

The first 6 slides in this presentation were used on 1-9-06 to discuss why the Dana Point Harbor Department modified the slip size categories used in analyzing different slip mixes in the Harbor and the factors used to determine which slip mix should be considered for further analysis.

At the 11-28-06 Workshop #2, 9 slip size categories were introduced to analyze existing and potential slip mixes in the Harbor. These slip sizes were used to create bar charts, like the one on the following slide #1. These categories included;

|          |          |                |
|----------|----------|----------------|
| 20'- 24' | 35'- 39' | 50'- 54'       |
| 25'- 29' | 40'- 44' | 55'- 59'       |
| 30'- 34' | 45'- 49' | 60' and larger |

At the next Workshop #3 on 12-19-06, the 9 categories were changed to 4 categories. This change was done for two main reasons.

1. Eventually, when the proposed plan is determined, it will be submitted to the California Coastal Commission (CCC) for review and approval in the form of a Coastal Development Permit. In recent similar projects under consideration by the CCC, the CCC has analyzed slip mix scenario's using three size categories, which have included;

|               |          |              |
|---------------|----------|--------------|
| 30' and under | 31'- 38' | 39' and over |
|---------------|----------|--------------|

In preparation for CCC consideration, it was determined that analyzing the Dana Point Harbor slip mix alternatives in this manner would be appropriate. However, we did add an additional category to break the 39' and over category into two, with a 39'- 49' category and a 50' and over category.

2. The next level of analysis for the slip mix alternatives was the preparation of slip mix layouts, as seen in slide #3 (rather than using bar charts). These layouts would be depicted in color, and using 9 different colors would be rather confusing. Simplifying the categories down to four seemed appropriate.

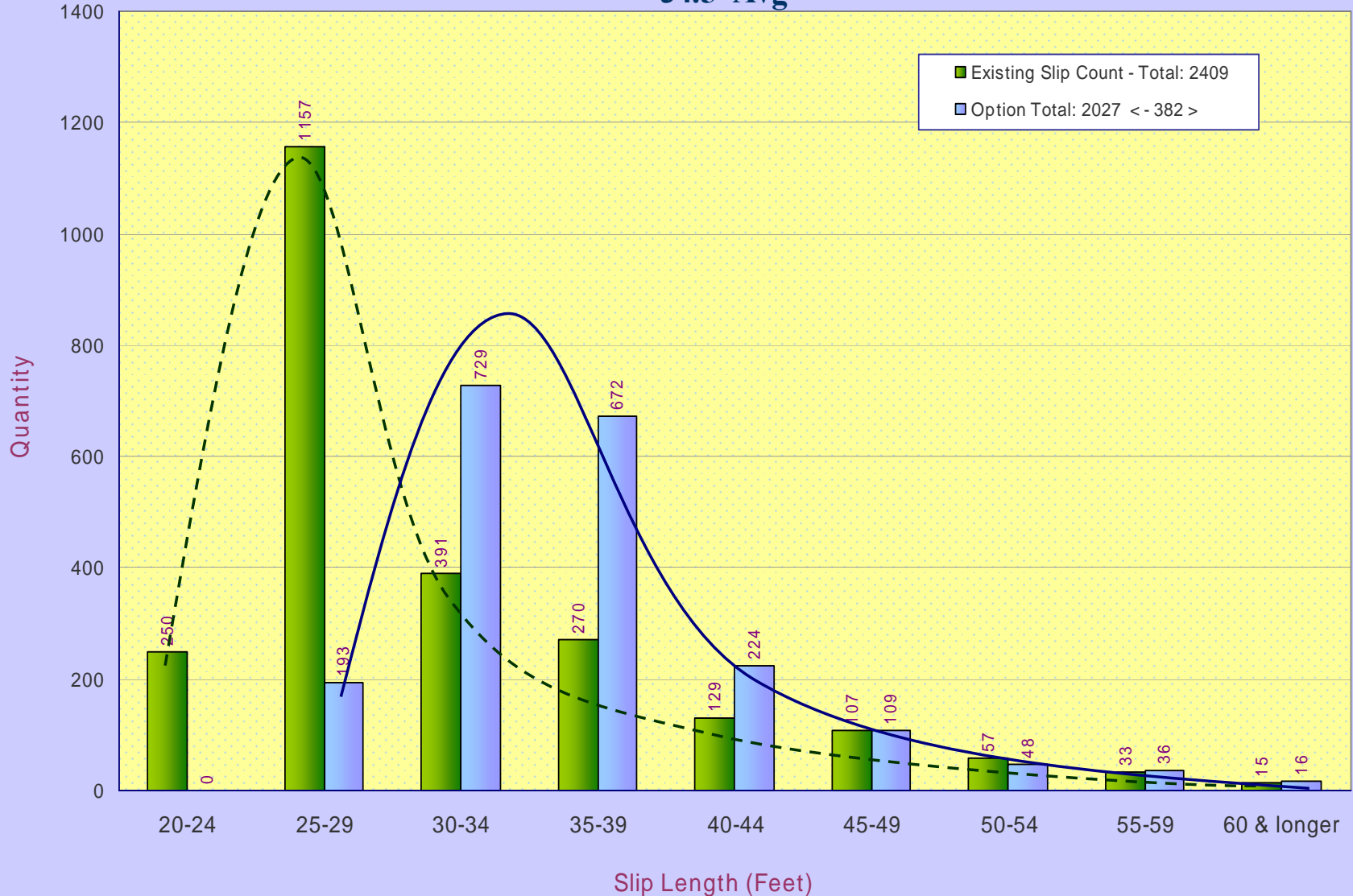
The change in the slip size categories, has no effect on the slip mix or the average size slip calculations. However, we have provided the breakdown of Layout #2 (with channel encroachment) with the original nine categories for your review. On slide #4, you will find a tabular breakdown of Layout #2 (with channel encroachment) using the four new size categories. On slide # 5, you will see the same layout using the nine original size categories. It was requested at the 1-9-06 Workshop, that we also provide this type of breakdown for the other alternatives as well. These are now included as slides # 6 & 7.

# Slip Count Comparison Summary

## Compromise Mix · Power & Sail · 1/3 DW · CN

1/3 Double Wides 30' & Under plus Channel Narrowing

34.5' Avg



## DANA POINT HARBOR MARINAS LAYOUT COMPARISON

| SIZE                 | EXISTING | LAYOUT 1 | LAYOUT 2 | LAYOUT 3 | LAYOUT 1 W/<br>CHANNEL<br>ENCROACHMENT | LAYOUT 2 W/<br>CHANNEL<br>ENCROACHMENT | LAYOUT 3 W/<br>CHANNEL<br>ENCROACHMENT |
|----------------------|----------|----------|----------|----------|--|--|--|
| 30 & UNDER           | 1798     | 927      | 852      | 998      | 953                                    | 901                                    | 1007                                   |
| 31-38                | 270      | 518      | 656      | 380      | 542                                    | 689                                    | 385                                    |
| 39-49                | 236      | 325      | 298      | 333      | 340                                    | 319                                    | 336                                    |
| 50 & OVER            | 105      | 119      | 100      | 135      | 119                                    | 100                                    | 135                                    |
| <b>TOTAL</b>         | 2409     | 1889     | 1906     | 1846     | 1954                                   | 2009                                   | 1863                                   |
| <b>NET GAIN/LOSS</b> |          | <-520>   | <-503>   | <-563>   | <-455>                                 | <-400>                                 | <-546>                                 |
| <b>AVG SIZE</b>      | 29.85    | 34.04    | 34.16    | 33.98    | 34.03                                  | 34.12                                  | 33.96                                  |

