

February 11, 2014

Teresa Henry, District Manager
California Coastal Commission
South Coast District
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Dear Teresa:

On October 6, 2011 the California Coastal Commission certified a Local Coastal Program Amendment, which included an updated Land Use Plan (LUP) and Implementation Plan (IP) for Dana Point Harbor.

Chapter 14 of the new IP document contains a section on a required Parking Management Plan. Specifically 14.6 states, “Parking Management Plan shall also provide accurate (baseline) numbers for the number of **slips** in each area of the harbor, the number of **dry boat storage spaces**, and the number of **parking spaces** which currently exist, based on legal and permitted development. These baseline numbers shall be used in development of the parking management plan”.

In an effort to determine the current and historical baseline information for slips, dry boat storage, and parking spaces within Dana Point Harbor, a detailed review of historical documents, including plans, photographs, aerial photographs and permits processed since the Harbor was established in 1970, has been undertaken. As clarified by Coastal Commission Staff, development existing in 1972, prior to the Coastal Act, is considered “legal & permitted”. Any “development” (as defined in the Dana Point Harbor District Regulations – Implementation Plan) after 1972, would have required a Coastal Development Permit. Permits processed for development within the Harbor boundary since 1972 were requested from the Coastal Commission, the County of Orange and the City of Dana Point. Based upon the review of these documents, the “legal and permitted” baseline numbers for slips, dry boat storage, launch ramp and parking spaces within Dana Point Harbor were established. A draft written document and a detailed presentation were prepared to communicate this information to be included in the Dana Point Harbor Revitalization Plan’s Parking Management Plan.

We met with you and your staff on July 9, 2013, to present the information collected. Prior to that meeting, we provided the same information to the City of Dana Point, and per your request, OC Dana Point Harbor held two additional meetings with Harbor stakeholders to present and discuss this analysis and conclusions.

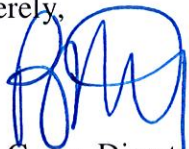
On September 20, 2013, the first meeting was held participants included the following individuals:

1. Rodger Beard (President, Dana Point Boater's Association)
2. Laurie Dietz (Vintage Marina Partners)
3. Bruce Heyman (Boater)
4. Donna Kalez (Dana Wharf Sport Fishing)
5. James Lenthall (V.P., Dana Point Boater's Association)
6. Bob Mardian (Wind & Sea Restaurant)
7. Jim Miller (President, Dana Point Merchant's Association)
8. Kelly Rinderknecht (Dana West Marina)
9. Doug Whitlock (Dana Point Marina Company)

During this meeting, a number of questions were answered and requests were made for additional information and further analysis of certain aspects of the report. Some revisions were made to both the written Baseline Analysis document and the graphic presentation in response to these questions/requests. These revisions were presented and discussed with the same group of stakeholders/interested parties during a second meeting held on November 20, 2013. Each participant was asked for their input/opinion regarding the information provided and if they agreed or disagreed with the analysis. Please refer to the attached document regarding the participant's concurrence.

Per our previous discussion, we are submitting copies of the revisions and the final document for your files.

Sincerely,



Brad Gross, Director
OC Dana Point Harbor

Enclosures

cc: John Tilton, City of Dana Point

11-20-13

DANA POINT HARBOR BASELINE ANALYSIS – STAKEHOLDER MEETING #2

I have reviewed the Dana Point Harbor Baseline Analysis information presented on 11-20-13 and find it to be an accurate depiction of the historic and current conditions in the Harbor.

- | | Agree | Disagree |
|---|-------------------------------------|--------------------------|
| 1. Rodger Beard (President, Dana Point Boater's Assoc.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Ken Stetson (Vintage Marina Partners) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| * 3. Bruce Heyman (Boater) | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Donna Kalez (Dana Wharf Sport Fishing) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. James Lenthall (V.P. Dana Point Boater's Assoc.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Bob Mardian (Wind & Sea Restaurant) <i>(HARPOON HENRY'S)</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Jim Miller (President, Dana Point Merchants Assoc.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Kelly Rinderknecht (Dana West Marina) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Doug Whitlock (Dana Point Marina Company) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

10. Joe Gilman - Boater for D.P.M.

* Bruce Heyman was sent a meeting invitation on 10/31/13 (along with all of the other participants) to attend this follow up DPH Baseline Analysis Stakeholder Meeting. Mr. Heyman accepted the invitation and confirmed his attendance on the day the invitation was sent. On the morning of the 11-20-13 meeting, Mr. Heyman notified OC Dana Point Harbor staff that he would not be able to attend due to a last minute scheduling conflict and that he would send Joe G. to attend in his absence. Materials from the meeting were made available to Mr. Heyman.

Dana Point Harbor Baseline for Slips, Dry Boat Storage, Launch Ramp & Parking



Prepared For:



OC DANA POINT HARBOR

Prepared By:



4 Park Plaza, Suite 700
Irvine, CA 92614

October 2013

DPH BASELINE FOR SLIPS, DRY BOAT STORAGE, LAUNCH RAMP & PARKING

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DANA POINT HARBOR BASELINE FOR SLIPS, DRY BOAT STORAGE, LAUNCH RAMP & PARKING

Introduction

Dana Point Harbor was developed over a number years, beginning in the late 1960's. The majority of the Harbor areas, both on the land and in the water, were developed by private tenants, entering into long-term lease agreements with the County of Orange. These areas included the Embarcadero Marina, East Basin Marina, West Basin Marina, Mariner's Village, Dana Wharf, the hotel, the shipyard, the fuel dock, 2 commercial parcels on the Island, and the Ocean Institute. Over time, the County of Orange has not renewed many of these leases as the terms expired. The only areas that remain under long-term lease today are the shipyard, the fuel dock, the two commercial parcels on the Island and the Ocean Institute. Many of the existing facilities in the Harbor today were developed prior to, or during the infancy of the Coastal Act. Jurisdictional oversight during the last 40+ years has involved multiple agencies, including the County of Orange, the California Coastal Commission and presently, the City of Dana Point. During these 40+ years, leaseholders, management companies, and the County have made minor changes to the design and operational capacities throughout the Harbor.

Regulatory Overview

In 1969, the County Board of Supervisors adopted the Planned Community (PC) Program document for Dana Point Harbor. The PC Program, along with the 1980's Local Coastal Program Document has provided the authority, regulations (based on the original leasehold boundaries), and procedures for development and administration of land uses in the Harbor. In 2010/2011, the California Coastal Commission certified a Local Coastal Program Amendment, including a new Land Use Plan (LUP) and Implementation Plan (IP).

Chapter 14 of the new IP document includes a section on a required Parking Management Plan. In 14.6 it states, "*Parking Management Plan shall also provide accurate (baseline) numbers for the number of **slips** in each area of the harbor, the number of **dry boat storage** spaces, and the number of **parking** spaces which currently exist, based on legal and permitted development. These baseline numbers shall be used in development of the parking management plan.*"

Legal and Permitted Development

In an effort to determine the current and historical baseline information for slips (available for public rental in the East and West Basins), dry boat storage, launch ramp and parking spaces within Dana Point Harbor, a detailed review of historical documents, including plans, photographs, aerial photographs and permits processed since the Harbor was established in 1970, has been undertaken. As clarified by Coastal Commission Staff, development existing in 1972, prior to the Coastal Act, is considered "legal & permitted". Any "development" (as defined in the Dana Point Harbor District Regulations – Implementation Plan) after 1972 would require a Coastal Development Permit. Permits

processed for development within the Harbor boundary since 1972 were requested from the Coastal Commission, the County of Orange and the City of Dana Point.

(A spreadsheet of the information provided is attached as Exhibit B.) Based upon the review of these documents, the “legal and permitted” baseline for slips, dry boat storage, launch ramp and parking spaces within Dana Point Harbor is:

- 2,392 Boat Slips
- 443 Dry Boat Storage Spaces
- 371 Launch Ramp Spaces
- 1,436 Designated Boater Parking Spaces
- 2,544 Other Auto Parking Spaces

Some of these numbers do not match with the actual numbers in the Harbor today, which are:

- 2,409 Boat Slips (+17)
- 443 Dry Boat Storage Spaces (+0)
- 334 Launch Ramp Spaces (-37)
- 1,446 Designated Boater Parking Spaces (+10)
- 2,526 Other Auto Parking Spaces (-18)

The numbers proposed for the Harbor Revitalization are:

- 2,254 to 2,409 Boat Slips
- 493 Dry Boat Storage Spaces (*minimum*)
- 334 Launch Ramp Spaces (*minimum*)
- 1,353 to 1,446 Designated Boater Parking Spaces (*minimum*)
- 3,054 to 3,147 Other Auto Parking Spaces (*minimum*)

Historical Summary of Development

Below is a summary of the available information. Followed by a presentation (Exhibit A), which includes historic aerial photographs, tables, plans and spreadsheets.

In **1972**, only the East Basin Marina had been built in the Harbor. From a review of the original East Basin design plans, dated 4-17-70 (Exhibit A, pages 9 & 10), it was determined that the original design constructed in the East Basin had 1,425 boat slips.

It is also estimated there were 323 dry boat storage spaces in 1972. This was estimated by reviewing original planning documents for parcel 3 (Exhibit A, page 30), in addition to reviewing plans of the current dry storage area and comparing that area with a bird’s eye photo from 1972 (Exhibit A, page 31), which is available from www.californiacoastline.org.

It is estimated there were 447 launch ramp spaces in 1972. This was estimated by reviewing original planning documents for parcel 4 (Exhibit A, page 38), in addition to reviewing plans of the current launch ramp area and comparing that area with a bird’s eye

photo from 1972 (Exhibit A, page 39), which is available from www.californiacoastline.org. A 1979 Coastal Development Permit (CDP) was also reviewed, which depicted the portion of the launch ramp area that was removed in order to create an auto parking lot. Based on the current layout of the launch ramp, it was estimated that +/- 83 launch ramp spaces were removed to create the auto parking lot. The CDP also included the creation of 13 boat wash-down spaces in the launch ramp lot.

To estimate the number of parking spaces available in 1972, we used an historic aerial photo from 1975 (Exhibit A, page 46), (which was assumed to be very close to the level of development completed in 1972), along with available design drawings for some of the parking lots. The quality of the 1975 aerial photo was not sufficient to count parking spaces, but constructed parking lots could clearly be identified and current parking counts were used (adjusted as needed, based on our knowledge of minor changes) for those lots, which were constructed at the time, unless we had other information or knowledge regarding the number of spaces in each lot. It is estimated that in 1972, there were 2,684 car parking spaces in the Harbor (this does not include car with trailer parking in the launch ramp, which is mentioned above).

In **1973**, an Environmental Impact Report (EIR) was certified by the County of Orange for the “Dana Point Harbor Remaining Developments”. The “West Basin Boat Slip Parcels” was one of the “Remaining Developments” included in the EIR. The EIR analyzed 840 slips proposed in the West Basin along with an additional 37 guest slips. Slip sizes were proposed to range from 25’ to 50’ in length. A traffic and parking section was included in the EIR, although parking was not specifically addressed as it relates to the quantity of spaces proposed. Figure 6, “Study Plan” from the EIR included a plan for the West Basin Slips, laid out in a north / south orientation, similar to the existing East Basin Layout. A table on Figure 6 showed 1,411 slips existing in the East Basin ranging from 20’ to 60’ and proposed 836 slips in the West Basin ranging from 25’ to 50’, for a total of 2,247 slips (not including the guest slips).

By **1975**, little had changed in the water. At that time, only the East Basin Marina had been constructed. Based on the 1975 aerial photo (Exhibit A, page 11), we can tell that some inside ties had been added in East Basin areas not originally designed as slips. In addition, 4 slips had been removed in the East Basin Island docks A & B, in order to construct a dry boat storage lift/hoist to have sufficient room in the water to launch and stage dry storage vessels. The net result of these changes was the addition of 20 slips to bring the total in the East Basin Marina to 1,445 slips.

From review of the 1975 aerial photo, it appears nothing had changed in the Dry Boat Storage (Exhibit A, page 32, 323 spaces) or Launch Ramp areas (Exhibit A, page 40, 447 spaces).

Auto parking changed slightly by 1972 to 2,679 spaces. In 1975, T.B.W. Partnership filed permit application (P-2-3-75-4737) with the California Coastal Zone Conservation Commission, in order to construct slips in the West Basin. A Coastal Commission Staff Summary and Recommendations Memorandum dated March 12, 1975 included 1,025

boat slips ranging in size from 22' to 55'. The 1,025 number did not include guest slips, which were part of another CDP. On April 21, 1975, the Executive Director signed a "Resolution of Approval and Permit" for application number P-2-3-75-4737 for the "Construction of approximately 1,000 boat slips (not including the guest slips), six – 2-story combination restrooms / storage / offices, lighting and facilities".

A set of "Dana Marina West" construction plans was prepared for TBW Partnership on 7/2/75. These are the first known plans which show the West Basin in an east/west orientation, which is opposite of the East Basin Layout (Exhibit A, pages 20 - 24). These plans depicted 1,104 slips (which included some inside ties as a portion of the 1,104). The 1,104 did not include guest slips).

In **1976**, T.B.W. Partnership filed for a CDP Amendment (P-3-30-76-4737) to the previous permit application (P-2-3-75-4737) with the California Coastal Zone Conservation Commission, in order to "reduce the number of (proposed) slips 30 ft. or less in length and increase the number of slips 35 ft. or more in length". A Staff Summary and Recommendations Memorandum dated May 5, 1976 included 1,052 boat slips, which, according to this staff report, the net effect of the amendment was to "*reduce the number of (proposed) smaller slips by 220, increase the number of (proposed) larger slips by 127, and reduce the total number of (proposed) slips by 103*". A "Verification of Permit" for Permit no. P-4737 was signed on June 16, 1976.

By **1980**, the West Basin Marina had been constructed per the 1975 construction plans with some significant modifications, resulting in 137 fewer slips than shown on the plans (See notes in Exhibit A, pages 20 - 24). There were a total of 967 slips constructed (which included some inside ties as a portion of the 967). Approximately 802 parking spaces were also constructed adjacent to the West Basin. Some changes in the East Basin were made to add more inside ties as well as side ties adjacent to some of the pitch-fork slips (Exhibit A, page 12). This brought the total number of slips in the Harbor to 2,438. There is no known record of any CDP's for these additional slips in the East Basin.

In 1979 a CDP was issued to add 120 dry boat storage spaces in an area which was previously undeveloped (Exhibit A, page 33). This brought the total number of "legal & permitted" dry boat storage spaces to 443.

