

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



W13c

5-19-0971 (Dana Point Harbor Partners, LLC)

September 9, 2020

CORRESPONDENCE

FW: Public Comment on September 2020 Agenda Item Wednesday 13c - Application No. 5-19-0971 (Dana Point Harbor Partners, LLC, Dana Point)

On 8/31/20, 4:05 PM, "Nulty Jr Tom" <tnultyjr@yahoo.com> wrote:

Good day to you all-

Please accept and review my comments regarding this proposed project; these items are submitted in no particular order with regard to any perceived importance, but just as items concerned with the overall scope of this reconfiguration as a whole:

*Sea level rise: no mention of any actionable plans to address expected impact to this coastal venue, which sits (currently) just a few feet above sea level at 'regular' high tides

*EV charging; with CA expected, and planning, to move to less fossil fuel dependence in the next several years, and being that EV vehicles will become an increasingly standard conveyance for personal transportation, there is no evidence in these plans put forward for the harbor 'revitalization' to develop/install any EV charging stations, anywhere in the harbor area

*Reduction of boater service(s) and/or amenities: although there is a proposed reduction in the number of slips overall, the proposed design actually relies on increased boat 'density' (cramming the boats into a smaller area, in effect, narrower slips and docks), yet the proposed boater serving buildings do not reflect that increase in density, in effect, it means less amenities for a more packed in user contingent- and, the boater serving buildings proposed to replace current facilities offer less in the way of amenities, including, but not limited to- reduced bathroom and shower space, lack of boater storage, removal of existing vending machines/ice machines, and even loss of the (currently) limited laundry facilities; also, no guarantee new boater servicing facilities will not also service the general public

*Reduction of slip #s due to mathematical/architectural reconstruction application (reduction of width of slips and docks): redesign based on meeting 'minimal design requirements' allowed by law, not due to adaptation of ADA refinements at docks/gates (as noted in prior CCC meeting noting restriction of slip size reductions regarding this harbor); ADA refinements not applied uniformly/entirely throughout harbor, only selectively, at a select few dock ramps in the harbor

*Harbor boat/slip segregation: part and parcel of the redesign scheme put forward noted previously, calls for narrower slips and docks overall, and, in general, a mass grouping of boats by size (and type) as noted in the schematic provided; huge groups of 'sized' slips (say 26' and 30' for example), specifically identified for powerboats, with few, if any, designated for sailboats (of any size), ends up eliminating both the mix of boat types throughout the harbor, but also the mix of boat size distribution throughout

*What guarantee that the submitted harbor slip plan will not be altered in the future to once again change the slip ratio to favor an increase in boat size

*Change in location of 'visitor amenities' will require mass destruction/removal of old growth trees and other biomass in the harbor (especially west cove side) with no replacement indicated; will require complete removal and no replacement of current 'public' amenities (bathrooms, bbqs, picnic tables, etc.)

Thank you for your consideration of the potential impacts of these areas of concern regarding this project.

Tom Nulty, Jr.
Dana Point, CA

DANA POINT HARBOR PARTNERS, LLC

September 3, 2020

California Coastal Commission
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802

Re: Application No. 5-19-0971 (Dana Point Harbor Partners, LLC, Dana Point)

Dear Commissioners & Staff:

We would like to thank the staff for their diligence and hard work in drafting the Staff Report associated with the redevelopment of the marina in Dana Point Harbor and its recommendation of approval of our application with conditions. As the principals responsible for this project, we take seriously the responsibility to be stewards of the recreational opportunities it represents for Orange County and California. The public-private-partnership at the heart of the revitalization was the brainchild of Orange County Supervisor Lisa Bartlett and we thank her for her vision and support.

The Local Coastal Plan approved for the revitalization of Dana Point Harbor had very stringent and specific guidelines that we were required to meet in our project plan and we are happy to report that we have met each of the requirements for every portion of the project. Due to our commitment to the environment and the water quality of California's shores, we have incorporated the most advanced, environmentally friendly design enhancements to the project, so that it can last the entirety of our leasehold. A few examples are in-slip pump-out stations, elimination of treated lumber, and the elimination of ferrous metals in the docks.

We have worked closely with the County of Orange, the City of Dana Point, the Dana Point Harbor Boater's Association, the Dana Point Harbor Merchant's Association, and the Dana Point Harbor Advisory Board, which resulted in a project design that has tremendous community support. In addition, we have collaborated with organizations such as OC Parks, the Surfrider Foundation, and the Ocean Institute to ensure that our project will benefit from their expertise.

