

From: ART AMBROSE <artambrose@cox.net>
Sent: Sunday, August 9, 2026 3:01 PM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; MVillar@DanaPoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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.

Fair Winds,
Art Ambrose

From: ART AMBROSE <artambrose@cox.net>
Sent: Sunday, August 9, 2026 3:00 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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.

Fair Winds,
Art Ambrose

From: Mandi Schenkenberger <mandisanmi@gmail.com>
Sent: Sunday, August 9, 2026 1:27 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,
Mandi Schenkenberger

From: Nicole Kahal <nicolekahal@me.com>
Sent: Sunday, August 9, 2026 11:42 AM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

Nicole Kahal

Sent from my iPhone

From: Teri Entsminger <dptmom2@gmail.com>
Sent: Sunday, August 9, 2026 9:57 AM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

Theresa Entsminger

David Entsminger

From: Teri Entsminger <dptmom2@gmail.com>
Sent: Sunday, August 9, 2026 9:56 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,

Theresa Entsminger
David Entsminger

From: haley gee <hairbyhaleygee@yahoo.com>
Sent: Sunday, August 9, 2026 9:08 AM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

[Please Type Your Name]

Sent from my iPhone

From: haley gee <hairbyhaleygee@yahoo.com>
Sent: Sunday, August 9, 2026 9:08 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,

[Please Type Your Name]

Sent from my iPhone

From: maureen wise <maureenmwise@icloud.com>
Sent: Sunday, August 9, 2026 8:19 AM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

Maureen Wise

Sent from my iPhone

From: maureen wise <maureenmwise@icloud.com>
Sent: Sunday, August 9, 2026 8:19 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,

Maureen Wise

Sent from my iPhone

From: PAUL G <pguthart@gmail.com>
Sent: Sunday, August 9, 2026 8:10 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Regarding the Orange County Board of Supervisors' consideration of the new 66-year Master Leases for Dana Point Harbor on August 11, 2026 (Agenda Item #31), I am writing in support of Supervisor Foley's proposed language, outlined below, to amend Section 11.9 of the Marina Lease and establish clear, enforceable guidelines for future slip rate increases.

The significant rate increases I and my fellow boaters have experienced since leasing my slip eight years ago, have created a great deal of financial strain, frustration, and division for myself and my fellow boat neighbors.

I don't understand why a County operated recreation area would be up for sale and privatized. You might as well start to sell the County owned beaches. Allowing DPHP to call the shots from day one with no oversight was a poor decision. Many of us boaters have no other option as we live in the area. Should I have to drive an hour to enjoy my boat?

The pain and acrimony that accompanied those increases should not continue under the new 66-year lease. The County should seriously look into how to revoke the lease for breach or other infraction.

Regardless, boaters deserve a predictable, transparent, and reasonable process for any future rate adjustments. As it is we, the boaters are partially financing their project. Granted, it will be beautiful when completed, but at extreme expense. My personal slip fee has just short of doubled over the 8 years I have been in the harbor.

I therefore strongly support 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 survey of comparable Southern California marinas, from Santa Barbara to San Diego, with particular emphasis on comparable publicly owned marinas.
- c.** Limit annual slip rate increases to the cumulative change in the Consumer Price Index (CPI), with an annual cap of 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 publicly owned marinas throughout Southern California and prohibit reliance on a single harbor or market, such as Newport Beach.
- f.** Cap any fifth-year market adjustment at 10 percent.

These provisions would provide boaters with much-needed predictability while still allowing for reasonable market adjustments over time. Most importantly, they would establish an objective and transparent process that protects both the County's interests and the boating community from the kind of excessive and contentious increases experienced over the past eight years.

I respectfully ask the Board of Supervisors to adopt Supervisor Foley's proposed language as part of the new Dana Point Harbor Master Lease.

Respectfully,

Paul Guthart, Aliso Viejo

From: PAUL G <pguthart@gmail.com>
Sent: Sunday, August 9, 2026 8:05 AM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Regarding the Orange County Board of Supervisors' consideration of the new 66-year Master Leases for Dana Point Harbor on August 11, 2026 (Agenda Item #31), I am writing in support of Supervisor Foley's proposed language, outlined below, to amend Section 11.9 of the Marina Lease and establish clear, enforceable guidelines for future slip rate increases.

The significant rate increases I and my fellow boaters have experienced over the past eight years have created a great deal of financial strain, frustration, and division for myself and my fellow boat neighbors.