This same CDP was issued to add 121 car parking spaces in Planning Area 2 (Lot Ib) by removing +/- 83 existing launch ramp spaces. 13 wash-down spaces were added to the launch ramp as part of this CDP, which brought the number of launch ramp spaces to 377. Another CDP was issued for the original Marine Institute, including a 110-space parking lot (Lot Va). A CDP was also issued in 1976 to construct 42 guest slips in the West Basin, along with a pump out facility, restroom building and 36 parking spaces (Lot IIIb). Other parking areas were also constructed or expanded by this point, but there is no known record of additional CDP's for this development. These included the expanded hotel parking lot, and a small area for car-only parking inside of the launch ramp parking area. The total number of car parking spaces in the Harbor in 1980 was 3,820, (Exhibit A, page 47), although the "legal & permitted" spaces were only 3,774.

By **1991**, more inside ties in both the East and West Basin Marinas and pitch-fork side ties in the East were added to bring the total number of slips to 2,460 (Exhibit A, page 4). However, the pitch-fork side ties encroach into the fairways restricting boat traffic and should not be counted as part of the baseline. There is no known record of any CDP's for these additional slips.

A CDP was issued for the construction of the shipyard in 1981. However, the 73-space dry boat storage area constructed within the shipyard lease boundary was not included as a component of the approved shipyard CDP (Exhibit A, page 34). Therefore, the spaces are not considered to be "legal & permitted". These 73 spaces brought the total number of dry boat storage spaces up to 516. However, the legal & permitted number remained 443.

Some time between 1980 and 1991, a portion of the launch ramp parking lot was restriped to change 21 launch ramp spaces into 31 car spaces. This brought the total number of launch ramp spaces down to 350, but the legal and permitted number remained 377 because there is no knowledge of a CDP for this change.

The 1981 shipyard CDP did include additional car parking, but not in the configuration which the 46 spaces were constructed (Lot Ie). With these additional 46 spaces and other new parking lots (including Lot If at the end of Puerto Place) constructed by 1991, the total number of auto parking spaces rose to 4,003 (Exhibit A, page 48). The number of legal & permitted parking spaces in 1991, was 3,980.

By **2003**, slips on A Dock and F Dock in the East Marina Cove Side were modified and resulted in a loss of 25 slips (Exhibit A, page 15 & 16). There is no known record of any CDP's for this reduction of slips. This brought the total number of slips down to 2,435. However, when you do not include the pitch-fork side ties, the number drops to 2,409. The legal & permitted number of slips is 2,392.

There were no changes to dry boat storage which remained at 516, but the legal & permitted dry boat storage number remained 443.

Some time between 1991 and 2003, a portion of the launch ramp parking lot was restriped to change 16 launch ramp spaces into 23 car spaces. This brought the total number of launch ramp spaces down to 334, but the legal & permitted launch ramp number remained 377 because there is no knowledge of a CDP for this change.

Auto parking decreased to 3,995 (Exhibit A, page 49). Spaces were lost in Lots Id (2 for van accessible handicap), If (1 for van accessible handicap), Ii (1 for a handicap ramp), Ij (6 for van accessible handicap), IIa (3 for van accessible handicap), IIIa (3 for van accessible handicap), IIIc (2 for sheds, 2 for environmental recycling center and 1 for pedestrian / handicap access), IIId (4 for van accessible handicap), IIIe (1 for van accessible handicap), IVa (3 for sheds, 8 kayak / dinghy / bike racks), IVb (4 for storage racks and 1 environmental / recycling center), IVd (2 for van accessible handicap), and IVj (2 for van accessible handicap). There is no known record of any Coastal

Development Permits for this decrease in parking. The legal & permitted parking number remained 3,980.

By **2013**, there were no changes to the number of slips in the East or West Basins. The number of slips remained 2,435. However, when you do not include the pitch-fork side ties, the number of slips remains 2,409. **The legal & permitted number of slips remained 2,392.**

With modifications to the shipyard lease, the 120-space dry boat storage area was removed. The number of dry boat storage spaces dropped to 443, but **the legal & permitted dry boat storage number remained 443.**

As part of a 2004 CDP for the Launch Ramp Renovation Project, 6 launch ramp spaces were striped out in order to create 8 van accessible handicap spaces. This brought the total number of launch ramp spaces down to 334, and **the legal & permitted launch ramp number dropped to 371.**

Auto parking decreased to 3,972 (Exhibit A, page 50). Spaces were lost in Lots IIb (3 for pedestrian / handicap access), IIIb (13 for human powered craft racks), IVa (6 for material storage racks) & IVb (1 for environmental / recycling center). There is no known record of any Coastal Development Permits for this decrease in parking. **The legal & permitted parking number remained 3,980.**

Exhibit A
(52 pages)

DANA POINT HARBOR BASELINE

(Slips, Dry Boat Storage, Launch Ramp & Parking)

10/15/13



Dana Point Harbor - 1975



Dana Point Harbor - 1980



Dana Point Harbor - 1991



Dana Point Harbor - 2003



Dana Point Harbor - 2013

DANA POINT HARBOR BASELINE FOR SLIPS, DRY BOAT STORAGE, LAUNCH RAMP & PARKING

	SLIPS	DRY BOAT STORAGE ¹⁶	LAUNCH RAMP	PARKING	
1972 Photo & Plans	1,425	323	447	2,684	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;"><i>Improvements prior to the Coastal Act</i></p> <hr style="border-top: 1px dashed red;"/> <p style="text-align: center;"><i>Coastal Development Permits processed for improvements since 1972 are identified in footnotes 2, 8, 9, 10, 11, 12, 18, 20 & 21 below.</i></p> </div>
1975 Aerial Photo	1,445 ¹	323	447	2679 ^{19, 22}	
1980 Aerial Photo	2,438 ^{2, 3}	443 ¹²	377 ¹⁰	3,820 ^{9, 20, 21, 22}	
1991 Aerial Photo	2,460 ⁴	516 ⁸	356 ¹⁴	4,003 ^{10, 11, 22}	
2003 Aerial Photo	2,435 ^{5, 6, 7}	516 ⁸	340 ¹⁵	3,995 ^{13, 22}	
2013 Aerial Photo	2,435 ^{5, 6, 7}	443 ¹⁷	334 ¹⁸	3,972 ^{13, 22}	
	<u>2,392</u> <i>Original 1,425 + 967 = 2,392</i>	<u>443</u> <i>Original 323 + 120 = 443</i>	<u>371</u> <i>Original 447 - 83 + 13 - 6 = 371</i>	<u>3,980</u> <i>Original 2,684 + 121 + 36 + 402 + 409 + 110 + 140 + 32 + 46 = 3,980</i>	

2013 Legal and Permitted Development

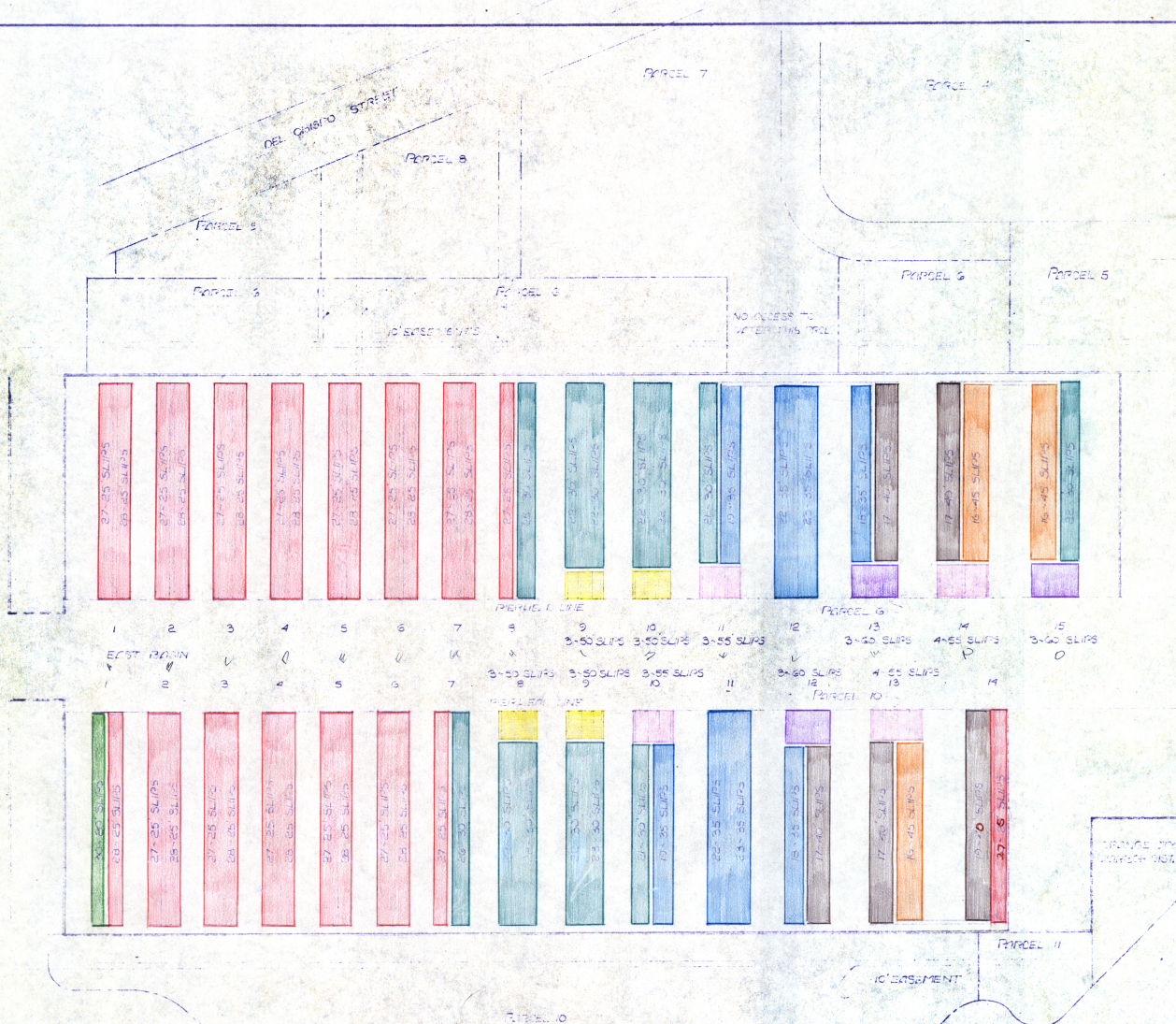
Notes:

- 1 Added slips were inside ties. 4 slips were taken away @ Island Dock A & B for dry storage lift.
- 2 A Coastal Development Permit (CDP) was issued in 1976 for construction of the West Basin, which was built with 967 slips.
- 3 Inside ties were added and some pitch fork side ties were added in the East Basin. Pitch fork side ties encroach into fairway and should not be counted.
- 4 Inside ties were added and some pitch fork side ties were added. Pitch fork side ties encroach into fairway and should not be counted.
- 5 Slips lost when East Basin Cove Dock A & F were modified.
- 6 Pitch fork side ties encroach into fairway and should not be counted (22 in the East and 4 in the West).
- 7 Taking note 6 into account, the **actual number of slips for 2003, and today, should be 2,409, with the legal & permitted number being 2,392.**
- 8 A CDP was issued for construction of the shipyard in 1981 (P-81-7602). However, the 73 space surface boat storage area was not included in the permit.
- 9 A CDP was issued in 1976, for 36 parking spaces in Lot IIIb.
- 10 A CDP was issued in 1979, which added 121 parking spaces in Planning Area 2 (Lot Ib) by removing +/- 83 Launch Ramp spaces. 13 wash down spaces were also added to the Launch Ramp lot.
- 11 A CDP was issued in 1981 for construction of the shipyard, which included parking spaces, but not in the configuration the 46 spaces were actually constructed (Lot Ie).
- 12 A CDP was issued in 1979, which added 120 dry boat storage spaces in an area which was previously undeveloped.
- 13 A portion of Lot Ib was restriped and gained 6 parking spaces.
- 14 Between 1980 and 1991, a portion of the launch ramp parking lot was re-striped to change 21 launch ramp spaces into 31 car spaces.
- 15 Between 1991 and 2003, a portion of the launch ramp parking lot was re-striped to change 16 launch ramp spaces into 23 car spaces.
- 16 Dry boat storage in this column does not include the +/- 50 spaces in the Dana Point Yacht Club (DPYC) dry storage area located on the island on the east side. This area was built in 1971 and hasn't changed in size over the years. These spaces range from 13' to 30' in length. The majority are 24' or less. These spaces are for DPYC members only.
- 17 73 spaces, which were a part of the shipyard operation (without a CDP) were removed.
- 18 As part of the Launch Ramp Renovation CDP, 6 launch ramp spaces were removed to create 8 van accessible ADA spaces.
- 19 Prior to 1975, 5 spaces in Lot IIb were removed for a modified parking lot entry (2) and for kayak / dinghy racks (3). We have no record of a CDP for these changes.
- 20 A 1976 CDP allowed for 36 parking spaces in Lot IIIb, but it appears this lot was built with an estimated 50 spaces (as shown on the 1980 aerial photo). The lot was since reconfigured sometime between 2003 & 2013 to allow for Human Powered Craft storage with 37 car spaces and no bus spaces. We have no record of a CDP for this change, but the lot does have 1 more parking space than mentioned in the original CDP.
- 21 Lot Va was built as part of the Ocean Institute CDP.
- 22 For additional detail regarding parking lot changes, please see the "Dana Point Harbor - Parking Count History" spreadsheet in this presentation.

