Tuesday, June 22, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: the increase is capricious and unreasonable. DPHP wants to "flush out" anyone who does not have significant disposable income...think of the kids who will not experience fishing with their grandfather or whale watching with family. The letter stated that DP is still the least expensive harbor in OC...not true. Check Huntington. available slips, amenities and less expensive. Now DPHP will offer no amenities while they shuttle long time harbor tenants to temporary slips, all while increasing the rent 90%. DPHP is only about making money, they have no interest in the boating community. all we are is cash flow to fund their redevelopment.

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656

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Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: What about all of the "non operational" boats in the harbor. I have 3 on my dock.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The new slip increases are ridiculous. My wife and I have a 28' sailboat in the harbor currently. With our rates increasing again from $409 to over $600/mo, we are thinking about leaving for Oceanside. We have been on the waitlist for many years for a 40' slip in anticipation of buying a larger boat. Knowing the 40' slips will now cost $1338/mo versus $658/mo for a 43' slip in Oceanside, we plan to remove our names from the waitlist and demand return of our deposit. We love Dana Point harbor and live in town, less than 2 miles away, but we will absolutely take our boat and money

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to Oceanside, and put up with the commute, if DP Harbor Partners wants to fleece us like this.

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Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Please tell me why it was best to go along with these thieves instead of Dana Point Marina co. Thanks for watching out for the boaters.

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

My slip rent just went up $1,391 to $2,500 a month. Who can afford this? We were lead to believe these guys were our best option by you ! Our protectors !
Keep looking for more donations from me. Let me know when you get my next one.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: boat on end tie in East harbor

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I share an end tie with another catamaran in the east harbor. Because I am a cat and unable to be in a slip and must have an end/side tie my rate is going up about 97%. My rates will be the same as a 60' boat but mine is only 33'. I have always paid somewhat of a premium to be on the end but almost 100% is punitive. I grant you I am relatively speaking a small minority in the harbor but all the more reason some dispensation could be made on my account and the few others like me. Their rational for the large slip large increases is they use water and electricity sometimes over $1000/mth. Well I don't do that and should not be punished the same as a 60 footer. I won't even go into the new owners lack of recognition as to what the public wants in boats and that is catamarans. You would see a lot more here on the west coast if there were places to put them. I know they don't care what I think or know but here's my two cents.

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Hopeful for a response from the Ass. but I've never gotten one before so I won't hold my breath.

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Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Announced slip increase:
-As a 41 year "tenant" and having visited marinas from southern Mexico to Santa Barbara I can honestly say the unsafe condition of our marina is the worst of all - overlaying the docks with plywood isn't worthy of these increases or the resulting monthly slip fee.
-Add electric meters to slips so we can pay for what we use and exclude those costs from the slip rates (we had meters previously) If, indeed, a boater is using $1000 per month in electricity they should pay for it
-Dump the dysfunctional "free" wifi and exclude those costs from the slip rates
-Slip rates should be derived by comparing marinas owned by the public in the market area (Ventura to San Diego) excluding those owned/leased/managed by yacht clubs or The Irvine Company
-Double digit increases should be phased in but should not exceed 15% annually
Certainly One should expect rates to increase with the new

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marina however the amount of these increases, coupled with the disingenuous tone of the letter, are disappointing to say the least.

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Stake in the harbor:

Boat in a Slip - East Marina

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Raising rates 60-90 percent prior to completion of the marinas new docks is premature and must to be considered

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina | Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: We are very concerned about the excessive slip rate increase for October 1, 2021. Our 30' slip rate increases by 35%! That does not seem like a fair increase for the very limited improvements we have seen so far. We do not agree with the increase and hope further discussion takes place before anything is decided upon. Thank you.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

Boat in a slip - West Marina

Boat on trailer - Other

Commercial Boater (wharf, fishing, diving)

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The price increase is outrageous! And to basically excuse it by saying "you had a bargain" is an insult. I expect boaters to unite and push back on this one. Perhaps a peaceful protest by all boaters in the form of not paying slip rent?
Everyone expects increases over the years, but jacking rates because they can is ridiculous. I believe this increase is for 2 reasons; to open up slips and relieve the building of the new slips and to open up slips to only the wealthy that can afford the high prices. From what I have seen and have personally witnessed the new DPHP management is going to destroy Dana Point Harbor. They seem to be running all the small business owners and tenants out of the harbor and much like The Irvine Company, they will set up strip mall like businesses to the highest bidders and have their hand in every business directly or via baloney "partnerships". They'll operate their own rental boat company, fuel dock, yacht brokerage, ship yard, retail shops and restaurants. It will be

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like Newport Coast.

