



# COUNTY OF ORANGE

## DANA POINT HARBOR DEPARTMENT

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### Monthly Report February 2007

- Commercial Core Project

DPHD, along with staff from the City of Dana Point, met with Coastal Commission staff to discuss the landside application which was submitted in November 2006. We are hoping to meet with the Commission again in the next few weeks to discuss this issue further and provide the Coastal Commission any information they need to proceed in processing this application.

- Marina Improvements Project

Since October, DPHD has held 7 public meetings to discuss the marina renovations. Approximately 150-200 people attended each one, totaling over 1000 attendees. The Boater Workshops have resulted in the selection of layout plan 2C with channel encroachment as the current design proposal. This layout brings the current average boat slip size from 29.85 feet to 34.1 feet; 47% of which are in the 30' and under category; 30% in the 31-38 feet category; 17% in the 39-49 feet category and just under 5% in the 50 and over feet category. In an effort to be able to preserve as many slips as possible, this plan includes a channel encroachment element, which does require further study and final approval along with the entire layout proposal. Layout 2C has a net loss of 374 boat slips.

The next steps include a boater traffic study to be performed to analyze the channel encroachment, and a Supplemental Environmental Impact Report for the entire waterside project. We hope to begin this environmental review in the next few weeks.

Although the public workshops have concluded for this phase, DPHD continues to meet and communicate with boaters on various issues of the project. As with any project this size, the details can be confusing and misunderstood, and often the facts are replaced by inaccurate rumors. Much time and effort is being spent by DPHD staff to control this.

- Dana Wharf Restroom

The expansion of the Dana Wharf restroom has been approved by the City of Dana Point, and will be submitted to the County Plan Check department for review. The expanded restroom will better accommodate Dana Wharf customers, especially at periods of peak usage. This construction will be scheduled to avoid the busy summer months, as it is currently planned we should complete this expansion before Memorial Day weekend.

- Trees

The tree trimming program was a success. Close to 2,000 trees were trimmed during the month of February. HBP and all of the Harbor Operators partnered with DPH to make this happen, so the harbor's trees will be ready for the summer visitors.

- Monthly Correspondence

The next monthly issue of the Marina News will be mailed to each boater in their March statements. DPHD is preparing for the quarterly newsletter to be mailed in April – this newsletter updates the harbor community and surrounding neighbors on all projects in the Harbor as well as highlights some of the operational successes over the past few months. DPHD has been issuing monthly fact sheets for the community, lately these have focused on the waterside plan as that has been in the exciting planning stage for the last few months. Please see the attached:



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March 2007

### DID YOU KNOW....

- **Dana West Marina is 31 years old and East Marina is 36 years old.** Both marinas are at the end of their useful life. The docks and pilings are deteriorating; utilities don't meet code; restrooms and ramps are not ADA compliant; every component of the dock system is failing and needs to be replaced. Other marinas have experienced catastrophic failure(s) due to age and deteriorating conditions, even from single storm events. If Dana Point Harbor were left in place, docks would eventually fail and boaters would not be permitted to access their boats.

DPHD will be spending \$85M to provide new docks, gangways, dock boxes, gates, facilities and utilities. New codes and guidelines limit us on design; while changing market conditions cause us to make additional adjustments to the number of slips in certain size categories. The best possible replacement scenario is being pursued with the following considerations in mind:

