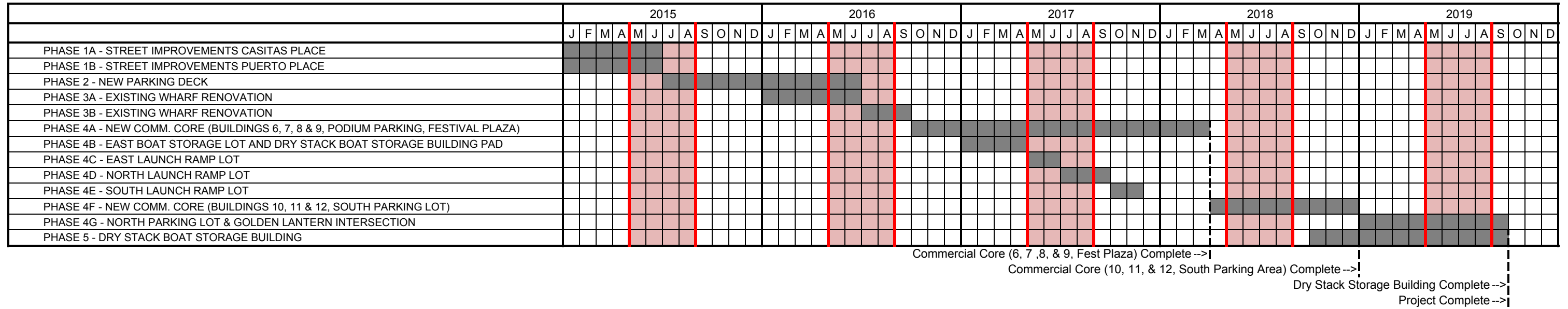
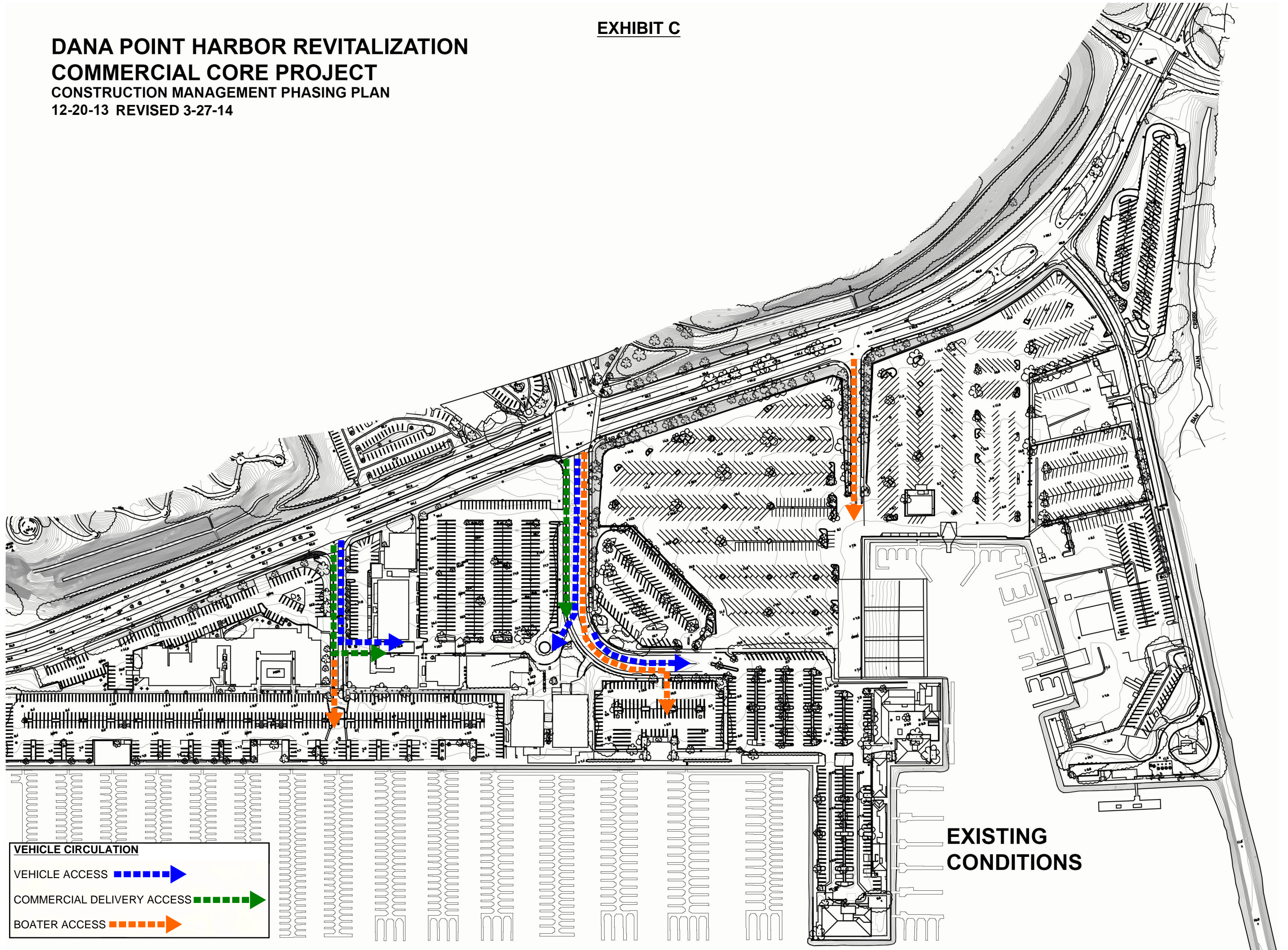


EXHIBIT B

**DANA POINT HARBOR REVITALIZATION
COMMERCIAL CORE PROJECT**
Construction Management Phasing Plan
12/20/2013



**DANA POINT HARBOR REVITALIZATION
COMMERCIAL CORE PROJECT
CONSTRUCTION MANAGEMENT PHASING PLAN
12-20-13 REVISED 3-27-14**



**EXISTING
CONDITIONS**

DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

CONSTRUCTION MANAGEMENT PHASING PLAN

12-20-13 REVISED 3-27-14

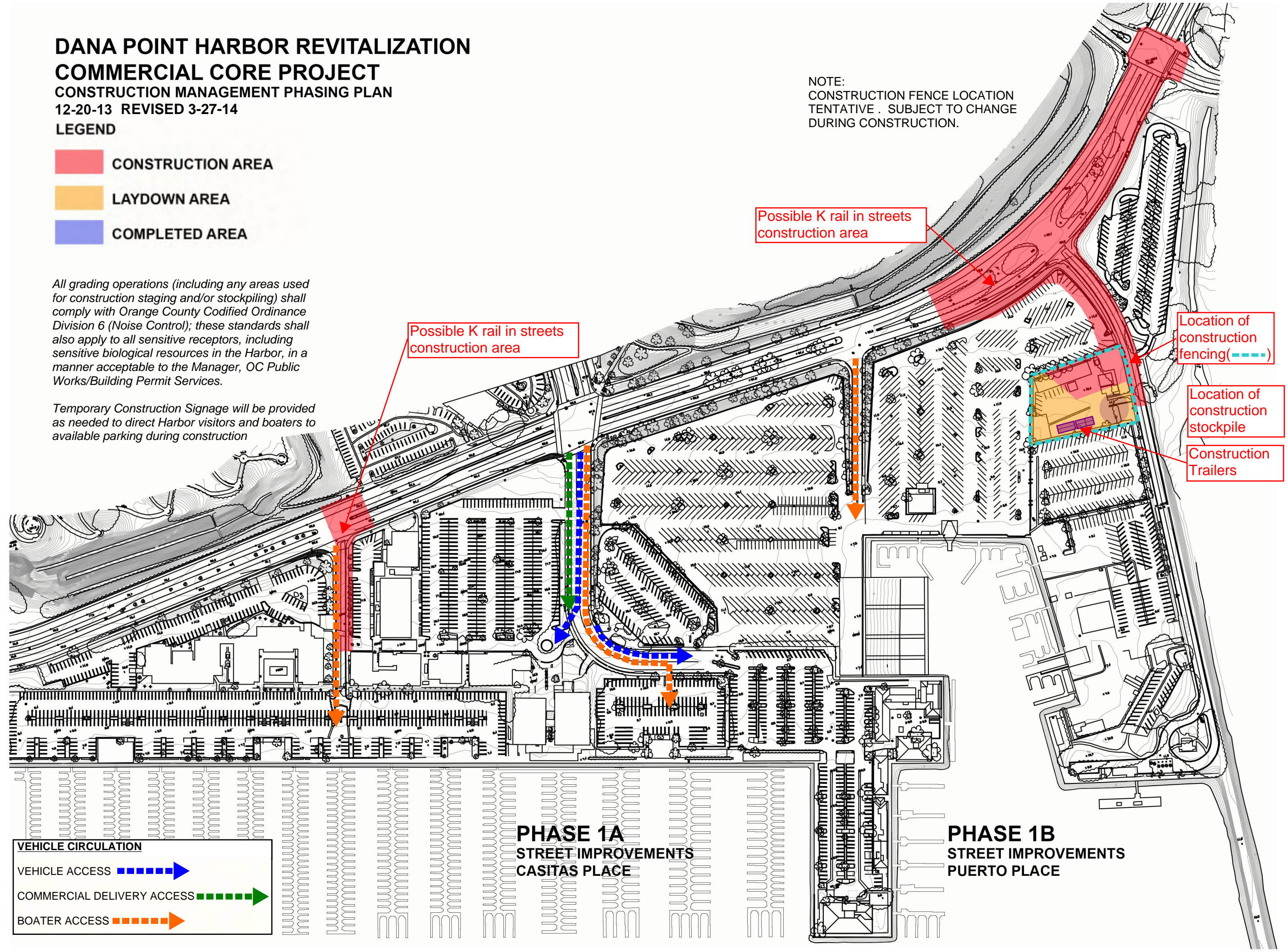
LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

