

DANA POINT HARBOR PARTNERS



August 10, 2026

Honorable Chairman Doug Chaffee and Members of the Board of Supervisors
County of Orange
County Administration North
400 W. Civic Center Drive
Santa Ana, CA 92701

RE: Existing Hotel Employees, Dana Point Marina Inn

Dear Chairman Chaffee and Members of the Board:

In preparation for tomorrow's Board meeting, you and other Supervisors have expressed concern over the potential displacement of existing Dana Point Marina Inn employees, if and when its operations may be terminated to make way for the two new hotels that are contemplated in DPHP's Dana Point Harbor revitalization plan.

First of all, based on the outcome of the June Board meeting, re-starting the development process for the hotels will take some time and, in the interim, we do not anticipate any disruption to current Dana Point Marina Inn operations. We also would not contemplate starting construction on the new hotels until the new hotel construction drawings have been completed and are fully permitted and financing for the new hotels has been put in place.

Secondly, the Working Adjustment and Retraining Notification (WARN) Act is intended to be applied to hotels with more than 50 employees. The Dana Point Marina Inn currently employs 20 associates (19 full-time and 1 part time) and therefore it is not subject to the WARN Act. That said, if and when new construction commences and current Dana Point Marina Inn operations cease, DPHP has expressed our own concerns for those employees who may be impacted by a short-term closure, which we have expressed to our current third-party hotel management firm. The following is the response from our third-party hotel management firm, addressing ours and the County's questions regarding the potential displacement of Marina Inn employees. For reference, our third-party hotel management firm has 30 hotels equating to 3,500 hotel rooms under management and they are always adding hotels to their portfolio.

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From our third-party hotel management firm:

"The property currently employs 20 associates, consisting of 19 full-time employees and 1 part-time employee. As we all recognize, recruiting and retaining talent within the hospitality industry remains a significant challenge, making the retention of existing team members wherever possible a priority. Our objective will be to redeploy and reposition eligible associates within the portfolio. For those associates for whom placement opportunities are not available, we will proceed with a separation process that includes payment of all accrued and eligible PTO balances and a rehire-eligible termination status, allowing them to be considered for future opportunities within the organization."

In addition to the above, we recognize that many of the current Dana Point Harbor Marina Inn employees may reside in general proximity to the Dana Point Harbor and we would certainly encourage them to offer local employment opportunities within their portfolio, where possible.

Should you have any additional questions, please don't hesitate to contact us.

Sincerely,

DANA POINT HARBOR PARTNERS, LLC

A blue ink signature of Bob Olson.

Bob Olson
Its Manager

A blue ink signature of Bryon Ward.

Bryon Ward
Its Manager

Cc: Joe Ueberroth
Scott Burnham