



Golden Lantern

Fall  
2006

Dana Point Harbor Drive

Winter  
2008

Winter  
2007

Fall  
2007

Fall  
2008

Marina

County of Orange  
Dana Point Marinas  
Workshop No. 2  
“Marina Planning”

Meeting No. 3  
November 28, 2006



# AGENDA

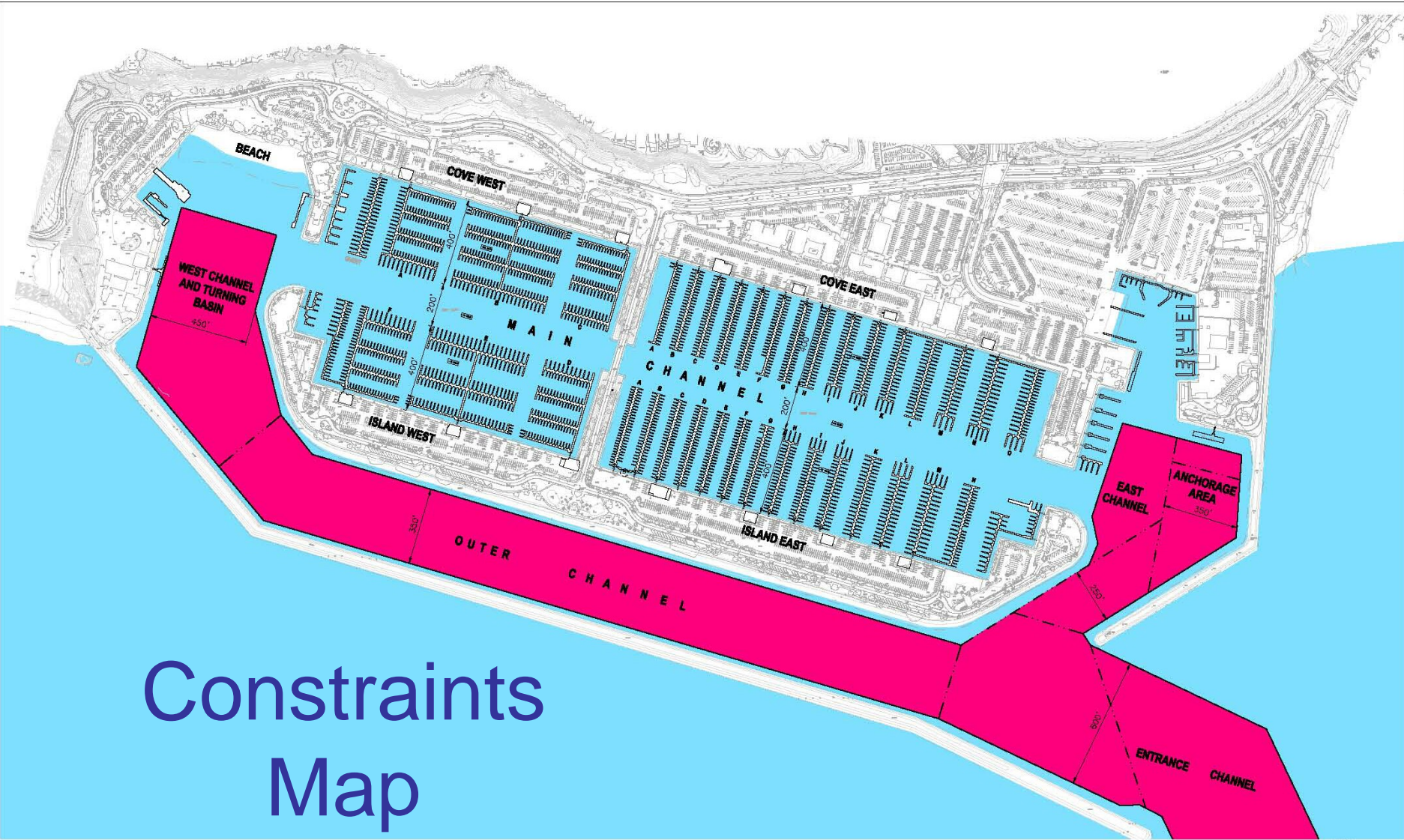
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## Marina 101

- Review Questionnaire Responses
- Focus on Several Questionnaire Issues
- Draft Mix Designs
- Questions & Answers







# Constraints Map



# Questionnaire

## General Information (Q1 & Q16)

Total Questionnaires Returned:	115 ea.	
Power Boat Owners:	55	48%
Sail Boat Owners:	56	49%
Live Aboard Boaters:	4	3%
Dry Storage Boaters:	8	
Waiting List Boaters:	3	



# Questionnaire

## Existing Boat Mix of Respondents (Q2)

	Total	
29 Ft. & Under	46	40%
30 - 34 Ft.	23	20%
35 - 39 Ft.	20	17%
40 - 44 Ft.	16	14%
45 - 49 Ft.	3	3%
50 - 54 Ft.	6	5%
55 - 60 Ft.	1	1%

115

100%



# Questionnaire

## Boat Locations/Satisfaction (Q3 & Q4)

	No.	Percentage	Content With Location	
EC	23	26%	20	87%
EI	28	31%	23	82%
WC	24	27%	19	79%
WI	15	17%	15	100%



# Questionnaire

## Future Respondent Plans: Larger Boats (Q2 & Q6)

Boat Size	No. of Boats		Percentage
	Existing	Planned	
29 Ft. & Under	46	21	46%
30 – 34 Ft.	23	12	50%
34 – 39 Ft.	20	10	50%
40 – 44 Ft.	16	6	38%
45 – 49 Ft.	3	0	0
50 – 54 Ft.	6	3	50%
55 – 60+ Ft.	1	1	100%

46% Average





# Questionnaire

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## Boater Satisfaction in Dana Point (Q6)

Average Numbers of Years in Marina:	10
Boaters Planning to Remain in Marina:	97%



# Questionnaire

## Marina Navigational Widths (Q7, Q8 & Q9)

Adequacy Of Widths:	
Slip:	94%
Fairway:	94%
Finger Width:	96%



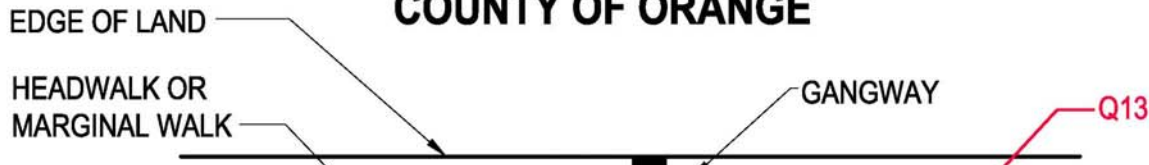
# Questionnaire

## Basin Depths (Q10, Q11 & Q12)

Basin Depth Adequacy:	
Slip:	94%
Fairway:	94%
Main Channel:	97%



# DANA POINT MARINAS COUNTY OF ORANGE



- EASE OF ACCESS
- HIGHER COST
- LOSS OF SLIPS

## CONNECTED BY HEADWALK



- SECURITY
- LOWER COST
- REDUCED ACCESS

## INDEPENDENT DOCKS

# MARGINAL ACCESS



# Questionnaire

## Dock Arrangement (Q13)

Independent or Connected Walkway		
Independent Only:	73	66%
Connected Walkway Only:	11	10%
No Preference:	27	24%



# Questionnaire

## Dock Types (Q17)

Dock Material Type Preference		
Concrete Only:	78	72%
Wood Only:	4	4%
Hybrid Only:	6	6%
Multiple Preference:	21	18%



# Questionnaire

## Mooring Preferences/Main Channel Encroachment Opportunities (Q14, Q15 & Q20)

Side-Tie Preference:	Yes	21	18%
Double-Wide Preference:	Yes	18	16%
Main Channel Encroachment:	Yes	63	55%



# Questionnaire

## Utilities & Security (Q18 & Q21)

Adequacy Of:			
Power:	Yes	108	94%
Lighting	Yes	100	87%
Water:	Yes	110	95%
Sewer:	Yes	78	68%
Communication:	Yes	98	85%
CCTV:	Yes	96	83%
Security	Yes	85	74%