EAST BASIN

PARCEL 6			
SLIPS	BOUL FT.	%	LAYOUT #
25' 412	10,300	56%	
30' 154	4,680	21	
35' 32	2,970	11.5	
40' 34	1,360	4.5	
45' 32	1,440	4.5	
50' 6	300		
55' 7	585	2.5	
60' 6	360		
TOTAL	7315	21,695	100%
	9	END TIES	564

PARCEL 10			
SLIPS	BOUL FT.	%	LAYOUT #
20' 30	1800	9.5	
25' 87	8250	47.5	
30' 136	4080	19.5	
35' 92	2870	12.8	
40' 53	1360	5.5	
45' 16	1575	5.5	
50' 6	300		
55' 7	385	2.5	
60' 3	180		
TOTAL	699	20,200	100%
	8	END TIES	564



Handwritten note: 1/2" scale for 1/4" and 1/8" lines

NO.	DATE	REVISION
1	5-17-70	FINAL LAYOUT CONTRACT SKETCH

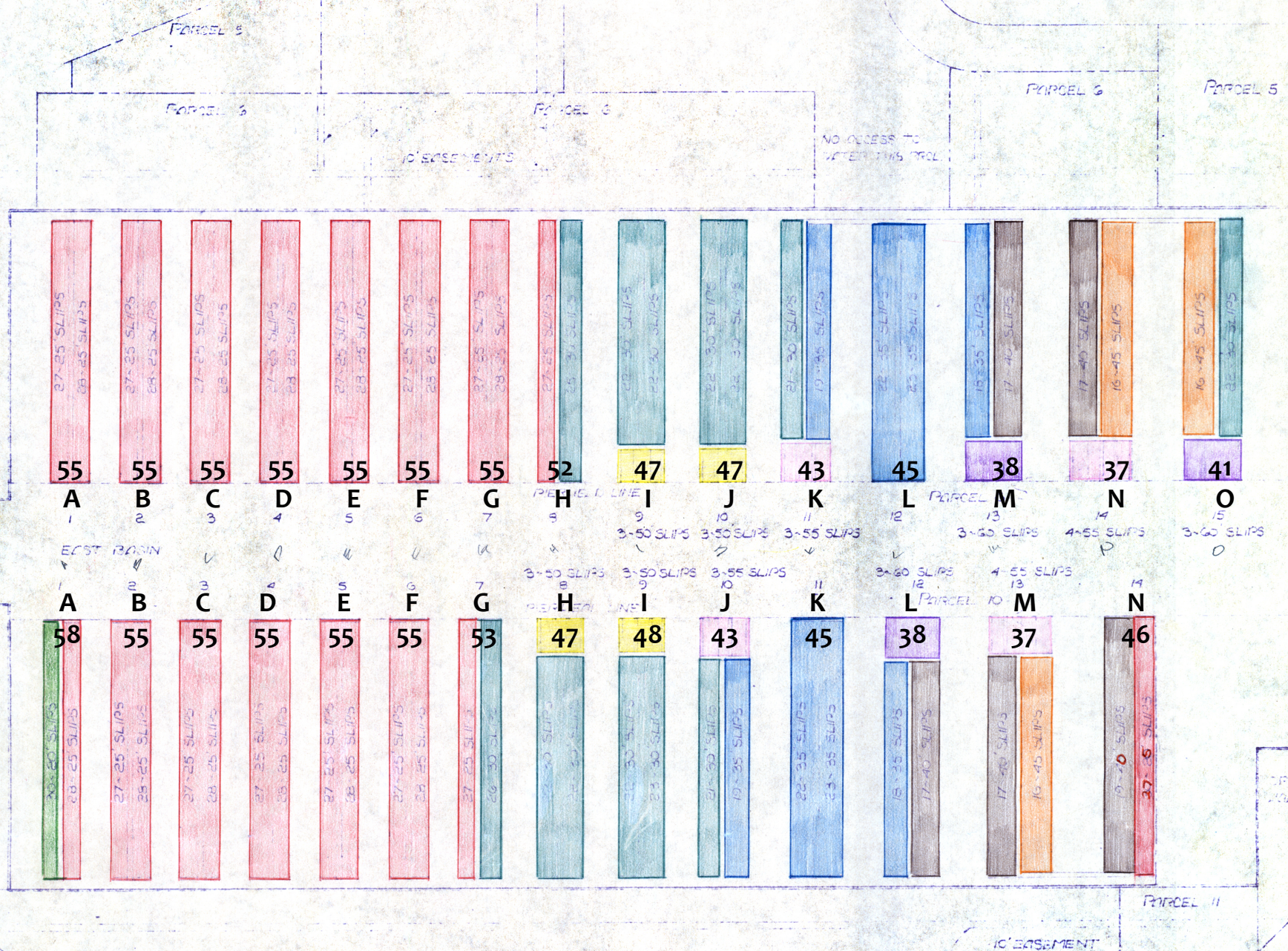
FINAL LAYOUT

PARCELS 6 & 10 - DIV. OF LINES

DRING FRONT COLLEGE RD

DRAWN BY: JMG DATE: 4-17-70 SCALE: 1"=100' P.L.: EVO	HUNTINGTON ENGINEERING CORP. 7355 BLATER AVE. HUNTINGTON BEACH CALIFORNIA 947-0027
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East Basin - 1970 - Original Designed / Built with 1,425 slips



East Basin - 1970 - Original Designed / Built with 1,425 slips



57	57	57	57	57	57	55	52	47	47	43	45	38	37	41
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
58	55	57	57	55	55	55	47	48	43	45	38	37	48	

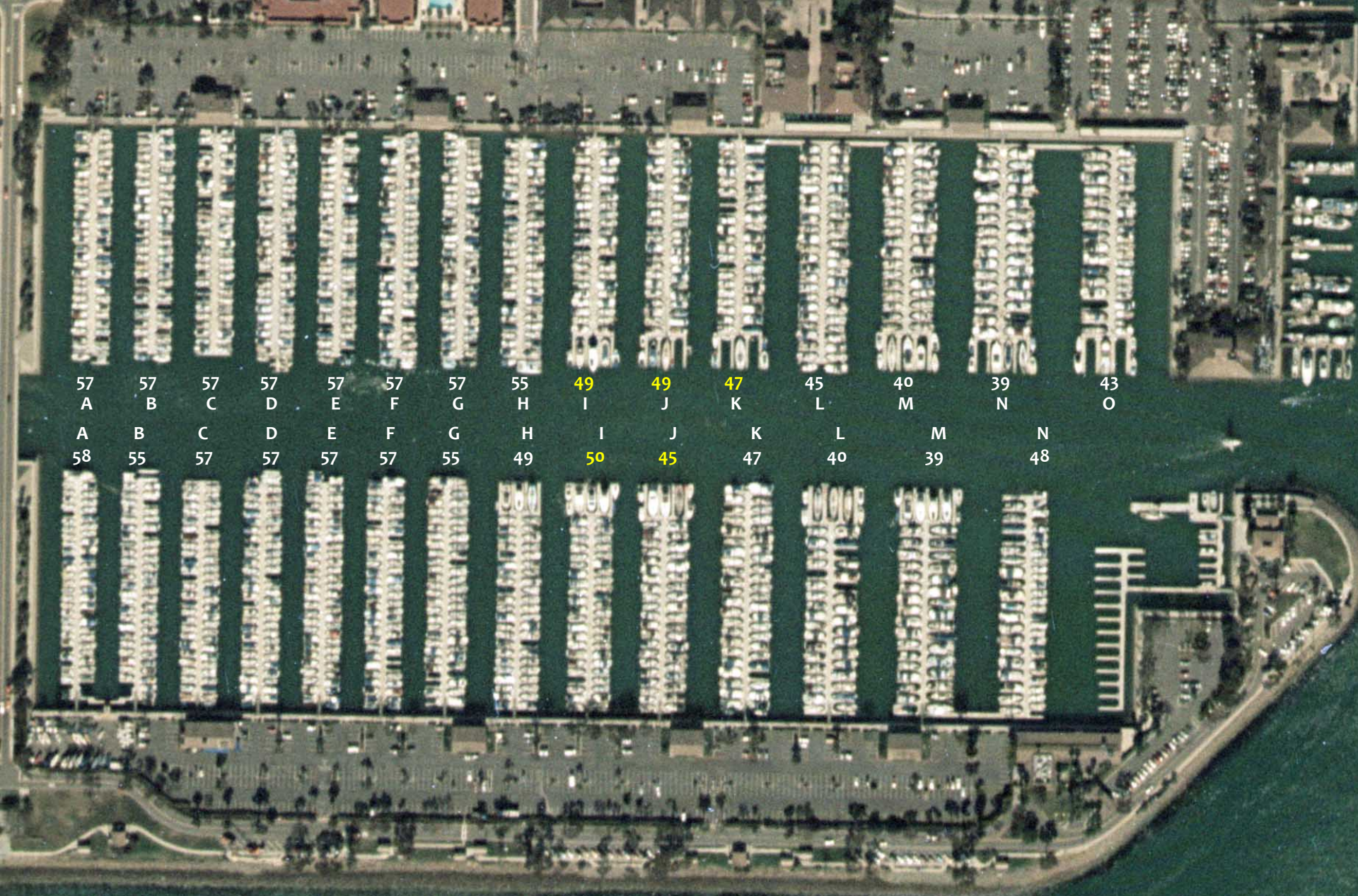
*Yellow depicts changes since 1970 design - Some inside ties added.
4 slips taken away @ Island Dock A & B for dry storage lift.*

East Basin – 1975 - (1,445 Slips) +20 compared to 1970 design



Yellow depicts changes since 1975 - More inside ties and some pitch fork side ties added.

East Basin – 1980 – (1,471 slips) +46 compared to 1970 design



57	57	57	57	57	57	57	55	49	49	47	45	40	39	43
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
58	55	57	57	57	57	55	49	50	45	47	40	39	39	48
A	B	C	D	E	F	G	H	I	J	K	L	M	N	

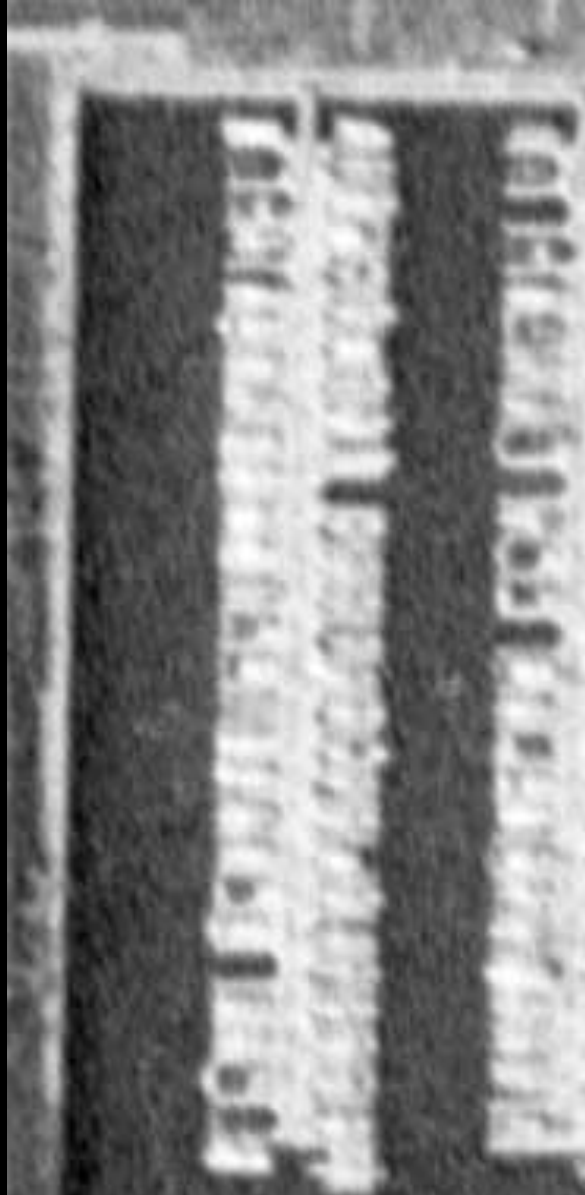
Yellow depicts changes since 1980 - More inside ties and more pitch fork side ties added.

East Basin – 1991 – (1,480 slips) +55 compared to 1970 design



Yellow depicts changes since 1991 - A Dock and F Dock have been modified.

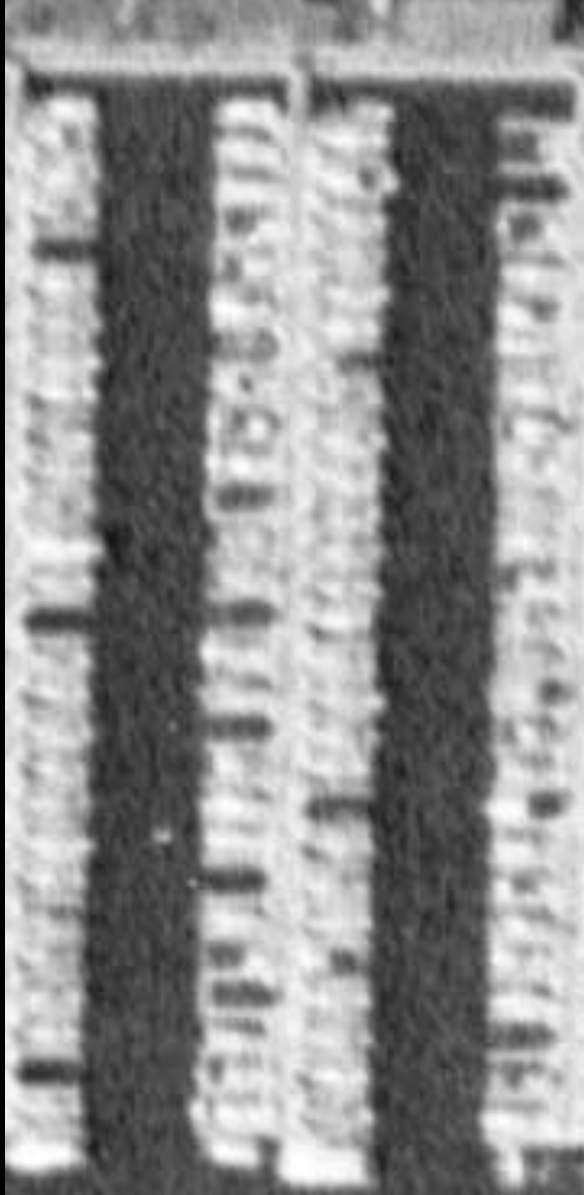
East Basin – 2003 – (1,455 slips) +30 compared to 1970 design