I don't understand why a County operated recreation area would be up for sale and privatized. You might as well start to sell the County owned beaches. Allowing DPHP to call the shots from day one with no oversight was a poor decision. Many of us boaters have no other option as we live in the area. Should I have to drive an hour to enjoy my boat?

The pain and acrimony that accompanied those increases should not continue under the new 66-year lease. The County should seriously look into how to revoke the lease for breach or other infraction.

Regardless, boaters deserve a predictable, transparent, and reasonable process for any future rate adjustments. As it is we, the boaters are partially financing their project. Granted, it will be beautiful when completed, but at extreme expense. My personal slip fee has just short of doubled over the 8 years I have been in the harbor.

I therefore strongly support 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 survey of comparable Southern California marinas, from Santa Barbara to San Diego, with particular emphasis on comparable publicly owned marinas.

- c.** Limit annual slip rate increases to the cumulative change in the Consumer Price Index (CPI), with an annual cap of 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 publicly owned marinas throughout Southern California and prohibit reliance on a single harbor or market, such as Newport Beach.
- f.** Cap any fifth-year market adjustment at 10 percent.

These provisions would provide boaters with much-needed predictability while still allowing for reasonable market adjustments over time. Most importantly, they would establish an objective and transparent process that protects both the County's interests and the boating community from the kind of excessive and contentious increases experienced over the past eight years.

I respectfully ask the Board of Supervisors to adopt Supervisor Foley's proposed language as part of the new Dana Point Harbor Master Lease.

Respectfully,

Paul Guthart, Aliso Viejo

From: donnablynch@cox.net
Sent: Saturday, August 8, 2026 2:36 PM
To: Fourth.District@ocgov.com; "'Katrina.Foley@ocgov.com"; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Importance: High

Dear Chairman Chaffee and Board Members,

We have been residents of Dana Point since 1993. We have owned boats in the marina the entire time but had to sell 2 years ago. We really want to plan to have another boat if we can be assured of the future. We miss it sooo much.

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

Christopher and Donna Lynch
24672 Benjamin Circle
Dana Point, CA 92629

From: greg mcdowell <gtmcdowell@outlook.com>
Sent: Saturday, August 8, 2026 12:00 PM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

I am sending this email as a concerned boater of Dana Point Harbor for over 40 years.

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

Greg McDowell

From: greg mcdowell <gtmcdowell@outlook.com>
Sent: Saturday, August 8, 2026 11:58 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Chairman Chaffee and Board Members,

I am sending this email as a concerned boater of Dana Point Harbor for 40 plus years.

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

Greg McDowell

From: Jim McNamara <jwmcnamara5@gmail.com>
Sent: Saturday, August 8, 2026 11:37 AM
To: Doug Chaffee; Katrina Foley; Donald P. Wagner; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, for the Dana Point Harbor, I write in support of Supervisor Foley's (see below) proposed language that would amend leadership@danapointboaters.org 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.

Jim McNamara

949-240-2974 (office)

949-285-0059 (cell)

From: Jim McNamara <jwmcnamara5@gmail.com>
Sent: Saturday, August 8, 2026 9:50 AM
To: mvillar@danapoint.org
Cc: leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, for the Dana Point Harbor, I write in support of Supervisor Foley's (see below) 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.
Suggested City of Dana Point Language
OC BOS Agenda Item #31, August 11, 2026

Sincerely,

Jim McNamara
7 Fairlane Rd.
Laguna Niguel, CA 92677
949-240-2974 (office)
949-285-0059 (cell)

From: Vic Olechno <volechno@gmail.com>
Sent: Saturday, August 8, 2026 7:03 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Vicente.Sarmiento@ocgov.com; Janet.Nguyen@ocgov.com
Subject: 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 11, 2026, Agenda Item #31, for the Dana Point Harbor, I write in support of Supervisor Foley's (see below) proposed language that would amend Section 11.9 of the Marina Lease to provide clear, enforceable guidelines for slip rate increases for boaters.

I have been a boat owner and slip occupant since 1996 supporting our local business and fellow boaters. We all agree to improvements and new developments BUT... there is a big but, example the Sailing Club that should be put on a back burner until the new development is completed and fully occupied, no need for more at this point There has to be more control and consideration for displacement of business and services. The businesses that have been closed without alternative remedies affecting business owners, retirements, staffing, extended families and local economy is destructive and has a long-term effect on everyone. So much full control with one company is dangerous and the harbor being a taxpayer property, the taxpayer deserves more protection from the County against long term damage and the greed of more.