# Questionnaire

## Photos of Security Concerns (Q21)



# Questionnaire

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## Dry & Dinghy Storage (Q24 & Q25)

Future Use of Dry Storage:	Yes	19	17%
Need More Dinghy Storage:	Yes	74	64%



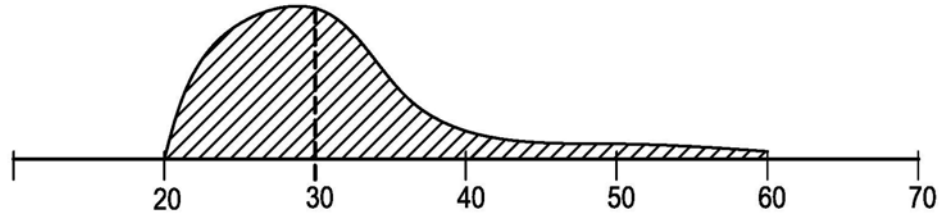


# Questionnaire

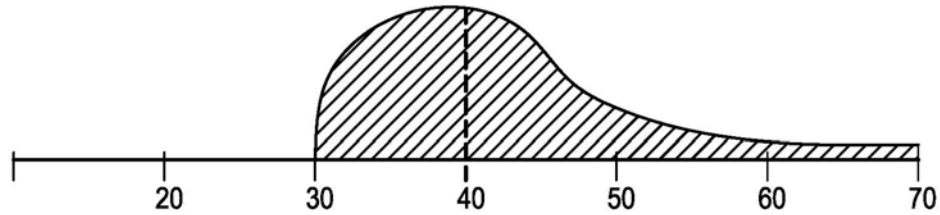
## Photos: Dinghy Storage Options



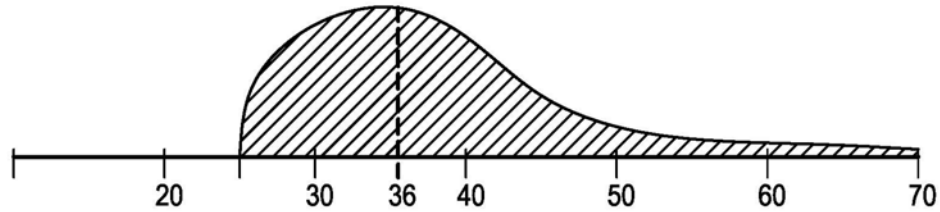
**DANA POINT MARINAS**  
**COUNTY OF ORANGE**



**30 YR+ MARINAS (30' AVG.)**



**CURRENT MARKET PROJECTIONS (40' AVG.)**

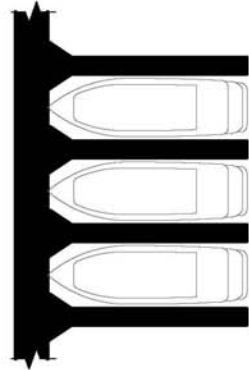


**COMPROMISE MIX (36' AVG.) (VENTURA, LA, LB)**

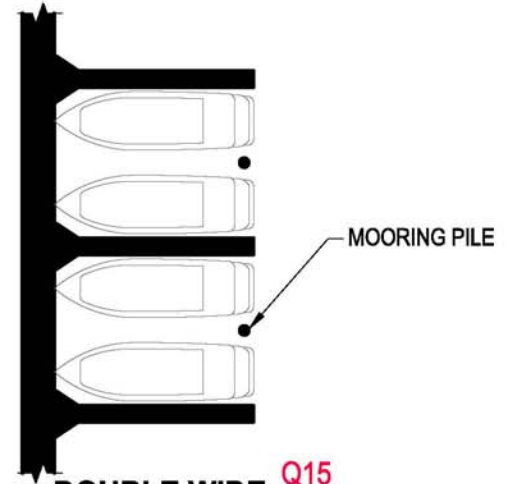
**MIX DESIGN**



**DANA POINT MARINAS**  
**COUNTY OF ORANGE**

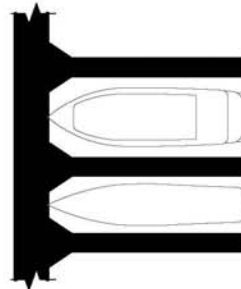


**SINGLE WIDE**



**DOUBLE WIDE** Q15

**SLIP TYPES**



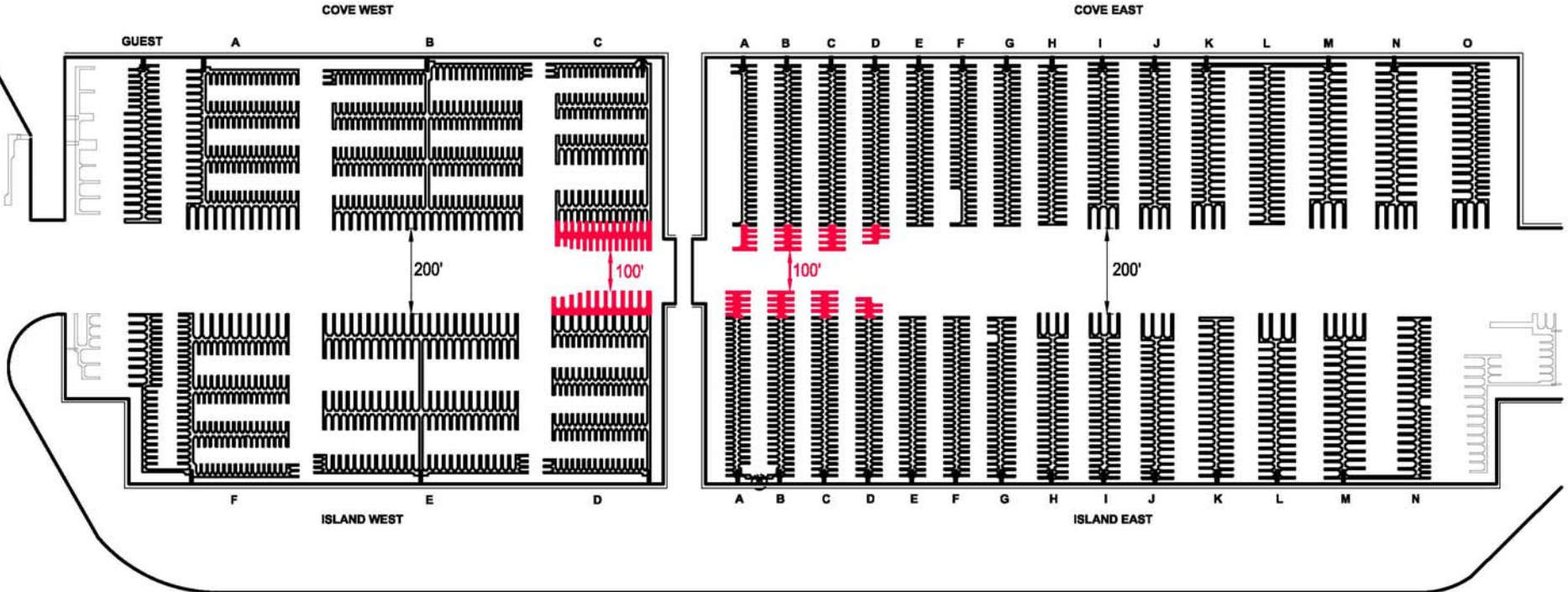
POWER

SAIL ( 6" TO 30" LESS THAN POWER)