Lastly, we view Dana Point Harbor as a resource for all in the community, boaters and non-boaters alike. We have committed to the maintenance of public parking throughout the project area, and we have enhanced parkspace areas to give the public greater access to the waterfront. We have specifically included design enhancements to increase public access, not just along the promenades, but on the docks themselves with access to the water for all visitors.

Once again, we thank the staff for its support and we thank the Commission for its consideration of this project.

Best regards,

DANA POINT HARBOR PARTNERS, LLC



Joseph Ueberroth



Scott Burnham



Robert D. Olson

Bryon Ward



DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JULIE LYONS
DIRECTOR
ADMINISTRATIVE SERVICES

ANDI BERNARD
INTERIM DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING & COMMUNITY
DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

STACY BLACKWOOD
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

OC Community Resources

September 3, 2020

California Coastal Commission
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802

Honorable Commissioners:

Re: Application No. 5-19-0971 (Dana Point Harbor Partners, LLC, Dana Point)

On behalf of OC Parks, we would like to thank the Coastal Commission for their hard work putting together the Staff Report recommending the approval of the revitalization of the marina in Dana Point Harbor.

The County has been working closely with the principals of Dana Point Harbor Partners towards this goal since their Option was approved unanimously by the Orange County Board of Supervisors in July 2018. Throughout the process, we have found the principals and their team attentive, collaborative and in-tune with the needs and desires of the communities we serve. Throughout the project design and development, they have kept us informed of any changes and incorporated our input and considerations as the project progressed. We look forward to the implementation of this major rehabilitation and revitalization project.

Just as importantly, we have collaborated with both Dana Point Harbor Partners and the stakeholders in and around the harbor who care passionately about this project, including tenants, merchants, boaters, recreational groups, non-profit organizations and the general public. Early in the County's process for solicitation and execution of a development partner for the Harbor revitalization, stakeholders formed a grass-roots advisory body to publicize information, facilitate review and debate regarding the proposed project design and implementation, and deliver clear, well-vetted feedback to the County and Dana Point Harbor Partners. That group helped to facilitate several open-houses and monthly or bimonthly publicly accessible meetings to ensure the broadest possible public involvement, and for the duration, Dana Point Harbor Partners made themselves available for public comment and questions. The collaboration between Dana Point Harbor Partners and the myriad stakeholders and interest groups is commendable. Building consensus around each element of the design and implementation process is incredible challenging and demanding work, and that effort is what has generated the broad public support for this project and the revitalization of the Harbor in general.

We urge the Commission to approve the project and look forward to the revitalization of the marina in Dana Point Harbor.

Sincerely,

Stacy Blackwood
OC Parks Director



13042 OLD MYFORD ROAD
IRVINE, CA 92602
PHONE: 866.OC PARKS
FAX: 714-667-6511



County of Orange

County Executive Office

September 3, 2020

California Coastal Commission
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802

Re: Application No. 5-19-0971 (Dana Point Harbor Partners, LLC, Dana Point)

Honorable Commissioners:

On behalf of the County Executive Office Real Estate, I would like to thank the Coastal Commission for their hard work putting together the Staff Report recommending the approval of the revitalization of the marina in Dana Point Harbor ("Harbor"). The County has been working closely with the principals of Dana Point Harbor Partners ("DPHP") towards this goal since their Option was approved unanimously by the Orange County Board of Supervisors in July 2018. Throughout the process, we have found the principals of DPHP and their team attentive, collaborative and in-tune with the needs and desires of the communities we serve. Throughout the project design and development, they have kept us informed of any changes and accepted our input and considerations as the project progressed. As such, we support the project and look forward to its implementation moving forward.

Importantly, we have watched the DPHP work closely and collaborate with the stakeholders in and around the Harbor who care passionately about this project, such as the City of Dana Point, tenants, merchants, non-profit organizations and the general public. Throughout several open-houses, DPHP have made themselves available for a great deal of public comment and questions. The County commends DPHP for the level of communication they have exhibited, which has led to tremendous public support specifically for this project and the revitalization of the Harbor in general.

We urge the Commission to approve the project and look forward to the revitalization of the marina in Dana Point Harbor.