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.

Thank you, Sincerely
Vic Olechno, California Broker DRE #01210644
Cellular 1-949-433-8795

This email message (including all attachments) is for the sole use of the intended recipient(s) and may contain confidential information. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Unless otherwise indicated in the body of this email, nothing in this communication is intended to operate as an electronic signature and this transmission cannot be used to form, document, or authenticate a contract. Victor Olechno and/or his affiliates may monitor all incoming and outgoing email communications in the United States, including the content of emails and attachments, for security, legal compliance, training, quality assurance and other purposes. If your home is currently listed this is not a solicitation for your listing.

From: Cheryl Stavana <cherylstavana@gmail.com>
Sent: Friday, August 7, 2026 6:10 PM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

Cheryl Stavana

From: Cheryl Stavana <cherylstavana@gmail.com>
Sent: Friday, August 7, 2026 6:09 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,

Cheryl Stavana

From: Chip Prather <chipprather1@gmail.com>
Sent: Friday, August 7, 2026 5:27 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com; comments@cob.oc.gov
Subject: 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 11, 2026, Agenda Item #31, 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 and respectfully urge you to support Supervisor Katrina Foley's proposed amendment.

I have been a Dana Point Harbor slip renter for 46 years. During that time, I have witnessed many changes in the harbor, but few issues have had a greater impact on the boating community than the uncertainty surrounding slip rental rates and the unprecedented double digit increases in each of the last 4 years. As someone who has invested nearly five decades in this harbor, I believe the County has an obligation to ensure that rate-setting is transparent, fair, and predictable for the recreational boating community.

Supervisor Foley's proposed amendment represents an important step toward providing those protections. It helps establish greater clarity and oversight while balancing the County's responsibilities with the legitimate interests of the thousands of boat owners and families who have made Dana Point Harbor their home for many years.

The harbor is far more than a commercial enterprise. It is a treasured public asset that has served generations of Orange County residents. Long-time slip holders have invested not only financially, but also through decades of stewardship, volunteerism, and support for the harbor community. Policies governing slip rates should recognize that history and provide stability rather than uncertainty.

As a 46-year tenant, I respectfully ask you to consider the real-world impact these decisions have on families who have built their lives around Dana Point Harbor. Supporting Supervisor Foley's amendment would demonstrate the Board's commitment to fairness, accountability, and preserving public access to recreational boating.

I respectfully urge you to please vote YES on Supervisor Foley's proposed amendment on August 11. Thank you for your consideration and for your service to the residents of Orange County.

Respectfully,
Chip Prather, Dana Point Harbor Slip Renter (46 Years)
3124 Calle Grande Vista

San Clemente, CA 92672

From: Michael Lauber <bamproducts73@gmail.com>
Sent: Friday, August 7, 2026 4:27 PM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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.

Michael Lauber

From: Michael Lauber <bamproducts73@gmail.com>
Sent: Friday, August 7, 2026 4:27 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,

Michael Lauber

From: Tom S <deboatman@sbcglobal.net>
Sent: Friday, August 7, 2026 4:23 PM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

Thomas Smith
Slip renter for 28 years

[Sent from AT&T Yahoo Mail on Android](#)

From: Tom S <deboatman@sbcglobal.net>
Sent: Friday, August 7, 2026 4:22 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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.

Thomas Smith
Slip renter for 28 years

[Sent from AT&T Yahoo Mail on Android](#)

From: Tom S <deboatman@sbcglobal.net>
Sent: Friday, August 7, 2026 4:21 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,

Thomas Smith
Slip renter for 28 years

[Sent from AT&T Yahoo Mail on Android](#)

From: Tom S <deboatman@sbcglobal.net>
Sent: Friday, August 7, 2026 4:13 PM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

[Please Type Your Name]

[Sent from AT&T Yahoo Mail on Android](#)

From: Tom S <deboatman@sbcglobal.net>
Sent: Friday, August 7, 2026 4:12 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,

[Please Type Your Name]

From: Eric Gritzmacher <ericgritz@gmail.com>
Sent: Friday, August 7, 2026 4:11 PM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, 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,

Eric Gritzmacher
ericgritz@gmail.com
949-632-2378

From: Eric Gritzmacher <ericgritz@gmail.com>
Sent: Friday, August 7, 2026 4:07 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,

