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From: Grant Entsminger <grant.entsminger@gmail.com>
Sent: Friday, August 21, 2026 12:33 PM
To: Fourth District; Foley, Katrina; Wagner, Donald; Nguyen, Janet; Sarmiento, Vicente
Cc: COB_Response; leadership@danapointboaters.org; mfrost@danapoint.org
Subject: Agenda Item #18 - Dana Point Harbor New And Amended Lease Agreements

Importance: High

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To Chairman Chaffee and Board Members,

As a lifelong resident of Dana Point, an avid boater, and a retired naval officer, I've spent my entire life in and around this harbor. I grew up on these docks. I've weathered storms here, launched before sunrise, tied up after long nights at sea, and watched generations of families learn to boat in this harbor. Dana Point has always been a real harbor for real boaters — grounded in community, seamanship, and accessibility. It is not, and has never been, a luxury showcase or a status symbol.

Over the last eight years, that identity has been chipped away by relentless slip rate increases and a clear push to reshape Dana Point into something it has never been.

The community has said it over and over again: STOP TRYING TO TURN DANA POINT INTO NEWPORT BEACH!!!

Newport Beach has its own culture, its own priorities, and its own way of doing things — and nobody I know who is actually from Dana Point wants any part of that imported here. Dana Point is not Newport Beach, and it should never be treated like it is. If I wanted that kind of pretentious, overcrowded, over-priced experience, I'd go to Newport Beach. I avoid it for a reason.

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 25, 2026, Agenda Item #18, for the Dana Point Harbor, I strongly support Supervisor Foley's proposed amendments to Section 11.9 of the Marina Lease. These amendments finally introduce clear, enforceable guidelines for slip rate increases — protections that boaters desperately need after nearly a decade of volatility, frustration, and community upheaval.

The excessive increases of the last eight years — and the division, resentment, and instability they created — must end. Dana Point's boating community deserves stability, fairness, and respect.

Supervisor Foley's Recommended Lease Amendments:

Direct CEO Real Estate and County Counsel to revise Attachment B, Master Ground Lease Commercial Core and Marina Component with DPHP, LLC, Section 11.9, to establish a slip rate stabilization policy for future slip rental rate increases after the July 1, 2026, adjustment, including the following requirements:

- a. Require any future slip rate increase to be submitted to the CEO Real Estate Office at least 90 days before the proposed effective date.
- b. Require each proposed slip rate increase to include a detailed marina slip survey of comparable Southern California marinas from Santa Barbara to San Diego, with emphasis on comparable publicly owned marinas.

- c. Limit annual slip rate increases to the cumulative change in the Consumer Price Index and cap any annual increase at 5 percent per slip size category, unless a fifth-year market adjustment applies.
- d. Beginning in 2030, allow a fifth-year market adjustment above cumulative CPI only when supported by a marina slip survey conducted by a credentialed appraiser.
- e. Require the fifth-year market survey to include comparable Southern California publicly owned marinas and prohibit reliance on a single harbor, such as Newport Beach.
- f. Cap any fifth-year market adjustment at 10 percent.

In conclusion, Dana Point Harbor has endured for decades because it has always been a harbor for real boaters — not a curated lifestyle brand. The people who built this harbor, who live here, who boat here, and who depend on it deserve leadership that protects Dana Point's identity instead of trying to overwrite it with Newport Beach's. Newport Beach is a fine place for people who want that culture, but Dana Point has never been that place, and forcing that model onto this harbor is not modernization — it's erasure.

Slip stabilization isn't just a policy fix. It's a boundary. It's how you protect the character, culture, and community that make Dana Point Harbor what it is. It's how you keep this harbor accessible to the people who actually use it, not those who want to reshape it into something it was never meant to be.

Dana Point deserves to stay Dana Point.

Respectfully,

LT Grant Entsminger, USN (ret.)