

The Dana Point Harbor Revitalization Plan and District Regulations dated September 2006

This document is being made available by the County of Orange – Dana Point Harbor Department and the City of Dana Point to help facilitate communication regarding proposed future improvements to Dana Point Harbor. The document reflects approvals by each of these agencies as described in their respective actions (provided following the Table of Contents). Prior to the issuance of any permits for the implementation of the improvements shown on the Dana Point Harbor Revitalization Plan, a Local Coastal Program Amendment must be certified by the California Coastal Commission, a process that is currently underway.

Dana Point Harbor **Revitalization Plan & District Regulations**



City of Dana Point
Community Development Department

September 2006

1.1 Dana Point Harbor Summary Table and Land Use Plan

The Dana Point Harbor Revitalization Plan consists of a Land Use Plan (Exhibit 1-1, *Dana Point Harbor Land Use Plan*), Summary Table (Table 1-1) along with project descriptions, policies, plan elements and design themes. The Dana Point Harbor Revitalization Plan is intended to comprehensively replace the certified Land Use Plan (the 1986 plan) for Dana Point Harbor that is included in the City's Land Use Plan/LCP. The Dana Point Harbor District Regulations, provided in Part II of this document, is intended to replace the City's Planned Community Program document that is presently in effect for Dana Point Harbor.

Table 1-1
LAND USE SUMMARY TABLE

Land Use Category	Planning Areas	Gross Acres	Percent of Total Harbor
Marine Services	1	25.2	9.2
Day-Use Commercial	2	18.1	6.5
Visitor-Serving Commercial	3	9.5	3.4
Marine Commercial	4	25.6	9.3
Day-Use Recreation	5	21.1	7.6
Educational-Institutional	6	3.6	1.3
Conservation	7	4.0	1.4
Education Basin	8	25.8	9.3
West & East Marinas	9, 10	76.2	27.5
Marine Services & Harbor Entrance	11, 12	67.7	24.5
Total:		276.8	100.0

1.2 Dana Point Harbor Revitalization Plan

The Dana Point Harbor Revitalization Project (Revitalization Plan) establishes a new Commercial Core (the northerly portion of Planning Area 1 and Planning Area 2) that includes the replacement and/or remodeling of all existing retail and restaurant buildings. The Commercial Core revitalization also includes the reconfiguration of all existing surface parking areas to provide additional parking, new boater loading and drop-off areas, a new dry-stack boat storage facility and improvements to several boater service and public restroom buildings. The initial phase of the proposed Dana Point Harbor Revitalization Plan provides for the relocation of certain yacht brokerage firms and other harbor-related offices uses to the new Commercial Core area.

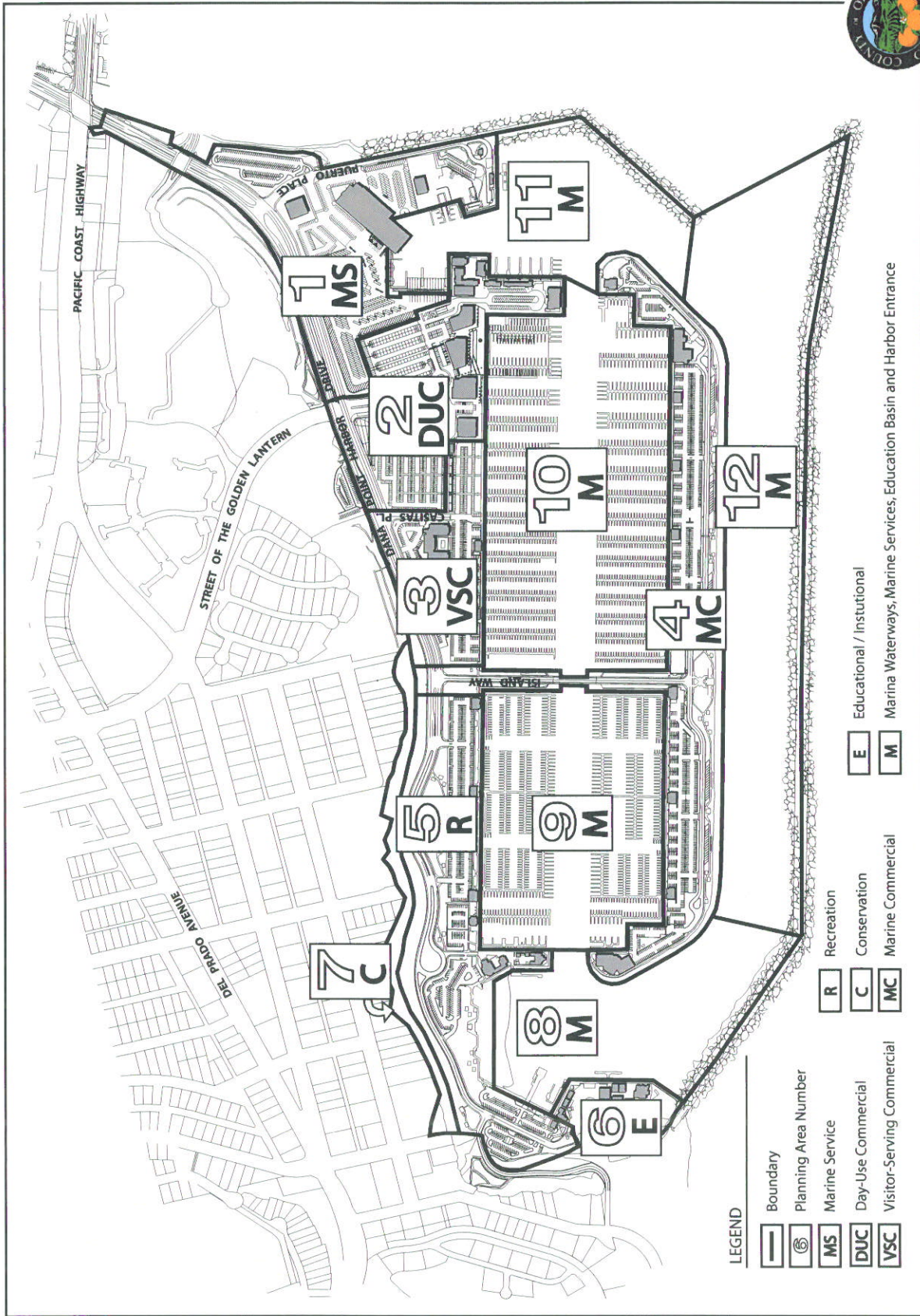


Exhibit 1-1

DANA POINT HARBOR LAND USE PLAN

Dana Point Harbor REVITALIZATION PLAN & DISTRICT REGULATIONS



09-06



Outside the Commercial Core area, the Dana Point Harbor Revitalization Plan provides for a number of future improvements (the remaining portion of Planning Area 1 and Planning Areas 3 through 7 [landside] and 8 through 12 [waterside]). Planning Area 3 plans include a new Marina Hotel complex with conference and recreational facilities in addition to providing up to 220 new guest rooms and other visitor-serving amenities. Plans for Planning Area 4 allow for the future renovation and/or expansion of the Dana Point and Dana West Yacht Clubs, restaurant renovations and modifications to the Harbor Patrol Offices to provide additional meeting rooms or staff office space. Other work is anticipated to be performed to reconfigure and/or reconstruct the marina docks and portions of the seawall in Planning Areas 8 through 12, subject to a separate permitting and environmental review process to add additional guest boater docks closer to the Commercial Core with a dinghy dock area adjacent to Dana Wharf.