Eric Gritzmacher
ericgritz@gmail.com
949-632-2378

From: Dan Keller <dankeller1@gmail.com>
Sent: Friday, August 7, 2026 4:00 PM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mvillar@danapoint.org; mfrost@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Mayor Gabbard and Members of City Council:

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, Agenda Item #31, for the Dana Point Harbor, I write in support of Supervisor Foley's (see below) 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,
Dan Keller and 25 year slip holder
3 Chelsea Pointe
Dana Point, Ca. 92629
949.244.0320

From: Dan Keller <dankeller1@gmail.com>
Sent: Friday, August 7, 2026 3:43 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, for the Dana Point Harbor, I write in support of Supervisor Foley's (see below) 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,
Dan Keller and 25 year slip holder
3 Chelsea Pointe
Dana Point, Ca. 92629
949.244.dan0320

From: Rich Palys <seastyle@cox.net>
Sent: Friday, August 7, 2026 3:32 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,
Richard Palys

From: Lisa Lynn Cullinane <lcullinane1@gmail.com>
Sent: Friday, August 7, 2026 3:23 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: comments@cob.oc.gov; leadership@danapointboaters.org
Subject: 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 11, 2026 (Agenda Item #31) for the Dana Point Harbor, I am writing in support of Supervisor Foley's proposed language to amend Section 11.9 of the Marina Lease. This amendment will provide clear, enforceable guidelines for boater slip rate increases.

The burdensome increases over the past eight years, along with the resulting dissension and acrimony, need to end.

I strongly support Supervisor Foley's recommended lease amendments to establish a slip rate stabilization policy for future adjustments after July 1, 2026, which include 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 an emphasis on comparable publicly owned marinas.
- c. Limit annual slip rate increases to the cumulative change in the Consumer Price Index (CPI) 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,

Lisa Cullinane

949.842.8838

lcullinane1@gmail.com

Lisa Cullinane

949.842.8838

lcullinane1@gmail.com

From: Rich Palys <seastyle@cox.net>
Sent: Friday, August 7, 2026 3:22 PM
To: jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: ssharke@danapoint.org; leadership@danapointboaters.org
Subject: 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 11, 2026, Agenda Item #31, 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,

Richard Palys

webmaster danapointboaters.org

From: Patrick Russell <oreedrussell@gmail.com>
Sent: Tuesday, August 4, 2026 1:02 PM
To: leadership@danapointboaters.org
Subject: Fwd: Dana Point Harbor Amended Master Lease w/ DPHP
Attachments: LETTER TO THE ORANGE COUNTY SUPERVISORS.docx

FYI

----- Forwarded message -----

From: Patrick Russell <oreedrussell@gmail.com>
Date: Tue, Aug 4, 2026 at 1:01 PM
Subject: Dana Point Harbor Amended Master Lease w/ DPHP
To: <janet.nguyen@ocgov.com>, <vincent.sarmiento@ocgov.com>, <donald.wagner@ocgov.com>, <forth.district@ocgov.com>, <katrina.foley@ocgov.com>

Dear Orange County Supervisors,
Please see the attached letter regarding the important agenda item referenced above that is scheduled for the Aug. 11 BOS hearing.
Thank you for reading and your consideration,
Sincerely,
Patrick Russell
Laguna Beach, CA

LETTER TO THE ORANGE COUNTY SUPERVISORS

Date: August 3, 2026

Re: Dana Point Harbor Amended Lease Agreement with DPHP

Dear Orange County Board of Supervisors,

I am writing to you about the OC Board of Supervisors consideration of a NEW 66-year Master Lease(s) with Dana Point Harbor Partners (DPHP) for the Dana Point Harbor on August 11, 2026. I respectfully request that you support and approve Supervisor Foley's recommended amendments to the lease. Many Orange County residents and boaters have left the Dana Point Harbor due to the exorbitant and unaffordable slip rate increases imposed by DPHP during the past few years. These extreme cost increases occurred due to poor or absent language within the existing master lease that has limited Orange County's oversight and control of the marina slip rates. I am writing in support of Supervisor Foley's proposed language and terms that would amend and significantly improve Section 11.9 of the master lease to provide clear, enforceable guidelines for fair and reasonable slip rate increases for the next 66 years at the Dana Point marina. These revisions will provide the necessary oversight and control the County needs to effectively manage and enforce the NEW 66-year Lease regarding marina rate increases.

Thank you for your consideration of this letter and your actions to maintain an affordable public harbor accessible to all people in Orange County.