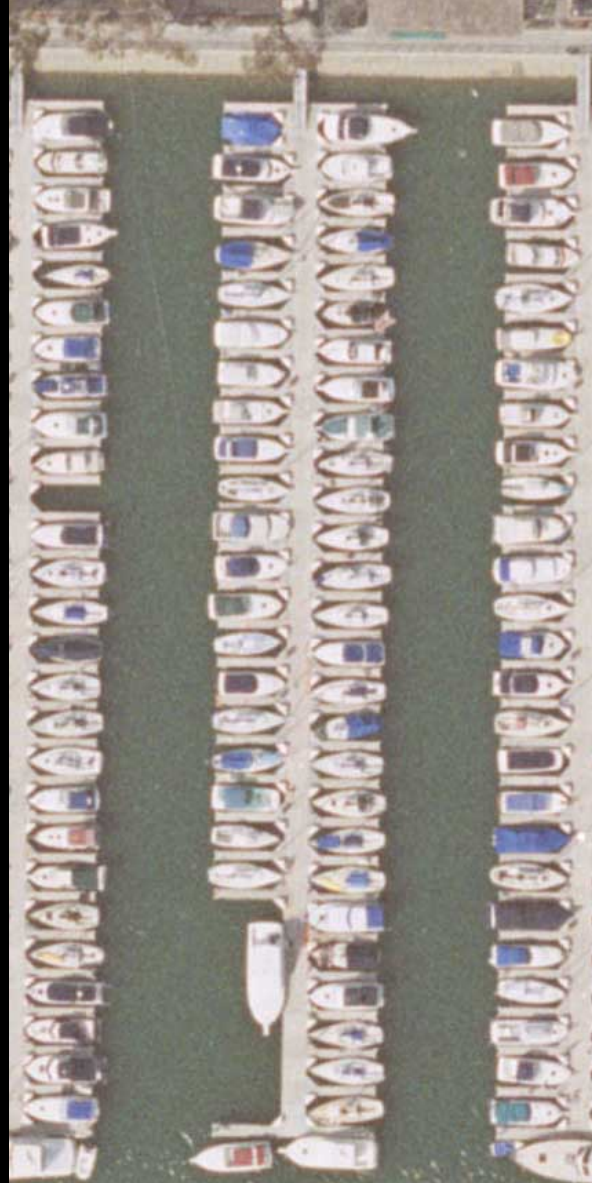
East Basin
A Dock – 1975
57 slips



East Basin
A Dock – 2003
37 slips



East Basin
F Dock – 1975
57 slips



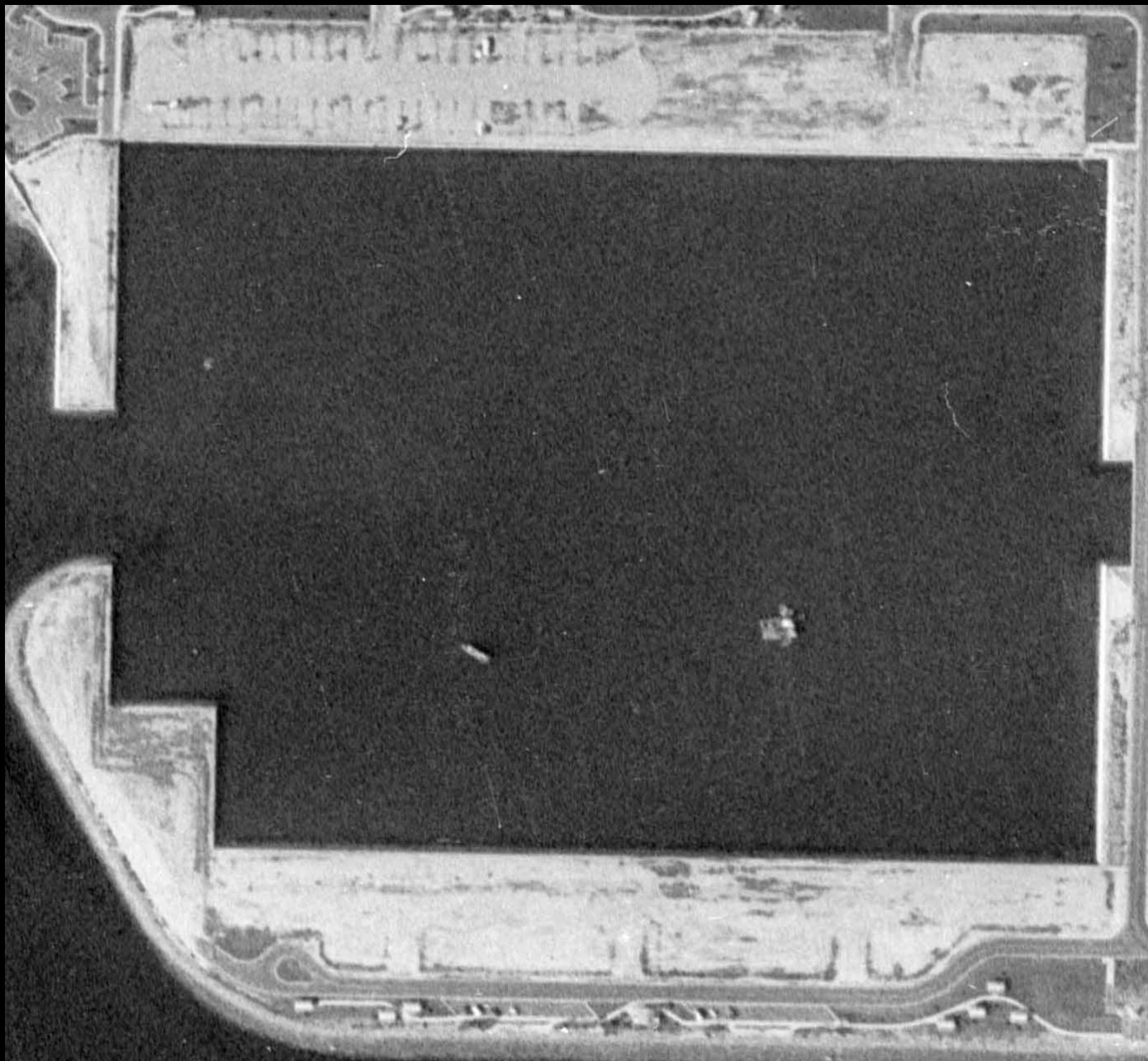
East Basin
F Dock – 2003
52 slips



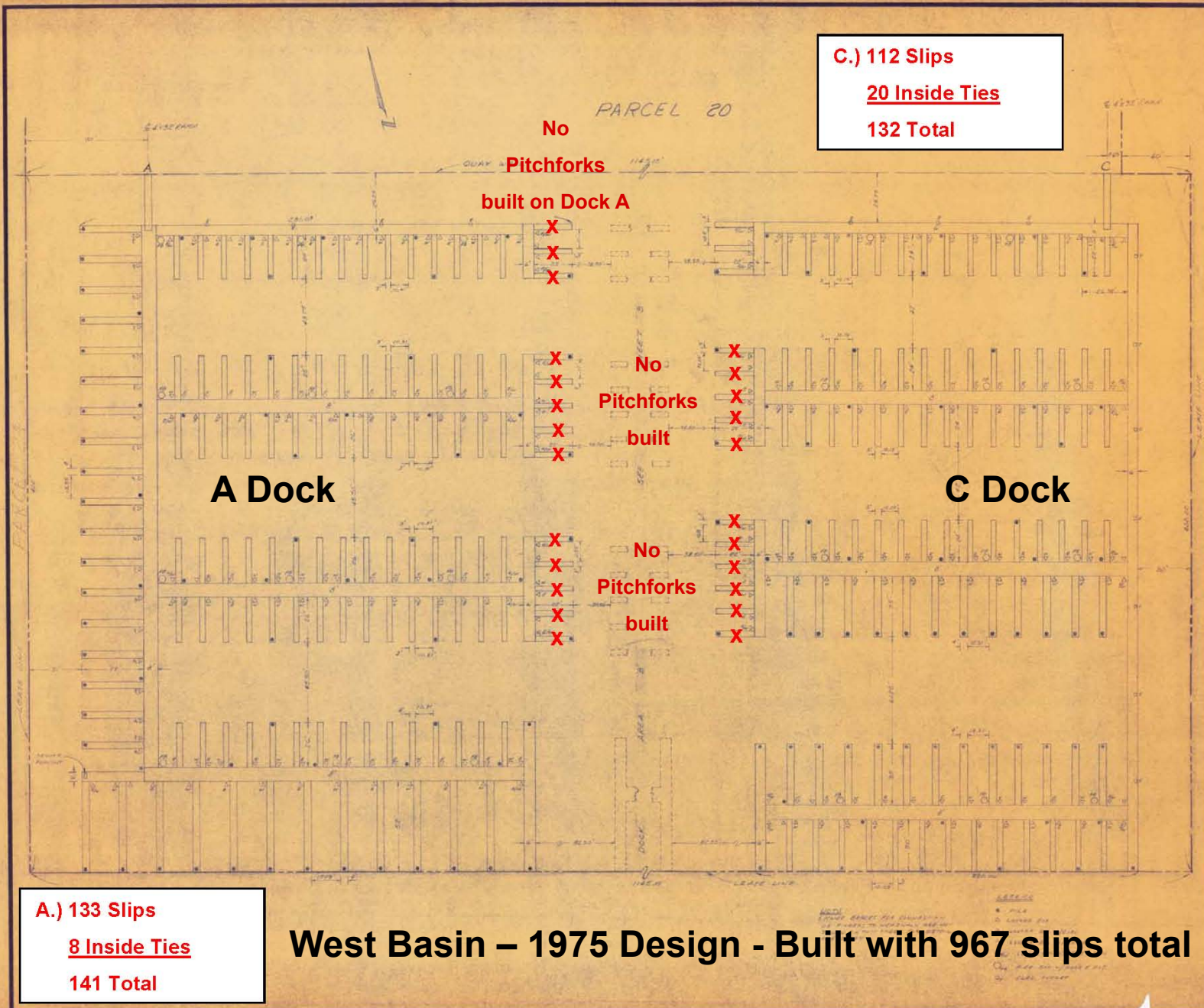
37	57	57	57	57	52	57	55	49	49	47	45	40	39	43
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
58	55	57	57	57	57	55	49	50	45	47	40	39	48	

East Basin – 2013 – (1,455 slips) +30 compared to 1970 design

WEST BASIN



West Basin - 1975



C.) 112 Slips
20 Inside Ties
132 Total

A.) 133 Slips
8 Inside Ties
141 Total

West Basin – 1975 Design - Built with 967 slips total

DANA MARINA WEST

DANA POINT CALIFORNIA

for
 TBW PARTNERSHIP

PLANNING & ARCHITECTURE

George W Seitz AIA
 557 B Willow Road
 Menlo Park
 California 94025

MARINE CONSTRUCTION

Troutwin & Associates
 2410 Newport Boulevard
 Newport Beach
 California 92664

Sheet Title	
General Plan Hardware A/C	
DATE	1975
SCALE	AS SHOWN
DRAWN BY	[Signature]
CHECKED BY	[Signature]

PARCEL 20

Built closer to wall than shown.
No room for inside ties. Also built with 3
slips on the end, not the 2 shown.

No
Pitchforks
built

X
X
X
X
X

16 shown, but built with only 15

X
X
X
X
X

No
Pitchforks
built

B Dock

No
Pitchforks
built

X
X
X
X
X

16 shown, but built with only 15

X
X
X
X
X

No
Pitchforks
built

B.) 225 Slips

8 Inside Ties

233 Total

West Basin – 1975 Design - Built with 967 slips total

DANA MARINA WEST

DANA POINT CALIFORNIA

for
TBW PARTNERSHIP

PLANNING & ARCHITECTURE

George W Seitz AIA
557 B Willow Road
Menlo Park,
California 94025

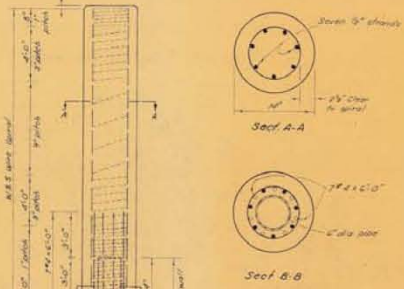
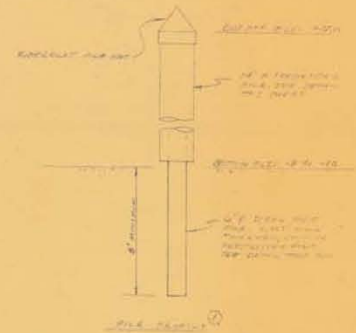
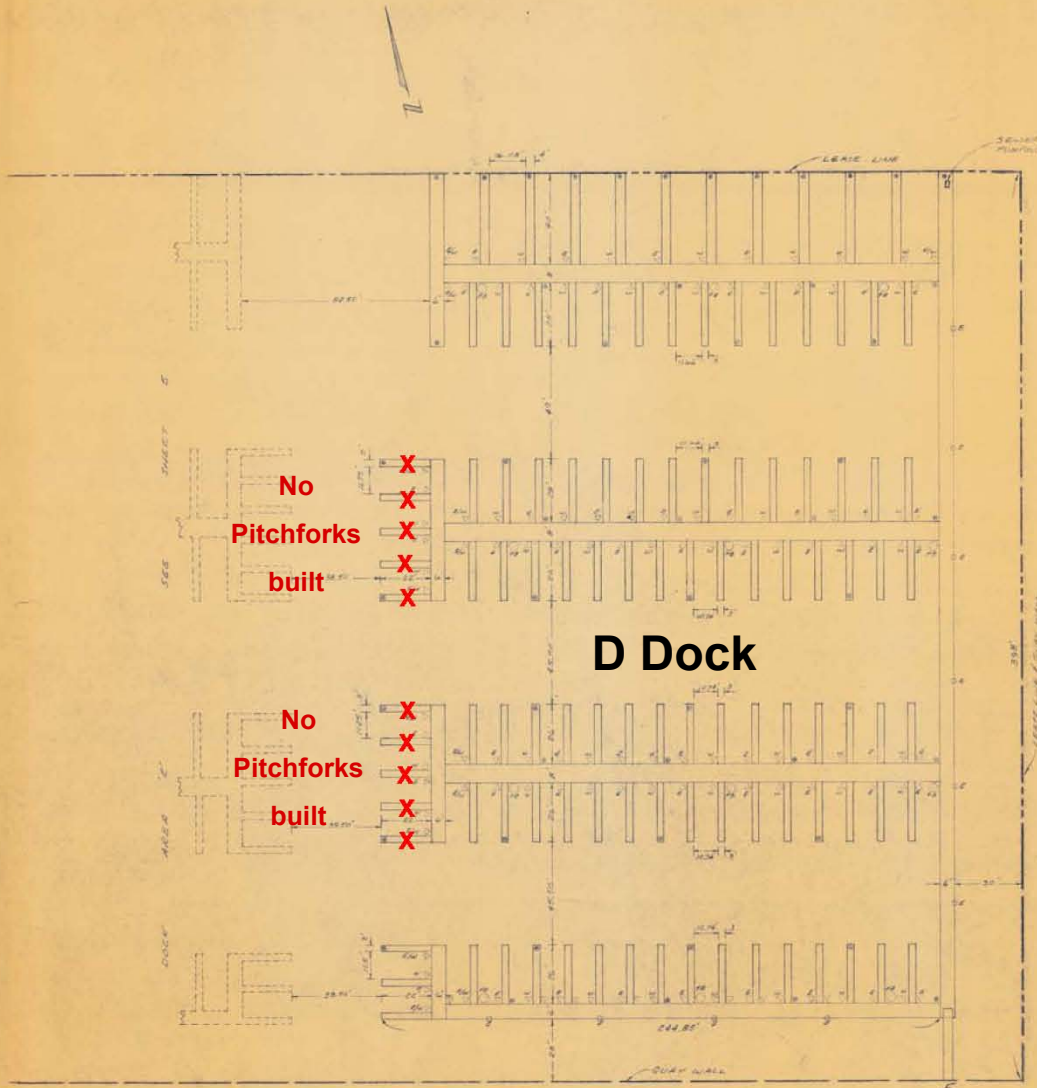
MARINE CONSTRUCTION

Troutwin & Associates
2410 Newport Boulevard
Newport Beach
California 92664

Sheet Title
General Plan
Hand-drawn B

Date: 1975
Scale: 1" = 100'
Drawn by: [Signature]
Checked by: [Signature]
3

NO.	REVISION	DATE	BY
1	ADDED THIS SHEET		
2	REVISED THIS SHEET		



Notes

- 1. Pile caps shall be 24" x 24" x 12" concrete.
- 2. Pile skirts shall be 24" x 24" x 12" concrete.
- 3. Pile skirts shall be 24" x 24" x 12" concrete.
- 4. Pile skirts shall be 24" x 24" x 12" concrete.
- 5. Pile skirts shall be 24" x 24" x 12" concrete.
- 6. Pile skirts shall be 24" x 24" x 12" concrete.
- 7. Pile skirts shall be 24" x 24" x 12" concrete.
- 8. Pile skirts shall be 24" x 24" x 12" concrete.
- 9. Pile skirts shall be 24" x 24" x 12" concrete.
- 10. Pile skirts shall be 24" x 24" x 12" concrete.

