



# THE MARINA

## AT DANA POINT

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**NEWSLETTER | JULY 2024**

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### Greetings from The Marina at Dana Point!

We have had amazing weather all of July. So many people out on the docks and on the water. It has been a fantastic summer with so much sunshine and good times yet to come!

If you enjoy good music with a great view, mark your calendar for the upcoming OC Parks Concerts at Bluff Park at Salt Creek Beach on Thursday, August 15<sup>th</sup> with The FABBA Show and Thursday, August 22<sup>nd</sup> with Jimmy's Buffet. Event starts at 5 PM with live music beginning at 6 PM. Live music at the beach...you can't beat it!



Speaking of live music...Dana Point Yacht Club is planning to host live music in the west anchorage on Sunday, September 1<sup>st</sup> in the window of 12 PM to 5 PM. Save the date and plan to be there for the fun!

If you were here on July 4<sup>th</sup>, you likely had a ton of fun. As we look to next year, we will aim to improve our parking management, restroom upkeep and communication. From water wars to the spectacular fireworks show...it was an incredible day in the harbor. A big THANK YOU to our Marina and Embarcadero teams for the great work on the holiday and throughout the busy weekend!

With the parking structure under construction and the recent hotel approvals, harbor revitalization is moving along well and will continue to do so over the next several years. If you are interested in viewing renderings or if you have questions, the Dana Point Harbor Community Room is open with Dana Point Harbor Partners staff available every Wednesday, 9 AM to 11 AM and Thursday, 2 PM to 4 PM. The Dana Point Harbor Community Room is located in the village near Harpoon Henry's. Of course, if your questions are marina revitalization specific, please feel free to stop by the marina office anytime.

Football season is fast approaching which means you may see fans of various teams flying flags from their vessel to show support for their college alma mater or favorite NFL team. I completely understand how this can be frustrating to see if you support a different team, graduated from a rival college or are fed up

with Swelce's love story. We get asked often about our rules related to flags on vessels. The rules are simple; vessel owners are permitted to fly flags from their boats while docked as long as they are not offensive or harmful and do not contain nudity, profanity or promote violence. With it being an election year and election day fast approaching, you may begin to see boaters flying flags in support of a political candidate. Although we do understand these types of flags can also be frustrating to some, it is perfectly okay for boaters to fly them as long as they are not harmful or offensive and do not contain nudity, profanity or promote violence. Freedom is a wonderful thing...let your flag fly!

There is plenty of fun happening in Dana Point Harbor throughout the month of August! Click [HERE](#) for a listing of harbor specific events and activities.

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## Marina Office



If you have questions about slip availability, subleases, waitlist, new slip selection or any other marina related topics...please call, [EMAIL](#) or stop by the marina office. There is a lot of misinformation out there and it is always best to come direct to the source. We will provide you with the most accurate and up to date information we have. We have been hearing a lot of chatter about slip vacancy and waitlist. Specifically, there seems to be confusion over why there appear to be vacant slips throughout the marina and, in turn, the question of whether there is actually a waitlist.

**Why are there vacant slips throughout the marina?** The marina is in the middle of a major revitalization project which requires large sections of docks to be removed and replaced. This is happening in phases with anywhere from 109 to 301 boats being relocated prior to the start of each phase. When the project began, we said that we would do everything possible to not displace any of our current marina tenants and that all would be accommodated throughout the marina revitalization project. To achieve this, we stopped re-renting vacancy in March 2021. The vacancy collected between March 2021 and commencement of Phase 1 in August 2022 allowed us to safely relocate all vessels out of the Phase 1 project area. Knowing that we had 14 phases still to go, we continued collecting vacancy. As of now, we are into Phase 6 of the project and have been able to accommodate relocations for all 932 boats that were occupying slips in Phase 1 through Phase 6. Of course, as phases are completed, current marina tenants are moved into the new slips and the slips they come out of are used for future relocations.

When Phase 5 commenced, the dedicated guest slip dock was lost. Since then, 43 vacant slips throughout the marina have been used to accommodate visiting guests.

We manage the vacancy based on upcoming phase needs and overall slip counts to determine whether we can offer any available slips to waitlist applicants. When we completed Phase 3 and were through the slip selection process, there was excess availability in 40', 45' and 58' slips which allowed us the opportunity to bring new boaters into the marina off the waitlist. This effort helped to improve the estimated wait time for slips of these sizes but it did not eliminate the waitlist altogether. Estimated wait times for the 40' and 45' slips went from 10 years down to 6-7 years. Good news for those looking for an opportunity to boat in Dana Point! We recently completed Phase 5 and Phase 6 which included several 28' and 30' slips. Once we were through the slip selection list, there were excess slips available which allowed us the opportunity to bring in new tenants off the waitlist. This effort not only allowed many long time waitlist applicants an opportunity to finally have a slip in Dana Point Harbor, it helped to reduce the estimated wait times for these slip sizes. The estimated 28' wait time went from 3 years down to 1-1.5 years and the 30' went from 4-5 years down to 1.5-2 years. Fantastic!

The goal is to reach our vacancy targets so we can safely relocate all current marina tenants while also providing shorter wait times and boating opportunities to those waiting to be in Dana Point.

All of the new slips in Phase 1 through Phase 6 are full even though some may look empty. There are many that came in off the waitlist still boat shopping.

**Is there really a waitlist and what are the estimated wait times?** Yes, the waitlist is real and demand is high. We are open daily and receive anywhere from 2 to 10 inquiries each day about slip availability. This week, we had 12 new applicants join the waitlist. Some join multiple waitlists with the intent to either accept two slips when offered (boat and dinghy) or take the first available opportunity. There are also current marina tenants on the waitlist seeking a slip that is a different size than the one they currently occupy.