The proposed Dana Point Harbor Revitalization Plan improvements will occur in two main phases over approximately 5 to 20 years. The near-term improvements (referred to as Phase I) are estimated to take approximately 2 to 5 years to complete after obtaining the necessary jurisdictional approvals and consists of the northerly portion of Planning Area 1 and all of Planning Area 2, collectively referred to as the "Commercial Core" area of the Harbor ("Marine Services" – the Embarcadero and Shipyard area and "Day Use Commercial" – The Dana Wharf and Mariners Village areas). The long-term improvements (referred to as Phase II) are anticipated to commence as funding sources are identified and jurisdictional approvals are obtained and consists of future improvements in Planning Areas 3-12 including renovations to structures and street improvements on the Island and reconfiguration of the Marinas. Future improvements may also occur in the southern portion of Planning Area 1 and includes reconfiguration area used for non-shipyard related activities such as boat storage, boat brokerages, jet-ski rentals and sales and kayak rentals will be included as part of the Revitalization Plan's mast-up boat storage area as well as the construction of a potential lighthouse facility near the end of Puerto Place.

The Revitalization Plan has been developed with the specific intent of promoting Coastal Act compliance by enhancing public access opportunities, providing updated visitor-serving commercial and marine recreational amenities and promoting coastal resource preservation throughout the Harbor. Specific improvements described by Planning Area include:

Planning Area 1 – Marine Services

The Dana Point Harbor Revitalization Plan provides enhancements to the Marine Services area by ultimately adding one (1) dry stack boat storage facility building in the Northeast Marine Services Area (near the intersection of Puerto Place and Dana Point Harbor Drive) with a capacity to store up to 400 boats generally ranging in size from 20 to 40 feet.

Currently, County maintenance buildings occupy a portion of this site. As part of the Dana Point Harbor Revitalization Plan, the County maintenance facilities will be demolished. An existing telecommunications tower may require relocation.

The dry stack facility will offer enhanced boater services, including valet launch and retrieval services. Access to the dry stack facilities and the launch ramp will be via Puerto Place. The dry stack boat storage facility will contain approximately 400 spaces and includes 5,600 sq. ft. of new offices and boater lounge area, a hoist, boat maintenance area and other support space. A stand-alone 9,100 sq. ft. marine store is also proposed to be located at the corner of Puerto Place and Dana Point Harbor Drive. Development of this facility will also require the reconfiguration and modification of the wet slip staging area, currently located adjacent to the boat launch ramp area. This area is utilized to dock the vessels for client access and as a drop-off area prior to the return of boats to the dry stack building.

At full buildout, the marine services area parking will include 326 vehicle parking spaces, approximately 93 surface boat storage spaces and 230 car with trailer parking spaces. This reallocation results in the addition of 170 parking spaces and 47 cars with trailer spaces (achieved by a decrease of 130 cars with trailer spaces currently located within Planning Area 2). Surface boat storage in Planning Area 1 will decrease by approximately 423 spaces, however, this reduction will be partially off-set by the dry stack boat storage building. Additionally, as part of a Harborwide program being contemplated, a seasonal water taxi service stop may be located at the terminus of Puerto Place.

Planning Area 2 – Day-Use Commercial

The Dana Point Harbor Revitalization Plan establishes a large, centralized outdoor Festival Plaza, located at the southern terminus of Street of the Golden Lantern, within the central portion of the Harbor's Commercial Core. The Festival Plaza provides direct views across the Commercial Core by creating an open plaza along this section of waterfront as well as a central gathering space for events, activities, and celebrations throughout the year. Currently, these activities are limited to a small area of lawn adjacent to a restaurant service dock. The Festival Plaza includes approximately 35,000 sq. ft., with a combination of landscaping, decorative paving and informal seating areas. As designed, the Pedestrian Promenade extends from Casitas Place to Dana Wharf and varies in width from 15 feet to 50 feet.

With completion of the new Commercial Core buildings and facilities, the existing businesses and restaurants will be relocated and demolition of Mariner's Village and Mariner's Alley will occur, making way for the construction of additional guest and boater parking areas. The new retail area improves water orientation and integration

with the Festival Plaza, the Pedestrian Promenade and the merchants located on Dana Wharf.

Planning Area 2 will replace and/or rehabilitate approximately 26,600 sq. ft. of existing retail uses and 51,300 sq. ft. of existing restaurant uses, thereby creating a net additional 6,200 sq. ft. of retail and 27,100 sq. ft. of restaurant uses. The Revitalization Plan calls for the relocation of the yacht brokerages within existing Boater Service Buildings 1 and 2 to the second and third floors of the new Wharf building that will be connected to the Commercial Core area by a second story pedestrian bridge. Commercial and restaurant uses will be integrated into a two level podium structure, accommodating approximately 89 parking spaces and contain waterfront retail uses on the bottom level and additional restaurant facilities and limited parking on the second level.

Adjacent to the Commercial Core is a new two-level parking deck that provides an estimated 610 parking spaces. The upper level of the parking deck is designed to provide direct access from Street of the Golden Lantern; the lower level is accessed from both Street of the Golden Lantern and the adjacent surface parking lot. With the construction of the parking deck and the reconfiguration of the surface parking lots, a net increase of 403 parking spaces in Planning Area 2 is provided. Parking area improvements have been designed to leave the new Dana Point Harbor Entry Monument Sign and landscaping improvements in place.

Planning Area 3 – Visitor Serving Commercial

The Dana Point Harbor Revitalization Plan provides for the future replacement of the existing Marina Inn with a new facility located in the present hotel location or relocated closer to the waterfront to promote a stronger pedestrian connection with the Pedestrian Promenade and Festival Plaza. The new hotel is planned to provide up to a maximum of 220 guest rooms with full-service guest amenities, including expanded lobby area with guest services, 2,750 sq. ft. restaurant, up to 12,000 sq. ft. of special function and meeting rooms, 500 sq. ft. of ancillary retail space, a 1,500 sq. ft. fitness center, pool and other outdoor activity facilities (sand volleyball court, etc.).

In addition to traditional hotel accommodations, the proposed hotel may include suites (up to 20 percent of the total number of rooms) that provide guests with a bedroom, living area, dining rooms, kitchens, clothes washers and dryers. The final design of the hotel may also include connections to adjoining rooms, allowing multiple bedroom suite accommodations. The new hotel rooms will have private decks or balconies for guests to take advantage of the views and oceanfront climate. These suites will be intended to encourage longer stays, particularly for families with children.

The architectural character of the hotel will be compatible with the California Coastal theme of the new Commercial Core, possibly including terraced levels of buildings in

various configurations to maximize views and break up building massing as viewed from surrounding vantage points. The hotel building design will also emphasize providing adequate parking for guests and maintaining convenient access to parking areas for boaters. Parking areas may be provided using a combination of at-grade parking lots and some underground parking facilities, allowing direct access to the Harbor and hotel facilities. A parking deck with access directly from Dana Point Harbor Drive, Casitas Place or the Commercial Core area may also be considered as part of the overall hotel design to separate the main guest entrances from service and delivery functions.

Planning Area 4 – Marine Commercial

The Harbor Patrol Facility is proposed to be expanded from 6,000 sq. ft. to 7,500 sq. ft. A potential seasonal water taxi may be provided, with pick-up/drop-off locations at the Harbor Patrol Facility, at one or more locations in Island Park and at the Dana Point Yacht Club.

The improvements at the Dana Point Yacht Club and Dana West Yacht Club, including an expansion of up to 5,000 sq. ft., provides storage for kayaks, rowboats and other small craft used by the yacht clubs, as well as increase the overall square footage. Additionally, the seven boater service buildings may be expanded by an additional 2,000 to 5,000 sq. ft. each.

