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Plans for Advancing Dana Point Harbor Revitalization

The Board of Supervisors will soon consider implementation of the Dana Point Harbor Revitalization Plan, which entails the County's initiation of infrastructure improvements while concurrently soliciting for a public-private partnership to support the successful redevelopment of Dana Point Harbor, Board of Supervisors Vice Chair Lisa Bartlett announced today.

A Request for Qualifications for a public-private partnership—known as a P3—is expected to be brought before the Board of Supervisors within the next four months. That process would be followed by a formal Request for Proposals from firms determined to be qualified for such a high-profile county project. OC Public Works has completed design of the initial phases of the project.

The proposed P3 partnership as envisioned would be in the form of a master ground lease between the County and a developer, whereby the developer would develop, construct and operate certain improvements within the Harbor. The Board of Supervisors would have to approve the Request for Proposals and award to the prevailing bidder.

It is anticipated that all of the improvements constructed would be managed and operated by the developer for the duration of the lease. In addition to developing and operating the improvements, the developer would professionally administer leases, collect rents and be responsible for all costs associated with running its operations, while paying the County rent based on gross receipts pursuant to leases.

Developing a vision for the Dana Point Harbor has been a collaborative effort over the past 18 years. The plan is composed of two segments—landside improvements and waterside improvements. As the revitalization project continues to move forward, Supervisor Lisa Bartlett's office and the OC Dana Point Harbor Department have ensured that community stakeholder update meetings will occur and to apprise the community in its entirety of the progress of the project.

In January 2015, the California Coastal Commission allowed the project to move forward.

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