Lopez, Maria [COB]

From: Lisa Lynn Cullinane <lcullinane1@gmail.com>
Sent: Friday, August 7, 2026 3:23 PM
To: Fourth District; Foley, Katrina; Wagner, Donald; Nguyen, Janet; Sarmiento, Vicente
Cc: COB_Response; 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
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Lopez, Maria [COB]

From: Rich Palys <seastyle@cox.net>
Sent: Friday, August 7, 2026 3:32 PM
To: Fourth District; Foley, Katrina; Wagner, Donald; Nguyen, Janet; Sarmiento, Vicente
Cc: COB_Response; 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

Lopez, Maria [COB]

From: Dan Keller <dankeller1@gmail.com>
Sent: Friday, August 7, 2026 3:43 PM
To: Fourth District; Foley, Katrina; Wagner, Donald; Nguyen, Janet; Sarmiento, Vicente
Cc: COB_Response; 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

Lopez, Maria [COB]

From: Eric Gritzmacher <ericgritz@gmail.com>
Sent: Friday, August 7, 2026 4:07 PM
To: Fourth District; Foley, Katrina; Wagner, Donald; Nguyen, Janet; Sarmiento, Vicente
Cc: COB_Response; 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

Lopez, Maria [COB]

From: Tom S <deboatman@sbcglobal.net>
Sent: Friday, August 7, 2026 4:21 PM
To: Fourth District; Foley, Katrina; Wagner, Donald; Nguyen, Janet; Sarmiento, Vicente
Cc: COB_Response; leadership@danapointboaters.org
Subject: Dana Point Harbor New And Amended Lease Agreements

Dear Chairman Chaffee and Board Members,

Regarding the OC Board of Supervisors%2�� 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%2��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%2��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:

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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

Lopez, Maria [COB]

From: Michael Lauber <bamproducts73@gmail.com>
Sent: Friday, August 7, 2026 4:27 PM
To: Fourth District; Foley, Katrina; Wagner, Donald; Nguyen, Janet; Sarmiento, Vicente
Cc: COB_Response; 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:

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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