Correspondence
Bd. 8/25/26, Item 18

Guillen, Dora

From:	cherylstavana@gmail.com
Sent:	Thursday, August 20, 2026 12:14 PM
To:	Fourth District; Foley, Katrina; Wagner, Donald; Nguyen, Janet; Sarmiento, Vicente; COB_Response
Cc:	leadership@danapointboaters.org
Subject:	Agenda Item #18 - Dana Point Harbor New And Amended Lease Agreements AND MARINA RESERVE FUND INQUIRY

Dear Chairman Chaffee and Board Members,

Regarding the OC Board of Supervisors' consideration of the new 66-year Master Leases on August 25, 2026, Agenda Item #18, for the Dana Point Harbor, I write in support of Supervisor Foley's (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.

Separately, I would like to inquiry about the County's oversight process for a Marina Reserve Fund. Is there one? What is the balance, and how is it calculated. If not, why not? It is imperative the County ensures there is a reserve for future renovations and major maintenance during this 66-year lease. Granting such a long lease without a reserve fund seems negligent, so I'm assuming there is one, but I have not heard any discussions about it. We cannot afford to go through this fiasco again 10, 20, 30 years from now, or sooner. Marinas need maintenance and reserve funds to ensure the burden is not always a big surprise hit to the slip renters. Please let us know what the County plan is to ensure this will happen.

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