- Age and Dock Condition
  - Existing Boater Feedback
  - Design Criteria and Codes
  - Coastal Commission Recommendations
  - Oversized Boats in Existing Smaller Slips
  - Waitlist
  - Market Demand
  - Harbor Water Depth
  - Economic and Financial Considerations
- **The Department of Boating and Waterways (DBW) is providing a low interest loan to DPHD in the amount of \$45M for the waterside improvements.** The original loan amount was approved prior to receiving a formal cost estimate on the project. When DPHD had a formal estimate done the total came to \$85M. DBW has informally agreed to increase the loan amount to \$60M, which will be on a DBW Commission agenda. DBW asked that DPHD return with a request for the rest of the cost once a final design has been determined.
  - **There are approximately 400 boats in Dana Point Harbor that are too large for their slips and should be placed in the next larger size category.** Currently, the marina operators allow for boats to be up to 3 feet longer than their dock length, these 400 boats exceed that policy. Most of these are in the 30' and smaller slips.
  - **Each month 30-60 boaters relinquish their slip in Dana Point Harbor voluntarily, allowing the marina operators to offer the slips to someone else on the waitlist.** That's roughly 450 slips per year. The vast majority of these boats are in the 30' or less size category. The current proposed plan for the marina shows a loss of 837 slips in this category. This loss could be accommodated by this attrition.
  - **A dry stack storage building will be constructed by DPHD to house up to 400 boats.** These boaters will see a reduction in their maintenance costs. The dry stack facility will not require a trailer or a launch vehicle. Some boaters may also choose to place their boat in surface storage either in the harbor or off-site. For the boaters choosing to do so, a trailer will be required. However, boaters who do not desire to tow their own vessel or launch their own vessel can elect to use the valet and launch services. Many boaters in the Embarcadero Dry Storage today choose to take advantage of this service which has been in place for many years.
  - **Parking area in the Launch Ramp and dry stack boat storage planning area will increase in the new plan.** Today there are 334 car with trailer spaces in the launch ramp. Of these only 21 meet the current DBW requirement for vehicle and trailer space size of 10'X40'. Also, currently 47 of these 334 spaces are used for dry boat storage and are not available for parking. Based on current linear footage of available vehicle with trailer parking, there would be an equivalent of 244 spaces meeting DBW requirements, and 56 auto only spaces. The new plan has linear footage that can accommodate an equivalent of 288 vehicle with trailer spaces – 10'X40' – as well as 178 auto-only spaces.

- **By law of the Tidelands Grant - revenue generated in Dana Point Harbor must remain in the harbor.** Both the landside and the waterside revenues will fund the proposed improvements on both the landside and the waterside. If maximizing profits on the landside were the County's main objective, you would see much more additional retail square footage, taller buildings, multi-level parking structures, paid parking and brand name / chain type retail stores along with additional retail, high-end hotel or additional uses throughout the harbor. This type of development would not be consistent with the 1997 Dana Point Harbor Task Force priorities to keep the Harbor's present character and family atmosphere, not commercializing the island, and promoting a balance of revenue and non-revenue land uses.
- **The proposed marina plan's goal is to improve parking for boaters.** Docks L and M in the East Basin Cove side could be re-designed for guest docks and potentially broker docks. This way the boaters' slips could be situated closer to other, less utilized parking lots.
- **The new marine retail store will be 9,000 square feet and will provide a broad spectrum of marine products & supplies currently unavailable in the Harbor.** This store is strategically located for easy access by boaters coming to the launch ramp, who have their boat in the dry storage building, as well as harbor visitors coming to the commercial core or just to purchase marine products and supplies.
- **With channel encroachment, a combination of power and sail width slips, designing the entire marina to be an east basin configuration and including approximately 300 double wide slips, - the current plan gains 228 slips as opposed to not including these four elements.**
- **The new marina plan calls for four pump-out stations and additional hazardous waste disposal sites.** DPHD is exploring grant opportunities to provide additional pump-out stations if the need is there. Both the East and West Basin marinas currently have used oil and bilge pad disposal locations available for boaters.
- **A number of water quality efforts are already underway at the Harbor, including:**
  - Year-round water sampling monitoring
  - Coordinated harbor water quality monitoring w/ four other harbors
  - Storm drain diversion & filter system at Baby Beach
  - Boat wash filter system at launch ramp
  - Bird netting under the pier
  - Numerous investigations & studies
  - 41 filters in storm drains throughout the harbor
  - State-of-the-art pressure washer w/ vacuum to collect wash water (for sewer disposal)
  - East & West Basin Marinas have voluntarily been certified as "Clean Marinas"

In addition, the Commercial Core renovation will include the installation of many storm drain filters and diversions. The Commercial Core improvements will also relocate many old existing sewer lines near the bulkhead wall, with new lines further away from the water. The Waterside renovation could include additional new pump out facilities and hazardous waste disposal sites.

- **Access to the coastline will increase for Dana Point Harbor visitors, boaters, and surrounding community.** The new launch ramp increases launching capacity for vessels along with additional wash down facilities; the dry stack storage building will house up to 400 boats inside, and will be located adjacent to the surface storage which can accommodate 93 vessels with trailers. Off site storage is being negotiated with the South Coast Water District for their property along the San Juan Creek, this will be accessed by boaters themselves, or by a valet service provided by the DPHD at the request of the boat owner. Increased parking in the commercial core, major road expansion and realignment, and a new parking management plan combined will greatly improve access for daily visitors and slip tenants.