

**DANA POINT BOATERS ASSOCIATION PROPOSAL TO REVISE  
THE DANA POINT HARBOR REVITALIZATION PLAN  
ATTACHMENT: POTENTIAL RECREATIONAL BOATING IMPROVEMENTS**

1. Resolve possessory interest tax “dual taxation” ASAP.
2. Move guest docks to the east end of the cove (i.e. near Wind & Sea) ASAP.
3. Build dinghy dock adjacent to relocated guest docks ASAP.
4. Build parking deck (or, if unfeasible, boat barn) ASAP, not sometime after commercial core construction.
5. Provide West Basin parking lot gates and keycards for slip renters ASAP.
6. Replace the existing boater parking keycard system a single programmable system for the entire harbor during commercial core construction. A system that can apply different profiles for individual parking lots and can also be adapted for normal, holiday, special event and peak usage weekends (including capability to enforce or not enforce a rule that exits must also be logged and a 2<sup>nd</sup> or 3<sup>rd</sup> entry denied when the gate card holder is already logged as present).
7. Use keycards cards to electronically unlock dock gates.
8. Provide 24/7 keycard access to the Embarcadero dry storage yard.
9. Identify all keycards with slip / dry storage ID, boater name or other appropriate method that permits ownership to be visually verified if necessary.
10. Rebuild or renovate all boater services buildings (restrooms and showers) during commercial core construction.
11. Continue practice of having all Catalina Express customers, beyond those customers who will use the PAE (Nordhavn) parking lot, park offsite during peak periods.
12. No longer use any boater dedicated parking for Catalina Express customers as soon as the new parking structure is built. Dedicate all boater parking lots to boaters; no exceptions.
13. Continue to use Harbor department sanctioned gate attendants for all holidays, special events and peak traffic weekends until new keycard system makes this requirement unnecessary.
14. Provide a weekend concierge service and other appropriate concessions for the boater parking areas most impacted by new construction.
15. Champion increased small boat rental opportunities via new concession for small boat (<30') charter-owned sailboat fleet of at least 10-20 boats initially. (Thereby also rent vacant small boat slips.)
16. Improve / renovate dinghy dock at fishing pier.
17. Provide seasonal free floating small boat dock at the sandbar area of the west anchorage.
18. Improve conditions for trailer boaters e.g. widen and lengthen the ramp and temporary parking spaces.

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19. Install rentable, lockable boater storage lockers adjacent to all boater services buildings.
20. Add a boater services building (restrooms, showers, storage lockers, dinghy / kayak storage) at the Embarcadero.
21. Improve dinghy/kayak storage racks.
22. Provide a 24/7/365 harbor-wide recreational boater “help desk” telephone service (ticket logging and tracking, reporting, etc.) including off-hours voice mail capability to log service requests regarding all marina and harbor facilities.
23. Establish harbor-wide slip renter “help desk” website with useful information (weather, tides, wait list status, guest slip availability, boater parking lot saturation during peak periods, etc.) and ability to submit wait list applications, submit publicly track-able service requests, complaints and resolutions. Include listings of authorized services vendors and organizations with contact information. Also include listings of available slip sub-leases and slip vacancies by dock location.
24. Add Porta-Potty dump facilities and potable water at each pump out station.
25. Establish long term plan (perhaps with a post waterside construction target date) to decrease slip fees to mid-market, rather than the current 15-30% above market average.

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