Temporary Construction Signage will be provided as needed to direct Harbor visitors and boaters to available parking during construction

NOTE:
CONSTRUCTION FENCE LOCATION
TENTATIVE . SUBJECT TO CHANGE
DURING CONSTRUCTION.



DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

CONSTRUCTION MANAGEMENT PHASING PLAN
12-20-13 REVISED 3-27-14

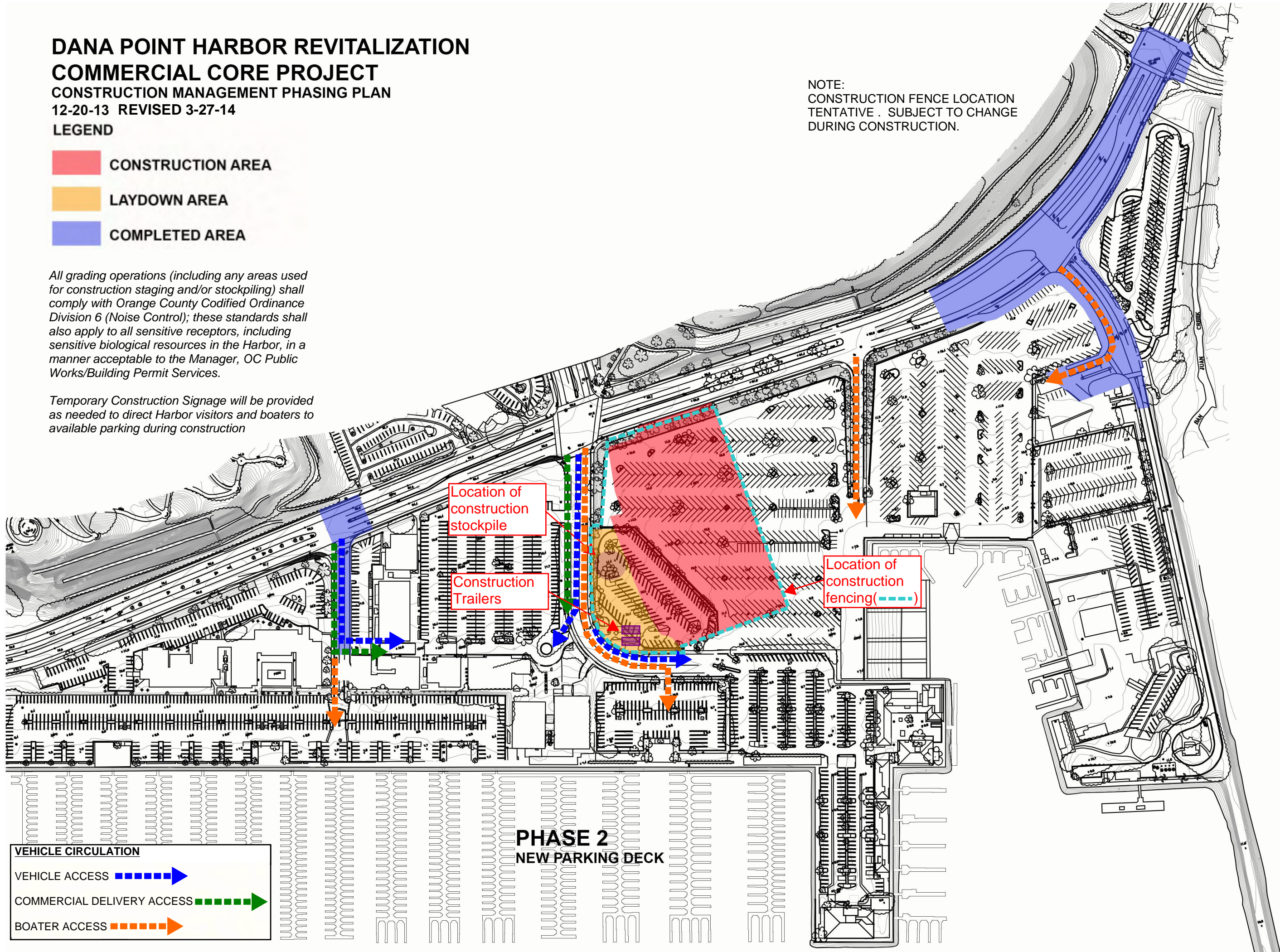
LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

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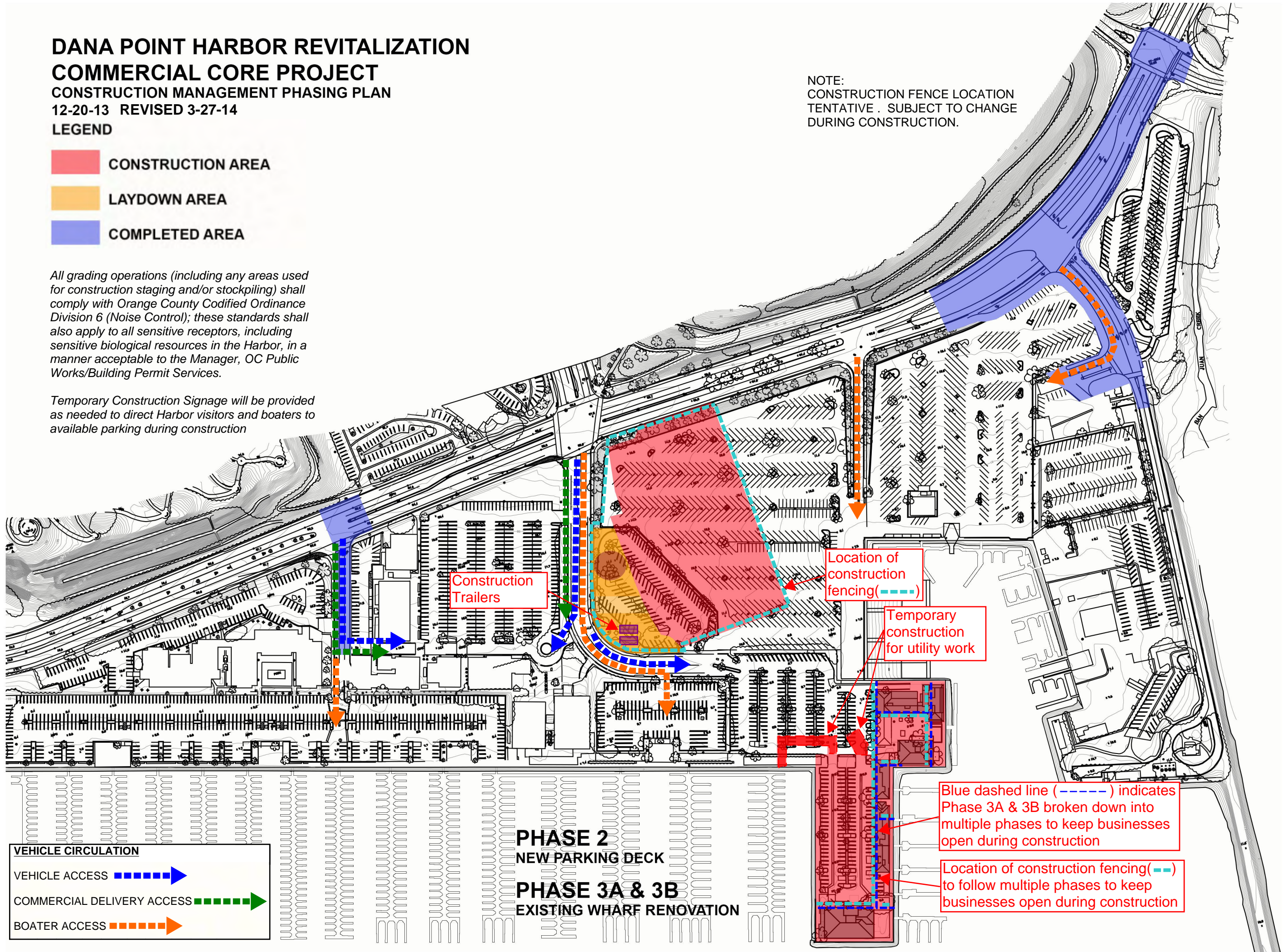
DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT CONSTRUCTION MANAGEMENT PHASING PLAN 12-20-13 REVISED 3-27-14 LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

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NOTE:
CONSTRUCTION FENCE LOCATION TENTATIVE . SUBJECT TO CHANGE DURING CONSTRUCTION.