File Path: C:\Projects\060163\060163.dwg Date: 12/12/06 User: JACB Date: 12/12/06 Plot Date: 12/12/06 - 5:51 pm Unit Size: by PCS Unit Size by PCS  
 File Name: Layout 2.dwg  
 File Path: C:\Projects\060163\060163.dwg Date: 12/12/06 User: JACB Date: 12/12/06 Plot Date: 12/12/06 - 5:51 pm Unit Size: by PCS Unit Size by PCS  
 File Name: Layout 2.dwg



| SLIP LENGTH                | EXISTING QTY | PROPOSED QTY        | % of TOTAL     |
|----------------------------|--------------|---------------------|----------------|
| 30 & UNDER                 | 1798         | 901                 | 44.85%         |
| 31-38                      | 270          | 689                 | 34.30%         |
| 39-49                      | 236          | 319                 | 15.88%         |
| 50 & OVER                  | 105          | 100                 | 4.98%          |
| <b>Total</b>               | <b>2409</b>  | <b>2009</b>         | <b>100.00%</b> |
| <b>Net Gain/Loss</b>       |              | <b>&lt;-400&gt;</b> |                |
| <b>Average slip length</b> | <b>29.85</b> | <b>34.12</b>        |                |
| <b>Total LF</b>            | <b>71920</b> | <b>68544</b>        |                |

- LEGEND:**
- 30' & UNDER
  - 31' TO 38'
  - 39' TO 49'
  - 50' & OVER

## DANA POINT HARBOR MARINAS

### LAYOUT 2 (WITH CHANNEL ENCROACHMENT)



DATE: 12-12-06



# DANA POINT HARBOR MARINAS

## LAYOUT COMPARISON

| SIZE                 | EXISTING     | % OF TOTAL | LAYOUT 2 W/<br>CHANNEL<br>ENCROACHMENT | % OF TOTAL | CHANGE      |
|----------------------|--------------|------------|--|------------|-------------|
| 30' & Under          | 1795         | 75%        | 901                                    | 45%        | -894        |
| 31' to 38'           | 273          | 11%        | 689                                    | 34%        | 416         |
| 39' to 49'           | 236          | 10%        | 319                                    | 16%        | 83          |
| over 50'             | 105          | 4%         | 100                                    | 5%         | -5          |
| <b>TOTAL</b>         | <b>2409</b>  |            | <b>2009</b>                            |            | <b>-400</b> |
| <b>NET GAIN/LOSS</b> |              |            | <b>-400</b>                            |            |             |
| <b>AVG SIZE</b>      | <b>29.85</b> |            | <b>34.12</b>                           |            |             |

# DANA POINT HARBOR MARINAS LAYOUT COMPARISON

| SIZE                 | EXISTING     | % OF TOTAL | LAYOUT 2 W/<br>CHANNEL<br>ENCROACHMENT | % OF TOTAL | CHANGE      |
|----------------------|--------------|------------|--|------------|-------------|
| 20' to 24'           | 250          | 10%        | 8                                      | 0.40%      | -242        |
| 25' to 29'           | 1157         | 48%        | 249                                    | 12%        | -908        |
| 30' to 34'           | 391          | 16%        | 711                                    | 35%        | 320         |
| 35' to 39'           | 270          | 11%        | 622                                    | 31%        | 352         |
| 40' to 45'           | 129          | 5%         | 200                                    | 10%        | 71          |
| 46' to 49'           | 107          | 4%         | 119                                    | 6%         | 12          |
| 50' to 54'           | 57           | 2%         | 40                                     | 2%         | -17         |
| 55' to 59'           | 33           | 1%         | 24                                     | 1%         | -9          |
| 60' & longer         | 15           | 1%         | 36                                     | 2%         | 21          |
| <b>TOTAL</b>         | <b>2409</b>  |            | <b>2009</b>                            |            | <b>-400</b> |
| <b>NET GAIN/LOSS</b> |              |            | <b>-400</b>                            |            |             |
| <b>AVG SIZE</b>      | <b>29.85</b> |            | <b>34.12</b>                           |            |             |

## DANA POINT HARBOR MARINAS LAYOUT COMPARISON

4 slip categories

| SIZE                 | EXISTING    | % OF TOTAL  | LAYOUT 1    | % OF TOTAL  | LAYOUT 2    | % OF TOTAL  | LAYOUT 3    | % OF TOTAL  | LAYOUT 1 W/ CHANNEL ENCR. | % OF TOTAL  | LAYOUT 2 W/ CHANNEL ENCR. | % OF TOTAL  | LAYOUT 3 W/ CHANNEL ENCR. | % OF TOTAL  |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------------|-------------|---------------------------|-------------|---------------------------|-------------|
| 30' & Under          | 1795        | 75%         | 927         | 49%         | 852         | 45%         | 998         | 54%         | 953                       | 49%         | 901                       | 45%         | 1007                      | 54%         |
| 31' to 38'           | 273         | 11%         | 518         | 27%         | 656         | 34%         | 380         | 21%         | 542                       | 28%         | 689                       | 34%         | 385                       | 21%         |
| 39' to 49'           | 236         | 10%         | 325         | 17%         | 298         | 16%         | 333         | 18%         | 340                       | 17%         | 319                       | 16%         | 336                       | 18%         |
| over 50'             | 105         | 4%          | 119         | 6%          | 100         | 5%          | 135         | 7%          | 119                       | 6%          | 100                       | 5%          | 135                       | 7%          |
| <b>TOTAL</b>         | <b>2409</b> | <b>100%</b> | <b>1889</b> | <b>100%</b> | <b>1906</b> | <b>100%</b> | <b>1846</b> | <b>100%</b> | <b>1954</b>               | <b>100%</b> | <b>2009</b>               | <b>100%</b> | <b>1863</b>               | <b>100%</b> |
| <b>NET GAIN/LOSS</b> |             |             | -520        |             | -503        |             | -563        |             | -455                      |             | -400                      |             | -546                      |             |
| <b>AVG SIZE</b>      | 29.85       |             | 34.04       |             | 34.16       |             | 33.98       |             | 34.03                     |             | 34.12                     |             | 33.96                     |             |