A material disposal station will be installed within Planning Area 4 to facilitate boater drop-off of materials such as bilge pads. Plans also include enhancements in visitor parking availability and the replacement of existing turn-around at each end of Dana Drive to resolve large vehicle and emergency access constraints. Additional public parking may also be provided through the reconfiguration of Dana Drive. Other improvements to Planning Area 4 include the extension of pedestrian access to the Channel Side Tie docks and reconfiguration of existing parking on Dana Drive to provide parking for boaters using Channel Side Tie Docks.

Planning Area 5 – Day Use Recreation

Planning Area 5 includes a potential expansion of the Youth and Group Facility, which currently offers meeting rooms for recreational activities, community events and private parties, as well as sailing and ocean-related educational programs. The Youth and Group Facility may ultimately increase by approximately 6,000 sq. ft. to a total of 17,000 sq. ft. There may be a seasonal water taxi pick-up/drop-off station adjacent to the facility. Contemplated circulation and access improvements include the realignment of Dana Point Harbor Drive adjacent to the proposed facility to remove the existing traffic circle to improve traffic circulation. Currently, Cove Road provides secondary access to the Harbor; this roadway is configured for vehicles only. Additional enhancements include picnic area improvements, upgraded restrooms and reconfigured parking areas.

Planning Area 6 – Educational-Institutional

The Ocean Institute consists of a series of buildings devoted to creating unique marine laboratory environments that serve as learning centers for the At Sea, Ecology, and Surf Science/Overnight programs. Other support buildings house a bookstore (Campus Store), a multipurpose room, a main lobby, an exhibit area, student services, administration, a library and conference room and other support spaces. Recreational uses within the vicinity of the Ocean Institute include the Old Cove Marine and Native Plant Preserves. To facilitate access to the Ocean Institute, a seasonal water taxi stop may be located adjacent to the Ocean Institute's Tall Ship Harbor. The Ocean Institute was recently completely renovated and the Dana Point Revitalization Plan does not contemplate any future expansion of these facilities.

Planning Area 7 – Conservation

The Revitalization Plan provides for the preservation the coastal bluff-face as an important coastal resource. Planning Area 7 includes a small amount of coastal sage scrub, which is a sensitive plant species that provides habitat for other sensitive plant and animal species. Only limited improvements to surface drainage facilities are contemplated as part of the Dana Point Harbor Revitalization Plan.

Planning Area 8 – Educational Basin

The Dana Point Harbor Revitalization Plan provides for the renovation of the marine portions of Baby Beach. The non-motorized craft launching area and picnic and park area within Baby Beach and Federal anchorage area will remain. However, because of ongoing water quality concerns, the form and function of this area may be modified based on the findings of water quality research that is currently underway. Potential

changes range from implementing water quality Best Management Practices to reconfiguration of the sandy bottom to promote water movement.

Planning Areas 9 and 10 – West and East Marinas

Proposed as part of the Dana Point Harbor Revitalization Plan are provisions for the future reconfiguration and/or reconstruction of the East and West Marinas. Proposed plans for the East Marina include the construction of 22 additional visitor docks and improving visitor access to the Commercial Core. Although the number of visitor docks will slightly increase, the total number of boat slips within the East and West Marina Basins are anticipated to decrease to approximately 1,988 docks based on preliminary planning and feasibility estimates. Dock space will be supplemented by the dry stack boat storage capacity of new facilities located within Planning Area 1.

The reconstruction and reconfiguration of the docks will likely require relocation of the dock system guide piles or construction of new piles. As part of the marina work, the docks' reconfiguration will include facilities compliant with the Americans with Disabilities Act (ADA) and will provide improved lighting, security, signage and upgrade utility connections for vessels. All dock work will be phased to minimize loss or disruption of existing docks. This may involve use of temporary floating, staging and/or imported prefabricated docks to minimize construction time.

Planning Areas 11 and 12 – Marine Services and Harbor Entrance

The Dana Point Harbor Revitalization Plan provides renovations to the Harbor Entrance including several changes to improve access to the water and the circulation of boat traffic in the Harbor. The Revitalization Plan will increase the efficiency and recreational value of the channel by adding channel side tie docks. To improve boat/vessel circulation in the Harbor, the Dana Point Harbor Revitalization Plan includes modernization of the docks in the Marine Services area and sport fishing boat docks and the potential relocation of the fuel dock facility. Improvements to Planning Areas 11 and 12 also include the reconfiguration/relocation of rental and Marine Services area docks. Channel side-tie docks may be added to facilitate construction and temporary docking facilities during the reconfiguration of docks in the East and West Marinas (Planning Areas 9 and 10).

1.3 Dana Point Harbor Revitalization Plan Design Themes

The Dana Point Harbor is viewed as a unique marine recreational facility that provides year round activities for local residents, the boating public and visitors. The Dana Point Harbor Revitalization Plan proposes to upgrade the amenities and facilities to address present and future demand and also enhance varied opportunities for inside and outside

dining, walking, viewing and public access ways. The defining vision behind the Dana Point Harbor Revitalization Plan is to unify the entire Harbor under the design theme of "California Coastal". This vision is a hybrid-style based on the historic characteristics of coastal villages merged with the California traditions of open space and outdoor living.

The model for a California Coastal Village is a coastal area that has an appearance of being constructed over time, with buildings being added as needed, while at the same time allowing the various buildings to differentiate themselves based on users and individual type of businesses. Generally, buildings will share a color palette of cool colors, mixed with brighter accents and contrasting trim elements. Building exterior finishes will also share many materials which can be deployed in numerous ways such as clapboard, shingle, stone trim and stucco. By unifying some architectural elements, such as roof pitches and railings, these buildings will present a varied yet unified village appearance.

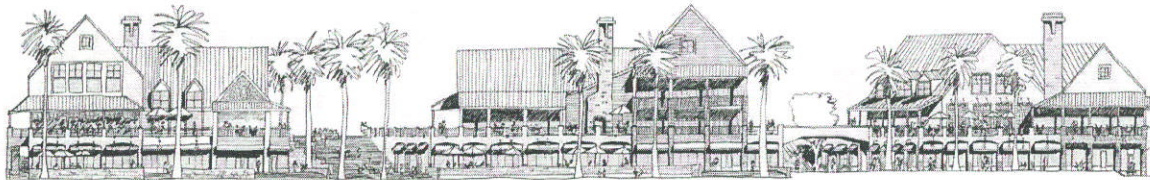
The scale of Dana Point Harbor allows the creation of a unique setting that includes the clustering of buildings together to provide a comfortable pedestrian setting for retail merchants and restaurants. The new village will also be moved closer to the existing Dana Wharf to create a stronger pedestrian link with the buildings that will remain and adjacent parking areas. A small number of careful architectural interventions will bring the California Coastal style to the existing buildings to remain, but allow their uniqueness to enhance the overall Commercial Core by appearing to have been built over time.

One of the key components of the Dana Point Harbor Revitalization Plan is the creation of a major open space activity center at the terminus of the Street of the Golden Lantern. The Festival Plaza, flanked by commercial buildings containing retail shops onto the waterfront level and restaurants with sweeping views of the Harbor and ocean beyond on the second level will provide a distinctive activity center for the Harbor. The Festival Plaza opens at the waterfront, with a Pedestrian Promenade that links the new Commercial Core with the rest of the Harbor.

The key to the success of the revitalization of the Harbor is the arrival sequence, both for pedestrians and vehicles. Architecture and landscape are coordinated to frame views of the spectacular Harbor setting. The emphasis on view corridors that will ultimately will draw visitors down to the waterfront, the Festival Plaza and Pedestrian Promenade areas is a major goal of the architectural and overall design of the Dana Point Harbor Revitalization Plan.