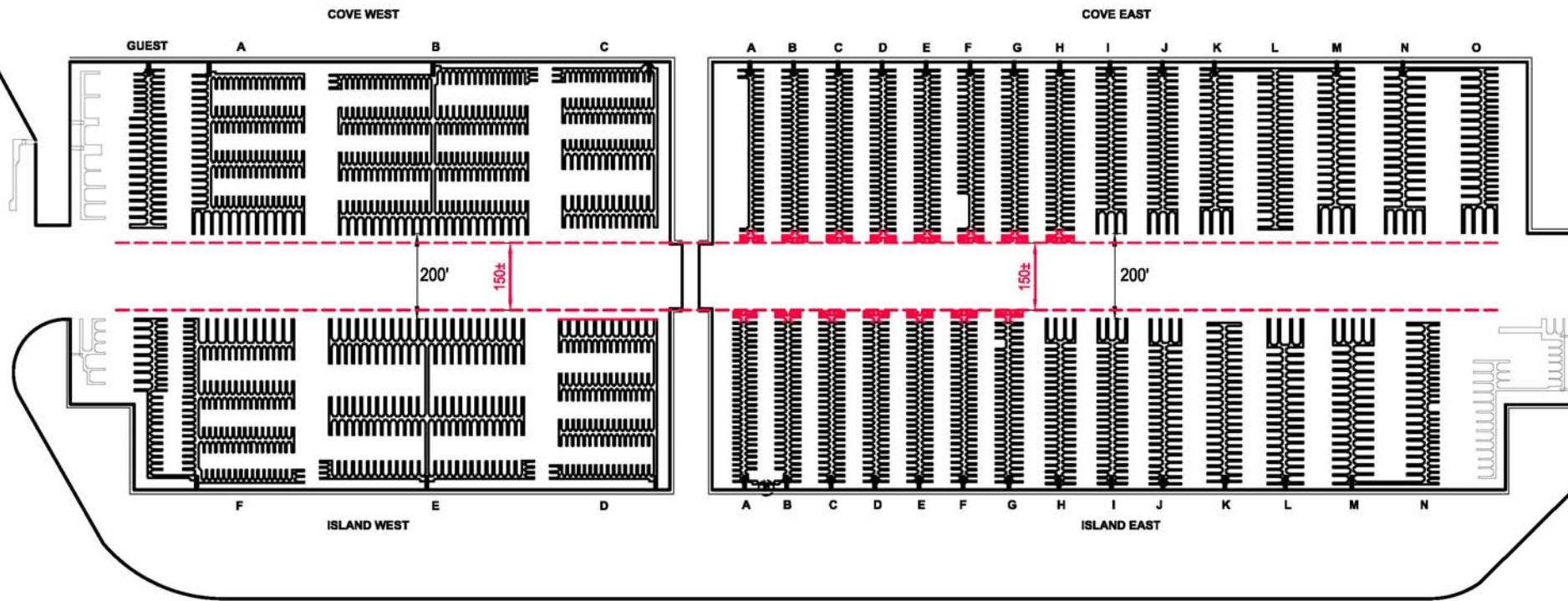
**SAIL VS. POWER**

**SLIP OPTIONS**

# DANA POINT MARINAS COUNTY OF ORANGE



# DANA POINT MARINAS COUNTY OF ORANGE



# Mix Designs

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## Initial Mix Bracketing - 3 Options

- Replacement In-Like-Kind (29.5 Ft. Average)
- Market Mix Replacement (40 Ft. Average)
- Compromise Mix (34 Ft. Average)
  - Variations
    - Power Plus Sail Boats
    - Percentage of Double-Wides
    - Encroachment into Main Channel
    - Exclusion of ADA impacts



# Mix Designs

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## Initial Mix Bracketing In-Like-Kind (4 Cases)

- Power Only
- Power & Sail Boat Widths
- Power, Sail & Double-Wide
- Power, Sail, Double-Wide, Plus 1 String Channel Encroachment Slips, Both Sides of Channel