Sincerely,

Patrick and Denise Russell

Laguna Beach, CA

webmaster danapointboaters.org

From: Holly Martino <HMartino@DanaPoint.org>
Sent: Tuesday, August 4, 2026 12:44 PM
To: Patrick Russell
Cc: leadership@danapointboaters.org
Subject: RE: Dana Point Harbor Amended Lease Agreement w/ DPHP

Confirm received.

Sincerely,



Holly Martino
Executive Assistant
33282 Golden Lantern Street
Dana Point, CA 92629
Phone: (949)248-3513
Email: hmartino@danapoint.org
www.danapoint.org
"Harboring the Good Life"

From: Patrick Russell <oreedrussell@gmail.com>
Sent: Tuesday, August 4, 2026 12:34 PM
To: John Gabbard <JGabbard@DANAPOINT.ORG>; Mike Frost <MFrost@DanaPoint.org>; Jamey Federico <JFederico@DanaPoint.org>; Matthew Pagano <MPagano@DANAPOINT.ORG>; Michael Villar <MVillar@DanaPoint.org>; Holly Martino <HMartino@DanaPoint.org>
Cc: leadership@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement w/ DPHP

You don't often get email from oreedrussell@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Gabbard and City Council Members,
Please see the attached letter regarding the important item referenced above.
Thank you for reading and for your consideration. Holly, please confirm receipt.

Letter to the Dana Point City Council

Date August 3, 2026

Re: Dana Point Harbor Amended Lease Agreement

Dear Mayor Gabbard and City Council Members,

I am writing to you about the OC Board of Supervisors consideration of a NEW 66-year Master Lease with DPHP on August 11, 2026 for the Dana Point Harbor. Many longtime, local residents and boaters have left the harbor due to the exorbitant slip rate increases imposed by DPHP the past few years. These extreme cost increases occurred due to poor or absent language within the existing master lease that has limited Orange County's oversight and control of slip rates. I write you in support of Supervisor Foley's proposed language and terms that would amend and significantly improve Section 11.9 of the NEW master lease to provide clear, enforceable guidelines for fair and reasonable slip rate increases for the next 66 years within the Dana Point marina.

Thank you for your consideration of this important item to maintain an affordable harbor accessible to all people.

Sincerely,

Patrick and Denise Russell

Laguna Beach, CA

Sincerely,
Patrick Russell
Laguna Beach, CA

webmaster danapointboaters.org

From: Patrick Russell <oreedrussell@gmail.com>
Sent: Tuesday, August 4, 2026 12:34 PM
To: jgabbard@danapoint.org; mfrost@danapoint.org; jfederico@danapoint.org; mpagano@danapoint.org; mvillar@danapoint.org; hmartino@danapoint.org
Cc: leadership@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement w/ DPHP
Attachments: Letter to the Dana Point City Council.docx

Dear Mayor Gabbard and City Council Members,
Please see the attached letter regarding the important item referenced above.
Thank you for reading and for your consideration. Holly, please confirm receipt.
Sincerely,
Patrick Russell
Laguna Beach, CA

webmaster danapointboaters.org

From: Patrick Russell <patrickrussell@cox.net>
Sent: Monday, August 3, 2026 1:31 PM
To: jgabbard@danapoint.org; mfrost@danapoint.org; jfederico@danapoint.org; mpagano@danapoint.org; mvillar@danapoint.org; leadership@danapointboaters.org
Subject: Dana Point Harbor Amended Master Lease Agreement
Attachments: Letter to the Dana Point City Council.docx

Dear Mayor Gabbard and City Council Members,
Please see the attached letter regarding the important item referenced above.
Thank you,
Patrick Russell

webmaster danapointboaters.org

From: Arianna Sikorski <sikorski@alumni.usc.edu>
Sent: Friday, July 31, 2026 6:28 PM
To: jgabbard@danapoint.org; mfrost@danapoint.org; jfederico@danapoint.org; mvillar@danapoint.org; mpagano@danapoint.org
Cc: leadership@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

Arianna Sikorski, M.M.
Mobile: 949.993.5161
Email: arisikorski@gmail.com

webmaster danapointboaters.org

From: Michael Pellini <michaelpellini@me.com>
Sent: Thursday, July 30, 2026 3:38 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Chairman Chaffee and Board Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