## DANA POINT HARBOR MARINAS LAYOUT COMPARISON

9 slip categories

| SIZE                 | EXISTING    | % OF TOTAL  | LAYOUT 1    | % OF TOTAL  | LAYOUT 2    | % OF TOTAL  | LAYOUT 3    | % OF TOTAL  | LAYOUT 1 W/ CHANNEL ENCR. | % OF TOTAL  | LAYOUT 2 W/ CHANNEL ENCR. | % OF TOTAL  | LAYOUT 3 W/ CHANNEL ENCR. | % OF TOTAL  |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------------|-------------|---------------------------|-------------|---------------------------|-------------|
| 20 - 24              | 250         | 10%         | 0           | 0%          | 8           | 0%          | 0           | 0%          | 0                         | 0%          | 8                         | 0%          | 0                         | 0%          |
| 25 - 29              | 1157        | 48%         | 501         | 27%         | 237         | 12%         | 889         | 48%         | 505                       | 26%         | 249                       | 12%         | 898                       | 48%         |
| 30 - 34              | 391         | 16%         | 501         | 27%         | 674         | 35%         | 141         | 8%          | 523                       | 27%         | 711                       | 35%         | 141                       | 8%          |
| 35 - 39              | 270         | 11%         | 443         | 23%         | 589         | 31%         | 348         | 19%         | 467                       | 24%         | 622                       | 31%         | 353                       | 19%         |
| 40 - 44              | 129         | 5%          | 189         | 10%         | 186         | 10%         | 216         | 12%         | 204                       | 10%         | 200                       | 10%         | 219                       | 12%         |
| 45 - 49              | 107         | 4%          | 136         | 7%          | 112         | 6%          | 117         | 6%          | 136                       | 7%          | 119                       | 6%          | 117                       | 6%          |
| 50 - 54              | 57          | 2%          | 48          | 3%          | 40          | 2%          | 24          | 1%          | 48                        | 2%          | 40                        | 2%          | 24                        | 1%          |
| 55 - 59              | 33          | 1%          | 28          | 1%          | 24          | 1%          | 56          | 3%          | 28                        | 1%          | 24                        | 1%          | 56                        | 3%          |
| 60 & over            | 15          | 1%          | 43          | 2%          | 36          | 2%          | 55          | 3%          | 43                        | 2%          | 36                        | 2%          | 55                        | 3%          |
| <b>TOTAL</b>         | <b>2409</b> | <b>100%</b> | <b>1889</b> | <b>100%</b> | <b>1906</b> | <b>100%</b> | <b>1846</b> | <b>100%</b> | <b>1954</b>               | <b>100%</b> | <b>2009</b>               | <b>100%</b> | <b>1863</b>               | <b>100%</b> |
| <b>NET GAIN/LOSS</b> |             |             | -520        |             | -503        |             | -563        |             | -455                      |             | -400                      |             | -546                      |             |
| <b>AVG SIZE</b>      | 29.85       |             | 34.04       |             | 34.16       |             | 33.98       |             | 34.03                     |             | 34.12                     |             | 33.96                     |             |



# Factors in Determining Slip Mix

- **Existing Boaters**
- **Wait List / Market Demand**
- **Design Criteria & Codes**
- **Agency Recommendations**
- **Opportunities to add New Slips**
- **Opportunities for New Storage Options**
- **Revenue**
- **Financing**



County of Orange  
Dana Point Marinas  
Workshop No. 4  
“Marina Planning”

Meeting No. 5  
December 19, 2006



# AGENDA

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## Marina 101

- Overview of Questionnaire
- Conceptual Dock Arrangements
  - Compare East vs. West Dock Geometries
  - Provide ADA compliance
  - Eliminate restricted fairways
- Questions & Answers



# Questionnaire

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## Summary

- Boaters Generally Satisfied With Navigational Clearances (Widths & Depths), Although Several Localized Areas Need To Be Checked.
- Encroachment Of Slips Into Main Channel Is Acceptable By Majority of Respondents (55%).





# Questionnaire

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## Summary

- Side-Tie & Double-Wide Slip Mooring Acceptable To Some (less than 20%) - But Boaters Generally Want Fingers On Either Side Of Slip
- Concrete Dock System Preferred
- Trend: 46% Of Boater Respondents Planning To Purchase Larger Boats In The Future
- Improved Security/Gates Desired
- Reliable Sewage Handling Facilities
- Additional Dinghy/Kayak Storage Desired



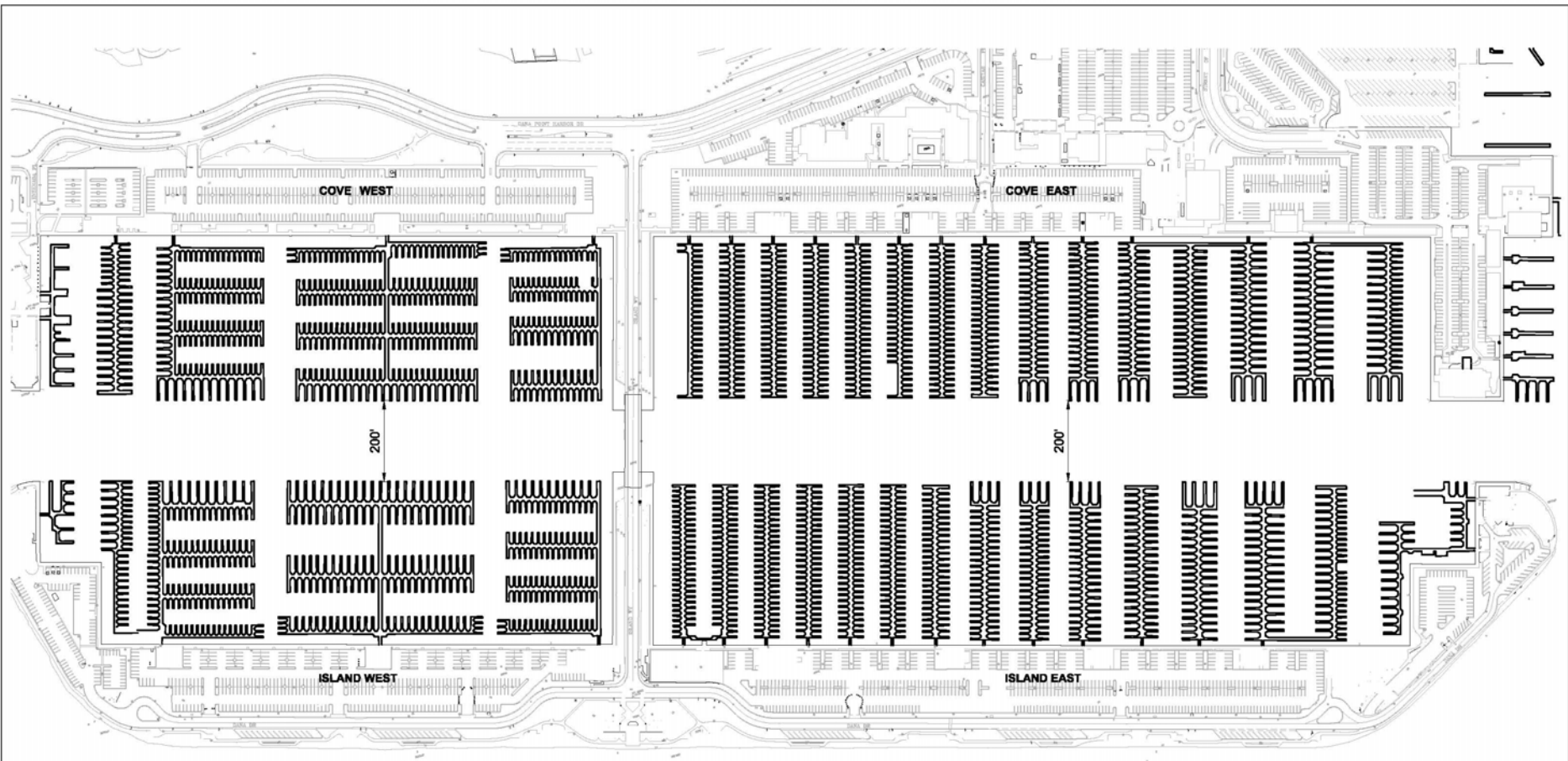
# Questionnaire

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## Summary (Additional Comments)

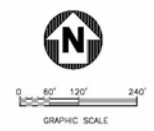
- Improved Lighting
- Removal of Derelict Boats
- Remodel/Upgrade Restrooms
- Additional Trash Receptacles
- Reliable Internet Access