Construction Trailers

Location of construction fencing (---)

Temporary construction for utility work

Blue dashed line (---) indicates Phase 3A & 3B broken down into multiple phases to keep businesses open during construction

Location of construction fencing (---) to follow multiple phases to keep businesses open during construction

VEHICLE CIRCULATION

- VEHICLE ACCESS ----->
- COMMERCIAL DELIVERY ACCESS ----->
- BOATER ACCESS ----->

**PHASE 2
NEW PARKING DECK**
**PHASE 3A & 3B
EXISTING WHARF RENOVATION**

DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

CONSTRUCTION MANAGEMENT PHASING PLAN

12-20-13 REVISED 3-27-14

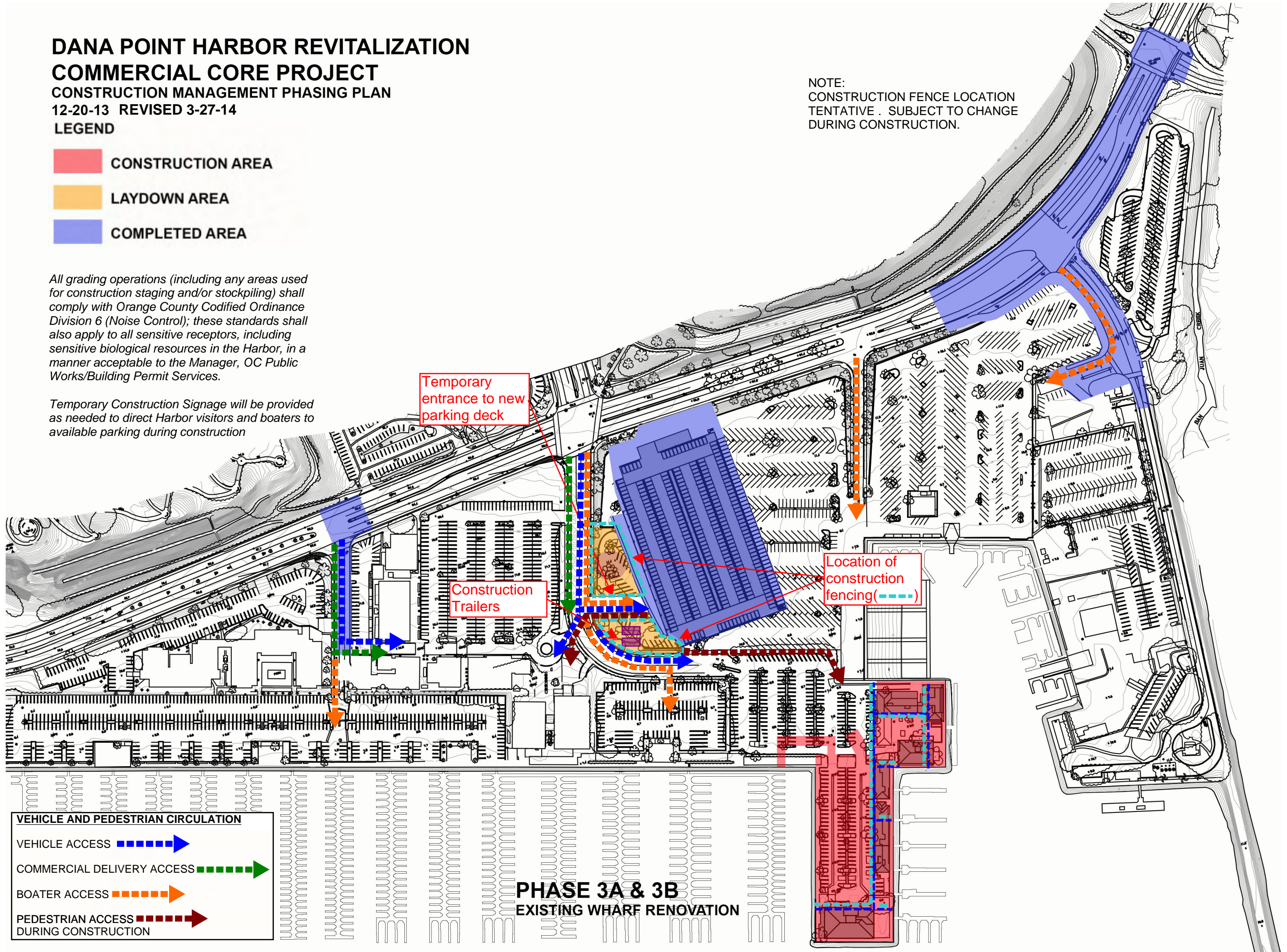
LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

Temporary Construction Signage will be provided as needed to direct Harbor visitors and boaters to available parking during construction

NOTE:
CONSTRUCTION FENCE LOCATION TENTATIVE . SUBJECT TO CHANGE DURING CONSTRUCTION.



DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

CONSTRUCTION MANAGEMENT PHASING PLAN

12-20-13 REVISED 3-27-14

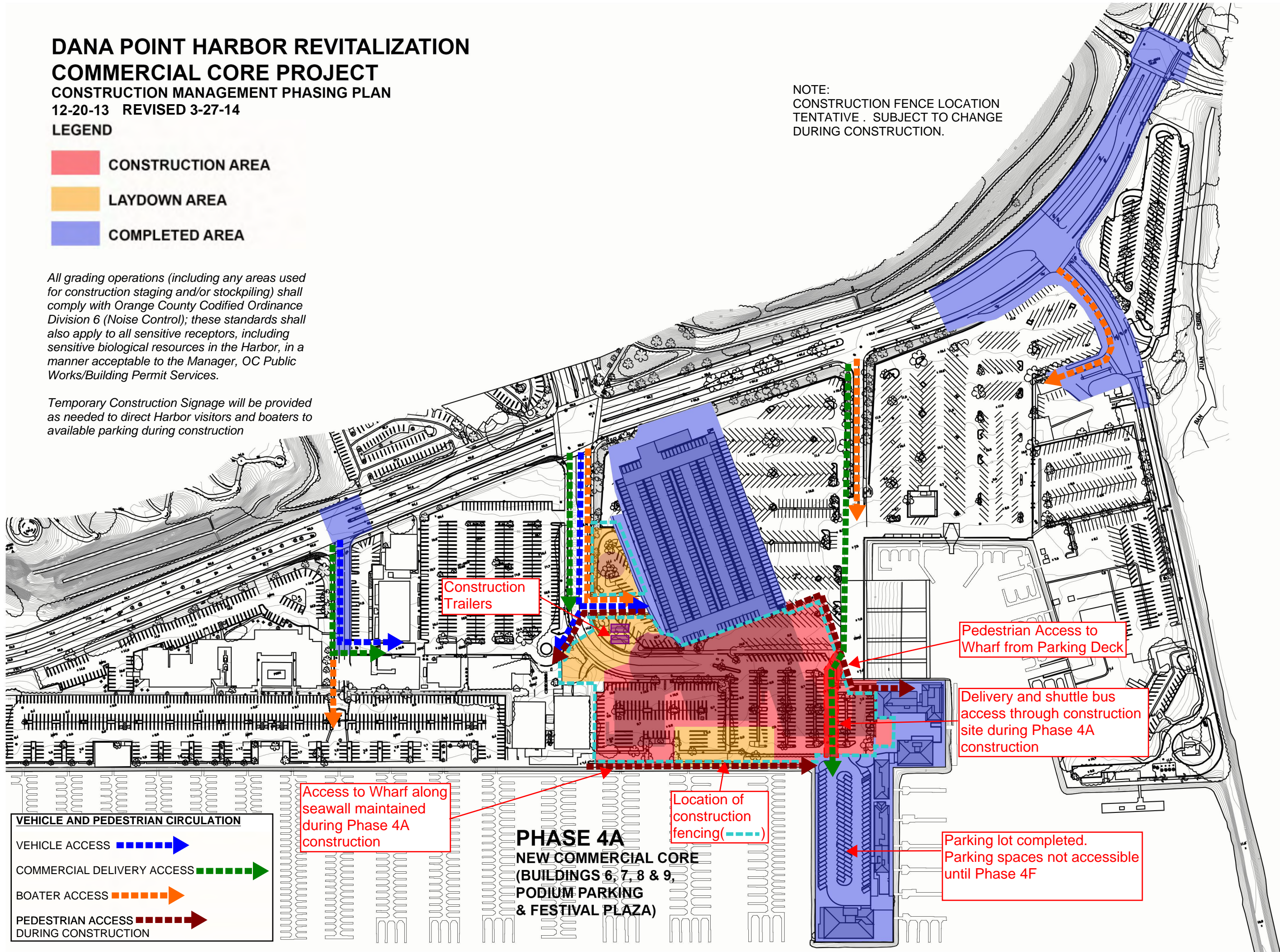
LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

Temporary Construction Signage will be provided as needed to direct Harbor visitors and boaters to available parking during construction

NOTE:
CONSTRUCTION FENCE LOCATION TENTATIVE . SUBJECT TO CHANGE DURING CONSTRUCTION.