Sincerely,

Thomas A. Miller
Chief Real Estate Officer
County Executive Office



LISA A. BARTLETT

ORANGE COUNTY BOARD OF SUPERVISORS
SUPERVISOR, FIFTH DISTRICT

ORANGE COUNTY HALL OF ADMINISTRATION
333 W. SANTA ANA BLVD.
10 CIVIC CENTER, SANTA ANA, CALIFORNIA 92701
PHONE (714) 834-3550 FAX (714) 834-2670
<http://bos.ocgov.com/fifth/>

September 3, 2020

California Coastal Commissioners
455 Market Street, Suite 300
San Francisco, CA 94105

Honorable Commissioners,

Thank you in advance for your consideration of item 13-C, Application 05-19-0971 (Dana Point Harbor Partners, LLC, Dana Point) at your September 9, 2020 meeting.

Dana Point Harbor is a premier destination in South Orange County attracting thousands of visitors each year from throughout Southern California and around the world.

The revitalization of Dana Point Harbor has been decades in the making. Originally constructed in the late 1960s, with the Marina dedication in 1971, the infrastructure in the Harbor has greatly surpassed its useful life span. The docks and slips in the marina are beyond repair and in crucial need of replacement. Your support of this application will not only facilitate the construction of a new marina, but greatly improve public access to the sea and enhance recreational boating. In addition, the project will create incredible opportunities for underserved youth to learn more about the ocean and our coastal environment through educational and sailing programs.

Throughout the planning process, Dana Point Harbor Partners have done an outstanding job of collaborating with the County and the many stakeholders in and around the harbor who care passionately about this project. They have actively engaged the tenants, merchants, non-profit organizations and the general public through a multitude of open-houses, seeking public input, answering questions and vesting the public in the revitalization. This effort resulted in tremendous public support specifically for this project and the revitalization of the Harbor in general.

As the Supervisor for south Orange County, I can tell you that Dana Point Harbor is much more than a parochial destination. It is truly a regional asset that serves constituents not only in Orange County but much of Southern California. For that reason, the County of Orange chose to partner with the best-in-class Dana Point Harbor Partners. Your approval of this item would launch the revitalization of this tremendous public asset.

Sincerely,

A handwritten signature in blue ink that reads "Lisa A. Bartlett".

Lisa A. Bartlett
Supervisor, Fifth District
Orange County Board of Supervisors

From: Wendy Marshall <wmarshall@oceaninstitute.org>

Date: Thursday, September 3, 2020 at 9:31 PM

To: "SouthCoast@Coastal" <SouthCoast@coastal.ca.gov>

Subject: Public Comment on September 2020 Agenda Item Wednesday 13c - Application No. 5-19-0971 (Dana Point Harbor Partners, LLC, Dana Point)

We are supportive of the harbor redevelopment and the potential for more people to gain access to the coast in general and our historic and phenomenally educational area in particular. As an education provider for over 40 years, Ocean Institute is hopeful that the influx of visitors will increase participation in education experiences related to accessing and maintaining healthy oceans through real-world, hands-on programs. We are also pleased to see an increase in public access closer to the water. A major focus of our work is connecting low-income/Title I students to the ocean for the first time with the goals of increasing knowledge of their connection to the environment and influencing a long-term relationship with the ocean for these students and their families. Thus, the increase in public access is an objective that Ocean Institute is pleased to support.

Dr. Wendy Marshall

President & CEO



24200 Dana Point Harbor Drive | Dana Point, CA 92629

CELL (preferred) 714.916.3464 OK to text!

(T) 949.496.2274 x312

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www.oceaninstitute.org



34671 Puerto Place
Dana Point, CA 92629
949-661-4947
info@purewatersports.com
www.PureWatersports.com

September 4, 2020

California Coastal Commission
455 Market Street
Suite 300
San Francisco, CA 94105

Subject: September 2020 Application No. 5-19-0971 (Dana Point Harbor Partners, LLC, Dana Point)

Dear Commissioners.

As 17 year business owners in Dana Point Harbor, we've seen many different approaches to management of the harbor and specifically approaches to execute a much needed renovation of the harbor infrastructure.

Our experience with the Harbor Partners organization has been nothing short of exemplary. We have witnessed a support for our business goals that we have not seen before. They have a skilled and thorough team that is involving all stake holders while still focusing on the environmental concerns of all of us.