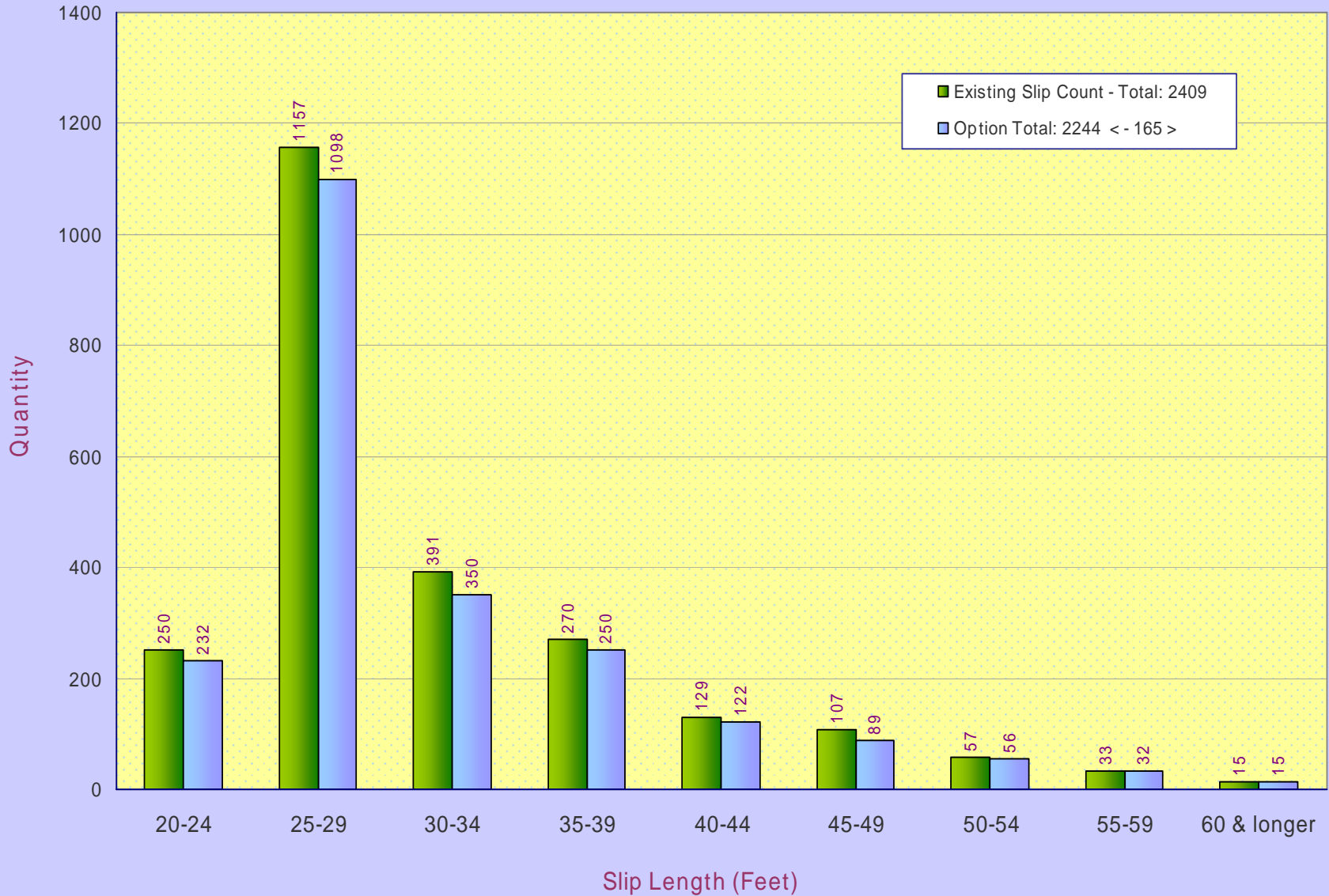




# Slip Count Comparison Summary

## In-Like-Kind · All Power

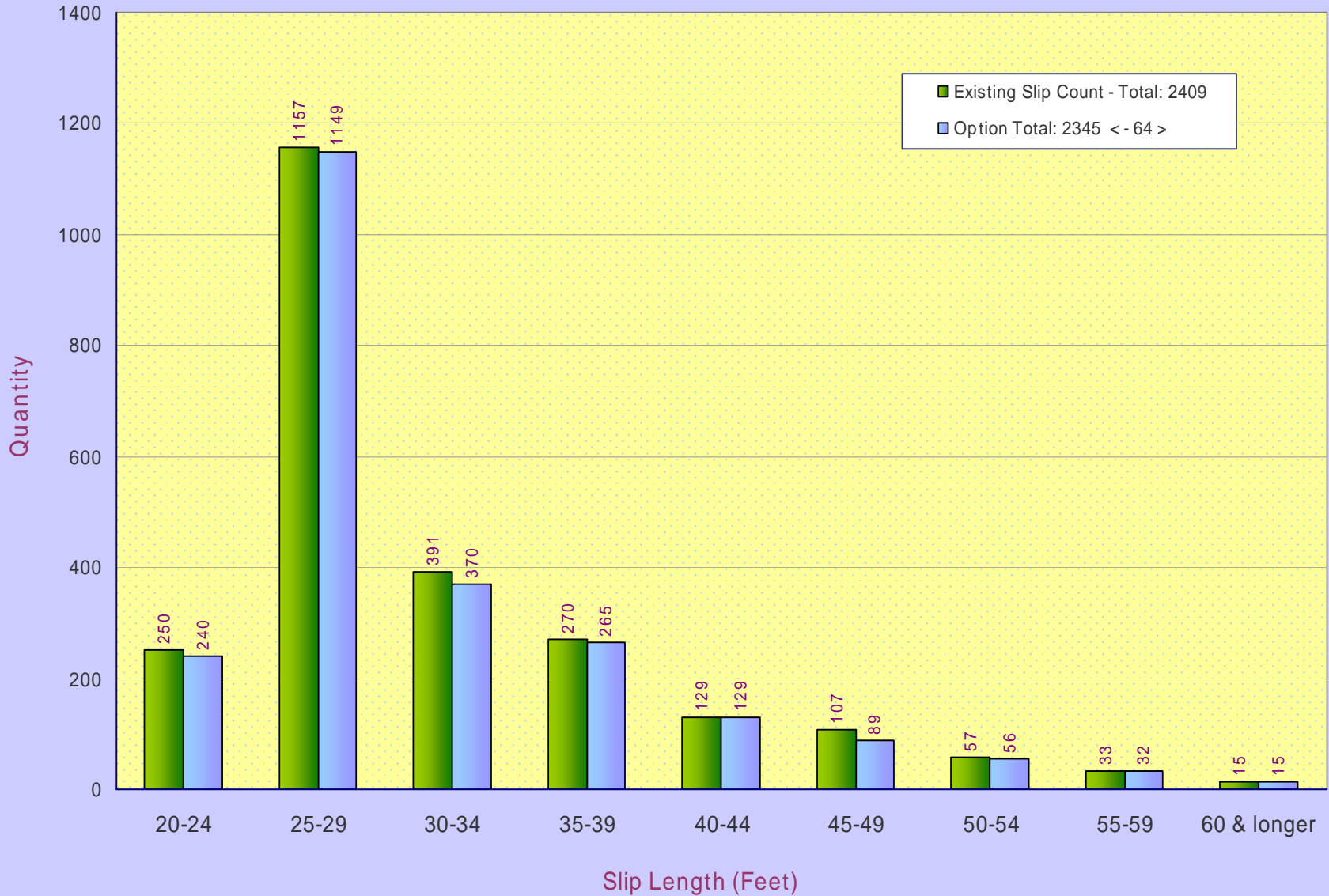
29.5' Avg



# Slip Count Comparison Summary

## In-Like-Kind · Power & Sail

29.5' Avg

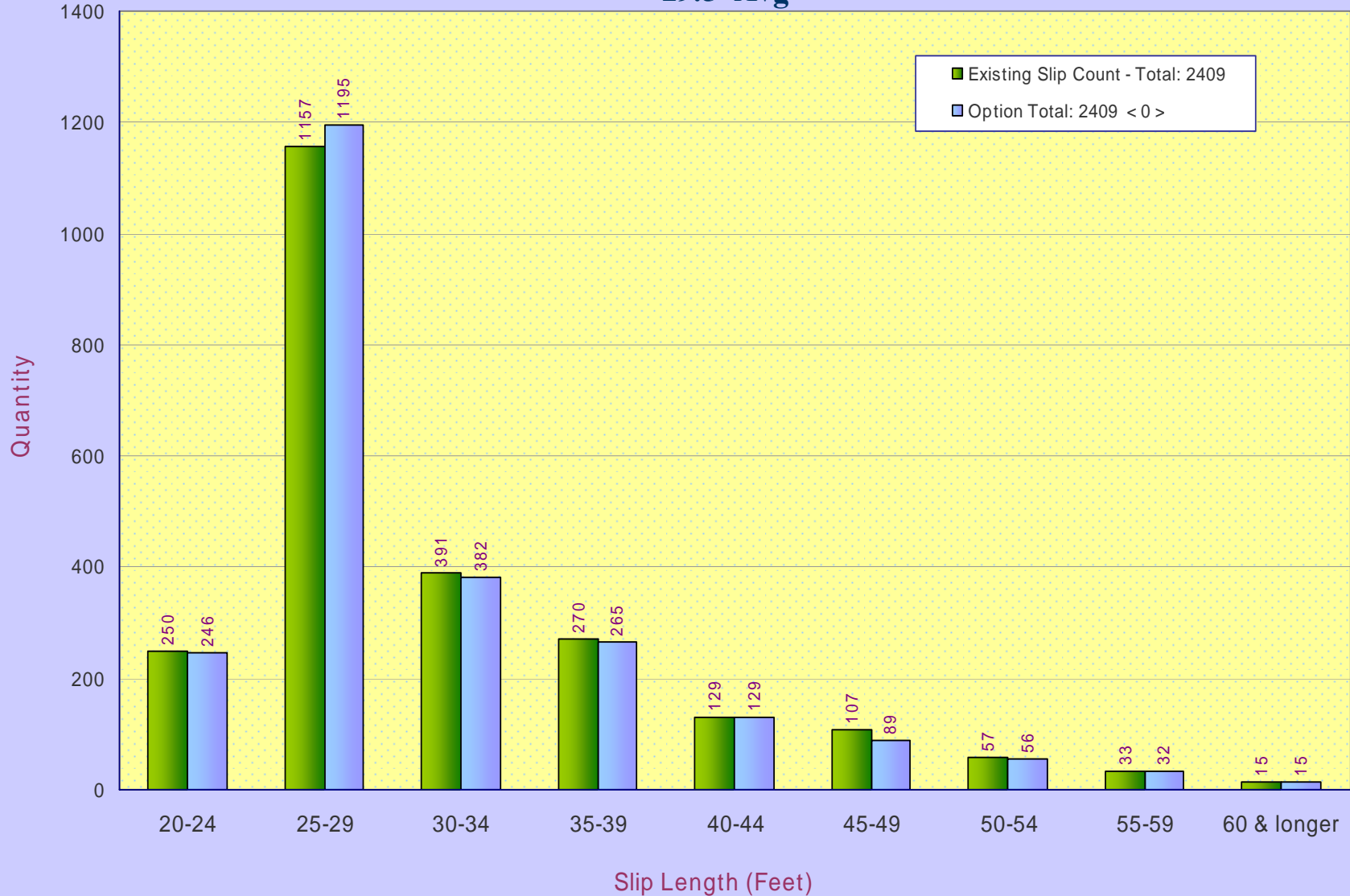


# Slip Count Comparison Summary

## In-Like-Kind · Power & Sail · 1/3 DW

1/3 Double Wides for 30' & Under

29.5' Avg

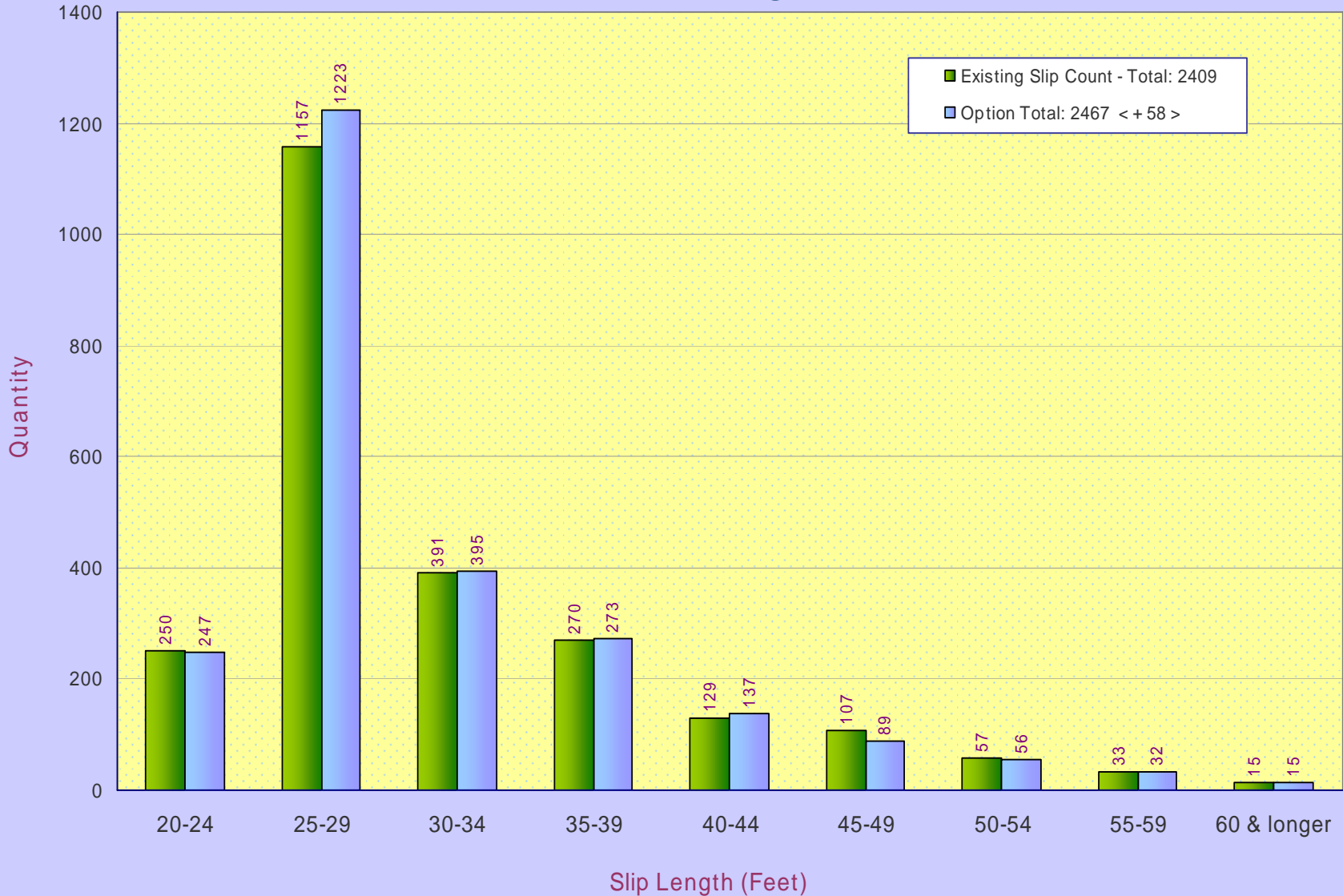


# Slip Count Comparison Summary

## In-Like-Kind · Power & Sail · 1/3 DW · CN

1/3 Double Wides for 30' & Under plus Channel Narrowing

29.5' Avg



# Mix Designs

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## Initial Mix Bracketing 40' Market Mix (2 Cases)

- Power, Sail & 1/3 Double-Wide
- Power, Sail, 1/3 Double-Wide Plus 1 String of Channel Encroachment Slip, Both Sides of Channel



