PERMANENT AND 130 TEMPORARY DESIGNATED BOATER PERMITTED PARKING SPACES SHALL BE LOCATED DURING CONSTRUCTION TO NOT EXCEED A WALKING DISTANCE OF 600' FROM CONNECTING POINTS TO THE MARINA BOAT SLIPS.
6. TEMPORARILY PROVIDE SHUTTLE SERVICE FOR 286 SPACES AT LOTS IIIc, IVa, AND IVb (314 SURPLUS SPACES) TO SUPPLY NEW PARKING SPACES DEMAND FOR NEW BUILDINGS 1 TO 10 AND 12.
7. PROVIDE SHUTTLE SERVICE TO ACCOMMODATE WHARF BUSINESSES (INCLUDING CATALINA EXPRESS) THAT REMAIN OPERATIONAL.

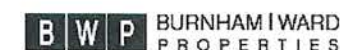
PHASE 6 PARKING SUMMARY	SPACES
NEW PARKING STRUCTURE (SEE PARKING NOTE 1)	984
NEW SURFACE AUTO PARKING SPACES	11
NEW SURFACE PARKING LOT AT WHARF	10
NEW SURFACE PARKING LOT NORTH OF BUILDING 9	7
ZONE I & II REMAINING EXISTING AUTO PARKING SPACES	0
TEMPORARY BOATER PARKING (1a, 1b, & 1g)	130
ZONE I N.A.P.—EXISTING HARBOR USE AUTO SPACES	231
ZONE II N.A.P.—EXISTING PERMIT SPACES	336
TEMPORARY LAUNCH RAMP AUTO & TRAILER PARKING	334
ON—SITE DRY BOAT STORAGE AUTO PARKING	64
ON—SITE DRY BOAT STORAGE BOAT PARKING	263
OFF—SITE TEMP. DRY BOAT STORAGE BOAT PARKING	230
TOTAL PARKING AVAILABLE	2,600
NET CHANGE FROM EXISTING CONDITION	+120



TAIT
Since 1964

Los Angeles	Sacramento	San Francisco	Dallas	Phoenix
Ontario	San Diego	Boise	Denver	Portland

DANA POINT HARBOR REVITALIZATION
DANA POINT HARBOR PARTNERS, LLC

BELLWETHER
FINANCIAL GROUP

DAY USE COMMERCIAL CORE (PA2) COMPLETION OF COMMERCIAL CORE

TENTATIVE CONSTRUCTION TIME DURATION
3 YEARS - TOTAL DURATION

*CONSTRUCTION TIME DURATIONS ARE TENTATIVE AND SUBJECT TO FUTURE MODIFICATIONS

BUILDING AREA	SF
REMODELED BUILDINGS	28,634
NEW BUILDINGS	89,634
TOTAL	118,268
3 LEVEL PARKING STRUCTURE AND BOATER SERVICES BUILDING	984 SPACES

LAUNCH RAMP AND DRY BOAT STORAGE AREA CONSTRUCTION NOTES:

- THE CONSTRUCTION PHASING IS NOT SHOWN FOR THE LAUNCH RAMP AND DRY BOAT STORAGE AREA (AREAS Ic2, Ik, B, C, D, E, & F). WHICH WILL INCLUDE, IN ITS ULTIMATE BUILDOUT CONDITION, A MINIMUM OF 334 LAUNCH RAMP AUTO & TRAILER SPACES, 100 DRY BOAT STORAGE AUTO PARKING SPACES AND 493 DRY BOAT STORAGE BOAT SPACES (WITH APPROXIMATELY 400 IN DRY STACK STRUCTURE AND A MIN. OF 93 SPACES ON SURFACE).
- A SEPARATE CDP PERMITTING PROCESS IS REQUIRED FOR THE DRY STACK STRUCTURE WHICH MAY AFFECT LAYOUT FOR THE SURFACE PARKING WITHIN THE LAUNCH RAMP AND DRY BOAT STORAGE AREA.
- TEMPORARY OFF-SITE DRY BOAT STORAGE PARKING LOT IS TO BE RETAINED UNTIL COMPLETION OF DRY STACK STRUCTURE.
- THE DRY STACK STRUCTURE ENTITLEMENT PHASE IS ASSUMED TO TAKE 1½ YEAR TO 2 YEARS TO COMPLETE WITH TARGET START DATE FOR THE DRY STACK STRUCTURE CONSTRUCTION 2.5 YEARS AFTER THE CONSTRUCTION OF THE COMMERCIAL CORE BEGINS.
- THE CLOSURE OF THE EMBARCADERO PLACE BOATER ACCESS AND EXIT AND THE RELOCATION OF THE EXISTING SCWD SEWER LIFT STATION #11 MAY COMMENCE AS EARLY AS THE START OF CONSTRUCTION ON COMMERCIAL CORE PHASE 2B IN ORDER TO MAXIMIZE THE SPACE AVAILABLE FOR THE USE OF THIS AREA TO ACCOMMODATE THE PRIORITY PARKING FOR 334 LAUNCH RAMP AUTO & TRAILER PARKING SPACES WHILE MAINTAINING ADEQUATE AREA FOR DRY BOAT STORAGE AREA ON-SITE.