[redacted] As a matter of fact, a charter operation that opened 2 years ago and was operating illegally according to DPHP is now adding vessels to their fleet with zero explanation from DPHP. Restraint of trade, discrimination and violation of CA & US Boating & Waterways laws are some serious offenses. I saw this coming. The County of Orange ignored me and told me to take it up with DPHP. Harbor Patrol doesn't want to be involved. DPHP doesn't care. They have a history now of saying one thing and doing another.

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Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hello Kelly,
We can barely afford the slip rate as it is, we are retired. We have been loyal tenants in the marina since 1979. Our sailboat, a 1968 Cal, was the very first boat in the marina. We thought there was some level of trust and loyalty with the marina. Rent increases should always be logical, reasonable and affordable. Not everyone has millions to work with. We don't have a large, multi-million dollar yacht. We have a 1968 Cal 34 sailboat. You mention electricity bills. We would be fine with being charged for electricity, as we very rarely use any.
This is a very hard pill to swallow. We just don't have that kind of money.
Respectfully,
[redacted]

On Tue, Jun 22, 2021 at 10:25 AM Kelly Rinderknecht wrote:
Please find attached letter regarding 2021 slip rates.

Kelly Rinderknecht | General Manager

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The Marina at Dana Point
34555 Casitas Place
Dana Point, CA 92629
(949) 496-6137 – Office

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The email this morning stated that the rates have not been raised in 3 years. I have had a 30 foot slip for 15 years and had been informed from the original contract signing that it meant we could have a 33 foot boat(LOA). The Marina came around and measured all the boats 2 years ago and my boat measured 32.5 feet(under 33 ft.) I have been paying $45.50 more per month since. That is an 7.5pct increase. Am I wrong or is that not a rate increase in the last three years?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

My wife and I have kept our boats in the harbor for 32 years. We are retired on a fixed income. Our boat is everything to us and we stretch to pay our slip fees because its our retirement life style. This increase is an eviction notice for us. I hope supervisor Bartlet understands what this is doing to her public that supported her. No more. We're crying over this.

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Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Slip rate increase is not acceptable, nor is it in compliance's with CCC's guidelines. This is a brutal money grab with no return of our investment in years. We are going to be inconvenienced for years during construction. This requires boat owners good will, which has been destroyed (again). Market value must be explained, as it's calculation and justification is unjust. This is a PUBLIC harbor. We are used as an experiment to see what they can get away with rate wise. As for the county - shame on You Lisa Bartlett. We. Ist fight this.

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Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Isn't Dana Point Harbor a public harbor? Can a private company rape us like this on public property? What are you going to do about this for your boaters? We moved our boat from oceanside three years ago to be closer to home, now we can't go back witout a wait. I hope you have a fight plan.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a slip - West Marina
- Human-powered craft (kayak, paddle board, etc.)
- Wait-list
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)
- Concerned citizen

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Only DPBA staff to forward - you do not have my consent to share my personal info

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Please ask the following questions to help stakeholders understand the "logic" and methodology used to determine market rates:
1) As of June 2021, how many total slips in SoCal does Bellwether/Bellingham control in SoCal? Including and excluding Dana Point Harbor?
2) recognizing the answer to number 1, how can we be assured there has not been price fixing/ monopolistic pricing used to influence this announcement for DPH?
3) has the methodology or financial analysis been provided

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solely by Bellwether/Bellingham? or has an independent and reputable audit firm like Deloitte & Touche, KPMG or PwC been asked to conduct an independent and unbiased assessment of market pricing?
4) what data can be provided to substantiate the claim how smaller boat owners have been subsidizing larger boat owners? What is the factual and financial basis of this assertion?
Feel free to use these questions or forward- but DPBA does not have permission to share, sell nor distribute my personal information in accordance with the CCPA and other applicable privacy regulations.

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Increase in slip fees notice rec'd this a.m. IS OUTRAGEOUS! Slip fees have increased almost since day one new marina company took over. IN Addition they added pulpit and swimstep length to overall length of boat to generate addt'l gouge revenue. Is revitalized harbor w new amenities to be completed by OCT 2021 rate increase? Projected 5 years away is a prayer; a galley slave knows construction cost overruns, time and weather delays, dealing with Coastal Comm. will push this out to 10 yrs e-z. I say MUTINY is in the air. If everyone stops paying their slip fees and numerous legal suits filed to "cease and desist" ANY RATE INCREASE TILL HARBOR PROJECT COMPLETED - lightning fast the proposed slip fee increase gets overruled. And

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where are our beloved elected officials? Who care so much for their supporting voters? Out to lunch as usual. All this New Marina Company cares about is making money..pretty sad; blatantly obvious. Need to get County involved or some heads are gonna roll with upcoming mid term elections. New Marina company SUCKS. This Harbor will be reserved for the "rich" only. What a pity the County Officials sold us out. Typical.