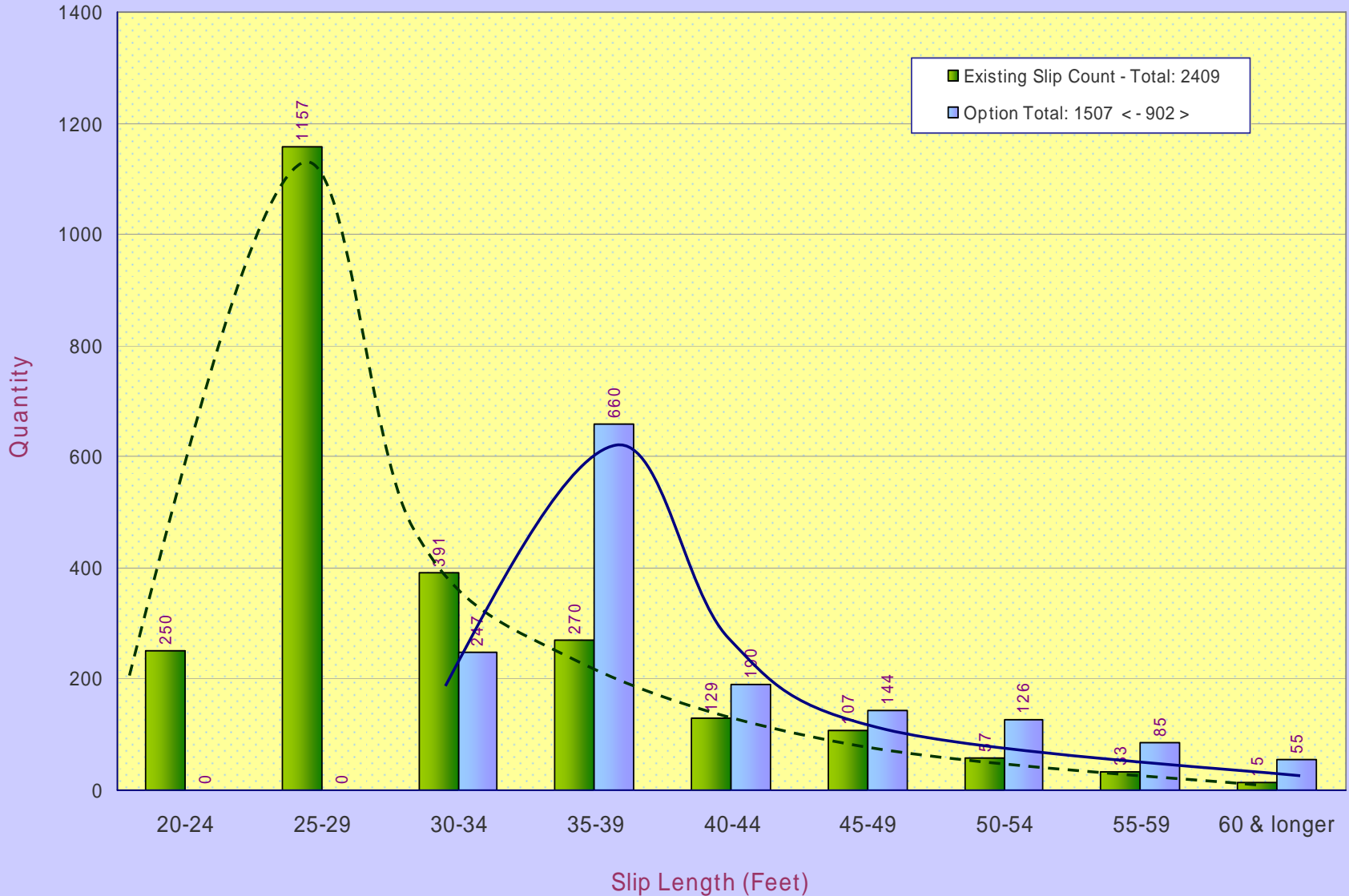


# Slip Count Comparison Summary

## Current Market Projection Mix · Power & Sail · 1/3 DW

1/3 Double Wides for 30' & Under

40' Avg

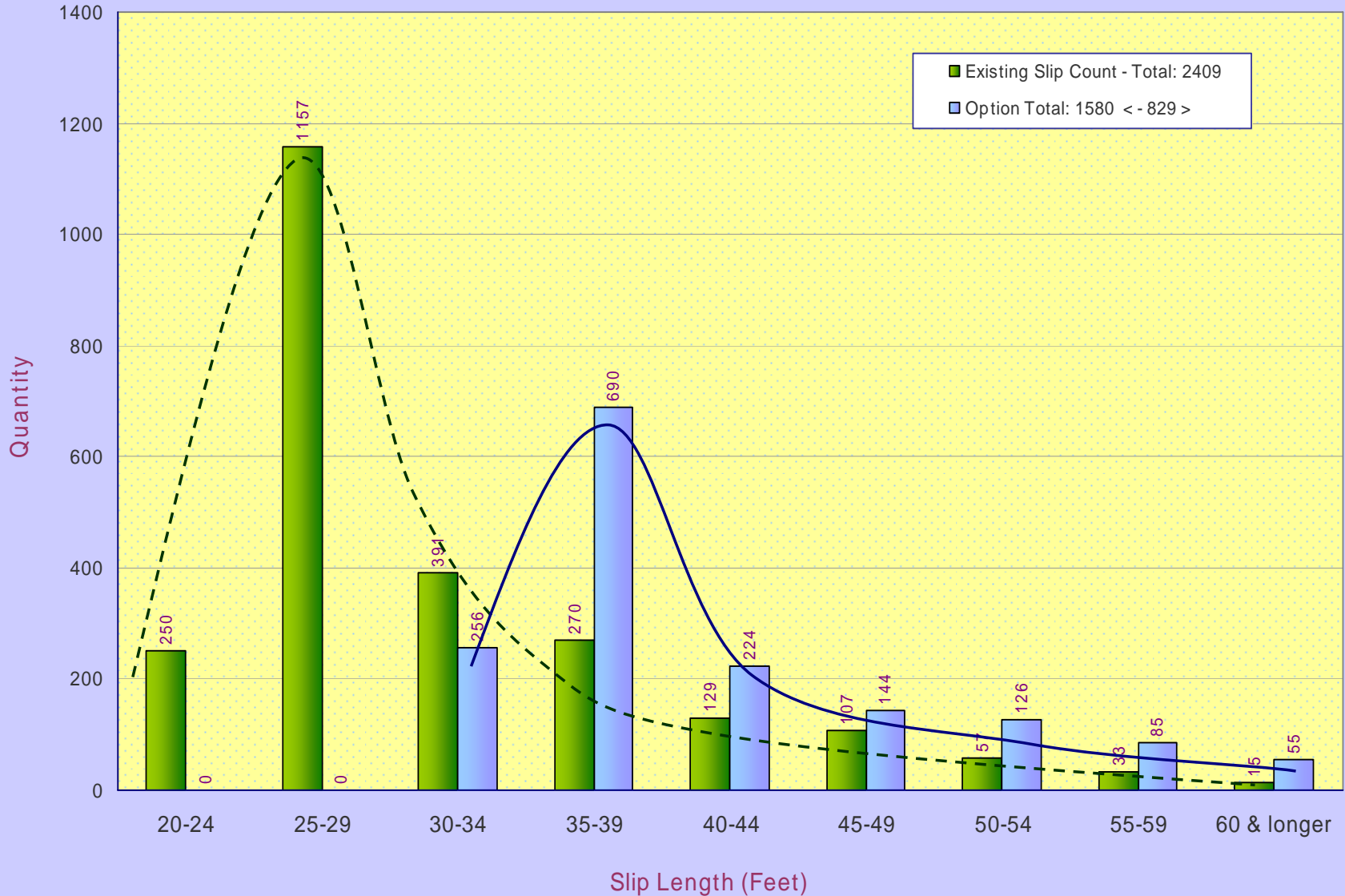


# Slip Count Comparison Summary

## Current Market Projection Mix · Power & Sail · 1/3 DW · CN

1/3 Double Wides for 30' & Under plus Channel Narrowing

40' Avg



# Mix Designs

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## Mix Bracketing

Compromise 34ft–35ft Average (4 Cases)

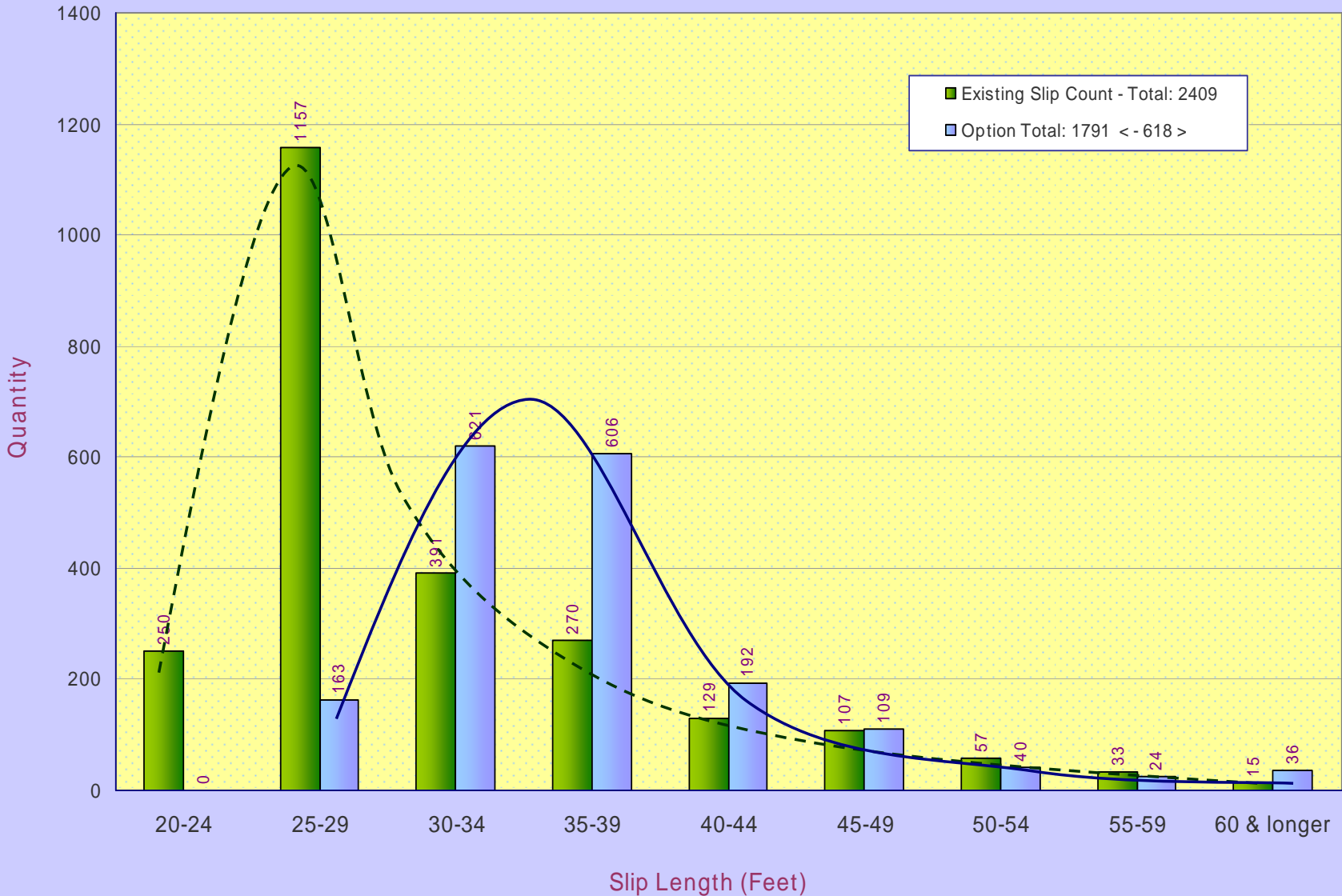
- Power Only
- Power & Sail Boat Widths
- Power, Sail & 1/3 Double-Wides
- Power, Sail, Double-Wide Plus 1 String Channel Encroachment Slips, Both Sides of Channel



