

Dana Point Harbor Oversight Advisory Committee

Wednesday, January 8, 2025

MINUTES

Robert Langan, DPHOAC Chair, called the meeting to order at 5:35 p.m. Committee members not in attendance; Wendy Leavell (Jim Cobb represented the Ocean Institute), Shala O'Keefe

PRESENTATIONS/UPDATES:

-County of Orange CEO Real Estate Update: Christian Gagne, the Dana Point Harbor Oversight Manager for the County of Orange, provided the Committee with an update regarding the upcoming closure of the Golden Lantern harbor entrance, which will take place from 01/13/25 thru 05/15/25. This closure is necessary to allow for the rerouting of Golden Lantern to conform to the layout of the new parking garage, slated to open in the spring of 2025, as well as Phase 2 of the commercial core revitalization, which is scheduled to start with the opening of the parking facility. During the closure, access to the public, boater and commercial parking lots (including the lot that services the Embarcadero/Wharf businesses) will be rerouted via Casitas Place, located west of The Brig restaurant. Susan Lieb (DPHP) indicated that signage has been installed to inform the public of the changes, email notifications, press releases and social media posts have been established or sent out as well.

Mr. Gagne provided an update on the hotels, noting that the draft Environmental Impact Report (EIR) document is near completion. Minor updates are being made to the traffic section, and once finalized, the EIR will be circulated for the required 45-day public review period. Approval is anticipated in February. Ms. Lieb added that design and construction plans for the hotels are already underway, and the expected approval of the EIR will not impact the project schedule. She also emphasized that the hotels are a separate project from the commercial core, and as such they are not dependent upon the commercial core construction schedule. The hotel development is expected to occur in parallel with the commercial core work.

Mr. Gagne then informed the Committee that the scope of work for R.P. Laurain & Associates' Dana Point Harbor Market Study and Appraisal has been updated. Instead of creating their own demographic data, Laurain & Associates' will utilize existing demographic data for the study. With this adjustment, the SOW has been finalized, and the contract for the project is forthcoming.

Mr. Gagne then reported that the P3 performance audit of the Dana Point Harbor revitalization had been completed and that the only discrepancy identified within the audit timeframe selected from the contractor (MGT) was a result of the timing in booking gross receipts on an accrual basis vs. cash basis (\$2,500 potential underpayment of percentage rent).

-Orange County Supervisor Foley Update: Supervisor Foley informed the committee that her office is conducting regular bi-weekly meetings with DPHP and CEO Real Estate to receive updates on the project's progress. She asked that Mr. Gagne continue to update the DPHOAC at monthly meetings and update the Committee in writing with respect to the future planning and coordination of the Dana Point Yacht Club, as a follow up to the December 2024 OAC meeting. She also informed the Committee that her office is exploring the possibility of amending the contract with DPHP to allow them to build the new OCSEC docks. She emphasized that it would be inefficient to hire a contractor that is unfamiliar with the marina revitalization, especially since DPHP are already responsible for the docks used by Captain Dave's that would be part of the OCSEC dock project. This further validates the position that DPHP should be contracted to do the work, especially with the time restraints on the grant funds.

-O.C. Parks Update: Michael Wilson reported to the Committee that the OCSEC space-planning project is wrapping up and that a report to the Committee will be made at the next meeting. He also reported that a potential site for the Outrigger Club has been identified and is currently being reviewed by all parties involved. A more detailed update on the location will be provided at the February meeting. Mr. Wilson also advised that Committee that several projects are underway including; the re-roofing of the Sherriff's Harbor Patrol building, repairs to the crib-wall drain above Cove Rd., and updates to the primary OCSEC meeting room. Additionally, Supervisor Foley mentioned that the County is also considering renovating the Sherriff's Harbor Patrol docks, with the possibly of incorporating space for a Laguna Beach patrol boat to enhance efficiency in patrolling of the southern coastal area.

-Committee Member Updates:

Colin Harris asked the Committee if there were any objections to the California Office of Emergency Services (OES) scheduling ongoing maritime training at Dana Point Harbor. The U.S. Coast Guard would conduct the training. No objections were raised.

In light of a recent fatality in the Harbor and following a conversation with a member of the boating community, Darcie Harris asked if there are plans to incorporate ladders on the primary dock-ways to assist individuals having difficulty exiting the water. DPHP responded that there are no current plans to install ladders, as swimming is not encouraged in the waterways.

Ms. Lieb was asked if any new leases have been signed for the revitalized commercial core and the answer was no. However, she indicated that current leases are being reviewed as needed to assist businesses in staying open as long as possible before the start of Phase 2 of the commercial core construction. Harpoon Henry's was cited as an example.

Bob Langan adjourned the meeting at 6:30 p.m. after a motion, a second and a committee vote for adjournment passed. The next meeting is scheduled for 02/05/25.

ACTION ITEMS:

1. OPEN - Resolution of storage needs for the Outrigger Club in advance of pending DPHP construction in their current storage area and report to the Committee.
2. NEW – Mr. Gagne to provide Committee with reports from the bi-weekly calls with the DPHP.