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Tuesday, June 22, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

Orange county District Attorney

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Slip Rate increase. 40 ' slip now $787.20, New rate of $1338.00 or $6,609.60 additional per year! $787.20 x 170% = 1338.00(yes, a factor of One Hundred and Seventy Percent). We have planned to use our boat in retirement with our grandchildren, this increase just BLEW UP our family plans. Costs have not gone up this much to justify this increase. This is outright GREED and ROBBERY happening on Our State/ County Tidelands Trust, NOT Private Property

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Certainly, this not legal. STOP THE THIEVES. Who is responsible for this outrageous increase? We are now very aware that there is something FISHY in Dana Point. We will find out, is it the Marina Partners, the County Board of Supervisors or both?
Did you really think we would fall for your misstatements in the letter outlining your reason to increase rates? The majority of boat owners at Marina at Dana Point are not multi-millionaires, what are you thinking? Yes, a marina on the TIDELANDS TRUST should be less expensive than a private marina. Your comparisons do not add up.
Your statement "It is no secret that the Marina at Dana Point is the Best deal in the County" the secret is out, it is Truly the BEST DEAL for the Dana Point Partners, LLC and a BAD DEAL FOR SLIP RENTERS and CITIZENS of Orange County. An in-depth inquiry is warranted to look at all dealings with this management company. I look forward to you correcting this rip-off.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: $1000 rate increase makes no sense. I understand 10% increase but there is no left fix or reason for such steep $1000 rate increase/month.

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Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: A REASONABLE increase is expected. 10%, even 20% but 80% !?!?! That's robbery - pure greed and way above "market". And the increase comes BEFORE any substantial improvements have been delivered. Count me. Ming the very angry!

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Looks like they are trying to raise rates to Newport level as I'm sure they are, with this remodel, trying to turn Dana into Newport and then charge Dana prices. HB is about what Dana is currently as far as slip prices. Newport, as I'm sure you know, has always been double of anyone else for slip rates. As an example, on Craigslist there is someone trying to rent a 25' slip for $2400 a month on Balboa island by the ferry.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The price increase is ridiculous! This increase is over 26% for smaller boats. My slip fee is estimated to jump over a $100 per month. This is just a prime example of why boaters in OC got screwed by the county when they turned the operation over to a private enterprise. I have had my boat in the same slip for over 40 years, and now I am being pushed out so this enterprise can make money. I say leave the harbor alone. It's fine just the way it is!

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Might want to remind DPHP that Dana is not Newport and will NEVER be Newport even after construction is done. Current slip rates are comparable to HB. Newport is, of course, double of anyone along the coast, and is unique due to surrounding environment and residences. (i.e. housing is also overpriced in Newport).

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I think this increase is too much all at once. You should have stepped us up over time during the construction period. My question is what do we get for the increase? Security is terrible and I don't mean personnel - you can easily access any of the docks by simply reaching over the gates. Now we are inconvenienced with construction - I get that it will eventually be an improvement, but we have to live with construction for 5 years at a premium price point. Again, stepping up over time would have seemed more appropriate. As a benchmark, I can move my 40ft boat to Kona Kai in San

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Diego for $300/mo less and get all the amenities of the resort.

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Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: With respect to the recently announced slip rate increases I found it interesting that rates referred to were an "average" of Orange County marinas. There are only three harbors in Orange County...Huntington Harbor, Newport, and Dana Pt. Since Newport is the largest of the three by far...and among the most expensive in all of Southern California...their rates will skew the so called "average" much higher. Newport commands a premium price due to location, amenities, etc. there is just no fair way to compare Newport rates with a small harbor like Dana Pt.

I also found it interesting that the operators opted to give a lengthy notice of the increase...and stated that their reasoning was to give tenants ample time to find other slip space if they decided they could not afford the increases. It almost felt like the Marina operators were expecting a large turnover to be filled by those on the extensive waitlists.

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

This rate increase is totally unreasonable. Beyond belief actually. It will result in the end of boating for people of more modest means in Dana Point. The justification based on slip prices in Newport Harbor is bogus. The true market comparison should be with municipal-owned marinas not the highest end private yacht clubs.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I would be less anxious about the slip increase if the marina would be more diligent about managing the seals, cleaning up the docks of trash and debris. On two separate occasions I have called the marina office about the seals on the docks. The first time the gentleman actually asked me, "What do you expect us to do about it?" The second time I was told they'd put up more buckets and fix the electrical panel that is being pushed over and nothing was done. Regardless of how much we pay, we should expect an environment that is maintained, clean and safe. The rate

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increase email also stated that after this tremendous increase (their words), the rates will continue to be 35-45% below the average in Orange County. Really? Newport Beach? Should we be expecting another 40% increase? It's all about the money, as is the new gate system that continues to have issues. I get it, supply and demand. However regardless of the increase, they should embrace their clients, not alienate them because the have a long waitlist and/or need the room for the dock renovation. Sincerely...