Architectural Character

As is the case in many areas of the City of Dana Point, Dana Point Harbor is an eclectic mix of California Coastal classic design features. The new Commercial Core area consists of buildings successfully grouped around a pedestrian scaled plaza or "Festival Plaza". The plaza has direct links to a major Pedestrian Promenade. The building clusters are composed of individual buildings with exterior arcades or a mix of exterior arcades and internal courtyards. Buildings are located in a manner that shelters the courtyards from westerly winds acting as a transition open space between larger open spaces and the interior courtyard areas.



At maturity, Dana Point Harbor will have a range of buildings falling into two generic visual categories, foreground buildings and background buildings. A limited number of foreground buildings will have distinctive forms, further accented by using varying types of decorative materials, colors and signage, distinguishing them from the balance of buildings. These focal point buildings in the Commercial Core include a number of restaurants and major shops.

While all buildings will be aesthetically appealing, some are intended to provide backdrops to the foreground buildings. They play an important role in creating open spaces but will not become the major objects of visual focus. Such buildings as restrooms, boater support and Harbor offices will be visually united with other buildings, but assume a less visually significant character.

Landscape Character

The existing landscape in Dana Point Harbor is characterized by relaxed, informal clusters of Eucalyptus, Pine, Melaleuca and Acacia. Native plantings of Lemonade Berry, Baccharis, Prickley Pear and Buckwheat are typical in the coastal bluff areas; while more semi-tropical plantings frame the existing urbanized areas. Along the waterfront areas, turf, exotic specimen trees such as Coral, Fig and Giant Bird of Paradise are commonly used landscape treatments.

Environmental factors, such as salt water infiltration, relatively high soils compaction, heavy clays and typical California coastal soil conditions inhibit plant species selection. Additionally, view considerations are of high community importance. The careful selection and placement of trees to open and maintain Harbor view corridors, while adequately screening parking areas, building facades and creating comfortable pedestrian areas are all important design considerations. As the existing Eucalyptus trees gradually succumb to old age and disease, a comprehensive approach is envisioned to ensure that in instances where replacement is necessary, new tree plantings are compatible in character (Melaleuca, some species of smaller Eucalyptus such as Eucalyptus lehmannii) are used to reduce overall tree heights and enhance views.

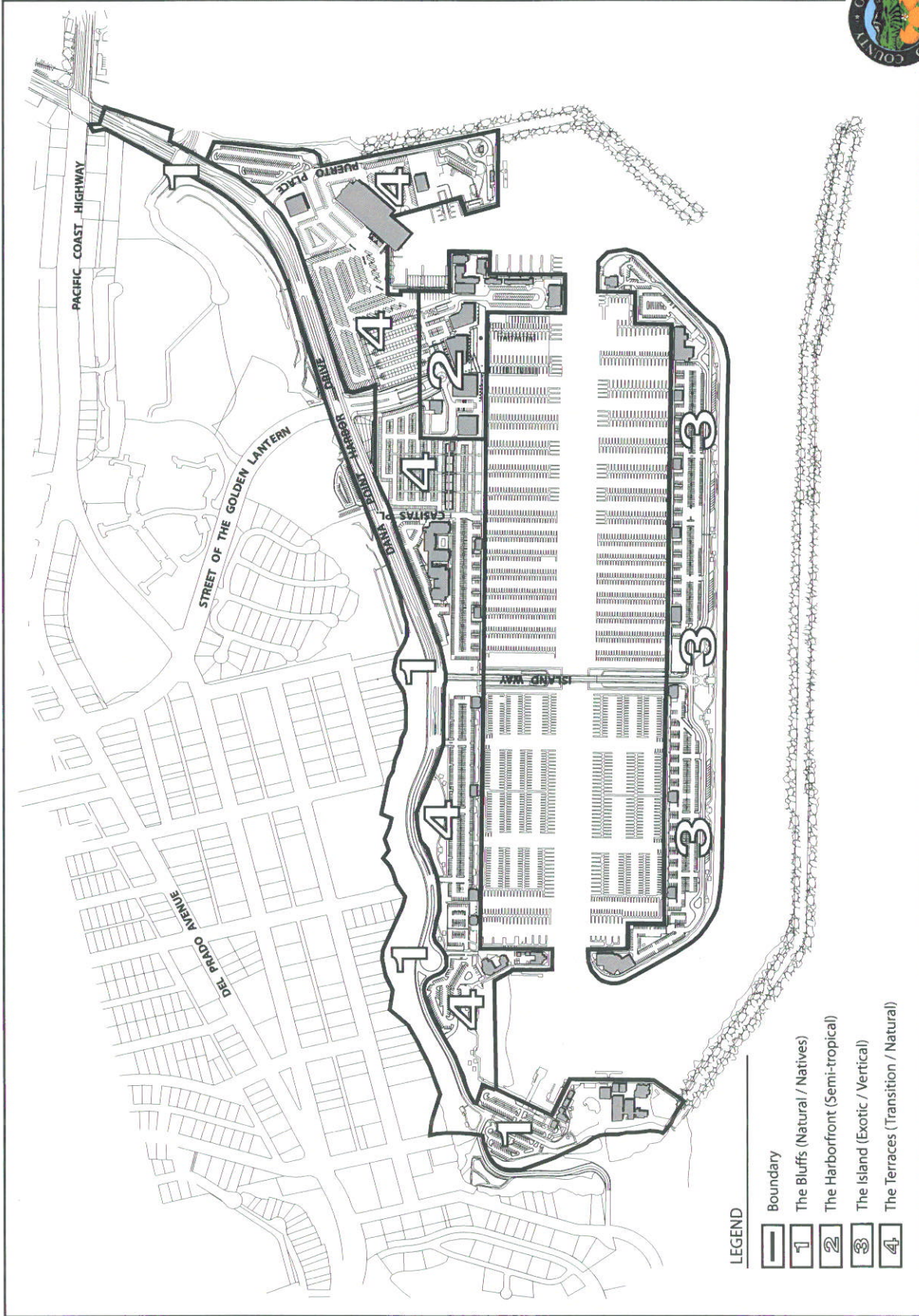
The maintenance of turf areas, such as the park and recreation areas adjacent to Dana Point Harbor Drive in Planning Area 5 and portions of Planning Area 4 (the Island) are critical to the accommodate active and passive recreational activities. The use of drought tolerant groundcovers, including native plant species in non-recreational areas will be encouraged to promote water conservation and reduce the potential for water runoff. The overall landscape concept for Dana Point Harbor must therefore accommodate a wide variety of priorities, while maintaining the distinct California Coastal environment that is characteristic of the Harbor.

Landscape Districts






In response to the varying character of different areas of the Dana Point Harbor, the Landscape Master Plan is comprised of four major districts: the Bluffs, the Harborfront, the Island and Terraces as shown on Exhibit 1-2, *Landscape District Map*.

The character of each of the unique landscape districts that make up the Dana Point Harbor Revitalization Plan and the goals for creating a sense of order and direction for each can be summarized as follows:

The Bluffs (District 1) – is characterized by the beautiful sandstone bluffs that frame inland views along the western portion of the Harbor. The landscape in this area is a distinct blend of the natural and manmade, with a blend of California natives and Mediterranean ornamental plantings that cover the less vertical bluff areas. In areas at the base of the bluffs, clusters of Eucalyptus, Pine and some Norfolk Island Pines are common. It is the goal of the landscape design in these areas to preserve established trees wherever possible and enhance the character of these areas by supplementing them with trees such as Melaleuca and Eucalyptus lehmannii. Overall, the intent of the Harbor is to provide new groundcover plantings that are reflective of the natural character of the Bluffs, while addressing water conservation and integration with the native species to minimize maintenance-associated costs and promote water conservation.



