Correspondence Bd.
8/25/26, Item 18

Lopez, Maria [COB]

From:	Steve wyman <steve_wyman@hotmail.com>
Sent:	Monday, August 24, 2026 10:45 AM
To:	Fourth District; Foley, Katrina; Wagner, Donald; Nguyen, Janet; Sarmiento, Vicente
Cc:	COB_Response; leadership@danapointboaters.org
Subject:	DP Harbor Boatyard/Hoist and Agenda Item #18 - Dana Point Harbor New And Amended Lease Agreements

Dear Chairman Chaffee and Board Members,
There needs to be a dry storage boat yard WITH A 2000 LB OR MORE HOIST for the DPYC, or elsewhere in the harbor. This utility is in the process of being eliminated by the Harbor Partners. My understanding is that a hoist was included in plans for the harbor renewal submitted to and approved by the CA Coastal Commission. How is it OK for the Harbor Partners to eliminate this? A boatyard and hoist are necessary to promote youth and community sailing using dry sailed dinghies, coach boats, and club racing boats that have been part of the heartbeat of the Dana Point Harbor for decades. Eliminating this capability will have a devastating effect on participation in these activities in Dana Point and will negatively affect the financial health and vitality of DPYC and community access to sailing.

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 write in support of Supervisor Foley's proposed language that would amend Section 11.9 of the Marina Lease to provide clear, enforceable guidelines for slip rate increases for boaters.

The burdensome increases of the last 8 years, and the pain, dissension, and acrimony that accompanied those increases, should end.

Supervisor Foley's Recommended Lease Amendments:

3. 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.

Sincerely,
Steve Wyman
San Clemente, CA