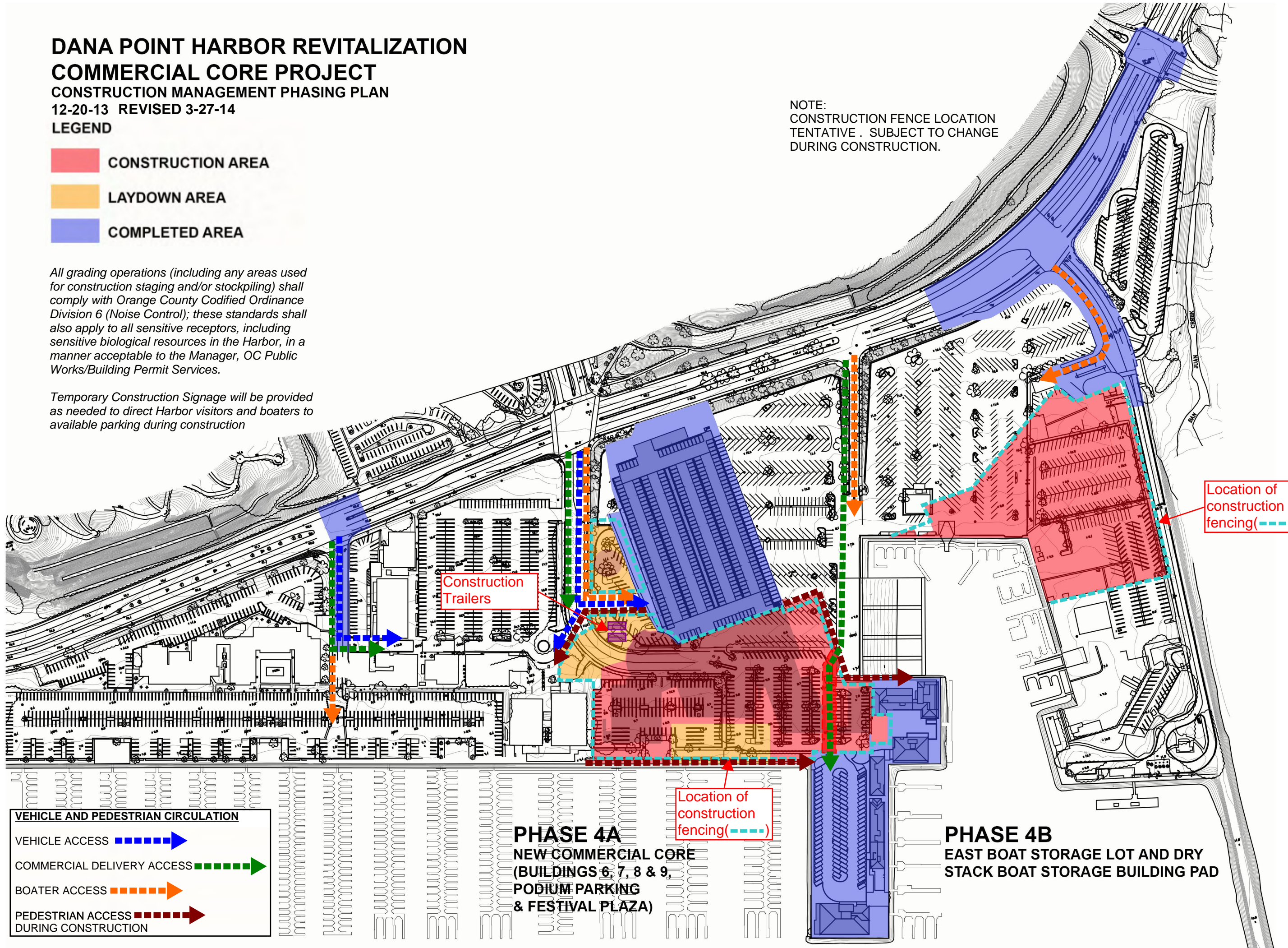
**DANA POINT HARBOR REVITALIZATION
COMMERCIAL CORE PROJECT
CONSTRUCTION MANAGEMENT PHASING PLAN
12-20-13 REVISED 3-27-14
LEGEND**

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

Temporary Construction Signage will be provided as needed to direct Harbor visitors and boaters to available parking during construction

NOTE:
CONSTRUCTION FENCE LOCATION
TENTATIVE . SUBJECT TO CHANGE
DURING CONSTRUCTION.



Location of construction fencing(---)

Location of construction fencing(---)

VEHICLE AND PEDESTRIAN CIRCULATION

- VEHICLE ACCESS →
- COMMERCIAL DELIVERY ACCESS →
- BOATER ACCESS →
- PEDESTRIAN ACCESS DURING CONSTRUCTION →

**PHASE 4A
NEW COMMERCIAL CORE
(BUILDINGS 6, 7, 8 & 9,
PODIUM PARKING
& FESTIVAL PLAZA)**

**PHASE 4B
EAST BOAT STORAGE LOT AND DRY
STACK BOAT STORAGE BUILDING PAD**

DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

CONSTRUCTION MANAGEMENT PHASING PLAN
12-20-13 REVISED 3-27-14

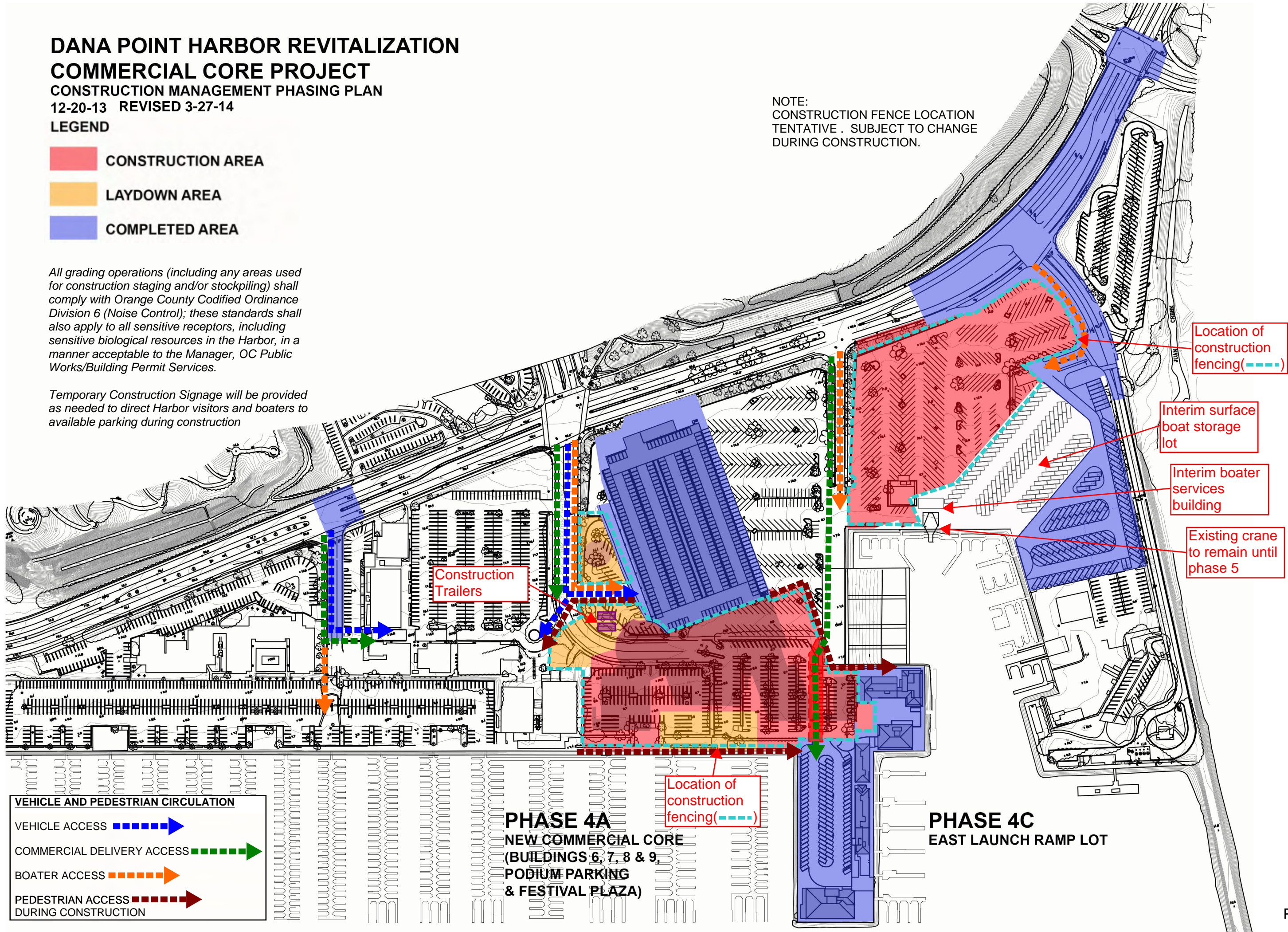
LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

