

Additional Questions for DPHP in Response to Their Reply to Boaters Questions

1. DPHP states “**Dock boxes are not common in new marina builds in most parts of the world** “. Please provide a list of new marina builds *in the United States and specifically on the west coast* that do not have dock boxes. Also, please confirm how much the monthly slip fees will be reduced because of the elimination of dock boxes. Is the elimination actually more of an engineering error with no room for dock boxes because of where the design places the pylons and positioning the large utility pedestals?
2. DPHP states “**Stand alone pump-out stations will be available at the fuel dock located near the harbor entrance.**” Please confirm how many pump-out stations will be available near the fuel dock? Will there be a cost to use them? Is it true there will be no public pump-out stations in the West Basin?
3. DPHP states “**The layout sent on 8/2/2022 is specific to slip selection. The layout mirrors what was approved by CCC. Small modifications were made to enhance safety through the permit and OCFA approval process. The number of small slips (under 30ft) increased slightly.**” Please explain how the 8/2/22 mirrors what was approved by CCC? Our own analysis comparing the 8/2/2022 layout to that approved by the CCC is at significant odds with this statement. In the new layout there is a reduction of 90 slips under 32’ feet and an increase of 32 slips over 33’. Please reconcile and provide a copy of the permit and OCFA approval.
4. DPHP states “**The illustration shows two new hotels that have double sized boater services underneath the hotel. The hotels are still in the entitlement process.**” Please advise where boater services will be provided until *and if* CCC approves the entitlement of the hotels, especially since the hotels, if entitled, won’t be completed until after 2030?
5. DPHP states regarding water and electrical use “**The monthly charge will be based on metered usage and billed at the then current SDGE and SCWD rates.**” So, in addition to raising the rates now, and anticipating raising them again when the docks are completed, DPHP are also going to stick boaters with the additional fee for water and electricity. When reviewing a typical home water bill, most of the charges are not for usage, but for the cost of sewage and maintaining the system. How would that be allocated? Some slip renters will probably use only a tiny amount of water each month if they aren't taking their boat out. Will they still have to pay an allocated set amount each month just for the privilege have having a hook-up? We ask that DPHP provide a clear example of how monthly usage will be calculated.
6. DPHP states “**You will have control of your utilities with the ability to turn them on and off as you wish.**” We ask rhetorically, so the slip holder can either leave their electricity turned on and risk having it used by others, or turn it off and ruin batteries which would result in bilge pumps not working?
7. DPHP states “**DPHP is coordinating the harbor dredging plans with the Corps of Engineers restoration of the breakwater for our dredging plans overlap considerably. The target is 1 ½ years from now and is within adequate timeframe based on when the**

harbor was previously dredged. Please confirm who the contact is at Army Corps of Engineers. Also, does it make sense to dredge the marina during construction? Wouldn't it be more prudent to do it in advance of construction especially considering the damage boats are currently sustaining in the harbor due to lack of dredging?

8. DPHP states "**Boaters assigned to 28' slips today will have the option to move into a 28' slip in the future and will not be eligible to claim a 30' slip.**" And DPHP states "**All tenants currently in the marina and in good standing are being given the opportunity to stay in the marina prior to new tenants coming in off the waitlist.**" DPBA would like to know which is the accurate statement. Please clarify how the slip holder in a wrong sized slip will be treated. Please clarify what will happen to slip holders in categories where there aren't enough slip sizes to accommodate all the current slip holders.

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