Pre-Cast Pile Detail

PARCEL 22

D.) 113 Slips
20 Inside Ties
133 Total

West Basin – 1975 Design - Built with 967 slips total

DANA MARINA WEST

DANA POINT CALIFORNIA

for
 TBW PARTNERSHIP

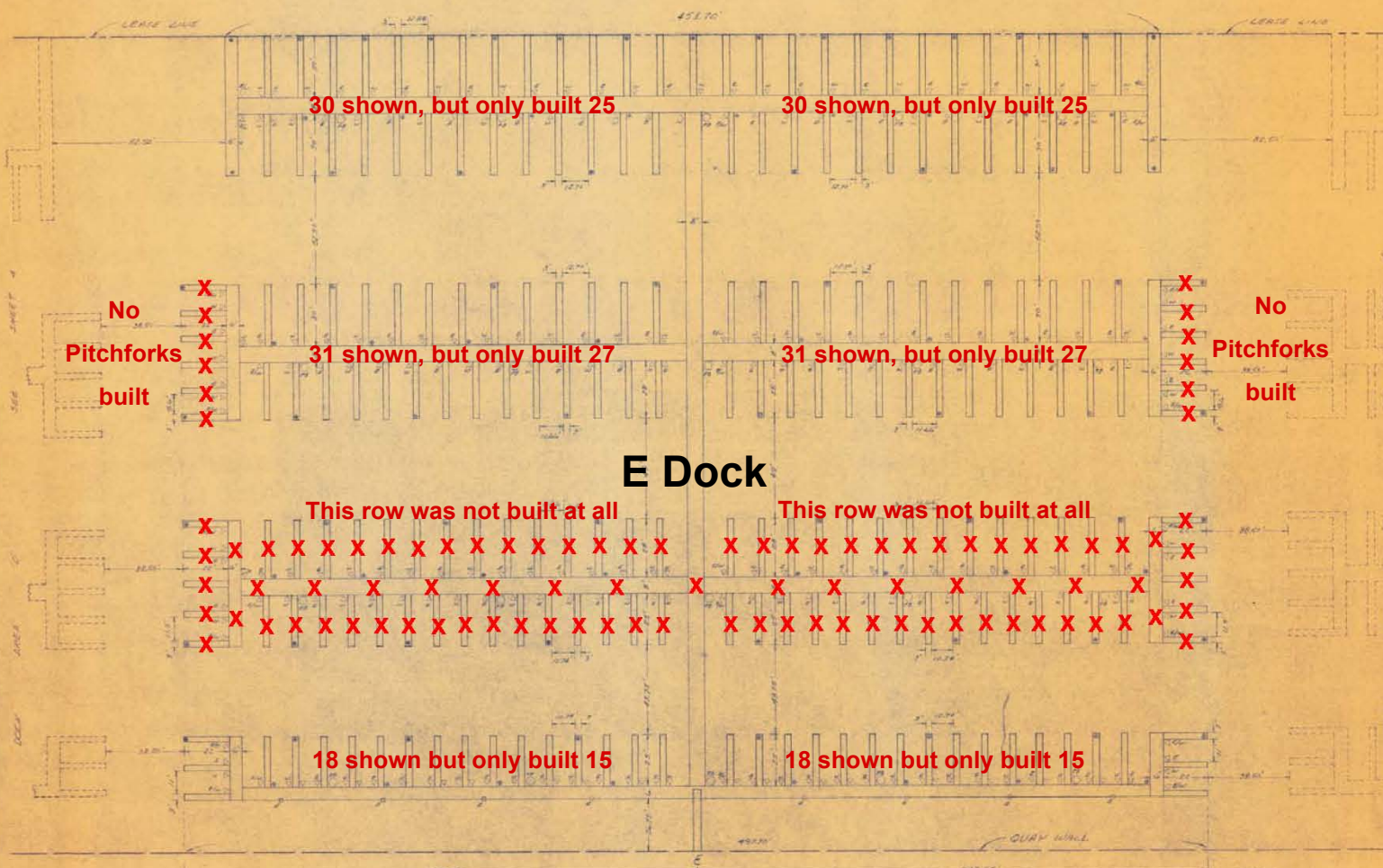
PLANNING & ARCHITECTURE

George W Seitz AIA
 557 S Willow Road
 Menlo Park
 California 94025

MARINE CONSTRUCTION

Troutwin & Associates
 2410 Newport Boulevard
 Newport Beach
 California 92664

General Plan		Head-walk #	
DATE	7/2/75	NO.	6
SCALE	1/8" = 1'-0"	BY	
APP. BY		CHECKED BY	



30 shown, but only built 25

30 shown, but only built 25

No
Pitchforks
built

31 shown, but only built 27

31 shown, but only built 27

No
Pitchforks
built

E Dock

This row was not built at all

This row was not built at all

18 shown but only built 15

18 shown but only built 15

E.) 134 Slips
16 Inside Ties
150 Total

West Basin – 1975 Design - Built with 967 slips total

DANA MARINA WEST

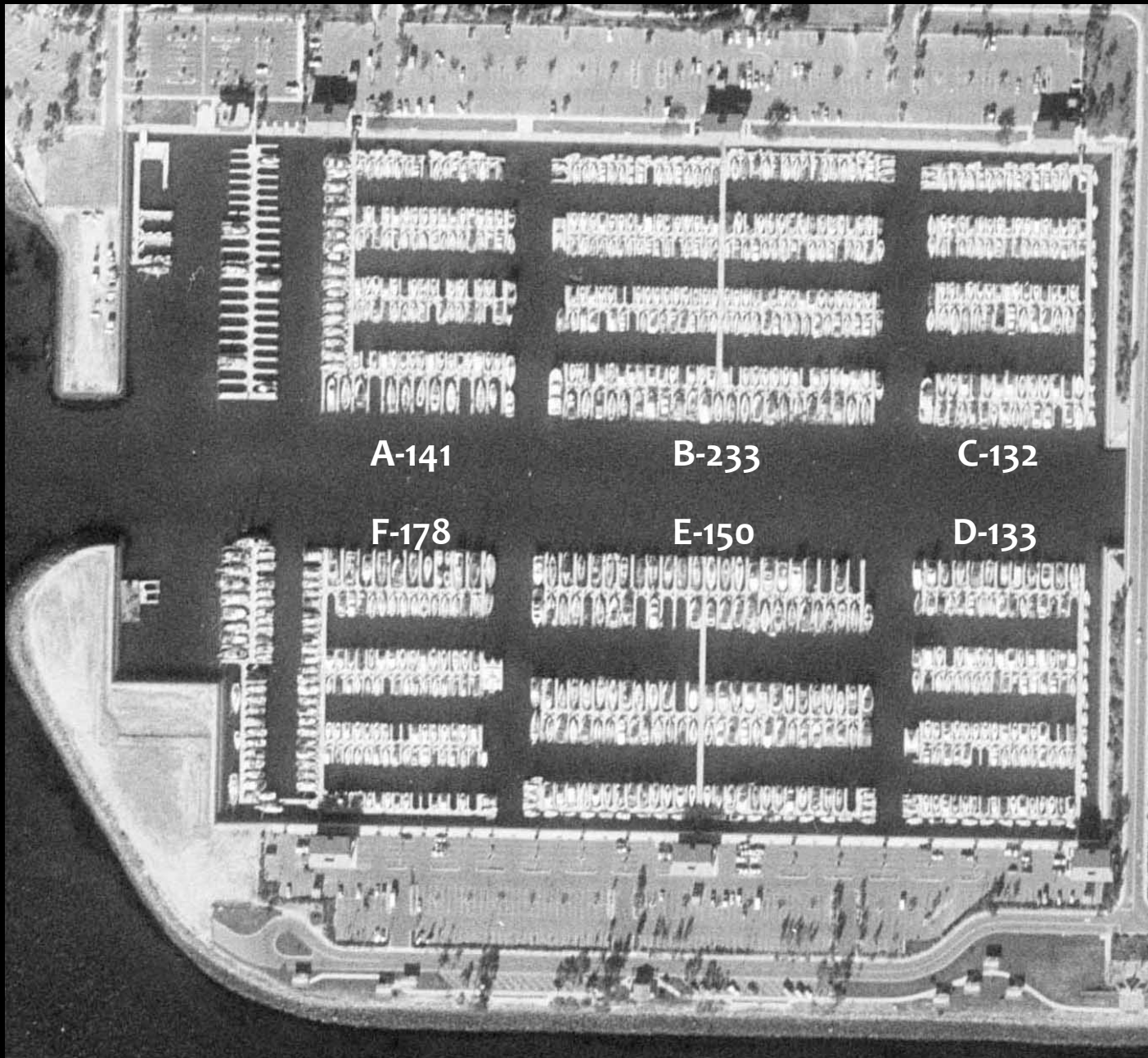
DANA POINT CALIFORNIA

for
TBW PARTNERSHIP

PLANNING & ARCHITECTURE
 George W Seltz AIA
 557 B Willow Road
 Menlo Park
 California 94025

MARINE CONSTRUCTION
 Trautwein & Associates
 2410 Newport Boulevard
 Newport Beach
 California 92664

Sheet Title General Plan Walkway E	
Scale 1" = 20'	Sheet No. 5
Date 11/10/75	Drawn By G. W. Seltz
Check No. 15501	Checked By G. W. Seltz
Drawn By G. W. Seltz	Checked By G. W. Seltz



West Basin – 1980 – (967 Slips)

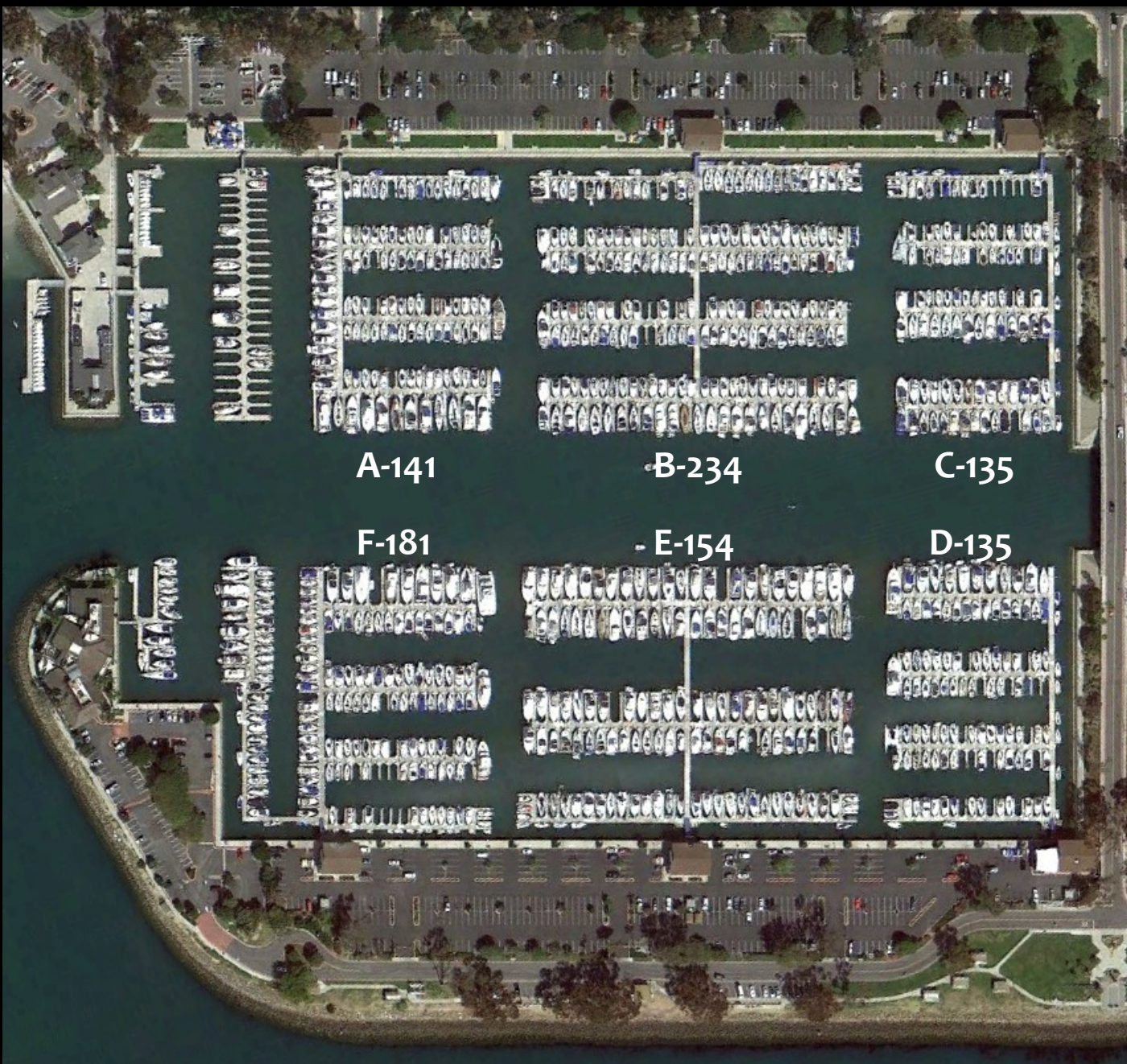


Yellow depicts changes since 1980.

