

The Harbor Terrace project has a wide range of public facilities that play an important role in supporting day to day harbor uses. Red Tail will ensure that these needs are understood and that the ultimate development incorporates these uses as shown on the current site plan and as described below. In addition, Red Tail will work closely with the Harbor District during the detailed planning and design stage to provide sufficient programming to ensure the needs are properly met.

Aesthetics: Red Tail will work closely with the Harbor District and design team to ensure that the site design and landscaping results in public facility areas that complement the overall project, the coastal views, and the environment.

Public Facilities:

The following are the primary public facilities:

- **Public Parking Lot:** 48,000 sq. ft. public parking lot with paving and landscaping per the September 2014 EIR. This lot has a 160 car capacity with rates reflective of a similar public lot in Avila Beach.

Harbor Use Area:

- **Trailer Boat Storage:** Paved area with 70 spaces for trailer boat storage to be managed and maintained by operator.
- **District Corporation/Materials/Laydown Yard:** Paved area with 25 spaces (1.05 acre), to be managed and maintained by The District.
- **Marine Gear Storage:** Paved area with 20 units to be managed and maintained by The District.

- District Facilities Building: At a minimum, developer to provide a graded, level pad with utilities to the site for a 3000 sq. ft. building.
- Expansion Area: 10,000 sq. ft. expansion area, no improvements other than compaction and leveling with drainage.
- Access Roads and Parking: All general accessible roads and parking will be maintained and managed by the operator.