EXISTING SLIP COUNT            2,409 SLIPS  
 AVERAGE SLIP LENGTH        29.85'

**DANA POINT HARBOR MARINAS**  
**EXISTING LAYOUT**



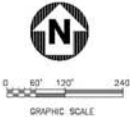
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 Title: Dana Point Harbor Marinas - Layout 1 - No. 09  
 Date: 07/29/07 - 11:58 AM  
 User: jpc24  
 Plot Date: 07/29/07 - 11:58 AM  
 User: jpc24  
 Plot Date: 07/29/07 - 11:58 AM  
 User: jpc24  
 Plot Date: 07/29/07 - 11:58 AM



## DANA POINT HARBOR MARINAS LAYOUT 1

**LEGEND:**

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'





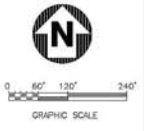


| SLIP LENGTH                | EXISTING QTY | PROPOSED QTY        | % of TOTAL     |
|----------------------------|--------------|---------------------|----------------|
| 30 & UNDER                 | 1795         | 927                 | 49.07%         |
| 31-38                      | 273          | 518                 | 27.42%         |
| 39-49                      | 236          | 325                 | 17.20%         |
| 50 & OVER                  | 105          | 119                 | 6.30%          |
| <b>Total</b>               | <b>2409</b>  | <b>1889</b>         | <b>100.00%</b> |
| <b>Net Gain/Loss</b>       |              | <b>&lt;-520&gt;</b> |                |
| <b>Average slip length</b> | <b>29.85</b> | <b>34.04</b>        |                |
| <b>Total LF</b>            | <b>71920</b> | <b>68544</b>        |                |

## DANA POINT HARBOR MARINAS LAYOUT 1

**LEGEND:**

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'





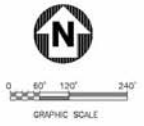


# DANA POINT HARBOR MARINAS

## LAYOUT 1 (WITH CHANNEL ENCROACHMENT)

**LEGEND:**

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'



DATE: 12-14-06

SHEET BASE: 1: 0/11-02/09  
 DATE: 12-14-06  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 APPROVED BY: J. W. WILSON



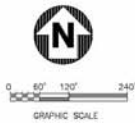


| SLIP LENGTH                | EXISTING QTY | PROPOSED QTY        | % of TOTAL     |
|----------------------------|--------------|---------------------|----------------|
| 30 & UNDER                 | 1795         | 953                 | 48.77%         |
| 31-38                      | 273          | 542                 | 27.74%         |
| 39-49                      | 236          | 340                 | 17.40%         |
| 50 & OVER                  | 105          | 119                 | 6.09%          |
| <b>Total</b>               | <b>2409</b>  | <b>1954</b>         | <b>100.00%</b> |
| <b>Net Gain/Loss</b>       |              | <b>&lt;-455&gt;</b> |                |
| <b>Average slip length</b> | <b>29.85</b> | <b>34.03</b>        |                |
| <b>Total LF</b>            | <b>71920</b> | <b>68544</b>        |                |

## DANA POINT HARBOR MARINAS LAYOUT 1 (WITH CHANNEL ENCROACHMENT)

### LEGEND:

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'







# DANA POINT HARBOR MARINAS

## LAYOUT 2

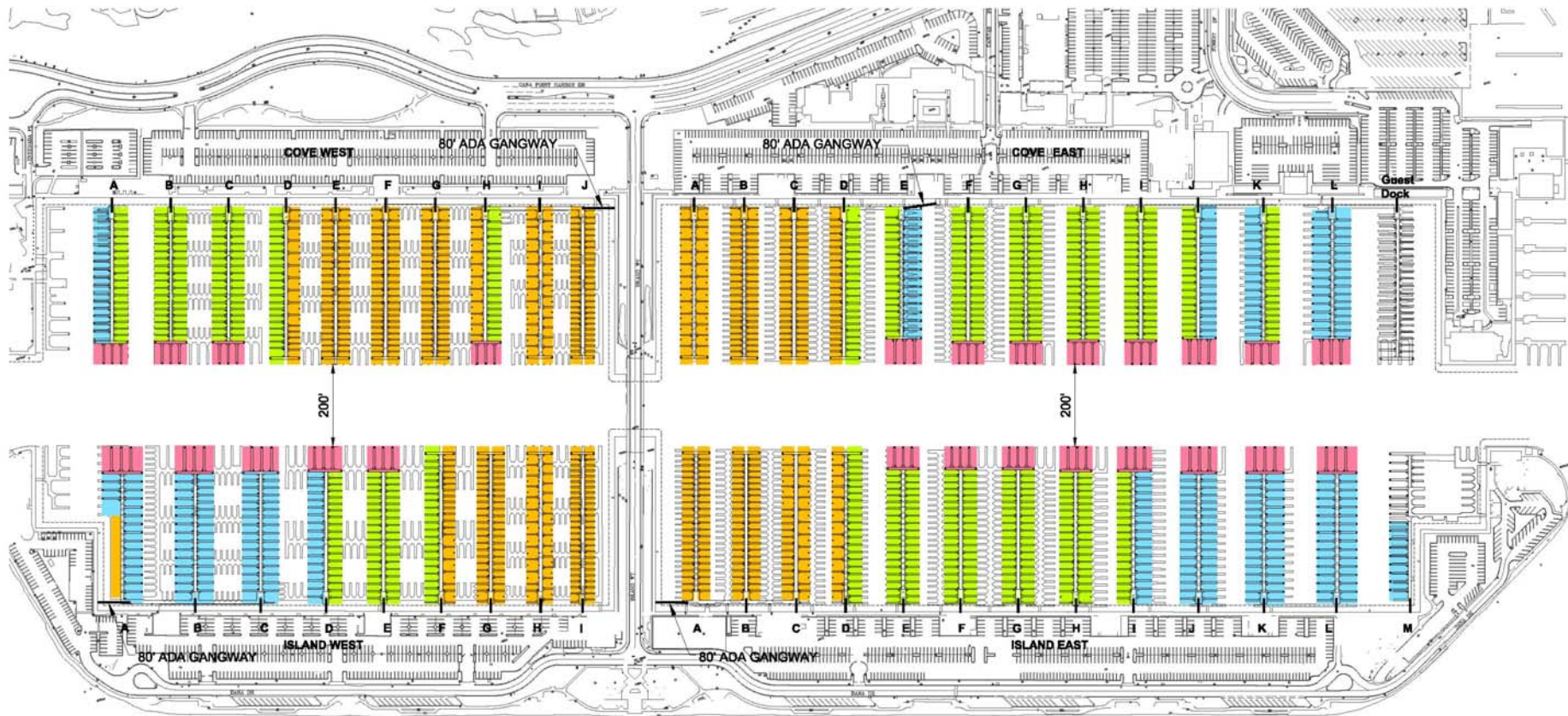
**LEGEND:**

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'





PLAN: DANA POINT HARBOR MARINAS - LAYOUT 2  
 PLAN DATE: 01/29/07 - 13:28 PM  
 PLAN BY: JAC/DA  
 PLAN CHECK: JAC/DA  
 PROJECT: DANA POINT HARBOR MARINAS - LAYOUT 2  
 SHEET: 01-03-07