Regards,

Michael Pelini

webmaster danapointboaters.org

From: Michael Pellini <michaelpellini@me.com>
Sent: Thursday, July 30, 2026 3:38 AM
To: jgabbard@danapoint.org; mfrost@danapoint.org; jfederico@danapoint.org; mpagano@danapoint.org; mvillar@danapoint.org
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

Regards,

Mike Pellini

From: Sally Kurz <sallykurz@hotmail.com>
Sent: Wednesday, July 29, 2026 7:00 PM
To: jgabbard@danapoint.org; mfrost@danapoint.org; jfederico@danapoint.org; mpagano@danapoint.org; mvillar@danapoint.org
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

Regards,

Sally Kurz

Get [Outlook for Android](#)

From: Robert Kurz <rkurz@hotmail.com>
Sent: Tuesday, July 28, 2026 8:31 PM
To: jgabbard@danapoint.org; mfrost@danapoint.org; jfederico@danapoint.org; mpagano@danapoint.org; mvillar@danapoint.org
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Importance: High

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

It's apparent Dana Point Harbor Partners feel they can act with impunity anytime they want to raise slip fees. While I realize inflation adjusted fee increases may be warranted, but an annual 9% fee increase over five years is truly outrageous

Regards,

Robert R. Kurz

webmaster danapointboaters.org

From: Robert Kurz <rkurz@hotmail.com>
Sent: Monday, July 27, 2026 12:46 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Importance: High

Dear Chairman Chaffee and Board Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

It's apparent Dana Point Harbor Partners feel they can act with impunity anytime they want to raise slip fees. While I realize inflation adjusted fee increases may be warranted, but an annual 9% fee increase over five years is truly outrageous

Regards,

Robert R. Kurz

From: hhdavisj@cox.net
Sent: Monday, July 27, 2026 9:11 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Chairman Chaffee and Board Members,

I live at 1 Bridgewood, Irvine 92604. I have had a boat at the Dana Point Marina for almost 20 years and am seriously concerned with the dramatic increases in Marina charges since the initiation of the lease agreement with Dana Point Harbor Partners awarded in 2018. These slip fee escalation well beyond what other Southern California public marinas charge. These unfair escalations by the Partners avoid costs of building a marina at their expense they offered the county in return for long term rights in the lease agreement. In the face of significant and documented correspondence , the County executives have not corrected this serious violation of the public trust for which you are responsible.

On August 11, 2026, the Board is scheduled to address a significant revision of the lease agreement 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.

Regards,

Henry H. Davis

hhdavisj@cox.net

714.403.7305

webmaster danapointboaters.org

From: Cheryl Stavana <cherylstavana@gmail.com>
Sent: Monday, July 27, 2026 8:17 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Chairman Chaffee and Board Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

Regards,

Cheryl Stavana

webmaster danapointboaters.org

From: Cheryl Stavana <cherylstavana@gmail.com>
Sent: Monday, July 27, 2026 8:15 AM
To: jgabbard@danapoint.org; mfrost@danapoint.org; jfederico@danapoint.org; mpagano@danapoint.org; mvillar@danapoint.org
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

Regards,

Cheryl Stavana

webmaster danapointboaters.org

From: Aaron Peluso <cchcorp@gmail.com>
Sent: Friday, July 24, 2026 12:03 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; vicente.sarmiento@ocgov.com; jgabbard@danapoint.org; mpagano@danapoint.org; jfederico@danapoint.org; mfrost@danapoint.org; mvillar@danapoint.org
Cc: bod@danapointboaters.org
Subject: Dana Point Slip Rates Have Increased Out Of Control

Dear Members of the OC Board of Supervisors,

I am writing to express my strong support for Supervisor Foley's proposed language to amend Section 11.9 of the Marina Lease regarding the new 66-year Master Leases for the Dana Point Harbor, scheduled for consideration on August 11, 2026. This amendment is critical to establishing clear, enforceable guidelines for slip rate increases and ending the burdensome hikes that have caused significant dissension over the last eight years.

After waiting nearly a decade, my family finally secured a slip in 2017 at Dana Point Harbor, our closest and then most affordable option. However, when the new Marina operators took over, they immediately increased slip rent by over 100% long before any improvements were made to our dock. While we have since been moved to a nice, updated dock, our rent has now skyrocketed to 350% of the original rate.

Because harbors operate as local monopolies, residents have no viable alternatives or market competition. It is unfair to price local families out of a public amenity. The operators' resistance to these guidelines suggests an intent to raise rates even further.

The County's initial decision to grant the operators unrestricted control over rates must be corrected. I urge you to implement these necessary limitations to protect local boaters.