# Slip Count Comparison Summary

## Compromise Mix · All Power

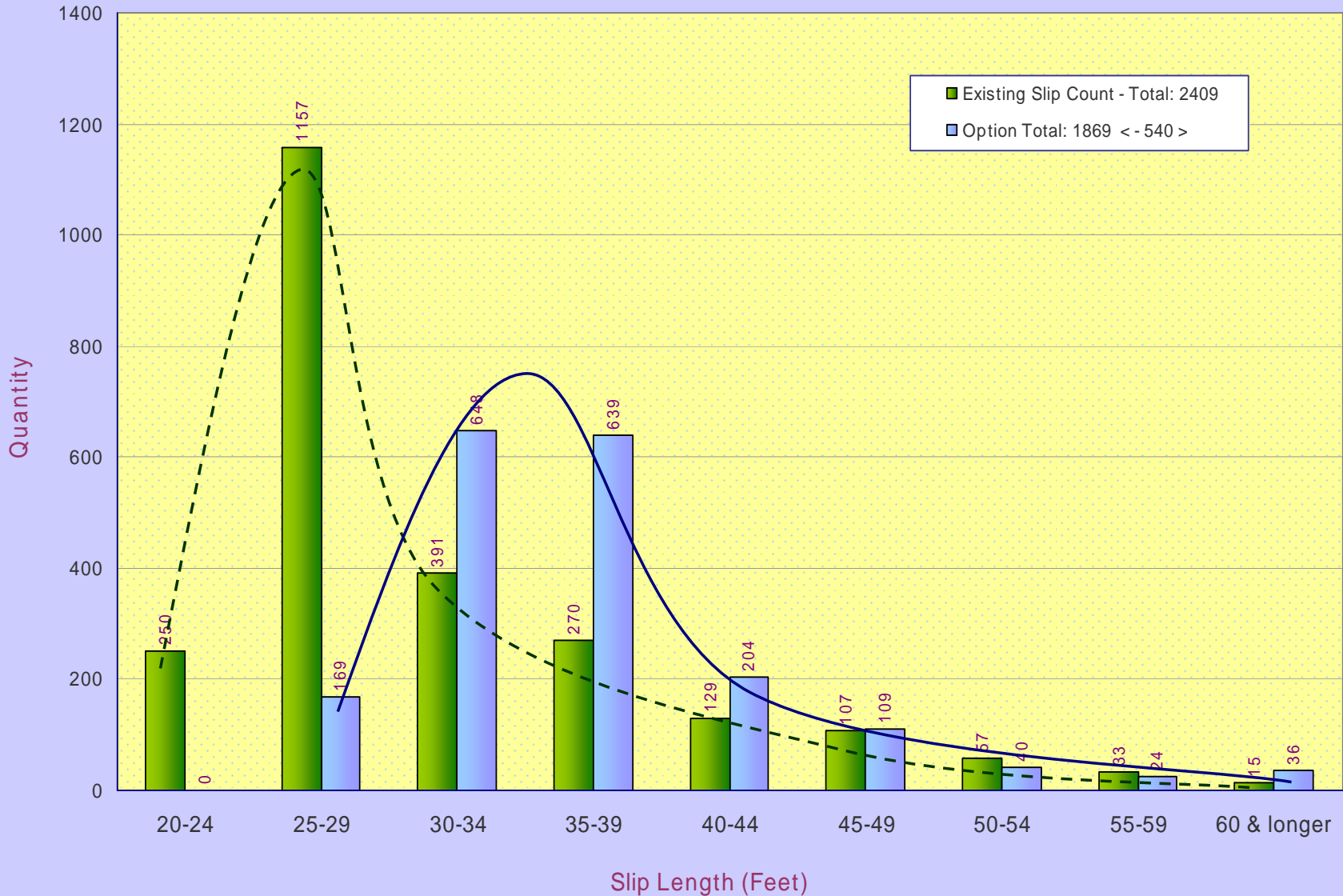
34.5' Avg



# Slip Count Comparison Summary

## Compromise Mix · Power & Sail

34.5' Avg



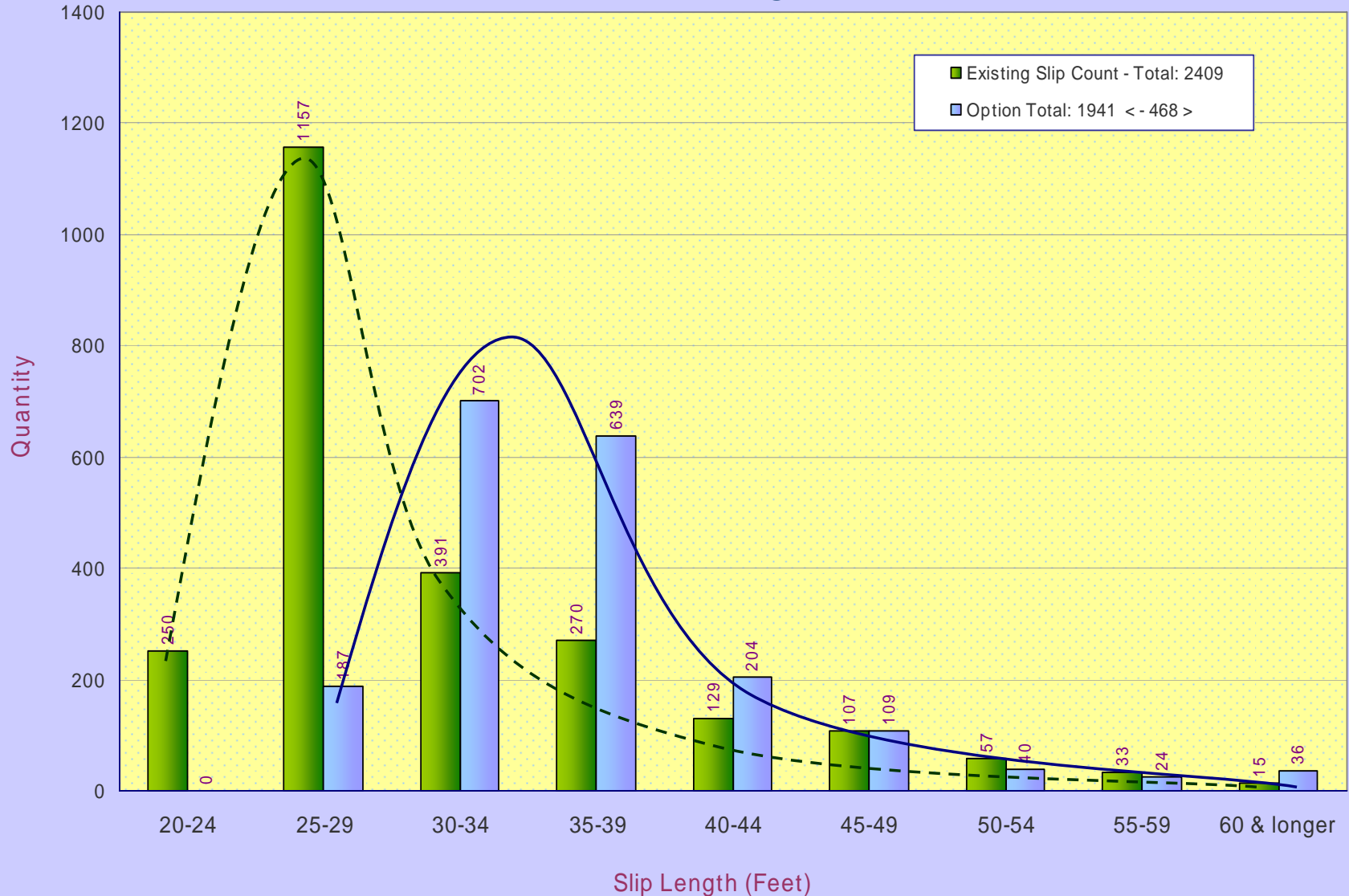


# Slip Count Comparison Summary

## Compromise Mix · Power & Sail · 1/3 DW

1/3 Double Wides for 30' & Under

34.5' Avg

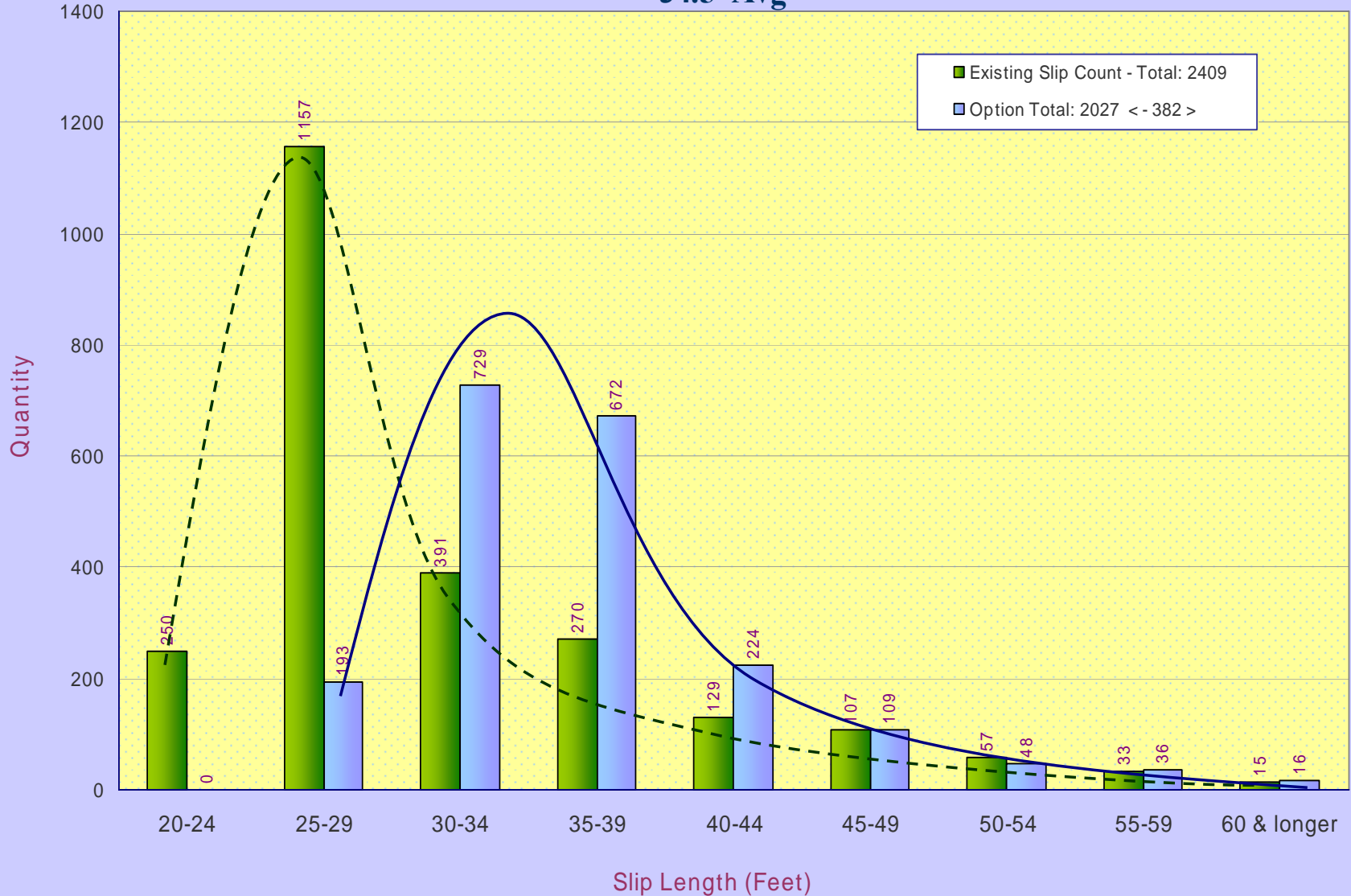


# Slip Count Comparison Summary

## Compromise Mix · Power & Sail · 1/3 DW · CN

1/3 Double Wides 30' & Under plus Channel Narrowing

34.5' Avg



# Questionnaire

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## Summary

- Boaters Generally Satisfied Calling Dana Point Their Boating Home.
- Boaters Generally Satisfied With Navigational Clearances (Widths & Depths), Although Several Localized Areas Need To Be Checked.
- Encroachment Of Slips Into Main Channel Is Acceptable By Majority of Respondents (55%).



# Questionnaire

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## Summary

- Side-Tie & Double-Wide Slip Mooring Acceptable To Some (less than 20%) - But Boaters Generally Want Fingers On Either Side Of Slip
- Concrete Dock System Preferred
- Trend: 46% Of Boater Respondents Planning To Purchase Larger Boats In The Future
- Improved Security/Gates
- Reliable Sewage Handling Facilities
- Additional Dinghy/Kayak Storage Desired



# Questionnaire

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## Summary (Additional Comments)

- Improved Lighting
- Removal of Derelict Boats
- Remodel/Upgrade Restrooms
- Additional Trash Receptacles
- Reliable Internet Access





# Workshop No. 3

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## Agenda

- December 19, 2006
- Alternative Layouts-Graphic Depictions
- Slip Gains & Losses



# DANA POINT MARINAS COUNTY OF ORANGE

SLIP LENGTH	QUANTITY
20	36
21	6
22	91
24	102
25	809
26	269
28	122
30	355
31	1
34	2
35	263
36	3
40	128
45	100
50	44
53	13
55	33
57	7
60	15
<b>Total</b>	<b>2,399</b>
<b>Average Slip Length</b>	<b>29.85'</b>

59.8% (Slips 20-30)  
26% (Slips 31-36)  
14.2% (Slips 40-60)  
5.3% (Slip 40)  
4.2% (Slip 45)  
1.8% (Slip 50)  
0.5% (Slip 53)  
1.4% (Slip 55)  