LEGEND

-  Boundary
-  1 The Bluffs (Natural / Natives)
-  2 The Harborfront (Semi-tropical)
-  3 The Island (Exotic / Vertical)
-  4 The Terraces (Transition / Natural)



Dana Point Harbor
REVITALIZATION PLAN & DISTRICT REGULATIONS



Exhibit 1-2

LANDSCAPE DISTRICT MAP

09-06



The Harborfront (District 2) – is characterized by the urban uses of the Commercial Core, including shops, restaurants with outdoor dining around the Festival Plaza. A more semi-tropical landscape character is provided that incorporates varying textures, colors, sculptural qualities, solar and wind protection. Large specimen trees that provide sheltered shade areas, flowering vines, shade-tolerant tropicals and fragrant jasmine and salvias are all intended to create a unique activity center in the Harbor. Potted specimen plantings and colored pavement treatments are also utilized along the edges of the retail areas to provide additional textures and interest.

The Island (District 3) – is characterized by tall clusters of Washingtonia Palms, providing a significant vertical element to the long and somewhat narrow Island area of the Harbor. Current land uses, such as the yacht clubs, restaurant, boater parking and service buildings necessitate detailed ground plane plantings similar to the harbor-front area. Utilizing semi-tropical and smaller groupings of palms (Mediterranean Fan, Pigmy Date Palm and Senegal Date Palm) and combining more 'exotic' plantings of Calliandra, Agave, Hesperaloe and Yuacca provide unique focal points throughout the Island. The overall landscape design also maintains turf areas adjacent to the main channel, providing opportunities for active and passive recreation activities.

The Terraces (District 4) – the design of parking areas along Dana Point Harbor Drive are anchored by tree species reflective of the existing relaxed and informal nature of the Harbor. As the Harbor has matured over the last 30-years, many of the existing Eucalyptus trees require replacement with trees of a more suitable vertical scale. Species of trees with a lower mature height, similar character and drought tolerant characteristics include Melaleuca, Pine and Eucalyptus lehmannii. Special consideration is also to be given to the placement of new trees in order to maintain view corridors and provide adequate visibility for motorist along Dana Point Harbor Drive. Where possible, areas between parking stalls will be planted with drought tolerant ornamental grasses (Deergrass, Hybrid Fountain Grass, etc.) to minimize maintenance and provide pervious areas to absorb surface water runoff. The potential of these parking area planters to serve as bio-filtration reservoirs by incorporating them into the overall landscape design both reduces the presence of hardscape areas and provides partial screening of the cars.

The plant materials selected to achieve the framework of trees, shrubs and groundcovers in each of the districts, includes the following:

The Bluffs (District 1)

Dana Point Harbor Drive, Bluff transition areas, Ocean Education Center

Natural character, California natives, drought tolerant, transitional landscaping incorporates existing turf areas and specimen trees

Botanical Name	Common Name	Remarks
Trees		
Araucaria spp.	Norfolk Island Pine	Open pyramid form
Chilopsis linearis	Desert Willow	Specimen; along streets/medians
Erythrina caffra	Coral Tree	Specimen; snowy flowers
Eucalyptus ficifolia	Red-Flowering Gum	Dome-shaped; snowy flowers
Eucalyptus lehmannii	Bushy Yate	Small, compact tree
Ficus rubiginosa	Rusty Leaf Fig	Evergreen dome
Leptospermum laevigatum	Tea Tree	Large shrub
Maytenous boaria	Mayten Tree	Slow growing, evergreen
Melaleuca linariifolia	Flaxleaf Paperbark	Vertical evergreen
Melaleuca quinquenervia	Cajeput Tree	Buffer tree; upright open form
Metrosideros excelsus	New Zealand Christmas Tree	Evergreen, prune to form
Phoenix canariensis	Canary Island Date Palm	Entry specimen tree
Pinus halepensis	Aleppo Pine	Base of bluff
Pinus thunbergiana	Japanese Black Pine	20' tall, slow to moderate growth
Pinus torreyana	Torrey Pine	Base of bluff
Schinus molle	California Pepper	Evergreen, prune to form
Tristania conferta	Brisbane Box	Vertical growth when young
Washingtonia hybrid	Hybrid Fan Palm	Vertical element
Washingtonia robusta	Mexican Fan Palm	Accent entry tree
Shrubs and Groundcover		
Acacia spp.	Acacia	
Agave spp.	Agave	
Aloe spp.	Aleo	
Alyogyne huegelii	Blue Hibiscus	
Anigozanthos flavidus	Kangaroo Paw	
Arbutus Unedo	Strawberry Tree	Large shrub
Arctostaphylos spp.	Manzanita	
Artemisia californica	Coastal Sagebrush	
Baccharis pilularis	Dwarf Coyote Bush	
Bougainvillea spp.	Bougainvillea	
Calliandra spp.	NCN	
Callistemon spp.	Bottlebrush	
Carex tumulicola	Sedge	Highly adaptable groundcover
Carissa macrocarpa spp.	Natal Plum	
Carpobrotus spp.	Ice Plant	
Ceanothus spp.	California Lilac	
Cistus spp.	Rockrose	
Clematis spp.	Bower Vine	
Coleonema pulchrum	Pink Breath of Heaven	
Convolvulus mauritanicus	Ground Morning Glory	
Cordylina australis	Dracaena	

The Bluffs

Botanical Name	Common Name	Remarks
<u>Shrubs and Groundcover (continued)</u>		
Cynodon dactylon	Bermuda Grass	
Cuphea hyssopifolia	False Heather	
Delosperma 'Alba'	White Trailing Ice Plant	
Dietes bicolor	Fortnight Lily	
Dudleya spp.	Dudleya	
Echium fastuosum	Pride of Madeira	Entry accent
Eriogonum spp.	Buckwheat	
Feijoa sellowiana	Pineapple Guava	
Fescue spp.	Fescue Grass	
Festuca mairei	Marie's Fescue	
Fremontodendron spp.	California Flannelbush	
Grevillea spp.	NCN	
Hakea suaveolens	Sweet Hakea	Large screening shrub
Hemerocallis hybrids	Daylily	
Hesperaloe parviflora	NCN	
Heteromeles arbutifolia	Toyon	Large screening shrub
Heuchera spp.	Coral Bells	
Iris spp.	Douglas Iris	
Juncus spp.	Rush	
Lampranthus spp.	Ice Plant	
Lantana spp.	Lantana	
Lavatera bicolor	Mallow	
Lavendula spp.	Lavender	
Leptospermum scoparium	New Zealand Tea Tree	
Leymus triticoides	Creeping Rye	
Ligustrum texanum	Waxleaf Privet	
Limonium perezii	Sea Lavender	
Liriope gigantea	Lily Turf	
Lonicera japonica	Honeysuckle	
Lyonothamnus floribundus	Catalina Ironwood	
Malosma laurina	Laurel Sumac	
Melaleuca nesophila	Pink Melaleuca	Screen shrub
Miscanthus sinensis	Eulalia Grass	
Mimulus spp.	Monkeyflower	
Muhlenbergia spp.	Deergrass	Highly adaptable groundcover
Myoporum pacificum	NCN	
Nolina parryi	Nolina	
Oenothera spp.	Primrose	
Opuntia spp.	Prickly Pear	
Pelargonium spp.	Geranium	
Pennisetum spp.	Hybrid Fountain Grass	Entry / Parking lot groundcover
Phlomis fruticosa	Jerusalem Sage	
Ribes spp.	Evergreen Currant	
Raphiolepis indica	India Hawthorn	