Thank you for your efforts and consideration.

Best regards,

Aaron Peluso

--

CCH Management LLC | Manager
949-295-3247 (mobile)
949-831-1040 (office)
cchcorp@gmail.com

From: Karla Jaramillo <tkjara@cox.net>
Sent: Thursday, July 23, 2026 11:41 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Chairman Chaffee and Board Members,

Re: August 11, 2026 – OC Board of Supervisors’ Consideration of the Dana Point Harbor 66-Year Master Leases

Dear Members of the Orange County Board of Supervisors,

I am a small boat owner and slip tenant in Dana Point Harbor. I am writing in strong support of Supervisor Foley’s proposed amendment to Section 11.9 of the Marina Lease, which would establish clear, enforceable guidelines governing future slip rate increases for boaters.

The significant slip fee increases imposed over the past eight years have created financial hardship for many boat owners and have resulted in unnecessary frustration, division, and distrust within our harbor community. It is time to bring stability, transparency, and fairness to the rate-setting process.

Dana Point Harbor was established to provide public access to the ocean for recreational boaters—not just those with the financial means to absorb unpredictable and substantial rate increases. Small boat owners are an essential part of the harbor’s history, character, and purpose. Without reasonable protections against excessive increases, many long-time boaters and families will be priced out of the very harbor that was created to serve them.

I respectfully urge the Board to adopt Supervisor Foley's proposed language amending Section 11.9. Providing clear standards for future slip rate adjustments will help ensure that Dana Point Harbor remains accessible, affordable, and true to its original public mission for generations to come.

Thank you for your consideration and for your service to the residents of Orange County.

Respectfully,

Karla Jaramillo

Dana Point Harbor Slip Tenant and Small Boat Owner and a resident of Orange County

Sent from my iPhone

From: maile clyde <mailebelle@yahoo.com>
Sent: Tuesday, July 21, 2026 12:47 PM
To: vicente.sarmiento@ocgov.com; janet.nguyen@ocgov.com; donald.wagner@ocgov.com; fourth.district@ocgov.com; katrina.foley@ocgov.com
Cc: leadership@danapointboaters.org
Subject: DPHP request to extend existing lease; Agenda Item S94Z June 23 Board of Supervisor's Meeting

Dear Supervisors,

Having listened carefully to the remarks made at the June 23 Board of Supervisor's Meeting on June 23rd, I have the following comments.

I urge you all to apply the changes that Supervisor Foley has proposed to the Master Lease held by DPHP.

As a 40 year tenant of the Dana Point Harbor I recognize the need for improvements and repair that Orange County was unable to effect, obliging them to retain DPHP.

The partnership, in my opinion, sold the County a very bad bill of goods by purporting that they were fully funded. It was soon discovered that their "funding" needed to be supplemented by egregious slip rate increases and major changes to this lovely community small boat harbor. So much community and county time has been consumed dealing with changes and agenda items to allow them to seek loans from multiple banks and lenders over the course of the last 8 years.

The urgency to get this project started expressed by Mr. Olson should be a very big red flag in my opinion. Reminds me of the adage "Poor planning on your part does not constitute an emergency on my part".

Clearly they want to make money. Not agreeing to Ms. Foley's conditions signals that they want to continue to do it on the backs of the boaters.

My further opinion is that rushing this project through, however desirable for the new revenues to the county and city, is a very big mistake. I agree with Supervisor Chaffee that rushing such an important project is counterproductive and inadvisable. If 7 weeks is a "make it or break it" in a project of this scale the builder/developer is very shortsighted. There have been longer delays on a kitchen renovation.

Respectfully,

Maile Clyde
714-743-4466

14022 Woodlawn Ave
Tustin CA 92780
mailebelle@yahoo.com

From: Mark Dershem <markdershem@gmail.com>
Sent: Tuesday, July 21, 2026 6:55 AM
To: jgabbard@danapoint.org; mfrost@danapoint.org; jfederico@danapoint.org; mpagano@danapoint.org; mvillar@danapoint.org
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

Regards,

Mark Dershem

webmaster danapointboaters.org

From: Mark Dershem <markdershem@gmail.com>
Sent: Tuesday, July 21, 2026 6:54 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Chairman Chaffee and Board Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

Regards,

Mark Dershem

webmaster danapointboaters.org

From: Dan Keller <dankeller1@gmail.com>
Sent: Monday, July 20, 2026 3:14 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Chairman Chaffee and Board Members

As a slip holder for over 25 years at Dana Point Harbor, I am asking the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, for the Dana Point Harbor.

