

Dana Point Harbor Oversight Advisory Committee

Wednesday, February 5, 2025

MINUTES

Robert Langan, DPHOAC Chair, called the meeting to order at 5:35 p.m. Committee members not in attendance; Wendy Leavell, Mike Frost.

PRESENTATIONS/UPDATES:

-County of Orange CEO Real Estate Update: Christian Gagne, the Dana Point Harbor Oversight Manager for the County of Orange, advised the committee of the various subjects that were discussed in the Supervisor's bi-weekly update conversation with CEO Real Estate and Dana Point Harbor Partners (DPHP). DPHP asked for the County's assistance in facilitating the approval of the signage for the new parking structure with OC Development Services. In addition, an update on the parking structure progress and feedback on the Golden Lantern reroute were provided. Mr. Gagne also advised the committee that the topic of the Dana Point Yacht Club (DPYC) was discussed. Bryon Ward indicated that he and Supervisor Foley would set up an in-person meeting with the DPYC management team in the near future. The goal is to establish a line of communication between all parties. Mr. Gagne referenced a written statement regarding the DPYC from Joe Ueberroth and when asked about its content, he indicated that he would find the document and match it to what Mr. Ward conveyed in their update conversation and provide it to the committee.

Mr. Gagne in his general update advised the committee that the Marina phase 8 is anticipated to open April 1st and then the revitalization would move to phase 7.2 that would complete the West marina basin by July. Mr. Gagne, in response to an email request from Bob Langan regarding the ongoing White Seabass fisheries enhancement project currently located in pens near the Sheriff's Harbor Patrol station, indicated that Mr. John Riordan or Mr. Bob Denault, founding members of the subject program would make a presentation to the committee at the next meeting regarding the importance of finding a new home for the pens when the marina revitalization project enters that area (Phase 9 of the Marina revitalization anticipated for August 2025). Mr. Gagne indicated that the continuation of the White Seabass project is an obligation of the Tidelands Grant so a solution is necessary and that the County is looking for collaborative solutions from DPHP. One idea being discussed is utilizing the Ocean Institute's existing grow pen as a stop gap while construction is going on. Mr. Gagne then advised the committee that the hotels draft EIR is still in process with two items yet to be finalized, a Coastal Hazards Analysis from the Coastal Commission and a Parking Analysis. They are expected to have these completed by the week ending 2/14/25. An estimate of the draft's completion is March and then onto the Dana Point Planning Commission by the summer.

Mr. Gagne then confirmed that the contract for the proposed Dana Point Marina Market study with R.P. Laurain & Associates has been executed and that contract, along with the updated Scope of Work is available to view on Supervisor Foley's District 5 web site. The County held a kickoff meeting with R.P. Laurain & Associates on 2/3/25 to discuss the resources needed to complete the project.

-Orange County Supervisor Foley Update: Supervisor Foley departed the meeting early as she had a scheduling conflict. Alyssa Napuri, on behalf of the Supervisor, advised the committee that the County is working to determine what funding impacts there will be on the County based on the Federal administration's recent executive actions. Ms. Napuri, in response to a question regarding the funding for the dredging of the main harbor channel indicated that it would proceed as scheduled as the Army Corps of Engineers funding, to her knowledge, has not been impacted.

-O.C. Parks Update: Michael Wilson introduced Mr. John Silber of IDS Group, the space planning firm contracted by the County to study the OC Sailing & Events Center (OCSEC) user space needs. Mr. Silber in his presentation indicated that his report to the County consisted of two parts; short term OCSEC needs and solutions and a long term 3-5 year plan. Mr. Silber advised the committee that based on his firm's study, the current needs of all of the OCSEC users could be accommodated in the existing footprint with some reallocation and organization of underused space and he went on to show how that would be accomplished. Deputy Director Mike Wilson then discussed short-term interim plans and a long-term plan focused on looking at the feasibility of a reinvention and expansion of the space that would require extensive funding and permitting along with California Coastal Commission (CCC) and City approval. He provided the Committee a copy of the draft report. In addition, any feedback from members of the committee and representatives from the user groups, are to send their feedback to Mr. Gagne via the DPHOversight@ocgov.com email account. The questions/comments will then be categorized and provided to the OC Parks team and IDS Group for implementation into the draft report. The County is reviewing the status of the OCSEC dock rebuild and is expected to have construction completed by the grant deadline of December of 2026. Staff is currently evaluating the option of awarding the final design and construction contract for the dock reconstruction to Bellingham Marine. This decision aims to expedite the construction timeline, reduce costs for taxpayers since Bellingham Marine is already engaged in nearby marina construction, and ensure that the new docks are consistent with the overall aesthetic of the marina.

Mr. Wilson then discussed the plans for the Outrigger Club storage/construction issue indicating that the only logical relocation would be to a grass area at Baby Beach immediately to the north of the parking lot at the intersection of Cove Rd. and Dana Point Harbor Dr. This location can be fenced for security and screened off for aesthetics and provide ample access and storage for the Club. The next step is to acquire a Coastal Development permit and then be sent on to the Dana Point Planning Dept for approval. That is thought to be an 8-12 month process.

Mr. Wilson then updated the Committee on ongoing harbor projects including upgrades to the OCSEC facilities to including a new roof and skylight replacement above the Cove room starting Mid-March.

-Committee Member Updates:

Mike Frost (via Ms. Napuri) asked that an analysis be made by DPHP and the County outlining the "public" benefits of the partnership between the two parties in the revitalization of the Dana Point Harbor. All parties present agreed to the request.

Diane Wenzel advised the Committee that there would be no parade associated with this year's Festival of the Whales and then updated the Committee on the annual Dinghy Race fundraiser and encouraged committee participation.

Bob Langan adjourned the meeting at 6:34 p.m. after a motion, a second and a committee vote for the adjournment passed. The next meeting is scheduled for 03/05/25.

ACTION ITEMS:

1. OPEN - Resolution of construction contract for OCSEC docks.
2. NEW - Public benefit Analysis by DPHP and the County of Orange.