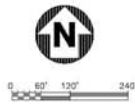
| SLIP LENGTH                | EXISTING QTY | PROPOSED QTY        | % of TOTAL     |
|----------------------------|--------------|---------------------|----------------|
| 30 & UNDER                 | 1795         | 852                 | 44.70%         |
| 31-38                      | 273          | 656                 | 34.42%         |
| 39-49                      | 236          | 298                 | 15.63%         |
| 50 & OVER                  | 105          | 100                 | 5.25%          |
| <b>Total</b>               | <b>2409</b>  | <b>1906</b>         | <b>100.00%</b> |
| <b>Net Gain/Loss</b>       |              | <b>&lt;-503&gt;</b> |                |
| <b>Average slip length</b> | <b>29.85</b> | <b>34.16</b>        |                |
| <b>Total LF</b>            | <b>71920</b> | <b>65104</b>        |                |

## DANA POINT HARBOR MARINAS

### LAYOUT 2

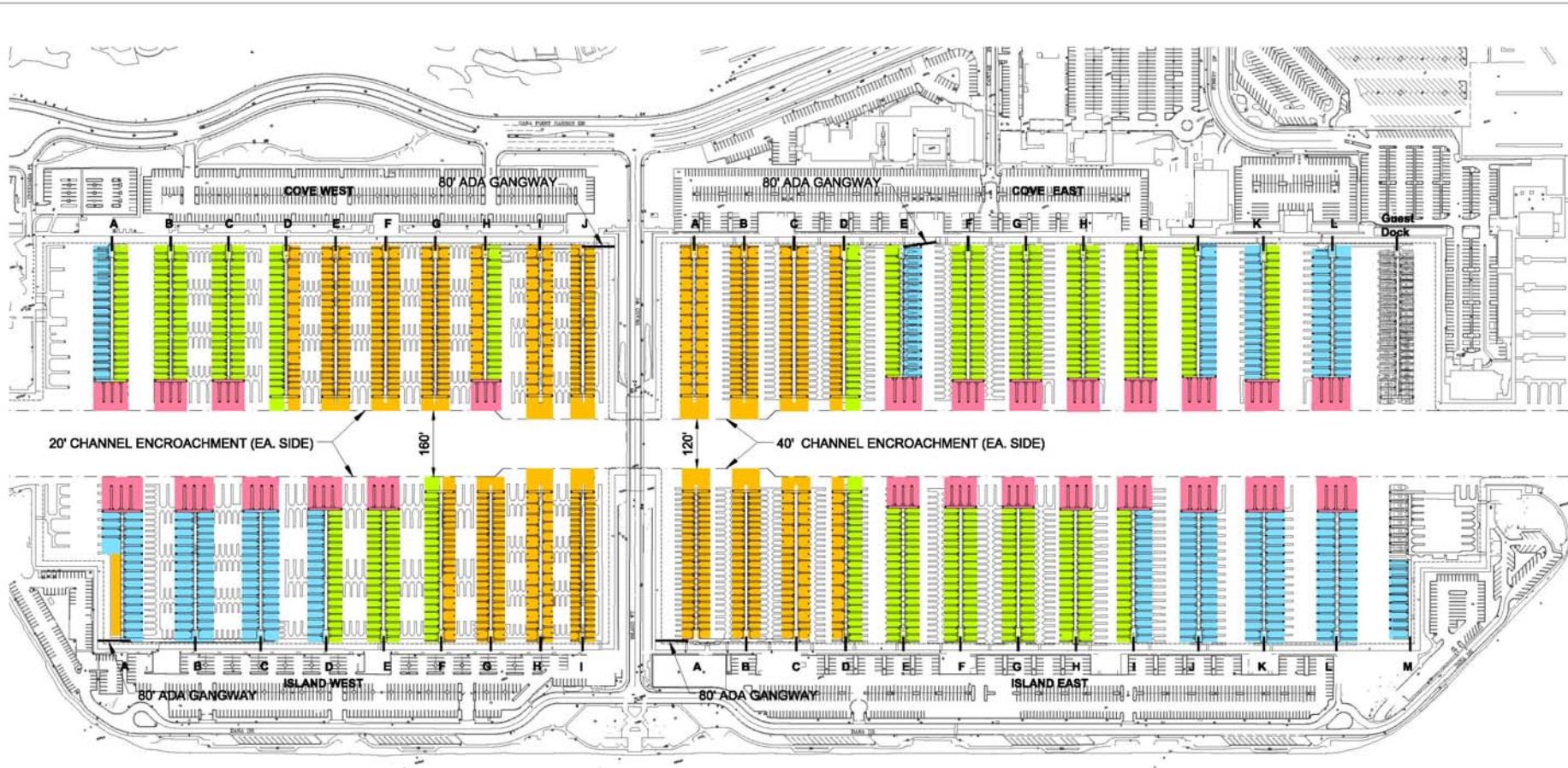
#### LEGEND:

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'





PLAN DATE: 07/09/07 - 13:58 PM (Last Save by PC24) ON 1/7/2008  
 PLAN BY: JAC  
 FILENAME: Layout-2.dwg  
 PLOT: C:\Projects\070613\070613.dwg Date: 07/09/07 13:58:00  
 V:\0000-1300 - 1 BASE : D:\V-CAD\2007



## DANA POINT HARBOR MARINAS

### LAYOUT 2 (WITH CHANNEL ENCROACHMENT)

#### LEGEND:

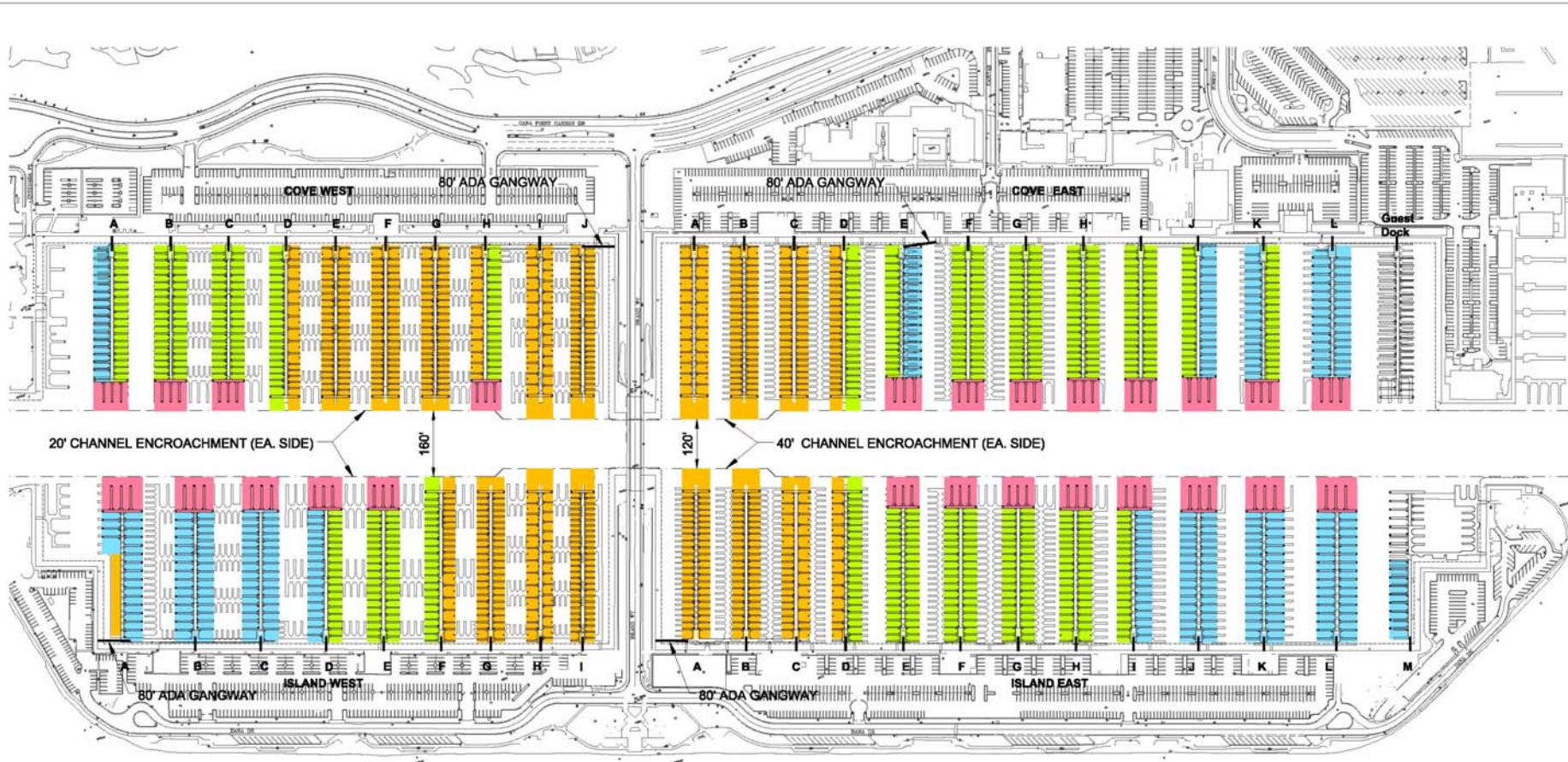
- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'