- CIRCULATION
■ AREA UNDER CONSTRUCTION
▨ TEMPORARY CONSTRUCTION STAGING AREA

- VALET STATIONS
■ VALET AND BOATER DROP OFF STATIONS
NEW PARKING SPACES

- PARKING ZONE BOUNDARY
(#) EXISTING SPACES
PROPOSED SPACES

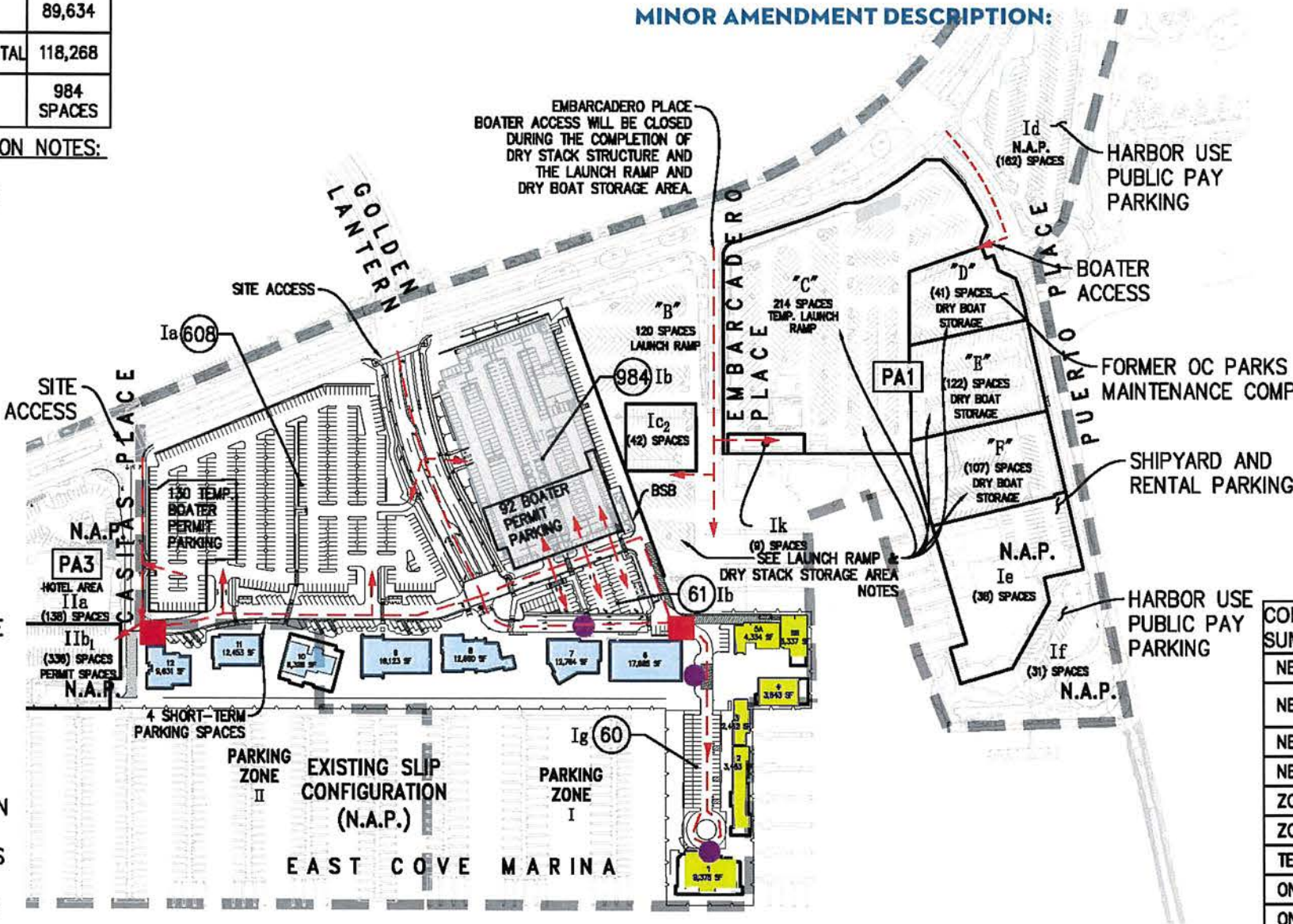
SUBSTANTIAL COMPLIANCE WITH DISCRETIONARY APPROVAL

PROJECT #S: CDP13/0018(I)

DIRECTOR'S SIGNATURE:

DATE: 07/15/2020

MINOR AMENDMENT DESCRIPTION:



PARKING NOTES:

- 984 SPACE PARKING STRUCTURE TO PROVIDE PERMIT PARKING FOR 92 PERMANENT BOATER PERMIT SPACES, 127 SPORT FISHING PARKING SPACES, 120 PUBLIC HARBOR USE SPACES FOR CATALINA EXPRESS PARKING AND A MINIMUM OF 47 MERCHANT PERMIT PARKING SPACES.
- SIX (6) DEDICATED 20-MINUTE SHORT TERM PARKING SPACES (3 AT EACH LOCATION) TO BE PROVIDED AT EACH BOATER DROP-OFF STATION (AT BUILDINGS 6 AND 12).
- FOUR (4) 20-MINUTE PASSENGER PICK-UP AND DROP-OFF SPACES ARE TO BE PROVIDED NORTH OF BUILDING 11.
- THE 608 SPACE SURFACE PARKING LOT SHALL PROVIDE 130 TEMPORARY BOATER PERMIT PARKING SPACES (THESE SPACES ARE TO BE RELOCATED TO HOTEL SITE AFTER EAST COVE MARINA AND HOTEL PARCEL ARE REDEVELOPED).