West Basin – 1991 – (980 Slips) +13 compared to 1980



West Basin – 2003 – (980 Slips) No change since 1991. Still +13 compared to 1980



West Basin – 2013 – (980 Slips) No change since 2003. Still +13 compared to 1980

DRY BOAT STORAGE



+/- 323

Dry Boat Storage – 1972 – (323 spaces)



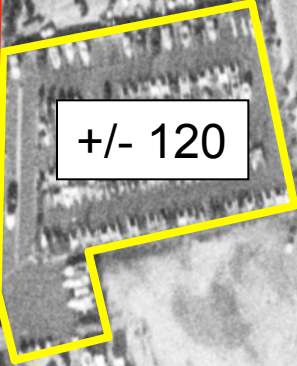
Dry Boat Storage – 1975 – (323 spaces)

323
+ 120

443



+/- 323



+/- 120

Dry Boat Storage – 1980 – (443 spaces) + 120 compared to 1972

323
120

+ 73
516



+/- 323

+/- 120

+/- 73

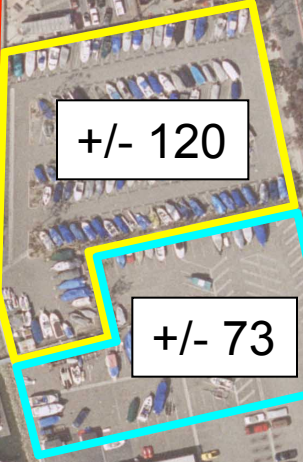
Dry Boat Storage – 1991 – (516 spaces) +193 compared to 1972

323
120

+ 73
516



+/- 323



+/- 120

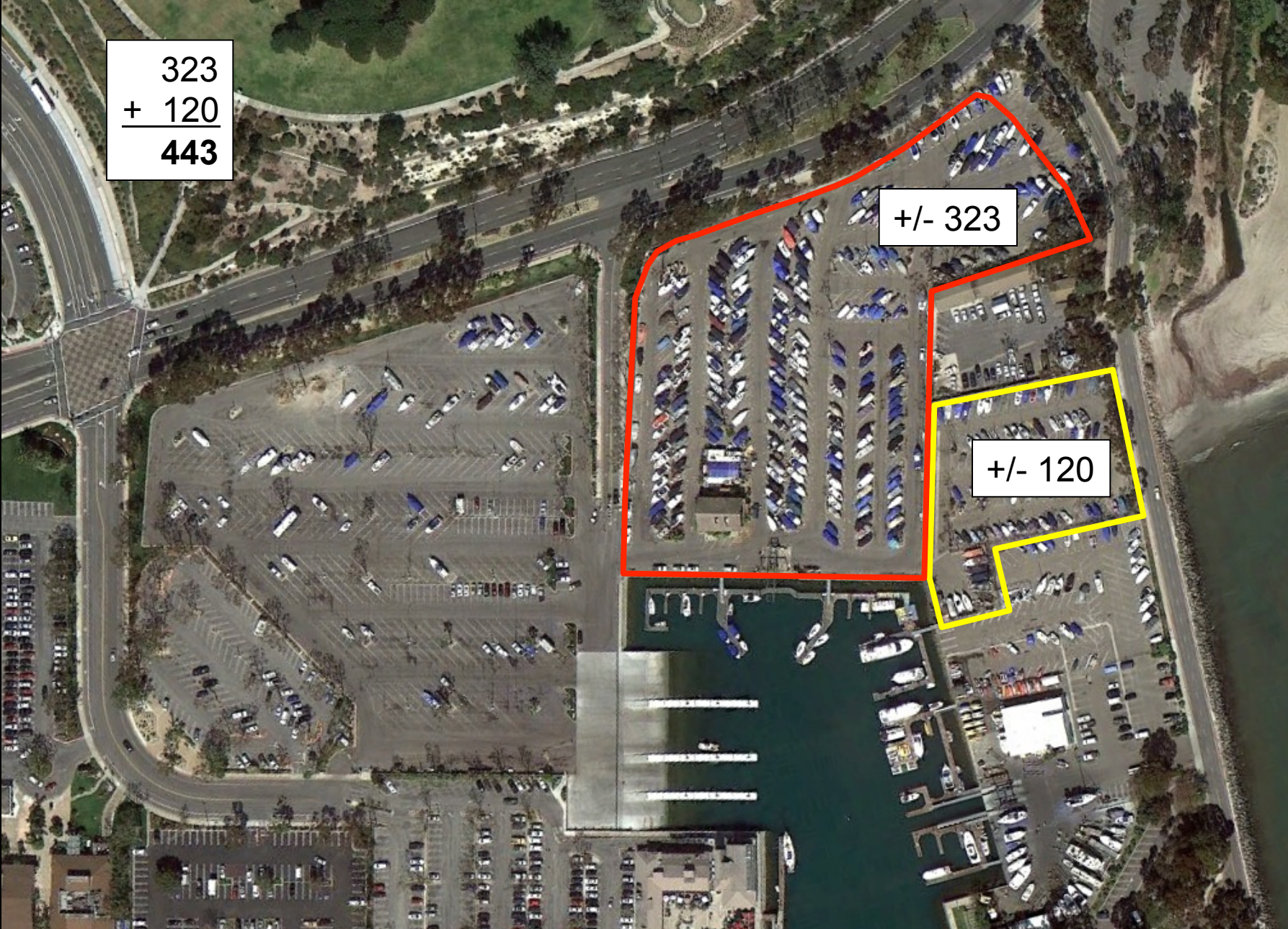


+/- 73

Dry Boat Storage – 2003 – (516 spaces) +193 compared to 1972

323
+ 120

443

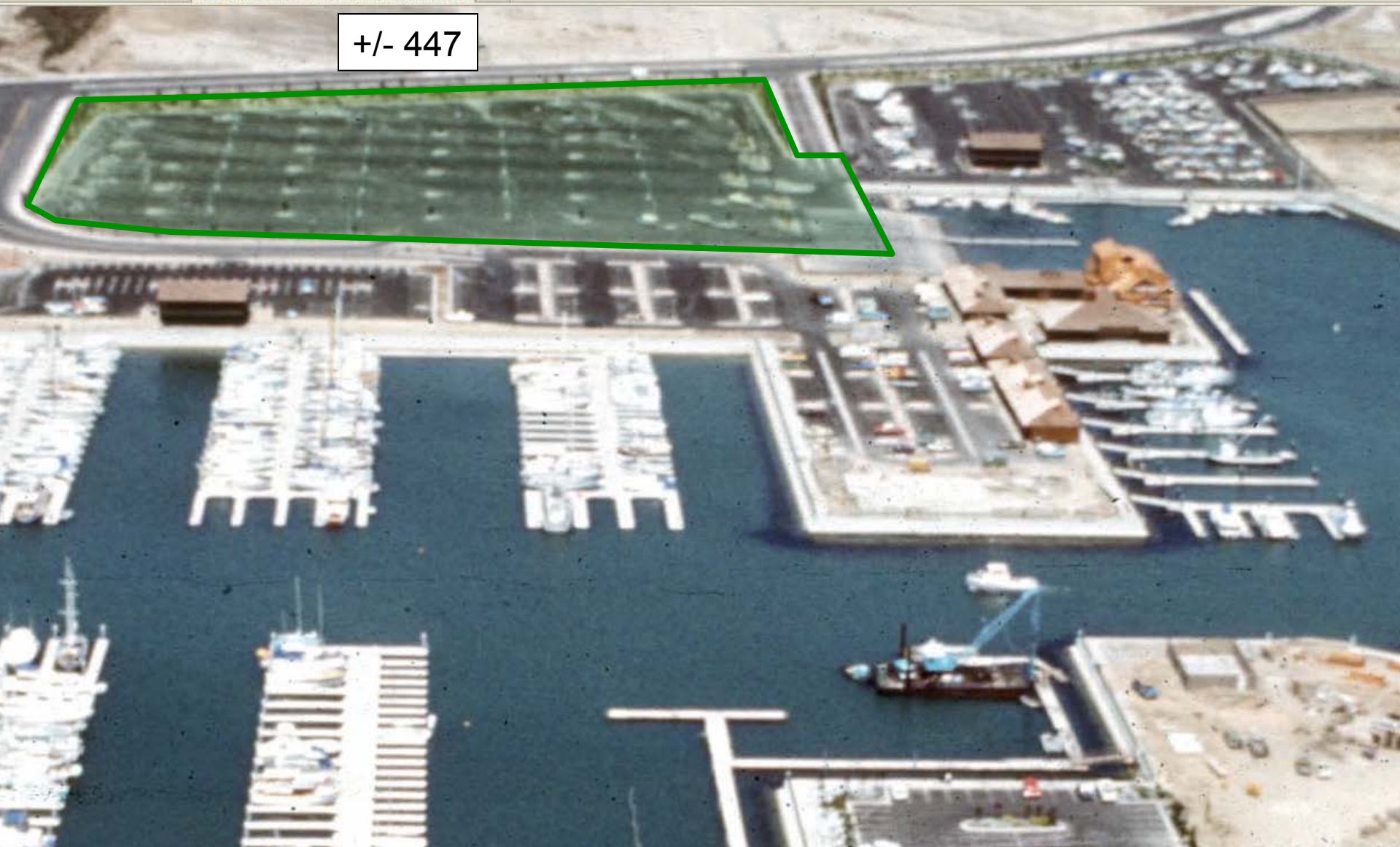


+/- 323

+/- 120

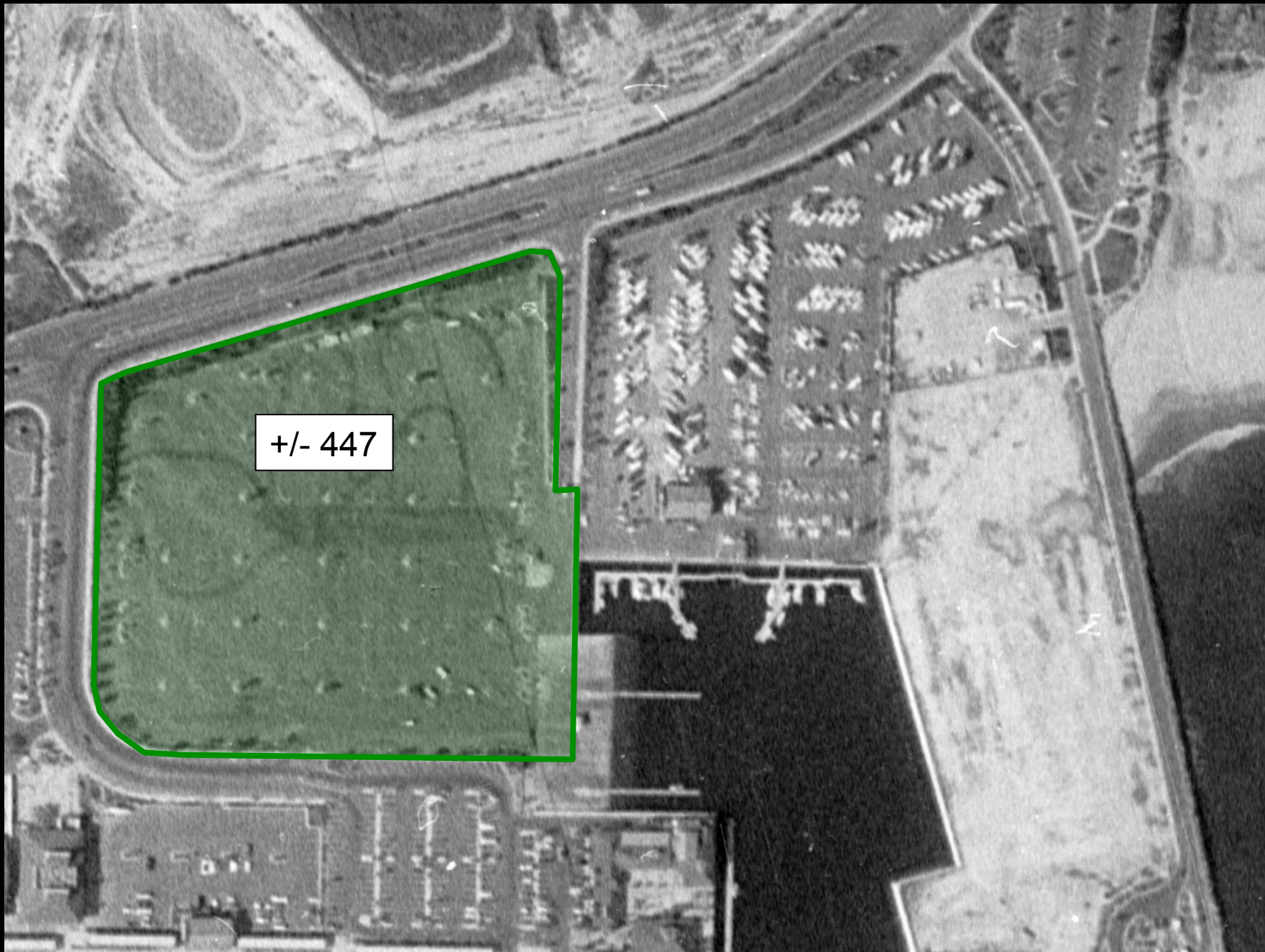
Dry Boat Storage – 2013 – (443 spaces) +120 compared to 1972

LAUNCH RAMP



+/- 447

Launch Ramp – 1972 – (447 spaces)