DATE: 12-12-06



PLAN DATE: 07/26/07 - 1:00 pm  
 PLAN BY: JPC/EA  
 FILED IN: 07/26/07  
 SHEET NO.: 01-17-07-008  
 PROJECT: DANA POINT HARBOR MARINAS  
 DRAWING: LAYOUT 2



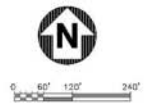
| SLIP LENGTH                | EXISTING QTY | PROPOSED QTY        | % of TOTAL     |
|----------------------------|--------------|---------------------|----------------|
| 30 & UNDER                 | 1795         | 901                 | 44.85%         |
| 31-38                      | 273          | 689                 | 34.30%         |
| 39-49                      | 236          | 319                 | 15.88%         |
| 50 & OVER                  | 105          | 100                 | 4.98%          |
| <b>Total</b>               | <b>2409</b>  | <b>2009</b>         | <b>100.00%</b> |
| <b>Net Gain/Loss</b>       |              | <b>&lt;-400&gt;</b> |                |
| <b>Average slip length</b> | <b>29.85</b> | <b>34.12</b>        |                |
| <b>Total LF</b>            | <b>71920</b> | <b>68544</b>        |                |

## DANA POINT HARBOR MARINAS

### LAYOUT 2 (WITH CHANNEL ENCROACHMENT)

**LEGEND:**

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'







# DANA POINT HARBOR MARINAS

## LAYOUT 3

**LEGEND:**

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'



PLAN DATE: 07/26/07 - 1:00 pm. User: Sava by PC24. 06/17/09/2008  
 PLAN: 03 (Proposed) Dana Point Marina (Structure)  
 PLAN: 03 (Proposed) Dana Point Marina (Structure)  
 PLAN: 03 (Proposed) Dana Point Marina (Structure)



| SLIP LENGTH                | EXISTING QTY | PROPOSED QTY        | % of TOTAL     |
|----------------------------|--------------|---------------------|----------------|
| 30 & UNDER                 | 1795         | 998                 | 54.06%         |
| 31-38                      | 273          | 380                 | 20.59%         |
| 39-49                      | 236          | 333                 | 18.04%         |
| 50 & OVER                  | 105          | 135                 | 7.31%          |
| <b>Total</b>               | <b>2409</b>  | <b>1846</b>         | <b>100.00%</b> |
| <b>Net Gain/Loss</b>       |              | <b>&lt;-563&gt;</b> |                |
| <b>Average slip length</b> | <b>29.85</b> | <b>33.98</b>        |                |
| <b>Total LF</b>            | <b>71920</b> | <b>68544</b>        |                |

**LEGEND:**

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'

## DANA POINT HARBOR MARINAS LAYOUT 3







# DANA POINT HARBOR MARINAS

## LAYOUT 3 (WITH CHANNEL ENCROACHMENT)

**LEGEND:**

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'







| SLIP LENGTH                | EXISTING QTY | PROPOSED QTY        | % of TOTAL     |
|----------------------------|--------------|---------------------|----------------|
| 30 & UNDER                 | 1795         | 1007                | 54.05%         |
| 31-38                      | 273          | 385                 | 20.67%         |
| 39-49                      | 236          | 336                 | 18.04%         |
| 50 & OVER                  | 105          | 135                 | 7.25%          |
| <b>Total</b>               | <b>2409</b>  | <b>1863</b>         | <b>100.00%</b> |
| <b>Net Gain/Loss</b>       |              | <b>&lt;-546&gt;</b> |                |
| <b>Average slip length</b> | <b>29.85</b> | <b>33.96</b>        |                |
| <b>Total LF</b>            | <b>71920</b> | <b>68544</b>        |                |

## DANA POINT HARBOR MARINAS

### LAYOUT 3 (WITH CHANNEL ENCROACHMENT)

#### LEGEND:

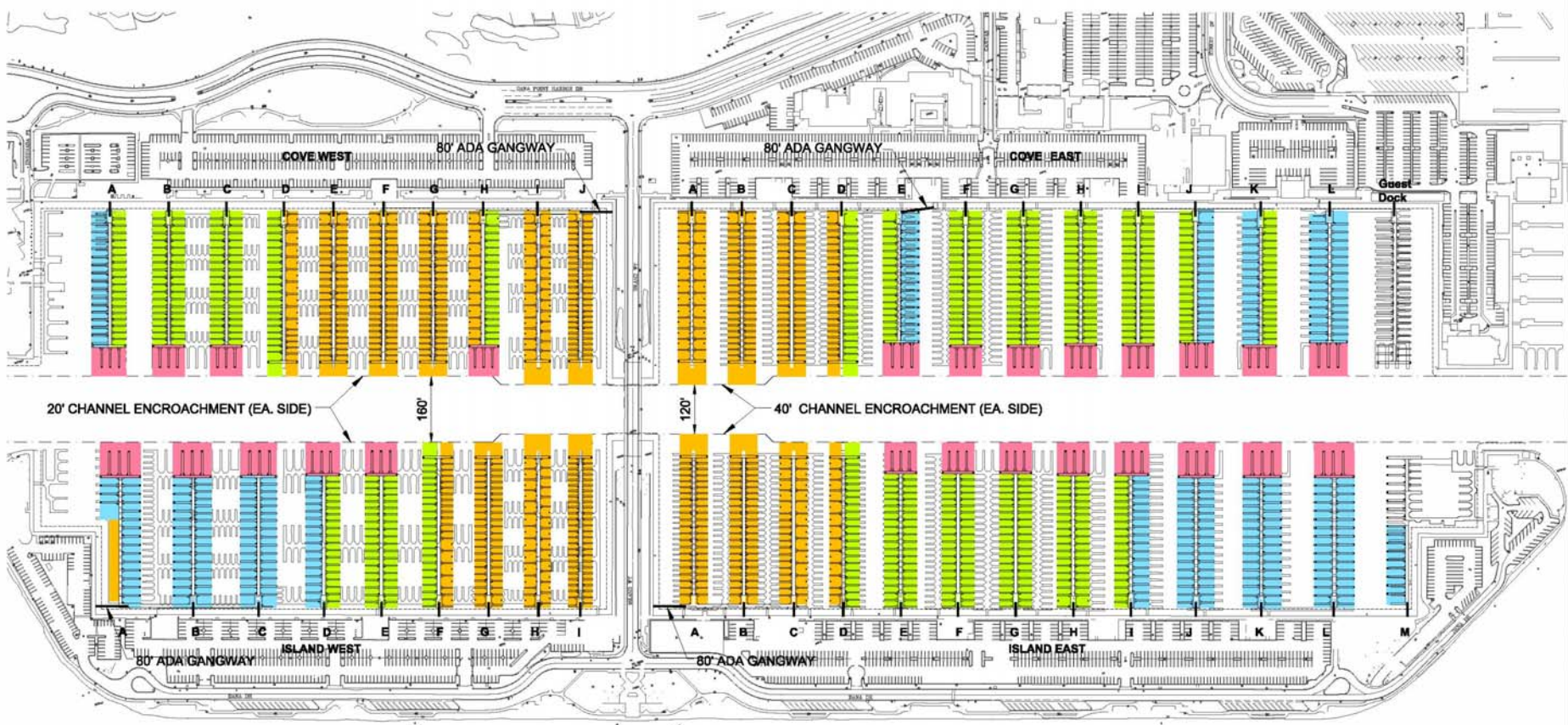
- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'