Temporary Construction Signage will be provided as needed to direct Harbor visitors and boaters to available parking during construction

NOTE:
CONSTRUCTION FENCE LOCATION TENTATIVE . SUBJECT TO CHANGE DURING CONSTRUCTION.



Location of construction fencing(---)

Interim surface boat storage lot

Interim boater services building

Existing crane to remain until phase 5

Construction Trailers

Location of construction fencing(---)

VEHICLE AND PEDESTRIAN CIRCULATION

- VEHICLE ACCESS →
- COMMERCIAL DELIVERY ACCESS →
- BOATER ACCESS →
- PEDESTRIAN ACCESS DURING CONSTRUCTION →

**PHASE 4A
NEW COMMERCIAL CORE
(BUILDINGS 6, 7, 8 & 9,
PODIUM PARKING
& FESTIVAL PLAZA)**

**PHASE 4C
EAST LAUNCH RAMP LOT**

DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT CONSTRUCTION MANAGEMENT PHASING PLAN 12-20-13 REVISED 3-27-14

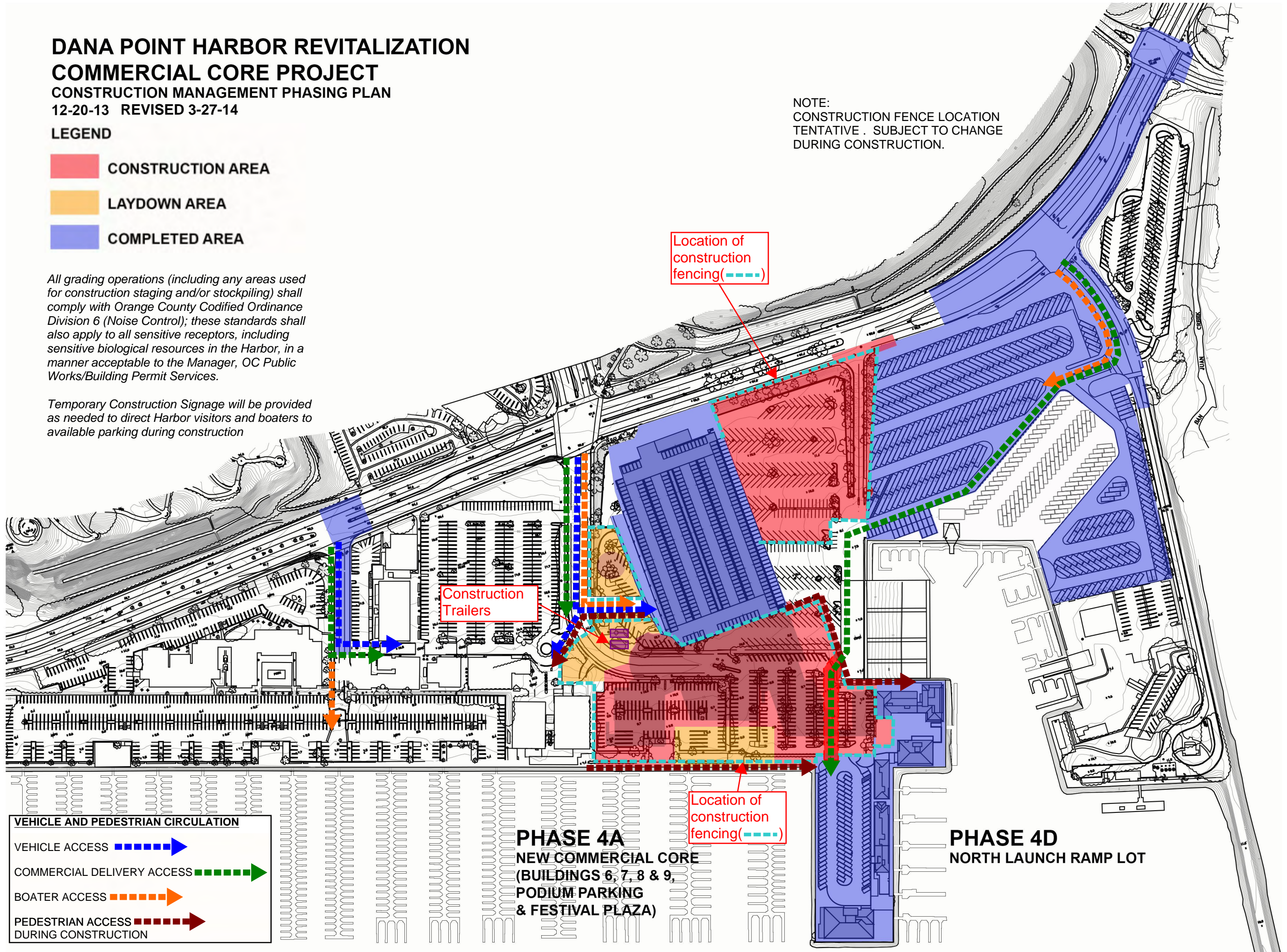
LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

Temporary Construction Signage will be provided as needed to direct Harbor visitors and boaters to available parking during construction

NOTE:
CONSTRUCTION FENCE LOCATION TENTATIVE . SUBJECT TO CHANGE DURING CONSTRUCTION.



Location of construction fencing(---)

Construction Trailers

Location of construction fencing(---)