While I know it has been contentious, 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, indicate to me and many others that slip rate enforceable guidelines need to be written into the Marina Lease Agreement.

As always, thank you for your consideration of this important matter.

Regards,

Dan Keller
3 Chelsea Pointe
Dana Point, 92629
949.244.0320
DanKeller1@gmail.com

webmaster danapointboaters.org

From: Dan Keller <dankeller1@gmail.com>
Sent: Monday, July 20, 2026 3:09 PM
To: jgabbard@danapoint.org; mfrost@danapoint.org; jfederico@danapoint.org; mpagano@danapoint.org; mvillar@danapoint.org
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Mayor Gabbard and Council Members,

As a slip holder for over 25 years at Dana Point Harbor, I am asking the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, for the Dana Point Harbor.

While I know it has been contentious, 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, indicate to me and many others that slip rate enforceable guidelines need to be written into the Marina Lease Agreement.

As always, thank you for your consideration of this important matter.

Regards,

Dan Keller
3 Chelsea Pointe
Dana Point, 92629
949.244.0320
DanKeller1@gmail.com

webmaster danapointboaters.org

From: Tom S <deboatman@sbcglobal.net>
Sent: Monday, July 20, 2026 2:14 PM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Chairman Chaffee and Board Members,

Regarding the OC Board of Supervisors consideration of the new 66-year Master Leases on August 11, 2026, 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. I have 3 friends that have sold their boats and 3 more that said they will have to sell if there are any more slip rate increases. The Harbor should be for all boaters, not just for the wealthy!

Regards,

Thomas Smith
Slip renter for 28 years

[Sent from AT&T Yahoo Mail on Android](#)

From: Kevin Brown <kbrown@leadsmarttech.com>
Sent: Monday, July 20, 2026 10:01 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Chairman Chaffee and Board Members,

I am writing regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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. Randomly letting a for profit contractor dictate pricing for a public marina is in now ones interest besides the vendor. The burdensome increases of the last 8 years, and the pain, dissension, and acrimony that accompanied those increases, should end and the day to day boater of Orange County should not be held hostage on the whim of a vendor.

The decision to purchase a vessel is a major life decision for most people and if financing the vessel having understandable expectations of the cost to dock/moor ones boat is part of the commitment to purchase.

Regards,

Kevin Brown

Kevin L. Brown
Founder/Principal

P 949-395-5210
E kb@sunwestventures.com
Sunwest Ventures
www.sunwestventures.com



From: Kevin Brown <kb@sunwestventures.com>
Sent: Monday, July 20, 2026 9:58 AM
To: jgabbard@danapoint.org; mfrost@danapoint.org; jfederico@danapoint.org; mpagano@danapoint.org; mvillar@danapoint.org
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Mayor Gabbard and Council Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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. Please save our harbor and town.

Regards,

Kevin Brown

Kevin L. Brown
Founder/Principal

P 949-395-5210
E kb@sunwestventures.com
Sunwest Ventures
www.sunwestventures.com



webmaster danapointboaters.org

From: Glenn Rogers <glenn@glenngrogers.com>
Sent: Monday, July 20, 2026 9:55 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Donald.Wagner@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Chairman Chaffee and Board Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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, must end. We are not inline with other marinas.

Regards,

Glenn Rogers

From: Michael Neben <mikeneben@gmail.com>
Sent: Monday, July 20, 2026 8:17 AM
To: Fourth.District@ocgov.com; Katrina.Foley@ocgov.com; Janet.Nguyen@ocgov.com; Vicente.Sarmiento@ocgov.com
Cc: bod@danapointboaters.org
Subject: Dana Point Harbor Amended Lease Agreement

Dear Chairman Chaffee and Board Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 11, 2026, 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.

I moved my boat from Dana Point to Long Beach 4 years ago because of the usurious increase in slip fees, resulting in a loss of tax dollars to Orange County as well as the money I spent for fuel, food, maintenance, and other expenses. A nicer slip, with a dock box and free utilities, at Alamitos Bay Marina is still at least 25% less than Dana.

The "comparison" on which the slip fees are based is biased. It should include ALL the facilities along the SoCal coast to be a fair result, not just the uber-high priced "comps" in Newport Beach.

Thank you for your consideration.

Michael D Neben
13 Elfin
Irvine 92604

Help bring civility back to society