The Bluffs

Botanical Name	Common Name	Remarks
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Shrubs and Groundcover (continued)

Romneya coulteri	Matilija Poppy	
Rosa spp.	Rose	
Rosmarinus officinalis	Rosemary	
Salvia spp.	Sage	
Santolina virens	Santolina	
Scirpus spp.	Tule	
Senecio spp.	Common name varies	
Stenotaphrum secundatum	Saint Augustine Grass	
Stipa tenuissima	Mexican Feather Grass	
Tagetes lemmonii	NCN	
Trichostema lanatum	Woolly Blue Curls	
Verbena spp.	Verbena	
Yucca spp.	Yucca	

The Harborfront (District 2)

Commercial Core, including shops, restaurants with outdoor dining and the waterfront promenade
Refined character, semi-tropical, colorful, shade tolerant

Botanical Name	Common Name	Remarks
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Trees

Agonis flexuosa	Peppermint Tree	Small evergreen tree
Cupaniopsis anacardioides	Carrot Wood	Small evergreen dome/parking lot
Chamerops humilis	Mediterranean Fan Palm	Specimen clumps; potted
Chilopsis linearis	Desert Willow	Small deciduous tree
Erythrina caffra	Kafferboom Coral Tree	Large sepcimen tree
Eucalyptus ficifolia	Red-Flowering Gum	Dome-shaped; prune seed caps
Eucalyptus lehmannii	Bushy Yate	Small compact tree
Geijera parvifolia	Australian Willow	Weeping Willow effect
Ficus spp.	Fig	
Leptospermum laevigatum	Tea Tree	Patio specimen; large schrub
Maytenous boaria	Mayten Tree	Slow growing, evergreen
Melaleuca linariifolia	Flaxleaf Paperbark	Vertical evergreen
Melaleuca quinquenervia	Cajeput Tree	Buffer tree; upright open growth
Metrosideros excelsus	New Zealand Christmas Tree	Specimen patio tree
Phoenix canariensis	Canary Island Date Palm	Entry specimen tree
Phoenix reclinata	Senegal Date Palm	Specimen clumps
Phoenix roebelinii	Pigmy Date Palm	Specimen clumps
Pinus halepensis	Aleppo Pine	Buffer tree
Pinus thunbergiana	Japanese Black Pine	20' tall, slow to moderate growth
Pinus torreyana	Torrey Pine	Harbor plaza tree
Platanus acerifolia	London Plane tree	Prune to maintain small size

The Harborfront

Botanical Name	Common Name	Remarks
<hr/> Trees (continued)		
Podocarpus spp.	Fern Pine	Prune to maintain small size
Rhus lancea	African Sumac	Slow growing; open spreading
Schinus molle	California Pepper	Specimen patio tree
Schinus terebinthifolius	Brazilian Pepper	Evergreen dome/Parking lot
Strelitzia nicolai	Giant Bird of Paradise	Entry accent / plaza potted specimen
Trachycarpus fortunei	Windmill Palm	Moderate growth, single trunk
Tristania conferta	Brisbane Box	
Washingtonia hybrid	Hybrid Fan Palm	Plaza specimen tree
Washingtonia robusta	Mexican Fan Palm	Golden Lantern entry tree

The Harborfront

Botanical Name	Common Name	Remarks
<hr/> Shrubs and Groundcover		
Abutilon hybridum	Flowering Maple	Shaded areas only
Agave spp.	Agave	
Aloe spp.	Aloe	
Alyogyne huegelii	Blue Hibiscus	
Anigozanthos flavidus	Kangaroo Paw	
Arbutus Unedo	Strawberry Tree	Large shrub
Bambusa spp.	Bamboo	
Bignonia spp.	Trumpet Vine	
Bougainvillea spp.	Bougainvillea	
Calliandra spp.	NCN	
Callistemon spp.	Bottlebrush	
Carex tumulicola	Sedge	Plaza accent
Carissa macrocarpa spp.	Natal Plum	
Cerastium tomentosum	Snow-in-Summer	
Cistus spp.	Rockrose	
Clematis spp.	Bower Vine	
Clytostoma callistegiodes	Violet Trumpet Vine	
Coleonema pulchrum	Pink Breath of Heaven	
Convolvulus mauritanicus	Ground Morning Glory	
Coprosma repens	Mirror Plant	
Cordyline australis	Dracaena	
Cynodon dactylon	Bermuda Grass	
Cuphea hyssopifolia	False Heather	
Cyperus papyrus	Papyrus	
Dietes bicolor	Fortnight Lily	Parking deck shrub
Distictis buccinatoria	Blood-Red Trumpet Vine	
Dudleya spp.	Dudleya	
Echium fastuosum	Pride of Madeira	Entry accent
Fatsia japonica	Japanese Aralia	Shaded areas only

The Harborfront

Botanical Name	Common Name	Remarks
<hr/> Shrubs and Groundcover (continued) <hr/>		
Feijoa sellowiana	Pineapple Guava	
Fescue spp.	Fescue Grass	
Festuca mairei	Marie's Fescue	
Hesperaloe parviflora	NCN	
Heteromeles arbutifolia	Toyon	
Jasminum polyanthum	NCN	
Juncus spp.	Rush	
Lampranthus spp.	Ice Plant	
Lantana spp.	Lantana	
Lavatera bicolor	Mallow	
Lavendula spp.	Lavender	
Leptospermum scoparium	New Zealand Tea Tree	
Ligustrum texanum	Waxleaf Privet	
Limonium perezii	Sea Lavender	
Lirope gigantea	Lily Turf	Shaded areas / pots
Lonicera japonica	Honeysuckle	
Melaleuca nesophila	Pink Melaleuca	Screen shrub
Miscanthus sinensis	Eulalia Grass	
Muhlenbergia dumosa	Bamboo Grass	Pots
Muhlenbergia rigens	Deergrass	Plaza accent
Nandina domestica	Heavenly Bamboo	
Parthenocissus tricuspidata	Boston Ivy	
Pelargonium spp.	Geranium	
Pennisetum spp.	Hybrid Fountain Grass	
Philodendron selloum	Philodendron	
Phlomis fruticosa	Jerusalem Sage	
Pittosporum tenuifolium	NCN	'Silver Sheen'
Pittosporum tobira	Mock Orange	
Podocarpus spp.	Fern Pine	
Prunus spp.	Catalina Cherry	
Raphiolepis indica	India Hawthorn	
Rosa spp.	Rose	
Rosmarinus officinalis	Rosemary	
Salvia spp.	Sage	
Santolina virens	Santolina	
Scirpus spp.	Tule	Plaza accent / groundcover
Senecio spp.	Common name varies	
Solanum jasminoides	Potato Vine	
Stenotaphrum secundatum	Saint Augustine Grass	
Stipa tenuissima	Mexican Feather Grass	Plaza accent
Strelitzia reginae	Bird of Paradise	
Tagetes lemmonii	NCN	
Trachelospermum jasminoides	Star Jasmine	
Verbena spp.	Verbena	
Yucca spp.	Yucca	

The Island (District 3)

Boater facilities, restaurants with outdoor dining and the waterfront park

Vertical, open and exotic character; defined by clusters of tall palms, tropical plantings