VEHICLE AND PEDESTRIAN CIRCULATION

- VEHICLE ACCESS ■ →
- COMMERCIAL DELIVERY ACCESS ■ →
- BOATER ACCESS ■ →
- PEDESTRIAN ACCESS DURING CONSTRUCTION ■ →

**PHASE 4A
NEW COMMERCIAL CORE
(BUILDINGS 6, 7, 8 & 9,
PODIUM PARKING
& FESTIVAL PLAZA)**

**PHASE 4D
NORTH LAUNCH RAMP LOT**

DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

CONSTRUCTION MANAGEMENT PHASING PLAN
12-20-13 REVISED 3-27-14

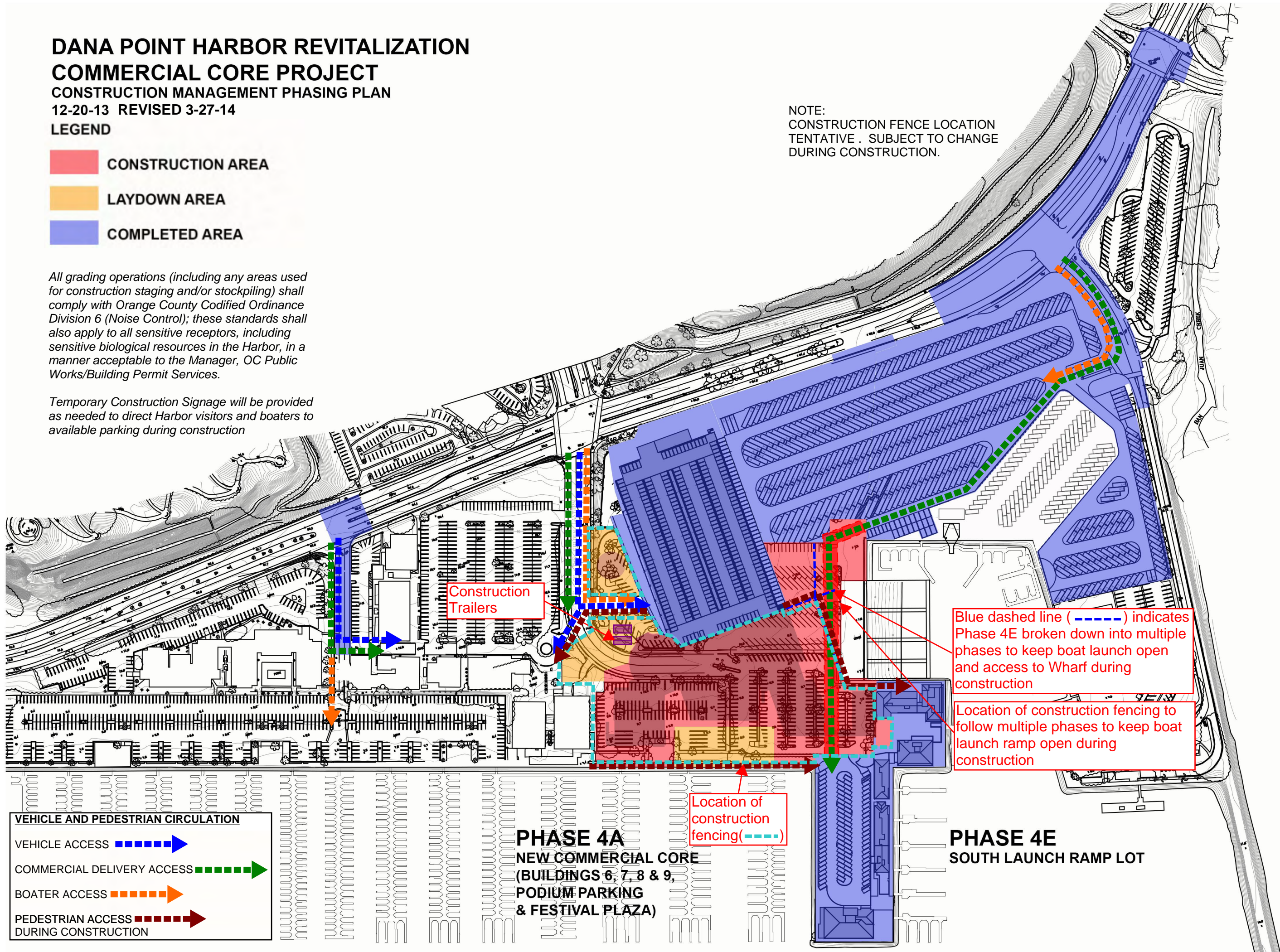
LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

Temporary Construction Signage will be provided as needed to direct Harbor visitors and boaters to available parking during construction

NOTE:
CONSTRUCTION FENCE LOCATION TENTATIVE . SUBJECT TO CHANGE DURING CONSTRUCTION.



Construction Trailers

Blue dashed line (- - - -) indicates Phase 4E broken down into multiple phases to keep boat launch open and access to Wharf during construction

Location of construction fencing to follow multiple phases to keep boat launch ramp open during construction

Location of construction fencing(- - - -)

VEHICLE AND PEDESTRIAN CIRCULATION

- VEHICLE ACCESS
- COMMERCIAL DELIVERY ACCESS
- BOATER ACCESS
- PEDESTRIAN ACCESS DURING CONSTRUCTION

**PHASE 4A
NEW COMMERCIAL CORE
(BUILDINGS 6, 7, 8 & 9,
PODIUM PARKING
& FESTIVAL PLAZA)**

**PHASE 4E
SOUTH LAUNCH RAMP LOT**

DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

CONSTRUCTION MANAGEMENT PHASING PLAN
12-20-13 REVISED 3-27-14

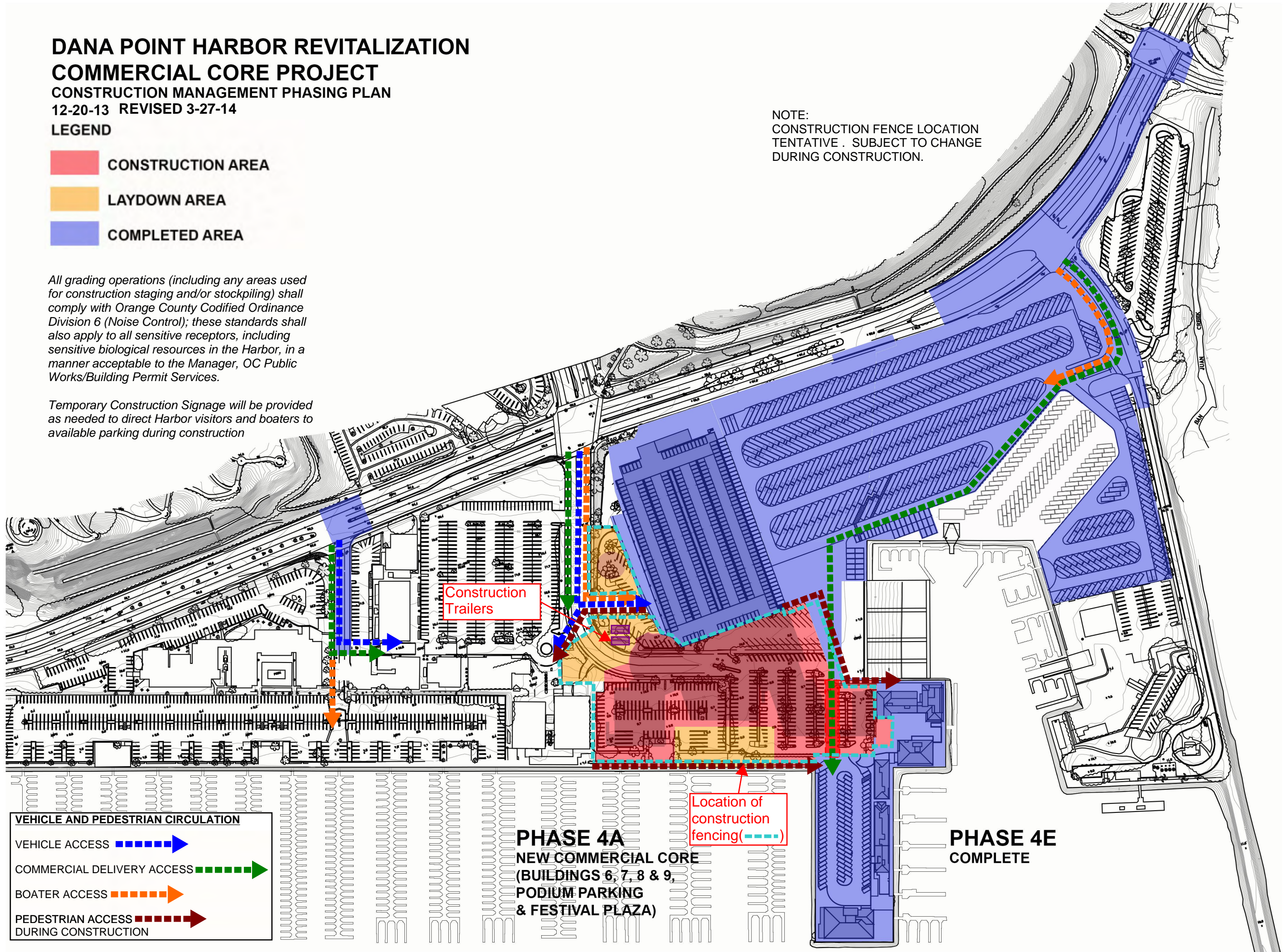
LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

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NOTE:
CONSTRUCTION FENCE LOCATION TENTATIVE . SUBJECT TO CHANGE DURING CONSTRUCTION.



