Correspondence
Bd. 8/25/26, Item 18

Guillen, Dora

From: Meredith Entsminger <meredith_entsminger@hotmail.com>
Sent: Friday, August 21, 2026 10:14 AM
To: Fourth District; Foley, Katrina; Wagner, Donald; Nguyen, Janet; Sarmiento, Vicente
Cc: COB_Response; leadership@danapointboaters.org
Subject: Agenda Item #18 - Dana Point Harbor New And Amended Lease Agreements

Dear Chairman Chaffee and Board Members,

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. Donald Wagner, much of your concerns mentioned in the last meeting were aligned with the citizens of south orange county. Please continue to stand up for our boaters and keeping the harbor accessible to our community.

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,

Meredith Entsminger