Botanical Name	Common Name	Remarks
Trees		
Agonis flexuosa	Peppermint Tree	Small evergreen
Chamerops humilis	Mediterranean Fan Palm	Specimen clumps; potted
Erythrina caffra	Coral Tree	Specimen; focal point tree
Ficus spp.	Fig	Evergreen patio tree
Geijera parvifolia	Australian Willow	Weeping Willow effect
Leptospermum laevigatum	Tea Tree	Patio specimen tree; large shrub
Maytenus boaria	Mayten Tree	Slow growing evergreen
Melaleuca linariifolia	Flaxleaf Paperbark	Vertical evergreen
Melaleuca quinquenervia	Cajeput Tree	Buffer tree; upright open growth
Metrosideros excelsus	New Zealand Christmas Tree	Patio specimen tree
Phoenix reclinata	Senegal Date Palm	Specimen clumps
Phoenix roebelinii	Pigmy Date Palm	Specimen clumps
Rhus lancea	African Sumac	Slow growing; open form
Strelitzia nicolai	Giant Bird of Paradise	Entry accent / potted specimen
Trachycarpus fortunei	Windmill Palm	Accent palm tree; slow growing
Washingtonia hybrid	Hybrid Fan Palm	Vertical accent tree
Washingtonia robusta	Mexican Fan Palm	Main Island character tree

The Island

Botanical Name	Common Name	Remarks
Shrubs and Groundcover		
Agave spp.	Agave	
Aloe spp.	Aleo	
Alyogyne huegelii	Blue Hibiscus	
Anigozanthos flavidus	Kangaroo Paw	
Arbutus Unedo	Strawberry Tree	Large shrub
Bignonia spp.	Trumpet Vine	
Bougainvillea spp.	Bougainvillea	
Calliandra spp.	NCN	
Callistemon spp.	Bottlebrush	
Carex tumulicola	Sedge	Highly adaptable groundcover
Carissa macrocarpa spp.	Natal Plum	
Carpobrotus spp.	Ice Plant	
Ceanothus spp.	California Lilac	
Cerastium tomentosum	Snow-in-Summer	
Cistus spp.	Rockrose	
Clematis spp.	Bower Vine	
Clytostoma callistegiodes	Violet Trumpet Vine	
Coleonema pulchrum	Pink Breath of Heaven	
Convolvulus mauritanicus	Ground Morning Glory	
Coprosma repens	Mirror Plant	

The Island

Botanical Name	Common Name	Remarks
Shrubs and Groundcover (continued)		
Cordyline australis	Dracaena	
Cuphea hyssopifolia	False Heather	
Cynodon dactylon	Bermuda Grass	
Cyperus papyrus	Papyrus	
Delosperma 'Alba'	White Trailing Ice Plant	
Dietes bicolor	Fortnight Lily	
Distictis buccinatoria	Blood-Red Trumpet Vine	
Echium fastuosum	Pride of Madeira	Entry accent
Fatsia japonica	Japanese Aralia	Shaded areas only
Feijoa sellowiana	Pineapple Guava	
Fescue spp.	Fescue Grass	
Festuca mairei	Marie's Fescue	
Ficus repens	Creeping Fig	
Gazania spp.	Gazania	
Pelargonium spp.	Geranium	
Gazania spp.	NCN	
Hakea suaveolens	Sweet Hakea	Large screening shrub
Hemerocallis hybrids	Daylily	
Hesperaloe parviflora	NCN	
Heteromeles arbutifolia	Toyon	Large screening shrub
Jasminum polyanthum	NCN	
Lampranthus spp.	Ice Plant	
Lantana spp.	Lantana	
Lavatera bicolor	Mallow	
Lavendula spp.	Lavender	
Leptospermum scoparium	New Zealand Tea Tree	
Ligustrum texanum	Waxleaf Privet	
Limonium perezii	Sea Lavender	
Lonicera japonica	Honeysuckle	
Lyonothamnus floribundus	Catalina Ironwood	
Melaleuca nesophila	Pink Melaleuca	Screen shrub
Miscanthus sinensis	Eulalia Grass	
Muhlenbergia spp.	Bamboo Grass	
Muhlenbergia spp.	Deergrass	Highly adaptable groundcover
Nandina domestica	Heavy Bamboo	
Osteospermum fruticosum	Freeway Daisy	
Parthenocissus tricuspidata	Boston Ivy	
Pelargonium spp.	Geranium	
Pennisetum spp.	Hybrid Fountain Grass	Entry / Parking lot groundcover
Philodendron selloum	Philodendron	
Phlomis fruticosa	Jerusalem Sage	
Pittosporum tenuifolium	NCN	'Silver Sheen'
Pittosporum tobira	Mock Orange	
Podocarpus spp.	Fern Pine	

The Island

Botanical Name	Common Name	Remarks
<hr/> Shrubs and Groundcover (continued)		
Raphiolepis indica	India Hawthorn	
Rosa spp.	Rose	
Rosmarinus officinalis	Rosemary	
Salvia spp.	Sage	
Santolina virens	Santolina	
Scirpus spp.	Tule	
Senecio spp.	Common name varies	
Solanum jasminoides	Potato Vine	
Stenotaphrum secundatum	Saint Augustine Grass	
Stipa tenuissima	Mexican Feather Grass	
Strelitzia reginae	Bird of Paradise	
Tagetes lemmonii	NCN	
Tupidanthus calyptratus	NCN	
Verbena spp.	Verbena	
Yucca spp.	Yucca	

The Terraces (District 4)

Parking areas and recreational amenities

Transition zone between Bluff areas and the Harborfront; clustered tree plantings, drought tolerant plant species, natural and ornamental grass groundcovers

Botanical Name	Common Name	Remarks
<hr/> Trees		
Agonis flexuosa	Peppermint Tree	Small evergreen tree
Chilopsis linearis	Desert Willow	Small deciduous tree
Cupaniopsis anacardioides	Carrot Wood	Small evergreen dome/parking lot
Eucalyptus ficifolia	Red-Flowering Gum	Dome-shaped; prune off seed caps
Eucalyptus lehmannii	Bushy Yate	Small, compact tree
Heteromeles arbutifolia	Toyon	
Melaleuca quinquenervia	Cajeput Tree	Buffer tree; upright open growth
Metrosideros excelsus	New Zealand Christmas Tree	Specimen patio tree; prune to form
Platanus acerifolia	London Plane Tree	Prune to maintain small size
Pinus thunbergiana	Japanese Black Pine	20' tall, slow to moderate growth
Pinus torreyana	Torrey Pine	Harbor plaza tree
Platanus racemosa	California Sycamore	Deciduous buffer tree
Schinus molle	California Pepper	Specimen patio tree
Schinus terebinthifolius	Brazilian Pepper	Evergreen dome/parking lot
Tristania conferta	Brisbane Box	Evergreen with vertical form
Washingtonia hybrid	Hybrid Fan Palm	Plaza specimen tree
Washingtonia robusta	Mexican Fan Palm	Golden Lantern entry tree

The Terraces

Botanical Name	Common Name	Remarks
<u>Shrubs and Groundcover</u>		
Acacia spp.	Acacia	
Agave spp.	Agave	
Aloe spp.	Aloe	
Anigozanthos flavidus	Kangaroo Paw	
Arctostaphylos spp.	Manzanita	
Arbutus Unedo	Strawberry Tree	Large shrub
Baccharis pilularis	Dwarf Coyote Bush	
Carex tumulicola	Sedge	Plaza accent
Carissa macrocarpa spp.	Natal Plum	
Carpobrotus spp.	Ice Plant	
Cistus spp.	Rockrose	
Coleonema pulchrum	Pink Breath of Heaven	
Convolvulus mauritanicus	Ground Morning Glory	
Cuphea hyssopifolia	False Heather	
Delosperma 'Alba'	White Trailing Ice Plant	
Dietes bicolor	Fortnight Lily	Parking deck shrub
Echium fastuosum	Pride of Madeira	Entry accent
Eriogonum spp.	Buckwheat	
Feijoa sellowiana	Pineapple Guava	
Festuca mairei	Marie's Fescue	
Grevillea spp.	NCN	
Hakea suaveolens	Sweet Hakea	Large screening shrub
Hesperaloe parviflora	NCN	
Heteromeles arbutifolia	Toyon	
Juncus spp.	Rush	
Lampranthus spp.	Ice Plant	
Lantana spp.	Lantana	
Lavatera bicolor	Mallow	
Lavendula spp.	Lavender	
Leptospermum scoparium	New Zealand Tea Tree	
Ligustrum texanum	Waxleaf Privet	
Limonium perezii	Sea Lavender	
Lyonothamnus floribundus	Catalina Ironwood	
Malosma laurina	Laurel Sumac	
Melaleuca nesophila	Pink Melaleuca	Screen shrub
Miscanthus sinensis	Eulalia Grass	
Muhlenbergia rigens	Deergrass	Plaza accent
Myoporum pacificum	NCN	
Osteospermum fruticosum	Freeway Daisy	
Pennisetum spp.	Hybrid Fountain Grass	
Phlomis fruticosa	Jerusalem Sage	
Raphiolepis indica	India Hawthorn	
Rhus integrifolia	Lemonade Berry	
Rosmarinus officinalis	Rosemary	