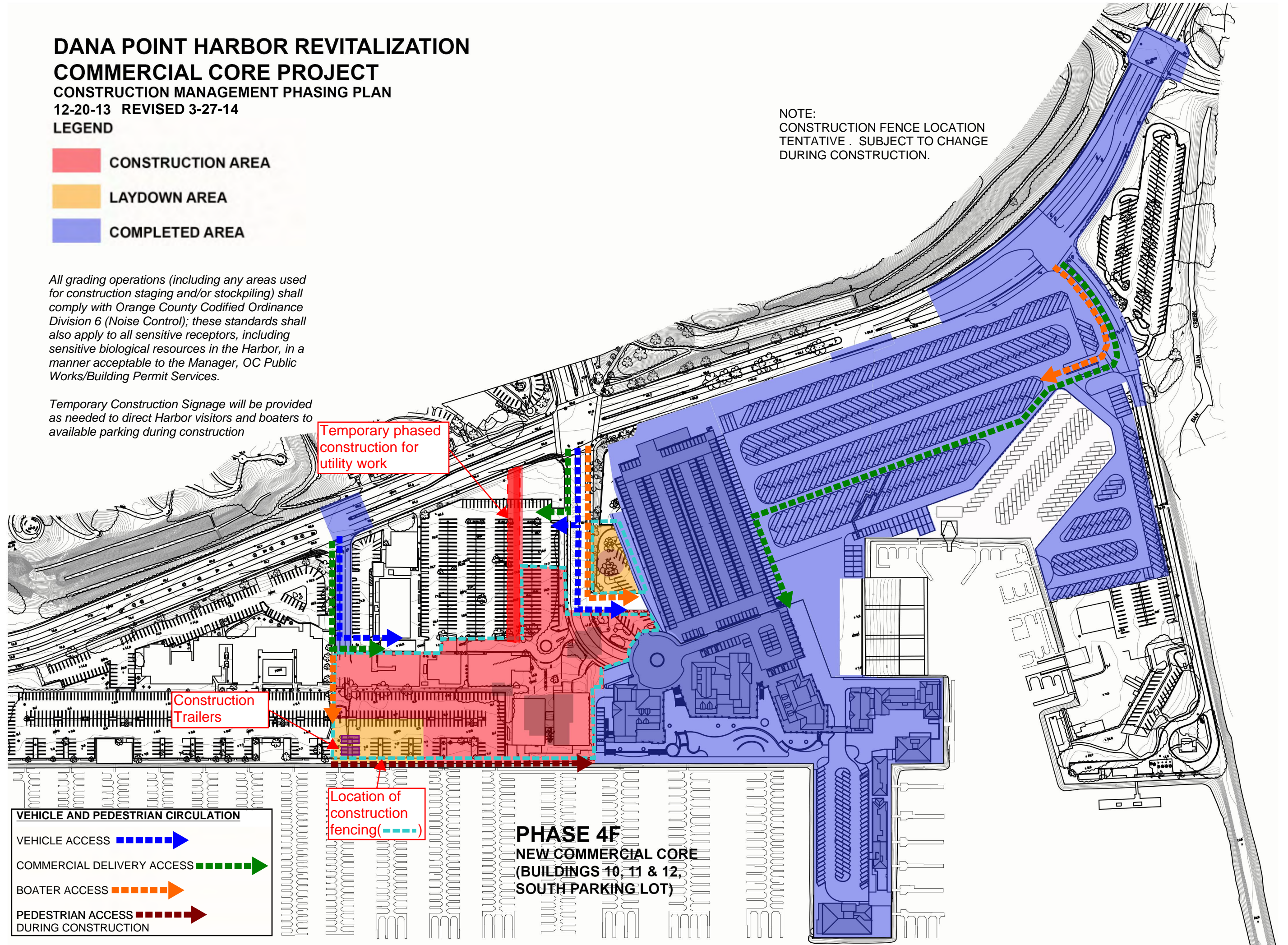
**DANA POINT HARBOR REVITALIZATION
COMMERCIAL CORE PROJECT
CONSTRUCTION MANAGEMENT PHASING PLAN
12-20-13 REVISED 3-27-14
LEGEND**

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

NOTE:
CONSTRUCTION FENCE LOCATION
TENTATIVE . SUBJECT TO CHANGE
DURING CONSTRUCTION.

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

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VEHICLE AND PEDESTRIAN CIRCULATION	
VEHICLE ACCESS	---- ➔
COMMERCIAL DELIVERY ACCESS	---- ➔
BOATER ACCESS	---- ➔
PEDESTRIAN ACCESS DURING CONSTRUCTION	---- ➔

Location of construction fencing(----)

**PHASE 4F
NEW COMMERCIAL CORE
(BUILDINGS 10, 11 & 12,
SOUTH PARKING LOT)**

DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

CONSTRUCTION MANAGEMENT PHASING PLAN

12-20-13 REVISED 3-27-14

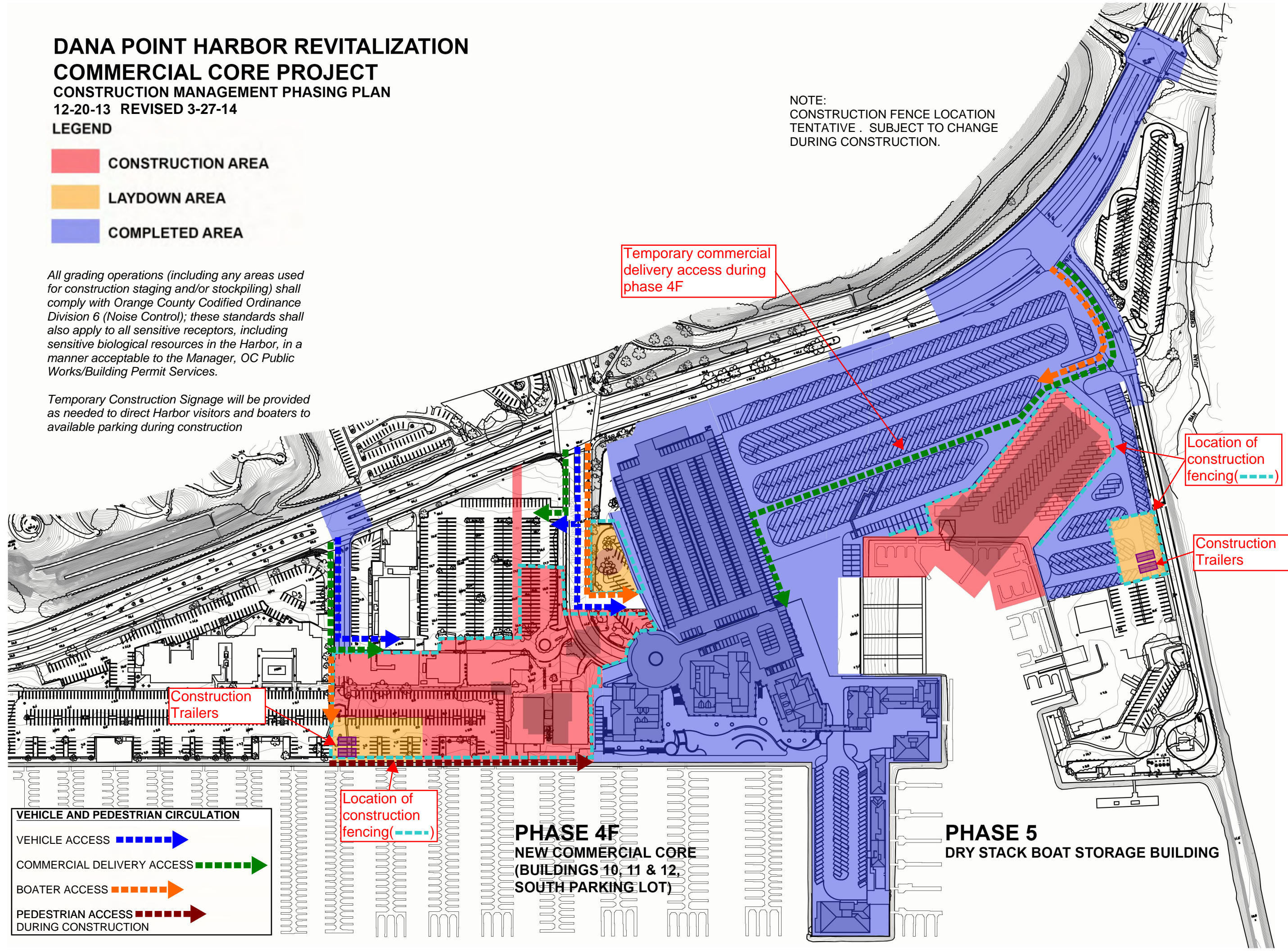
LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

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NOTE:
CONSTRUCTION FENCE LOCATION
TENTATIVE . SUBJECT TO CHANGE
DURING CONSTRUCTION.