## DANA POINT HARBOR MARINAS LAYOUT COMPARISON

| SIZE                  | EXISTING | LAYOUT 1 | LAYOUT 2 | LAYOUT 3 | LAYOUT 1 W/<br>CHANNEL<br>ENCROACHMENT | LAYOUT 2 W/<br>CHANNEL<br>ENCROACHMENT | LAYOUT 3 W/<br>CHANNEL<br>ENCROACHMENT |
|-----------------------|----------|----------|----------|----------|--|--|--|
| <b>30 &amp; UNDER</b> | 1795     | 927      | 852      | 998      | 953                                    | 901                                    | 1007                                   |
| <b>31-38</b>          | 273      | 518      | 656      | 380      | 542                                    | 689                                    | 385                                    |
| <b>39-49</b>          | 236      | 325      | 298      | 333      | 340                                    | 319                                    | 336                                    |
| <b>50 &amp; OVER</b>  | 105      | 119      | 100      | 135      | 119                                    | 100                                    | 135                                    |
| <b>TOTAL</b>          | 2409     | 1889     | 1906     | 1846     | 1954                                   | 2009                                   | 1863                                   |
| <b>NET GAIN/LOSS</b>  |          | <-520>   | <-503>   | <-563>   | <-455>                                 | <-400>                                 | <-546>                                 |
| <b>AVG SIZE</b>       | 29.85    | 34.04    | 34.16    | 33.98    | 34.03                                  | 34.12                                  | 33.96                                  |





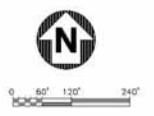
| SLIP LENGTH                | EXISTING QTY | PROPOSED QTY        | % of TOTAL     |
|----------------------------|--------------|---------------------|----------------|
| 30 & UNDER                 | 1795         | 901                 | 44.85%         |
| 31-38                      | 273          | 689                 | 34.30%         |
| 39-49                      | 236          | 319                 | 15.88%         |
| 50 & OVER                  | 105          | 100                 | 4.98%          |
| <b>Total</b>               | <b>2409</b>  | <b>2009</b>         | <b>100.00%</b> |
| <b>Net Gain/Loss</b>       |              | <b>&lt;-400&gt;</b> |                |
| <b>Average slip length</b> | <b>29.85</b> | <b>34.12</b>        |                |
| <b>Total LF</b>            | <b>71920</b> | <b>68544</b>        |                |

## DANA POINT HARBOR MARINAS

### LAYOUT 2 (WITH CHANNEL ENCROACHMENT)

**LEGEND:**

- 30' & UNDER
- 31' TO 38'
- 39' TO 49'
- OVER 50'



# Agenda

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## Workshop # 5

- Optimize Layout/s-Look for Additional Opportunities
- Assess ADA Access
- Assess Potential Dredging Requirements
- Assess Construction Costs and Revenue Projections
- Next Workshop: January 30, 2007