- A MINIMUM OF 230 DRY BOAT STORAGE SPACES ARE TO BE PROVIDED AT TEMPORARY OFF-SITE DRY BOAT STORAGE LOT UNTIL THE COMPLETION OF THE DRY STACK STRUCTURE AND REST OF THE PERMANENT LAUNCH RAMP AND DRY BOAT STORAGE.

COMMERCIAL CORE COMPLETION PARKING SUMMARY	SPACES
NEW PARKING STRUCTURE (SEE PARKING NOTE 1)	984
NEW SURFACE AUTO PARKING SPACES	61
NEW SURFACE PARKING LOT AT WHARF	60
NEW SURFACE MAIN PARKING LOT	608
ZONE I N.A.P.-EXISTING HARBOR USE AUTO SPACES	231
ZONE II N.A.P.-EXISTING PERMIT SPACES	336
TEMPORARY LAUNCH RAMP AUTO & TRAILER PARKING	334
ON-SITE DRY BOAT STORAGE AUTO PARKING	64
ON-SITE DRY BOAT STORAGE BOAT PARKING	263
OFF-SITE TEMP. DRY BOAT STORAGE BOAT PARKING*	230
TOTAL PARKING AVAILABLE	3,171
NET CHANGE FROM EXISTING CONDITION	+691

*SEE LAUNCH RAMP & DRY BOAT STORAGE AREA CONSTRUCTION NOTES HEREON

PREPARED BY:



701 N. Parkcenter Drive
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Ontario Sacramento San Diego San Francisco Boise Dallas Denver Phoenix Portland

CONSTRUCTION PHASING & CONSTRUCTION MANAGEMENT PARKING PLAN

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC



BELLWETHER FINANCIAL GROUP

MINOR AMENDMENT DESCRIPTION:

*Construction time durations are tentative and subject to future modifications.