Temporary commercial
delivery access during
phase 4F

Location of
construction
fencing(---)

Construction
Trailers

Construction
Trailers

Location of
construction
fencing(---)

- VEHICLE AND PEDESTRIAN CIRCULATION**
- VEHICLE ACCESS ----->
 - COMMERCIAL DELIVERY ACCESS ----->
 - BOATER ACCESS ----->
 - PEDESTRIAN ACCESS DURING CONSTRUCTION ----->

**PHASE 4F
NEW COMMERCIAL CORE
(BUILDINGS 10, 11 & 12,
SOUTH PARKING LOT)**

**PHASE 5
DRY STACK BOAT STORAGE BUILDING**

DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

CONSTRUCTION MANAGEMENT PHASING PLAN
12-20-13 REVISED 3-27-14

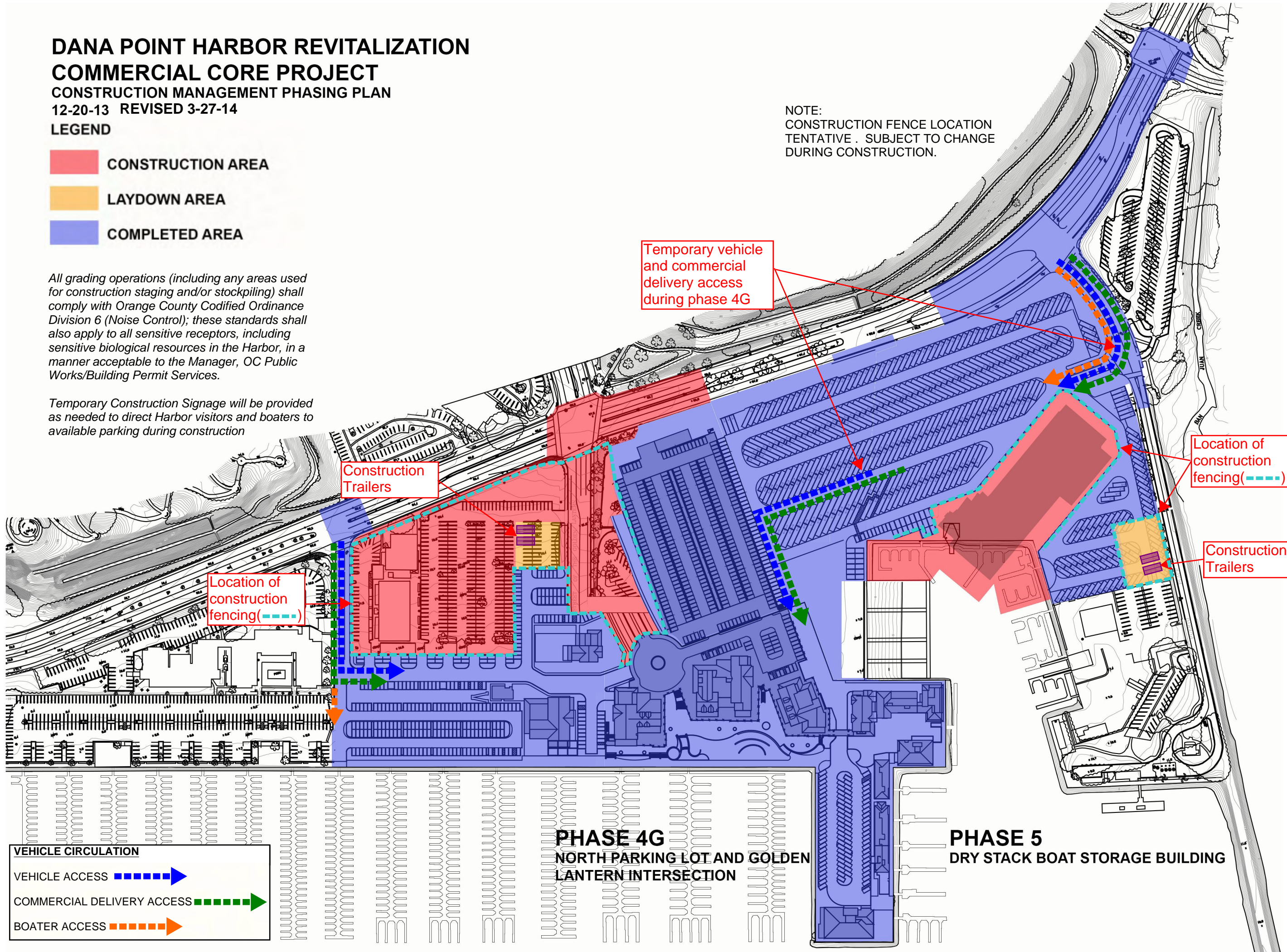
LEGEND

- CONSTRUCTION AREA
- LAYDOWN AREA
- COMPLETED AREA

All grading operations (including any areas used for construction staging and/or stockpiling) shall comply with Orange County Codified Ordinance Division 6 (Noise Control); these standards shall also apply to all sensitive receptors, including sensitive biological resources in the Harbor, in a manner acceptable to the Manager, OC Public Works/Building Permit Services.

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NOTE:
CONSTRUCTION FENCE LOCATION TENTATIVE . SUBJECT TO CHANGE DURING CONSTRUCTION.



Temporary vehicle and commercial delivery access during phase 4G

Construction Trailers

Location of construction fencing(---)

Location of construction fencing(---)

Construction Trailers

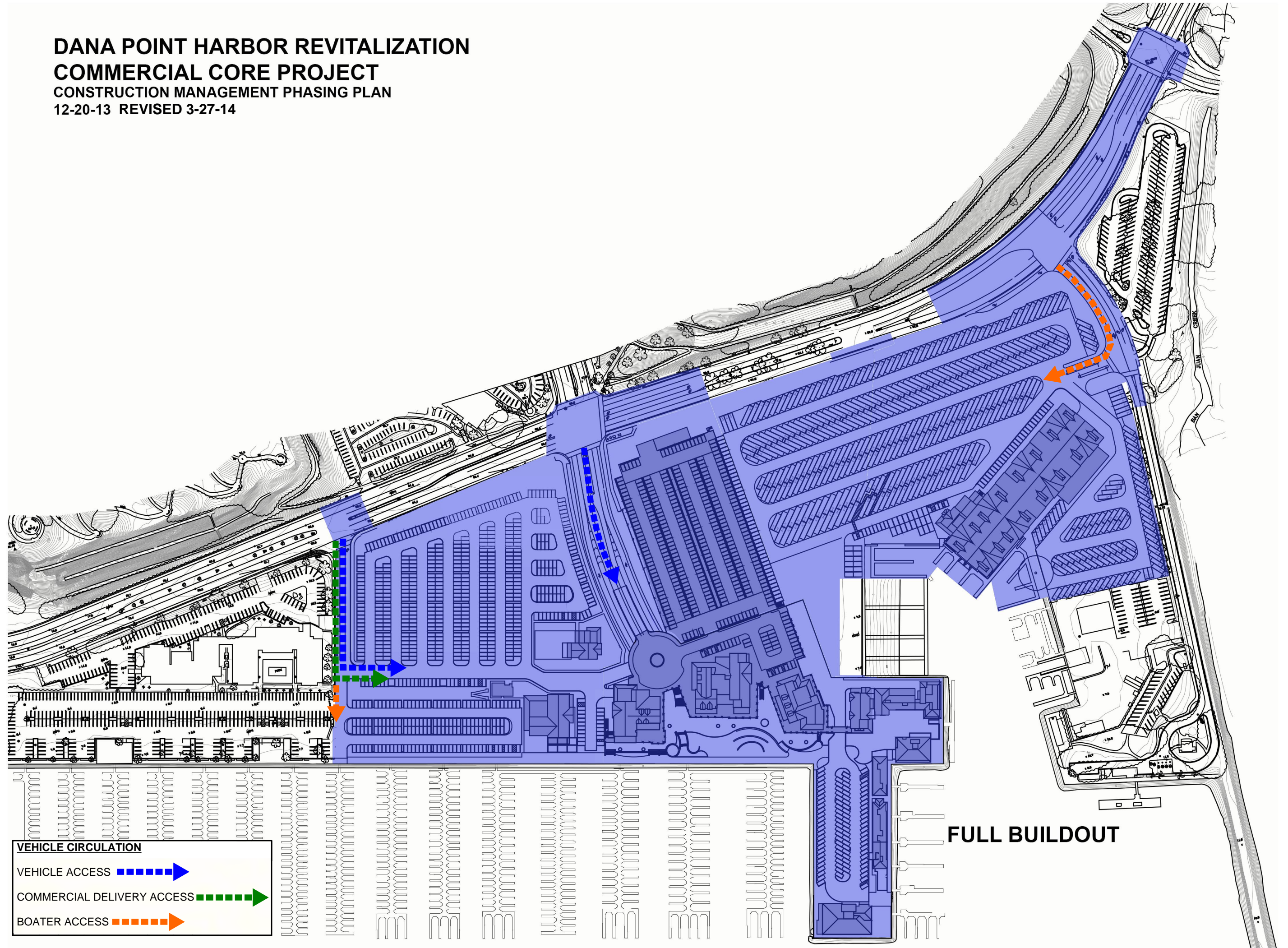
VEHICLE CIRCULATION

- VEHICLE ACCESS ----->
- COMMERCIAL DELIVERY ACCESS ----->
- BOATER ACCESS ----->

PHASE 4G
NORTH PARKING LOT AND GOLDEN LANTERN INTERSECTION

PHASE 5
DRY STACK BOAT STORAGE BUILDING

**DANA POINT HARBOR REVITALIZATION
COMMERCIAL CORE PROJECT
CONSTRUCTION MANAGEMENT PHASING PLAN
12-20-13 REVISED 3-27-14**



VEHICLE CIRCULATION

- VEHICLE ACCESS
- COMMERCIAL DELIVERY ACCESS
- BOATER ACCESS

FULL BUILDOUT