Launch Ramp – 1975 – (447 spaces) + 0 compared to 1972

447
- 83
+ 13

377

+/- 377

83 Launch Ramp spaces changed to 121 car parking spaces. Added 13 wash-down spaces.

Launch Ramp – 1980 – (377 spaces) -70 compared to 1972

447
- 83
+ 13
- 21
356

+/- 356

21 Launch Ramp spaces changed to 31 car parking spaces

21 Launch Ramp spaces changed to 31 car parking spaces

Launch ramp – 1991 – (356 spaces) - 91 compared to 1972

447
- 83
+ 13
- 21
- 16

340

+/- 340

16 Launch Ramp spaces changed to 23 car parking spaces

Launch Ramp – 2003 – (340 spaces) - 107 compared to 1972

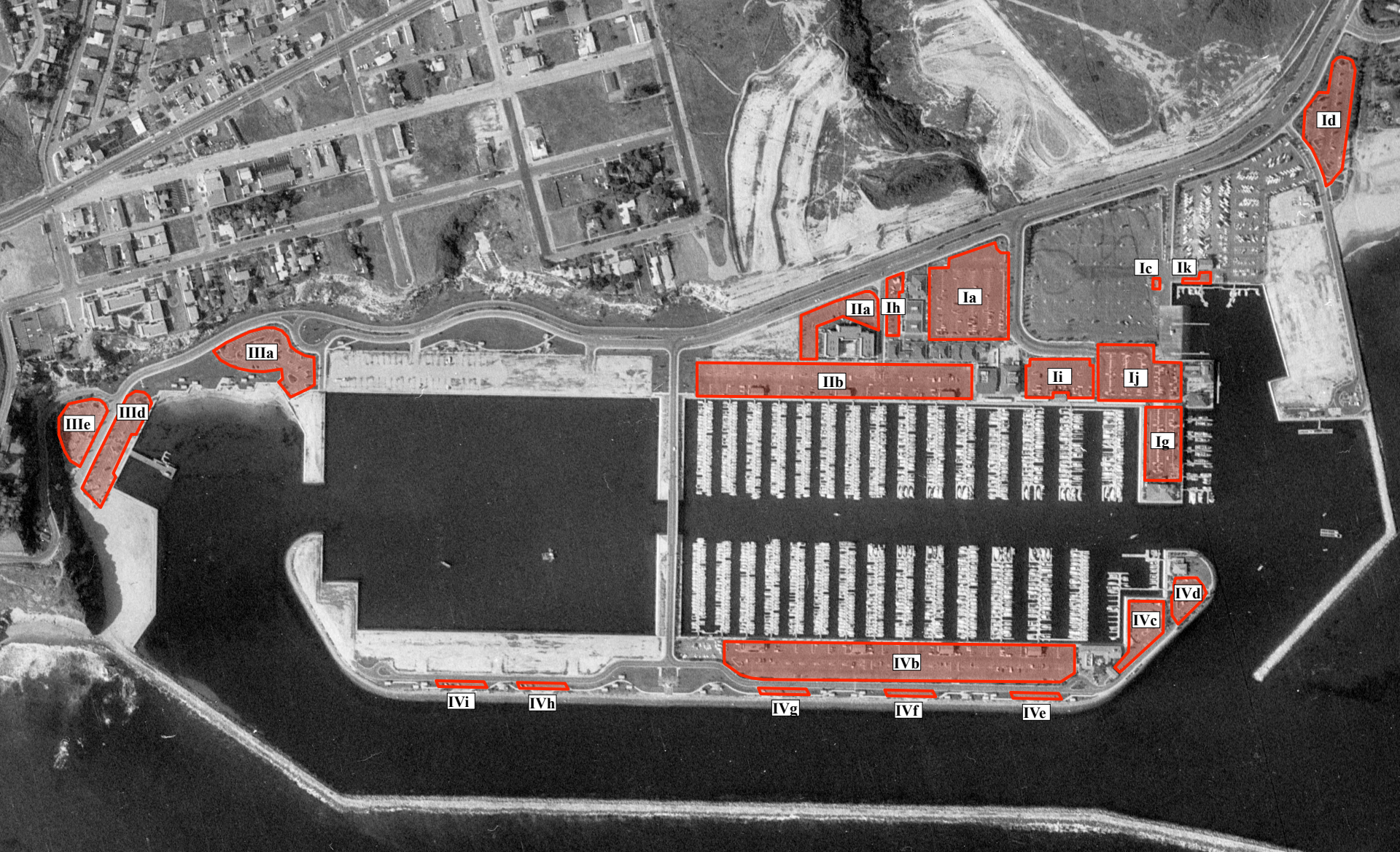
447
- 83
+ 13
- 21
- 16
- 6
334

+/- 334

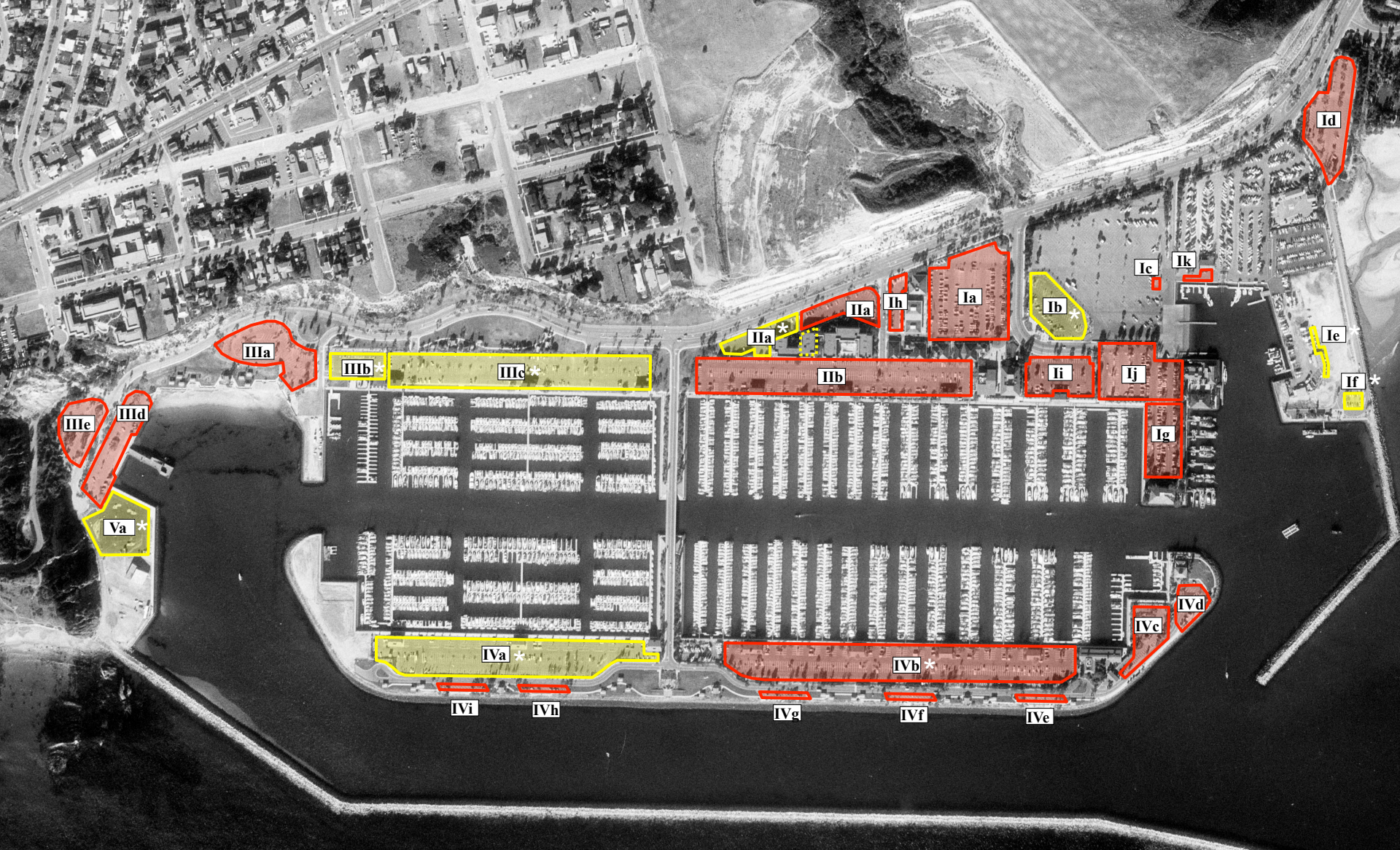
6 Launch Ramp spaces removed / striped out to create 8 ADA Launch Ramp spaces (2006)

Launch Ramp – 2013 – (334 spaces) - 113 compared to 1972

PARKING



Dana Point Harbor – 1975
Off-Street Parking (2,679)



Dana Point Harbor – 1980 Off-Street Parking (3,820) + 1,141 compared to 1975

- ▭ Existing Parking in 1975
- ▭ Parking added or modified since 1975
- * Changes since previous 1975 aerial photo (Ib, Ie, If, IIa, IIIb, IIIc, IVa, IVb & Va)



Dana Point Harbor – 1991
Off-Street Parking (4,003) + 1,324 compared to 1975

- ▭ Existing Parking in 1975
- ▭ Parking added or modified since 1975
- * Changes since previous 1980 aerial photo (Ic, Ie, If, Ii, IIb, IVa, IVb & IVj)



Dana Point Harbor – 2013
Off-Street Parking (3,972) + 1,293 compared to 1975

- ▭ Existing Parking in 1975
- ▭ Parking added or modified since 1975
- * Changes since previous 2003 aerial photo (IIb, IIIb, IVa & IVb)

DANA POINT HARBOR - PARKING COUNT HISTORY

**Dana Point Harbor Parking
1975**

Number of Spaces		
Lot	Number of Spaces	
la	313	
lb	0	
lc	4	
ld	163	
le	0	
lf	0	
lg	105	
lh	35	
li	131	
lj	184	Parking Area I
lk	9	Total Spaces: 944
IIa	104	Parking Area II
IIb	490	Total Spaces: 594
IIIa	128	
IIIb	0	
IIIc	0	
IIId	113	Parking Area III
IIIe	74	Total Spaces: 315
IVa	0	
IVb	587	
IVc	76	
IVd	68	
IVe	19	
IVf	19	
IVg	19	
IVh	19	
IVi	19	Parking Area IV
IVj	0	Total Spaces: 826
Va	0	Parking Area V
		Total Spaces: 0
Total:	2,679	2679

**Dana Point Harbor Parking
1980**

Number of Spaces		
Lot	Number of Spaces	
la	313	
lb	121	
lc	4	
ld	163	
le	12	
lf	15	
lg	105	
lh	35	
li	131	
Ij	184	Parking Area I
Ik	9	Total Spaces: 1092
IIa	142	Parking Area II
IIb	490	Total Spaces: 632
IIIa	128	
IIIb	50	
IIIc	399	
IIId	113	Parking Area III
IIIe	74	Total Spaces: 764
IVa	403	
IVb	580	
IVc	76	
IVd	68	
IVe	19	
IVf	19	
IVg	19	
IVh	19	
IVi	19	Parking Area IV
IVj	0	Total Spaces: 1222
Va	110	Parking Area V
		Total Spaces: 110
Total:	3,820	3820

1,141 spaces added since 1975

**Dana Point Harbor Parking
1991**

Number of Spaces		
Lot	Number of Spaces	
la	313	
lb	121	
lc	34	
ld	163	
le	46	
lf	32	
lg	105	
lh	35	
li	122	
Ij	184	Parking Area I
Ik	9	Total Spaces: 1164
IIa	142	Parking Area II
IIb	485	Total Spaces: 627
IIIa	128	
IIIb	50	
IIIc	399	
IIId	113	Parking Area III
IIIe	74	Total Spaces: 764
IVa	401	
IVb	558	
IVc	76	
IVd	68	
IVe	19	
IVf	19	
IVg	19	
IVh	19	
IVi	19	Parking Area IV
IVj	140	Total Spaces: 1338
Va	110	Parking Area V
		Total Spaces: 110
Total:	4,003	4003

1,324 spaces added since 1975
183 spaces added since 1980

**Dana Point Harbor Parking
2003**

Number of Spaces		
Lot	Number of Spaces	
la	313	
lb	127	
lc	58	
ld	161	
le	46	
lf	31	
lg	105	
lh	35	
li	121	
Ij	178	Parking Area I
Ik	9	Total Spaces: 1184
IIa	139	Parking Area II
IIb	493	Total Spaces: 632
IIIa	125	
IIIb	50	
IIIc	394	
IIId	109	Parking Area III
IIIe	73	Total Spaces: 751
IVa	390	
IVb	553	
IVc	76	
IVd	66	
IVe	19	
IVf	19	
IVg	19	
IVh	19	
IVi	19	Parking Area IV
IVj	138	Total Spaces: 1318
Va	110	Parking Area V
		Total Spaces: 110
Total:	3,995	3995

1,316 spaces added since 1975
-8 spaces added since 1991

**Dana Point Harbor Parking
2013**

Number of Spaces		
Lot	Number of Spaces	
la	313	
lb	127	
lc	58	
ld	161	
le	46	
lf	31	
lg	105	
lh	35	
li	121	
Ij	178	Parking Area I
Ik	9	Total Spaces: 1184
IIa	139	Parking Area II
IIb	490	Total Spaces: 629
IIIa	125	
IIIb	37	
IIIc	394	
IIId	109	Parking Area III
IIIe	73	Total Spaces: 738
IVa	384	
IVb	552	
IVc	76	
IVd	66	
IVe	19	
IVf	19	
IVg	19	
IVh	19	
IVi	19	Parking Area IV
IVj	138	Total Spaces: 1311
Va	110	Parking Area V
		Total Spaces: 110
Total:	3,972	3972

1,293 spaces added since 1975
-23 spaces added since 2003

2,684 Legal & Permitted

3,774 Legal & Permitted

3,980 Legal & Permitted

3,980 Legal & Permitted

3,980 Legal & Permitted

Parking lots where a portion of the spaces are for designated boater parking.

1208

2053

2015

2001

1978

Red text depicts a change in the number of spaces from the previous table

Notes:

1. By 1980, a small parking area was constructed at the end of Puerto Place (Lot If- 15 spaces). We have no record of a CDP for this change.
2. By 1980, the hotel was expanded and parking was added (35) in Lot IIa. We have no record of a CDP for this change.
3. A 1976 CDP allowed for 36 parking spaces in Lot IIIb, but it appears this lot was built with an estimated 50 spaces (as shown on the 1980 aerial photo). The lot was since reconfigured sometime between 2003 & 2013 to allow for Human Powered Craft storage with 37 car spaces and no bus spaces. We have no record of a CDP for this change, but the lot does have 1 more parking space than mentioned in the original CDP.
4. By 1991, some "car only" spaces (30) were added to Lot Ic in the launch ramp parking area. We have no record of a CDP for this change.
5. A 1980 CDP allowed for construction of the restaurant on the Island (now DPYC) with an estimated 140 parking spaces. Information regarding the existence of a CDP was provided by the DPBA. However, our Public Records requests did not procure a CDP. We will assume the 140 spaces to be Legal and Permitted.
6. By 2003, a portion of Lot Ib was restriped and resulted in 6 more spaces being added. We have no record of a CDP for this change.
7. By 2003, some "car only" spaces (24) were added to Lot Ic in the launch ramp parking area. We have no record of a CDP for this change.
8. A 1981 CDP allowed for Lot If at the end of Puerto Place (Lot If- 15 spaces) to be expanded to 32 spaces. An increase of 17 spaces.
9. Spaces were lost in Lot Ii to provide ADA parking spaces and fire truck access. We have no record of a CDP for this change.
10. Space was lost in Lot Ii to provide an ADA ramp. We have no record of a CDP for this change.
11. Prior to 1972, Lot IVb had 620 parking spaces. 32 parking spaces on the far west end of the lot were converted to become dry boat storage spaces in 1972 when the Dana Point Yacht Club took occupancy of Boater Service Building #5.
12. Lot IIIc was built as part of the West Basin Marina CDP. Design plans included 402 spaces. The Lot was built in +/- 1976. By the 1980 aerial photo, 3 spaces had been removed for trash enclosure structures. We have no record of a CDP for this change.
13. Lot IVa was built as part of the West Basin Marina CDP. Design plans included 409 spaces. The Lot was built in +/- 1976. By the 1980 aerial photo, 6 spaces had been removed for trash enclosure structures, kayak racks and a handicap ramp. We have no record of a CDP for these changes.
14. By 1980, 7 spaces were lost in Lot IVb. 3 spaces were removed to install kayak racks and 4 spaces were removed to allow for modifications at the entrance to the lot. We have no record of a CDP for these changes.
15. Lot Va was built as part of the Ocean Institute CDP.
16. By 1991, Lot IIb had lost 5 additional spaces for additional kayak racks and handicap parking. We have no record of a CDP for these changes.
17. By 1991, Lot IVa had lost 2 additional spaces as a result of construction of the DWYC patio/deck. We have no record of a CDP for these changes.
18. By 1991, 22 additional spaces were lost in Lot IVb. 14 spaces were removed to install storage sheds and materials storage. 4 spaces were removed to provide handicap parking and 4 spaces were removed to create a new entry/exit drive aisle. We have no record of a CDP for these changes.
19. By 2003, 1 space was lost in Lot If in order to create a van accessible handicap space. We have no record of a CDP for this change.
20. By 2003, the back row of Lot IIb was restriped and 8 spaces were added as a result. We have no record of a CDP for this change.
21. By 2003, 5 additional spaces were lost in Lot IIIc in order to provide storage sheds (2 spaces), environmental recycling center (2 spaces) and a handicap ramp (1 space). We have no record of a CDP for these changes.
22. By 2003, 11 additional spaces were lost in Lot IVa due to kayak / dinghy racks (8 spaces) and storage sheds (3 spaces). We have no record of a CDP for these changes.
23. By 2003, a net of 5 additional spaces were lost in Lot IVb, as a result of 6 additional spaces being used for storage, 1 space for an environmental recycling center and 2 spaces gained as a result of restriping a portion of the lot. We have no record of a CDP for these changes.
24. By 2013, 3 additional spaces in Lot IIb were lost in order to provide pedestrian / handicap access. We have no record of a CDP for this change.
25. By 2013, 6 additional spaces were lost in Lot IVa due to the installation of material storage racks. We have no record of a CDP for this change.
26. By 2013, a net of 1 additional space was lost in Lot IVb, as a result of 6 spaces previously used for storage reverted back to parking, 4 spaces lost for an addition to the environmental recycling center, 1 space for an additional kayak rack and 2 spaces taken out of service near Boater Service Building #5. We have no record of a CDP for this change.
27. Lot IIb was constructed as part of the original (pre-Coastal Act) East Basin Marina, with 495 spaces. Prior to the 1975 aerial photo, 2 spaces had been removed in order to modify the lot entry and 3 spaces had been removed to provide kayak / dinghy racks. We have no record of a CDP for these changes.
28. At some point between 1991 and 2003, a number of existing parking spaces in multiple lots throughout the Harbor, were striped out in order to create "van accessible" handicap spaces. We have no record of any CDP's being processed for these changes.
29. A 2004 CDP allowed for modifications to layout Lot Ia, but the number of parking spaces did not change.