0.3% (Slip 57)  
0.6% (Slip 60)

**EXISTING DANA POINT MIX**

### EAST BASIN

SIZE	Jun-06	Est. wait time
ITWL	1	
24'	14	5 mo.
28'	52	4 mo.
29'	35	1 yr.
33'	192	1.5 yrs.
38'	300	3.5 yrs.
43'	233	6 yrs.
48'	167	7 yrs.
53'	69	7.5 yrs.
58'	65	8.5 yrs.
63'	17	13 yrs.
END TIE	25	10 yrs.
<b>TOTAL</b>	<b>1170</b>	

**+90% (1068) of wait list is over 30'**

### WEST BASIN

SIZE	Jun-06	Est. wait time
ST	2	2 mo.
22	0	available
24	14	6 mo.
25	14	6 mo.
26	32	6 mo.
28	130	2 yrs.
30	267	5 yrs.
35	533	10 yrs.
40	264	15 yrs.
45	324	12 yrs.
50	177	15 yrs.
55	58	15 yrs.
END TIE	82	15 yrs.
<b>TOTAL</b>	<b>1897</b>	

**90% (1705) of wait list is 30' or over**

**Of 3,067 on Both Lists, 2,773 are 30' or Over**

**WAITING LIST**

# Wait List Analysis

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## EAST BASIN WAIT LIST – November 2006

<b>1,248</b>	<b>Total</b> (up 78 from June)
<b>164</b>	<b>Duplicates</b> (multiple sizes)
<hr/>	
<b>1,084</b>	<b>Individuals on East Basin Wait List</b>
<b>310</b>	<b>East Basin Tenants on List</b>
<b>155</b>	<b>West Basin Tenants on List</b>
<hr/>	
<b>619</b>	<b>Adjusted East Basin Wait List</b>



# Wait List Analysis

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## WEST BASIN WAIT LIST – November 2006

<b>1,797</b>	<b>Total</b> (down 100 from June)
<b>374</b>	<b>Duplicates</b> (multiple sizes)
<hr/>	
<b>1,423</b>	<b>Individuals on West Basin Wait List</b>
<b>282</b>	<b>West Basin Tenants on List</b>
<b>155</b>	<b>East Basin Tenants on List</b>
<hr/>	
<b>986</b>	<b>Adjusted West Basin Wait List</b>



# Wait List Analysis

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**986**

**Adjusted West Basin Wait List**

**619**

**Adjusted East Basin Wait List**

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**1,605**

***Adjusted Wait List Total***



# Wait List Analysis

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- In the last 3 years, the wait list has grown by more than 50%.
- 90% of the list is for slips over 30'.
- Historically, **all** slip vacancies have been in slips less than 30'.
- In December 1996, there were 151 vacant slips, **just in the East Basin.** All were less than 30'.