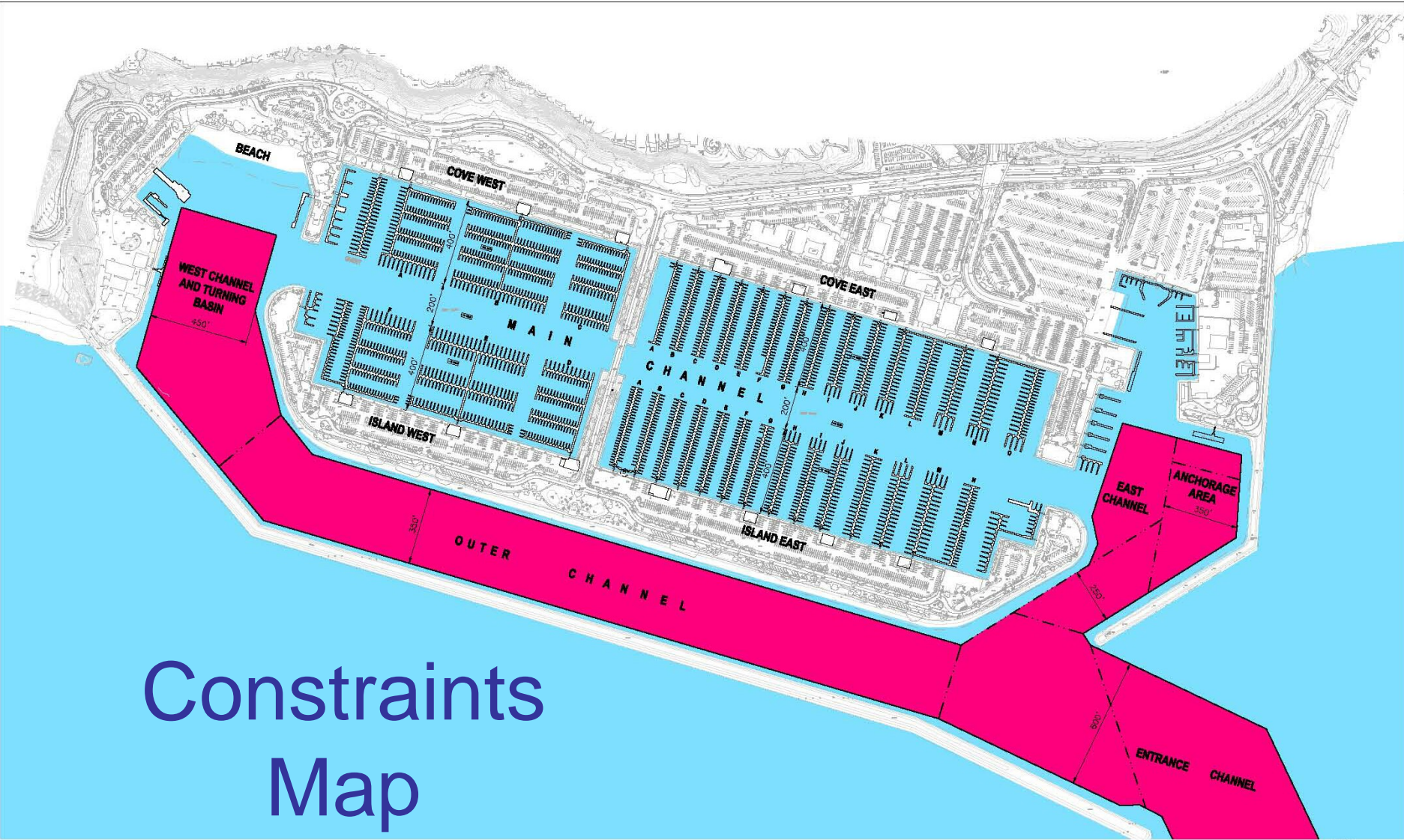




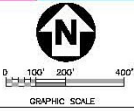
# Slides used during Q & A

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# Constraints Map



# DPH Issue Follow-up

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- **Visitor Slips**
- **Broker Slips**
- **Seniority**
- **Federal Areas** (Anchorage, Turning Basins, Outer Channel)
- **Baby Beach**
- **Boat Condition**
- **Boats that are seldom used**
- **Breakwater**



# DPH Historic Slip Vacancies

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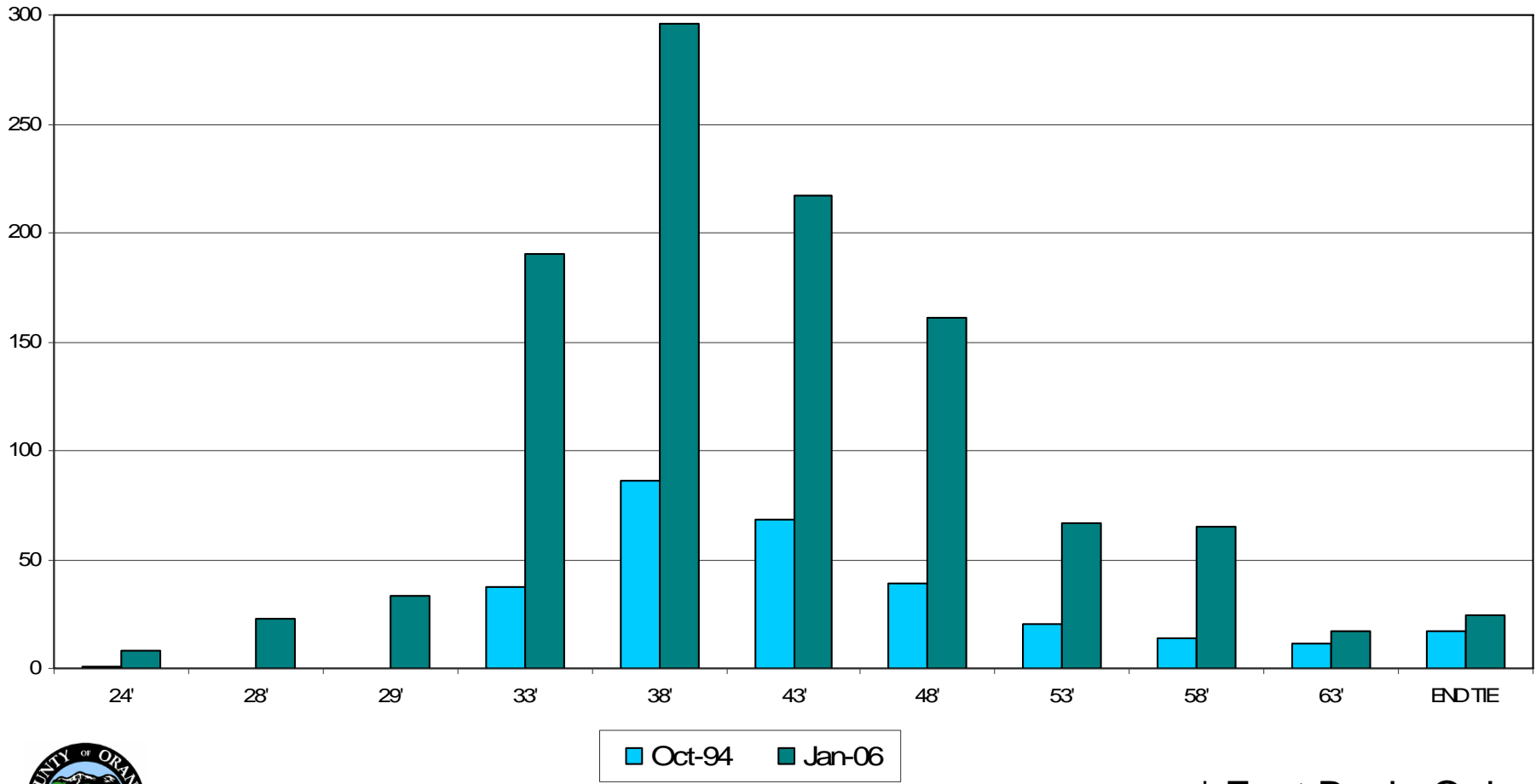
- **Dana Point Harbor experienced significant vacancies from December 1992 to May 2001 (100 months)**
- **All vacancies were in slips 25' or less**
- **The average vacancy rate during this period was +/- 5.8% (140 slips)**
- **Lost Revenue in today's dollars would be more than \$4,600,000 for the 100 month period**
- **Due to low market demand during this 100 month period, there were virtually no slip rent increases in the 25' or under sizes**





# Waitlist Comparison\*

October 1994 vs. January 2006



\* East Basin Only

**Slips - 2,409**  
**Visitor - 42**  

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**2,451**

**Embarcadero - 443**  
**Shipyard - 73**  

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**516**

**West Basin**

**East Basin**

**Existing Boat Storage = 2,967**





Slips - 2,009  
Visitor - 42  
2,051

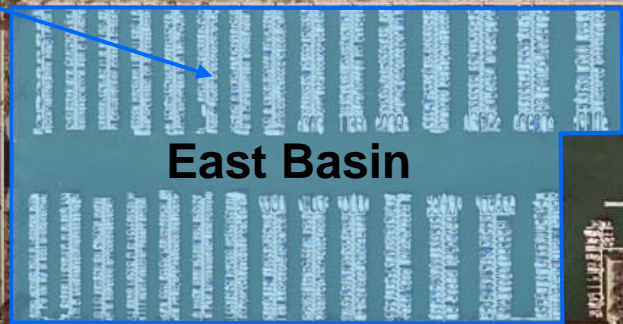
Dry Stack # 1 - 400  
Surface Storage - 93  
493

Off-Site  
Storage - 500

+500

-23

-400



Proposed Boat Storage = 3,044 (Net gain of 77)

# Questionnaire

## Future Respondent Plans: Larger Boats (Q2 & Q6)

| Boat Size      | No. of Boats |         | Percentage |
|----------------|--------------|---------|------------|
|                | Existing     | Planned |            |
| 29 Ft. & Under | 46           | 21      | 46%        |
| 30 – 34 Ft.    | 23           | 12      | 50%        |
| 34 – 39 Ft.    | 20           | 10      | 50%        |
| 40 – 44 Ft.    | 16           | 6       | 38%        |
| 45 – 49 Ft.    | 3            | 0       | 0          |
| 50 – 54 Ft.    | 6            | 3       | 50%        |
| 55 – 60+ Ft.   | 1            | 1       | 100%       |

46% Average