You may notice the waitlist on the website was last updated in January 2024. We have been actively working through the list over the past several months with Phase 3, 4 and 5 opportunities. We recently completed this process and plan to update the online waitlist in August. In the meantime, please contact the marina office to check your waitlist status.

As a reminder, slips are not transferrable. All slips issued in the marina are done so via the slip waiting list.

I hope this helps clear up any confusion or misinformation. Please contact the marina office anytime should you have any questions. We are here 8 AM to 5 PM daily (including Saturday and Sunday) and always look forward to chatting with you!

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## On the Docks



The marina maintains a list of authorized marine service contractors. Service contractors on this list pay a fee, provide insurance and sign an agreement and, in return, they are allowed to check out keys/fobs to the docks for the purpose of servicing vessels. Click [HERE](#) to review the list of authorized marine service contractors. Should you have a need to hire a contractor not on the list of authorized service contractors, please remember that you are responsible for providing them access, making sure they have appropriate insurance and that they adhere to environmental best management practices.

Letters have gone out to all tenants occupying slips in the Phase 7 project area. Phase 7 includes the west half of E-Dock in the west basin. All of the boats will be relocating from this area to temporary slip locations throughout the harbor between now and September 2, 2024. If you are next to what appears to be a vacant slip, you may have a new neighbor soon. Many moving from E-dock west basin are relocating to the east basin for the first time...thank you for being kind and welcoming. New neighbors make great friends!

New dock carts have arrived! We have replenished the dock cart supply on all old docks. You should find a combination of new black carts and old fiberglass carts on the old docks. We have distributed carts so that there are 2-5 carts per dock depending upon size of the dock. We appreciate your cooperation returning dock carts to the gangway so they are behind locked gates and available for use by other boaters.

Our maintenance team continues to work through dock repairs in order of priority. Please contact the office to report any issues...(949) 496-6137.

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# Marina Revitalization

Phase 6 main walkways are in place and piles have been driven and sleeved. The fingers will begin to arrive this week as **Dock of the Forest Lantern** (G24), **Dock of the Yellow Lantern** (G25) and **Dock of the Moonstone Lantern** (G26) begin to take shape. Slip selection is underway with Phase 6 anticipated to open for occupancy on September 1, 2024.

Now that the marina revitalization project is over 30% complete with some slips in use for more than one year, we have had an opportunity to better understand the new versus the old when it comes to electricity, ground fault protection and the current electrical code for marinas.



The old docks in Dana Point are “grandfathered” under an electrical code that has no ground fault protection. On the other hand, our new slips are required to have ground fault protection at the slip that shuts down electrical service at 30mA. Ground fault leakage is very common in larger vessels built before 2017. If a vessel is leaking electricity into the water, the ground fault protection will kick in and trip the breaker at the pedestal. This will happen anytime there is more than 30mA of leakage detected. The reason for this is because it is dangerous for boats to leak electricity into the water and can be deadly if there is excessive leakage and someone is in the water. The ground fault protection is a good thing and is there for everyone’s safety.

Prior to boats occupying new slips, a ground fault leakage test is performed by marina staff. During this process, we try to test all circuits on the vessel. However, there are some that may go without being checked if we are not aware of them. We have found over the past year that there are boats that pass the ground fault leakage test initially that later have issues with tripping the breaker due to leakage that triggers the ground fault protection. When this occurs, it is usually a circuit being used that was not tested, a new issue with the boat, or something new that has been added to the boat. In some cases, the shore power cord has gone bad or been exposed to moisture. Moisture in the shore power cord is a major cause of the breaker tripping. Some shore power cords accidentally fall into the water resulting in moisture. Some have loose connections sitting on the dock and moisture from the air can be enough to trip the breaker. It is important that any connections from cord to cord are locked and tight. After troubleshooting the issue, we are finding that the vessel is the cause 99% of the time.

Fortunately, each new slip has a dedicated power pedestal which reduces the impact of electrical failures from adjacent tenants. That said, if a vessel is experiencing major earth leakage, this will trip the main breaker in the power transformer box and leave several pedestals without power until the problem boat is identified and disconnects from power.

For additional insight and information, please click [HERE](#) for an in-depth review regarding the history and issues of ground fault protection in marinas.

Temporary relocation letters have been sent to all tenants occupying slips in Phase 7 which includes the west half of E-Dock west basin island. Boats will be relocating to temporary slip locations between now and September 2, 2024. Phase 7 demolition will begin on September 3, 2024.

Do you have questions about marina revitalization? Stop by the marina office anytime...we are happy to answer your questions, review phasing plans and note your slip selection preferences.

Day or night, the docks of the lanterns are such a delight!

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## BOATING CLEAN & GREEN



Join Stand up to Trash for a Beach Cleanup and Lunch & Learn in celebration of their 4 Year Anniversary on Sunday, August 11<sup>th</sup> starting at 8 AM.

Stand up to Trash has been an amazing steward to the ocean with regular cleanups and ocean education over the past four years! We thank them for their commitment and congratulate them on their accomplishments over the years. We have seen their events grow from a handful of people collecting a few pounds of debris each month to hundreds of people collecting hundreds of pounds of debris each month. We are proud to be a partner and wish them continued success! See the flyer below or click [HERE](#) for more information or to sign up to participate.



**Thank you for doing your part to preserve water quality!**

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As always, please contact the marina office directly if you have questions, concerns, or see something in need of our attention. You can reach me via [email](#) for a quick response, or you can call the marina office at (949) 496-6137.

Happy Boating,

Kelly Rinderknecht

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