



COUNTY OF ORANGE
DANA POINT HARBOR DEPARTMENT

George A. Carvalho, Director
24650 Dana Point Harbor Drive
Dana Point, CA 92629

Telephone: (949) 923-3798
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June 4, 2007

Dear Customer,

RE: Planning for Marina Construction

Currently the Dana Point Harbor Department is in the planning and permitting stages of a project to renovate the East & West Basin Marinas. The project will include replacement of all East & West Basin docks and slips. **This project will significantly impact our wait list times in the years to come.** The following are important things you need to know about the upcoming project:

- *Construction is anticipated to last for 5-10 years. However the permitting process and construction phasing is difficult to predict.*
- *The final layout will not be known until the permitting process has been completed. However, according to current market trends, preliminary layouts reduce the numbers of slips less than 30' and increase the numbers of 30', 35', 40', & 45' slips. The number of slips 50' and larger will likely remain the same.*
- *As a result of market demand, changes in codes, regulations and the marina industry, the proposed plan reduces the total number of slips in the new marina by 374.*
- *Before and during construction, the Marinas must accumulate a number of vacant slips to accommodate construction phasing. Specific slip accumulation goals will be established for each phase of the project resulting in the temporary suspension of slip assignments for periods of time. Once slip accumulation goals are achieved regular boat slip license assignments will be resumed.*
- *The Harbor plans to offer the vacated slips for temporary slip permit assignment until they are needed for construction relocations. Wait list applicants who take advantage of a temporary slip permit assignment will not lose their place on the wait list.*

For more information on the Harbor Revitalization Project please visit www.DPHPlan.com, or if you have questions feel free to call Doug Whitlock at the Dana Point Marina Company or Kelly Rinderchenecht at the Dana West Marina Company. Thank you for your cooperation.

Sincerely,

George Carvalho, Director
Dana Point Harbor Department



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6/1/2007

New Marina Slip Assignment Guidelines

The purpose of these guidelines is to provide for the fair assignment of Dana Point Harbor ("Harbor") slips through the redevelopment of the marinas; and provide assurance to all boaters assigned to Harbor slips as of June 15, 2007, that they will be offered slips according to these policies upon completion of the Harbor redevelopment. Notwithstanding these guidelines, slip tenants shall remain subject to the terms and conditions of their individual license agreements or maritime wharfage agreements.

1. Existing slip tenants, who signed a boat slip License Agreement or Maritime Wharfage Agreement prior to June 15, 2007, will be provided the opportunity to request a general slip location in the new Harbor layout for the same size slip that they occupied prior to construction. Once construction is completed, slip assignments will be made based upon their length of stay / tenancy.
2. Waitlist applicants may be offered a temporary slip if/when one becomes available after June 15, 2007. Acceptance or non-acceptance of this temporary slip will not impact the applicant's position on the waitlist.
3. If there is an insufficient amount of a particular size slip to accommodate all current tenants after construction, the tenant will be assigned a larger slip temporarily at their original slip rent for a term not to exceed two (2) years. As an appropriate size slip becomes available the tenant will be relocated ahead of wait list applicants.
4. If a particular size slip is no longer available in the new layout (e.g., odd sizes), the tenant will be assigned a slip appropriate to the length of the vessel ahead of wait list applicants.
5. It may be necessary to assign East basin tenants to West basin slips and vice versa. In these cases the tenant will be given the option to permanently relocate or return to their original basin when slips become available.
6. For existing tenants who are "oversized" (according to marina policy for the specific basin) the Harbor reserves the right to assign the tenant to a slip appropriate to the actual Length Over All ("LOA") of the vessel; ahead of wait list applicants.
7. If there is no Harbor slip immediately available for an existing tenant:
 - A) Tenant may be assigned a slip at the temporary dock(s) until a slip becomes available, OR
 - B) Tenant may be assigned a slip at the Guest Dock until a slip becomes available, ORTenant will be returned to the TOP of the appropriate marina wait list using his/her original wait list application date. Tenant will be assigned a larger slip temporarily at their original slip rent for a term not to exceed 2 years. As an appropriate size slip becomes available the tenant will be relocated ahead of wait list applicants.
8. Since the number of slips under thirty feet (30') will be reduced in the new Harbor design, a Tenant occupying a slip under thirty feet (30') MAY request a one-time "upgrade" slip assignment to a thirty foot (30') ahead of wait list applicants. This request must be made within 90 days of being assigned a slip.
9. Once precise information on construction phasing is developed, existing tenants will be offered the opportunity to request a period of non-tenancy from the Harbor for up to 90-days during construction, if they choose, rather than being temporarily relocated to another location during construction. In the event that the tenant chooses to vacate the Harbor for a period of time, slip fees will not be charged for the period of non-tenancy.