Pure Watersports provides low cost paddle craft rentals in Dana Point Harbor to the general public. With the current Covid-19 crisis, the demand for low-cost water access far exceeds our capacities and Harbor Partners has offered us the expansion opportunity to meet this demand. The Harbor Partners are also helping us expand the community outreach programs that we facilitate through our Veteran, rehab center and handicap programs.

Sincerely,

Tim Boyer
Owner
949-661-4947
Tim@purewatersports.com

September 4, 2020

California Coastal Commission
Attn: Steve Padilla, Chairman
455 Market Street, Suite 300
San Francisco, CA 94105



*letter submitted electronically via SouthCoast@coastal.ca.gov

REF: September 2020 Application No. 5-19-0971 (Dana Point Harbor Partners, LLC, Dana Point)

Dear Chairman Padilla & California Coastal Commissioners,

Please find this letter as an official request from the Dana Point Chamber of Commerce to the California Coastal Commission to please approve the Coastal Development Permit Application No. 5-19-0971 (Dana Point Harbor Partners, LLC, Dana Point).

The Dana Point Chamber of Commerce, which represents nearly 350 business members in and around Dana Point and has been a strong supporter of the Dana Point Harbor revitalization for many years. We feel the revitalization and improvements before you today are crucial to address the old, antiquated infrastructure. We clearly recognize the economic impact the Dana Point Harbor brings to the area and our members. It is a signature destination point in South Orange County, allowing people from all walks of life to enjoy recreational use of the Harbor. In addition, the Dana Point Harbor is a vital source for jobs and small business to thrive.

The plan you have today represents a comprehensive vetting process that includes input from the variety of stakeholders who use the Harbor. This detailed plan represents a Harbor intended for a variety of uses for the public to enjoy. The Dana Point Harbor Partners team has done an outstanding job in providing thoughtful solutions to address public access, to repair weathered marina areas and provide safer docks for our boaters and visitors, as well as other environmentally sensitive issues.

The Dana Point Harbor has high expectations for its future on the part of several diverse groups. The plans in front of you tonight coincides with the General Plan to create a bright future for the Dana Point Harbor and the City of Dana Point. The Dana Point Chamber of Commerce urges you to please approve Coastal Permit Application No. 5-19-0971.

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria McMurchie".

Victoria McMurchie
Executive Director

From: Steve Morris <stevemorris@danapoint-shipyard.com>
Date: Friday, September 4, 2020 at 4:30 PM
To: "SouthCoast@Coastal" <SouthCoast@coastal.ca.gov>
Subject: September 2020 Application No. 5-19-0971 (Dana Point Harbor Partners, LLC, Dana Point)

Dear Commissioners,

My name is Steve Morris, I am the managing partner at Dana Point Shipyard Inc. My family has been operating Dana Point Shipyard in the beautiful Dana Point Harbor since the harbor was put in. That was under the management of my grandfather Eugene Jerry. We have 3 generations of boatyard management in our family and about to bring in the fourth generation. We recently upgraded our facility in 2016, it was much needed as infrastructure does deteriorate over time. We used Bellingham Marine to supply our docks, replace our dock electrical and replace our hoist pier system. Top class job all the way, their commitment to the environment was very apparent while working side by side. What a difference it has made to our overall operation. Because we have been in this harbor for some many years we also have seen the deterioration of the harbors facilities and dock systems. It is LONG over due for a revitalization. The boaters docks are literally falling apart, the piles as well. We hear it from our customers daily. We see it daily when working on customers' vessels dockside. In past years the harbor revitalization seemed out of reach, only recently since the Dana Point Harbor Partners have taken over, the project seems achievable and within the sights of the boaters, the businesses, and the surrounding boating enthusiasts. I have worked with the Dana Point Harbor Partners on a few issues over the past couple years and have been met with professionalism, readiness to work with us, and integrity on all issues. Our tenant to landlord relationship has started very positive and we hope to continue that for many years to come. I have seen the current harbor revelation plans and support them, the facilities look great, and the upgrade is again long overdue. I really like that there will be docks that the general public can access to actually be right on the water, not just viewing the water from the seawall. Sometimes change is hard, harder for some than others, but change is necessary for progress. This progress will propel Dana Point Harbor into the future for decades to come, and be a place for all to enjoy.

Please consider approving this project! Let the rebuilding begin!

Thanks for your time,

Steve Morris
VPO
Dana Point Shipyard Inc

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Thank You!

Steve Morris
Dana Point Shipyard
949-661-1313
www.danapoint-shipyard.com