The Terraces

Botanical Name	Common Name	Remarks
Shrubs and Groundcover (continued)		
Salvia spp.	Sage	
Santolina virens	Santolina	
Senecio spp.	Common name varies	
Stipa tenuissima	Mexican Feather Grass	Plaza accent
Tagetes lemmonii	NCN	
Verbena spp.	Verbena	
Yucca spp.	Yucca	

1.4 Infrastructure and Utility Improvements

The Dana Point Harbor Revitalization Plan includes the relocation and/or replacement of a number of the wet and dry utility systems (water, sewer, natural gas, electrical, telephone, cable, etc.). All new utility systems will be designed, located and sized according to regulatory and utility service provider standards. Improvements include various infrastructure and utility elements, signage and landscape improvements to enhance the Harbor's appearance and provide adequate infrastructure. These elements include:

Streets

- Planning Area 1: Improvements to Puerto Place, include widening the existing western right-of-way (ROW), constructing new entries to the Marine Services area and installation of a traffic signal at the intersection of Dana Point Harbor Drive and Puerto Place (subject to future traffic study and signal warrants). The Revitalization Plan also eliminates the existing Embarcadero Place driveway and the left-turn pocket in the median of Dana Point Harbor Drive.
- Planning Area 2: Realignment of the terminus of the Street of the Golden Lantern, including construction of a split-level ramp providing parking deck access into the Commercial Core area from the Dana Point Harbor Drive intersection; constructing traffic circle links on both levels of the parking deck to the Festival Plaza; and constructing a left-turn pocket and additional exit lane from the parking deck.
- Planning Area 4: Future improvements to the Dana Drive turn-arounds on the Island to improve vehicle circulation and to provide additional public parking opportunities.

- Planning Area 5: Future modification of the turnaround on Dana Point Harbor Drive adjacent to the Youth and Group Facility and to provide better access for large vehicles (i.e., buses and emergency vehicles).

Harborwide Utilities, Drainage, Lighting, and Signage

- Upgraded utility capacities to serve the proposed improvement areas, including upgrading storm drain facilities;
- Improved lighting on streets, in parking areas and pedestrian walkways;
- Improved commercial, directional and public information signage; and
- In Planning Area 1 – replacement of an existing 18-inch storm drain and outlet structure with a 36-inch pipe and new outlet structure.

Quay Wall–Slope Panel and Bulkhead

Planning Areas 8, 9, 10, 11 and 12:

- Repair and partial replacement of the existing quay wall slope panels by filling voids and gaps and by placing a tie-back system or anchor rods where needed to provide improved longevity and seismic safety; and
- Replace degraded rock revetment as needed.

Harborwide Walkways and Landscaping Improvements

- Improved pedestrian walkways, including new paving, signage and access ramps that comply with Americans with Disabilities Act (ADA) requirements; and
- New landscaping and irrigation systems in the Commercial Core area and enhancement of existing landscaping throughout the Harbor as Revitalization Plan projects are implemented over time.

1.5 Implementation Phasing

The Dana Point Harbor Revitalization Plan improvements will be implemented in phases depending upon the availability of various funding grants and market demand. The overall Project components as generally described, will be developed in incremental steps, but are structured by their priority into two principal groups: Near-term or Phase I and Long-term or Phase II improvements.

The proposed Commercial Core area improvements are anticipated to be completed in the near-term by the year 2012 and Harborwide projects or long-term activities are anticipated to be incrementally implemented in multiple phases as funding becomes available through buildout (estimated between 2017 and 2030).

Near-term (Phase I - Project Level, Planning Areas 1 and 2): This phase of the Revitalization Plan projects in the northerly portion of Planning Area 1 and Planning Area 2, including:

- Construction of the Commercial Core retail area and parking deck;
- Phased demolition of existing Boater Service and commercial buildings and the County Maintenance Yard;
- Remodeling of existing commercial and restaurant buildings on Dana Wharf;
- Improvements to Catalina Express Ferry Service facility;
- Construction of the dry-stack boat storage building;
- Construction of the marine retail store;
- Remodeling/replacement of boater service buildings;
- Maintenance of rock revetments; and
- Street, lighting and infrastructure improvements.

Improvements within the Commercial Core area will be phased to minimize disruption of existing businesses and restaurants. The first construction phase will create access and additional parking opportunities; the new Commercial Core and Festival Plaza will then be constructed before existing businesses are relocated, followed by the demolition of Mariner's Village and Mariner's Alley to create additional parking opportunities. The construction of the Commercial Core consists of the development of Planning Areas 1 (northerly portion only) and 2 and is anticipated to move forward in increments of approximately 10 to 14 months, with completion of all improvements in approximately 2 to 5 years from the start of construction.

Generally, phasing of construction will begin in the area of the Embarcadero Marina Boat Launch parking area with construction of the new parking deck and extend to the main Harbor vehicular entrance with the construction of the entrance ramp structure. During this phase, the County South Coastal Operations Administration Office and Maintenance Yard will be demolished.

With completion of the parking deck, construction will commence on the new Commercial Core facilities. Crews will first remove existing structures and facilities and construct new subsurface infrastructure, including water, sewer and power transmission

lines. Utilities being replaced will be adequately sized for future improvements. Following completion of the underground infrastructure improvements, construction of the podium deck (extending from the completed parking deck) will begin, followed by construction of the restaurant and retail buildings. Completion of the Commercial Core buildings will then allow existing tenants in the Mariners Village to make individual tenant improvements prior to moving into the new buildings.

Construction in the Commercial Core will also entail completing the surrounding surface parking lots and constructing the first dry stack boat storage building with adjoining marine retail store.

Long-term (Phase II - Program Level, Planning Areas 3-12): Consists of the Revitalization Plan elements within Planning Areas 3 through 12 and the southern portion of Planning Area 1, including:

- Potential expansion of existing yacht clubs, boater service buildings and yacht broker buildings;
- Potential expansion of the Harbor Patrol Office and the Youth and Group Facility;
- Replacement of the Marina Inn and parking area;
- Reconfiguration of the surface parking areas and restrooms at the terminus of Puerto Place;
- Potential construction of a Harbor Lighthouse facility;
- Realignment/reconfiguration of Dana Point Harbor Drive and adjoining parking areas in the vicinity of the Youth and Group Facility; and
- Replacement and reconfiguration of the East and West Marinas.

All of these projects will require separate discretionary approvals including appropriate environmental review. Consistent with the landside improvements, construction phasing to replace the marina facilities will focus on minimizing the amount of disruption to marina operations and availability of boater facilities and services.