Exhibit B

(6 pages)

Dana Point Harbor Coastal Development Permit History

	Applicant	Date	Document Description	Application/Permit Number	Issued By:	Description of Application
1	T.B.W. Partnership	April 21, 1975	Resolution of Approval and Permit	P-2-3-75-4737	California Coastal Commission	West Basin - Construction of approx. 1000 boat slips, 6 - 2-story combination restrooms/storage/offices, lighting and facilities.
2	Orange County Harbors, Beaches & Parks District	July 8, 1975	Verification of Permit	P-4-16-75-5016	California Coastal Commission	Construction of a 1-story maintenance building, 1647 sq. ft., with 16 parking spaces and fuel tanks with vapor control equipment for routine maintenance of beaches and landscaping, also 2 beach access stairways & picnic shelter.
3	TBW Partnership	June 16, 1976	Verification of Permit	P-3-30-76-4737	California Coastal Commission	Amendment to P-2-3-75-4737, to construct approx. 1000 boat slips, 6 - 2-story combination restrooms/storage/offices, lighting and facilities. Amendment concerns only the distribution of slips as a function of length.
4	Orange County E.M.A. Development	December 3, 1976	Verification of Permit	P-10-8-76-9020	California Coastal Commission	Construction of 42 guest boat slips with sanitary waste pumpout facility, float and restroom buildings with 36 space parking facility.
5	Anchor Marine Repair Co.	December 22, 1976	Verification of Permit	P-11-12-76-9421	California Coastal Commission	Construct an interim boat repair facility, consisting of a metal 25' x 40' shop building, 10' x 44' office trailer, 40 ton mobile truck Crain, 22' x 46' dry dock, 300' of dock, and a 6' chain link perimeter fence.
6	Orange County Marine Institute	February 22, 1978	Coastal Development Permit	P-9-30-74-3113	California Coastal Commission	Construction of a 2-story, 40,000 square foot Marine Studies Institute, including a museum, aquariums, classrooms, labs, and offices. Phase I to be 9,100 square feet. Parking for 100 cars, six buses, and bicycle area.
7	County of Orange	May 30, 1978	Coastal Development Permit	P-4-11-78-3117	California Coastal Commission	Expand 1.3 acres as public parking for 97 cars with new entryways, fencing and landscaping and construction and expansion of dry boat storage area for 133 spaces with paving, fencing and landscaping.
8	County of Orange Environmental Management Agency	October 20, 1978	Coastal Development Permit	P-8-10-78-3827	California Coastal Commission	Amendment to P-4-11-78-3117 for installation of a 19'x30' floating ramp and 75'x10' convenience dockage.
9	County of Orange EMA	December 28, 1979	Coastal Development Permit	A-79-6284	California Coastal Commission	Periodic maintenance dredging of the Dana Point Harbor to remove sediment accumulations adjacent to storm drain discharge points. This will be an ongoing maintenance project for five years.

Note: Gray shaded boxes denote a CDP, which was directly related to the baseline numbers for slips, dry boat storage and/or parking.

EXHIBIT B

Dana Point Harbor Coastal Development Permit History

	Applicant	Date	Document Description	Application/Permit Number	Issued By:	Description of Application
10	County of Orange, Environmental Management Agency	January 8, 1980	Coastal Development Permit	P-79-6325	California Coastal Commission	Installation of parking meters in place of coin operated parking control gates at the County parking lots # 2, 3, 4, and 9 at Dana Point Harbor; the meters will be capable of operating up to eight (8) hours, and will allow short-term users to only pay for the time used.
11	Anchor Marine Repair Co., DBA Dana Point Shipyard	March 24, 1981	Coastal Development Permit	P-81-7602	California Coastal Commission	Construction of a permanent boat repair facility including a 3,000 sq. ft. service building, 210,800 sq. ft. commercial support buildings and a 99 space parking area, on a 116,741 sq. ft. PC (planned community) lot currently being used as a temporary boat repair facility with a 1,000 sq. ft. service building (to be retained). 34' above AFG and CFR.
12	County of Orange EMA	August 19, 1981	Coastal Development Permit	5-81-127	California Coastal Commission	Construction of 850 sq. ft. restroom structure, a 37 car parking lot, a shade structure, walks, walkway lights and landscaping on a largely vacant lot with 8 existing parking spaces and some landscaping.
13	Dana Point Marina Co./Dana Point Yacht Club	May 18, 1982	Coastal Development Permit	5-82-254	California Coastal Commission	760 sq ft expansion of an existing yacht club facility and a handrail and concrete paving improvement to the hoist area in the Dana Point Harbor.
14	E.M.A. County of Orange	September 27, 1982	Staff Report: Consent Calendar	5-82-538	California Coastal Commission	Deposition of dredged material, generated by dredging the Dana Point Harbor, on an alternate containment site for a temporary period.
15	EMA, County of Orange	October 28, 1982	Coastal Development Permit	5-82-539	California Coastal Commission	Installation of a 1,000 gallon underground gasoline tank and appurtenances in Harbor Patrol Facility
16	Environmental Management Agency	July 15, 1983	Coastal Development Permit	5-83-434	California Coastal Commission	Construction of three structures totaling 9,432 sq. ft. for youth group activity center with dry boat storage and docks. The center would provide space for meetings, activities and instruction for youth groups.
17	County of Orange, Environmental Mgmt. Agency	May 24, 1983	Coastal Development Permit	5-83-208	California Coastal Commission	Construction of 1200 sq. ft. maintenance building with a parking meter repair workshop, storage and a office space on an existing maintenance yard on Dana Point Harbor.
18	Jolly Roger, Inc.	December 16, 1983	Administrative Permit	5-83-907	California Coastal Commission	Interior remodel and 340 Sq. Ft. dining area addition to an existing restaurant.

Note: Gray shaded boxes denote a CDP, which was directly related to the baseline numbers for slips, dry boat storage and/or parking.

EXHIBIT B

Dana Point Harbor Coastal Development Permit History

	Applicant	Date	Document Description	Application/Permit Number	Issued By:	Description of Application
19	Orange County EMA	May 10, 1984	Administrative Permit	5-84-258	California Coastal Commission	Reconstruction of damaged portions of Swim Beach Retaining Wall.
20	Wind and Sea Restaurant	May 25, 1984	Administrative Permit	5-84-273	California Coastal Commission	Remodel and add to bar and patio area, and alter canopy of existing restaurant.
21	County of Orange, Environmental Management Agency	January 30, 1987	Waiver of Coastal Development Permit	5-87-037	California Coastal Commission	Restoration of the fishing pier in the harbor, including removal and replacement of wood decking, replacement of existing utilities, removal of fender piles; no additional structural improvements.
22	County of Orange EMA Parks & Recreation	January 5, 1989	List of misc. items	UP87-02P CD87-01P	County of Orange	Ten educational signs located around the Harbor.
23	County of Orange EMA	May 15, 1991	Notice of Exemption from a Coastal Development Permit	GPC-90-3	City of Dana Point	Refurbishment of the Dana Statue Plaza. The refurbishment consists of the removal and replacement of existing trees, landscaping, benches, trash receptacles, concrete paving and irrigation lines. The project is exempt because it is a minor improvement to an existing structure/site.
24	Orange Co., EMA/Harbors, Beaches & Parks	February 4, 1992	Waiver of Coastal Development Permit	5-91-866	California Coastal Commission	Removal and replacement of 3 existing docs.
25	County of Orange, EMA	June 14, 1993	Amendment to Coastal Development Permit	5-92-100	California Coastal Commission	Creation of a reserved parking area for 100 cars within an existing 532 space beach parking lot. This reserved area will be utilized for a shuttle service to a 150 passenger boat providing service from Dana Point Harbor to Catalina Island. At Selva Road Parking Lot, Dana Point Harbor has been amended to conclude the following change: Modify the portion of special condition 1 which requires that all ticket sales for the Catalina passenger service from Dana Point Harbor be conducted at the Selva Road parking lot. The applicant instead proposes that ticket sales be enacted at agencies, hotels, etc. and at an information kiosk in the Dana Point Harbor. Parking for the passenger service would still be required at Selva Road.

Note: Gray shaded boxes denote a CDP, which was directly related to the baseline numbers for slips, dry boat storage and/or parking.

EXHIBIT B

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	Applicant	Date	Document Description	Application/P ermit Number	Issued By:	Description of Application
26	Gary Bushman and Morrie Harrison	June 2, 1993	Coastal Development Permit Application Notice of Final Action	CDP 93-01 CUP 93-01 GPC 93-02	City of Dana Point	Parking Management Program for the Dana Point Harbor. Paid Parking, Gates, Create Employee Only Lot, Form Parking Oversight Committee
27	KDL Services dba Dana Point Fuel Dock	July 18, 1994	Waiver of Coastal Development Permit	5-94-107	California Coastal Commission	Fuel dock building expansion.
28	Marine Institute	1996	County List of CDP's # 5	CDP96-11	City of Dana Point	Construction of two ancillary buildings of 2,766 sf as support facilities for the Orange County Marine Institute Pilgrim Maritime Facility.
29	Marine Institute	1996	County List of CDP's # 6	CDP96-11 (I)	City of Dana Point	An amendment to the previously issued CDP96-11 to allow for the demolition of two existing structures, 8,300 sf in size and construction of six new structures and related site improvements for use as an Ocean Education Center
30	Marine Institute	1996	County List of CDP's # 7	CDP96-11 (II)	City of Dana Point	Issued for emergency remedial and protective measures necessary to address flooding of an on-site excavation and potential collapse of an existing section of harbor seawall.
31	Marine Institute	1996	County List of CDP's # 8	CDP96-11 (III)	City of Dana Point	Issued by the City to approve the improvements carried out under an emergency repair as a permanent addition to the originally approved Ocean Education Center Project.
32	County of Orange	February 3, 1998	Staff Report and Recommendation on Combined Coastal Development Permit Application and Consistency Certification	5-97-232	California Coastal Commission	Dredging. Maintenance dredging of up to 50,500 cubic yards from Dana Point Harbor; Beach Nourishment. Placement of up to 35,500 cubic yards of dredged material at Capistrano County Beach Park for Beach nourishment, and offshore disposal. Offshore disposal of 15,000 cubic yards of dredge spoils.

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33	Catalina Express and the County of Orange	February 23, 2001	Notice of Intent to Issue Permit	5-99-205	California Coastal Commission	Demolition of a 48 foot portion of an existing 180 foot long 6 to 12 foot wide 18 inch high dock and removal of one 14 inch diameter piling. Replacement of the 48 foot section with a 40 foot long, 12 foot wide, 4 foot high float. Also, addition of 4 new 18" diameter steel pipe pilings and one 80 foot long, 12 foot wide, 4 foot high float. The new floats are being constructed to accommodate a 95 foot long 150 passenger ferry with service to Catalina Island. One hundred (100) parking spaces have been leased to accommodate the proposed use with access to an additional 50 parking spaces for overflow parking purposes.
34		2002	County List of CDP's # 9	CDP02-20	City of Dana Point	Issued by the City to authorize the construction of a new sidewalk and underground urban run-off diversion system within the right-of-way for Dana Point Harbor Drive and adjacent Orange County Park site.
35	County of Orange	2004	County List of CDP's # 10	CDP 04-12 GPC 04-02	City of Dana Point	Construction of a new harbor entry at the southwest corner of Harbor Drive and Golden Lantern.
36		2005	County List of CDP's # 11	CDP 05-16	City of Dana Point	Issued by the City to allow for the replacement of an existing public restroom and the construction of a new 364 square foot public restroom at the west end of Dana Point Harbor Drive in the Dana Point Harbor Planned Community.
37	County of Orange/Rdmd, Watershed & Coastal Resources	May 16, 2005	Notice of Permit Waiver Effectiveness	5-05-119	California Coastal Commission	Temporary pilot water circulation demonstration project consisting of installation of artificial water circulation devices in the waters of Dana Point Harbor.
38	Ocean Institute	August 1, 2006	Coastal Development Permit	5-06-068	California Coastal Commission	Replacement of existing docs with a larger one at the Ocean Institute

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39	County of Orange, Dana Point Harbor Department	August 30, 2006	Coastal Development Permit	5-06-062	California Coastal Commission	Renovation of existing boat launch facility: replace boat launch ramp, repair bulkhead, replace two existing floating docks with three new docks with a total of nine 12-3/4 in. diameter still piles and install a new trench drain at the ramp apron. Grading is proposed.
40	County of Orange	December 12, 2007	Staff Report	CDP 5-06-458	California Coastal Commission	Issued by the Coastal Commission to allow 113,900 cy of dredging in the Harbor and placement of the dredged material on Baby Beach located in the harbor, and on Capistrano Beach.
41	County of Orange	May 29, 2008	Amendment to Coastal Development Permit	5-06-458-A1	California Coastal Commission	Issued by the Coastal Commission to allow 113,900 cy of dredging in the Harbor and placement of the dredged material on Baby Beach located in the harbor, and on Capistrano Beach. In addition, the project may consist of the temporary placement of a dredge disposal pipeline from Dana Point Harbor to Capistrano Beach
42	County of Orange	January 14, 2009	County List of CDP's # 14		City of Dana Point	Notice of Exemption for remodeling of public restrooms at the Dana Wharf area

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