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

This rate increase is nothing more than forced eviction. Most of us with larger boats are retired on fixed incomes. What are the liveabords suppose to do? And they expect us to put up with dilapidated docks and undergo the construction noise & relocation mess for the next 5 years while paying almost double market value. I hope the county supervisors terminate their agreement the "Harbor Partners".

How about the million dollar security gate system that every boat owner hates? It is nothing but a nuisance & dangerous in case of emergency. Did the OC fire department approve this?

Signed fed up with nowhere to go and not rich enough to stay!

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PLEASE RAISE MY ISSUE/QUESTION WITH:

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Although I understand the need for their increase, I feel that more time and notice should be given in order for people to absorb the additional very large increase. Perhaps due this over 6 to 10 months in increments. Did the OC board of Supervisors not hold any kind of control over the amount the lessee of the marina can charge in the future?

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OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I have already contacted Supervisor Lisa Bartlett on the issue. I pointed out to her that as slip renters we are being asked to fund the harbor renewal in advance of any work. Typically services are paid for upon completion. I also pointed out that the extensive maintenance work cited by DPHP is plywood over deteriorating concrete and wood and the docks are unsafe at this point. The free wi-fi touted by the marina operator is something I had in a San Diego slip 15 years ago. The use of Newport Beach in the average of Orange County slip fees skews the figures. The only harbors in Orange County are Huntington Harbor, Newport Beach and Dana Point. Slips in Huntington Harbor are, on average, less than Dana Point. Forty foot slips as we have here are about $1,000 per month in San Diego, far less than the new proposed Dana Point price and with far more amenities.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Human-powered craft (kayak, paddle board, etc.)
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)
- Past boat owner with slip in East Marina and current race crew

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

- Marina at Dana Point
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)
- Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

It sure seems that the City and County are doing their best to drive locals out of our local assets that we are all paying for with our high taxes. So much for the social equity that

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everyone is talking about these days. We had friends with boats leave or sell their boats when the rates were raised 4 years ago because they could no longer afford the boat they loved and used regularly. I'm sure more will do the same this time.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I understand the slip rates will increase with the harbor revitalization. I can't understand the timing and the significance of the increase when the harbor is about to go through a monumental change that will significantly impact the slip renters for the next 5 years. Paying 35% (much more in other cases) during the construction phase is crazy. In addition, The Marina conveniently uses only Orange County slip rates (Newport Beach) to determine the average. Quite convenient to leave out other more affordable marinas.

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The rate increase letter states that the goal is to raise rents to a "market" level. This is contra to the goal of public recreation land. The goal should not be to maximize profit or charge as much as private land (taking into account the extra property tax renters pay on public land). We don't try to charge "market" on public parks, golf courses, schools, because the goal of public land is to allow more broadbased use. Perhaps for "multimillion dollar yachts", more market rates could be more justified. However, setting private market rates as the eventual goal for "public" 25 foot slips is not a good goal for allowing public use of public land.

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Wednesday, June 23, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: "Market rates" slip fee increase. What you mean is Newport Beach rates. You are doing exactly what the representative of Orange County told us they would not let happen to us when they appeared before boaters during meetings leading up to the approval of Dana Point Harbor Partners. This ridiculous rate increase will drive all but the very wealthy out of Dana Point. To narrowly focus on Orange County Marinas for your "market rate" increase is pure and simple greed. Why not include LA and San Diego Counties? Greed. To add insult to injury the "spin" in the letter sent out is absurd. Whoever thought that BS would help you sell this increase should be ashamed of themselves. Nothing has changed at the harbor since this group took over. No increase in security. Sea Lions all over the docks, and we get a big fat rent increase. You say in the announcement letter that we have been getting "free utilities". In the announcement sent

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out a while ago that you were installing individual meters you said it would benefit those of us who don't use so much power and water. You indicated that currently the electric and water bill is averaged amoungst all boaters. No one believes our current slip fees don't include the cost of water and electric.
Now we are getting a massive slip fee increase AND an additional charge for water and power. How stupid do you think we are. Shameful. All we have seen from Dana Point Harbor Partners is rate increases and broken trust. 10% rate increase right off the bat when you went to charging by the length of the boat, then the increase in insurance cost by upping the liability insurance requirements and now this whopper increase. Shameful.

Dana Point Boaters Association
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OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

This rate increase is way above the average rates and unconscionable! This increase is not 35% to 45% under market as stated in their letter. We have several friends with boats in Newport Beach and we had our boat in NB for several years while we were on a wait list for 8 years for Dana Point. So we are aware of their slip rates, and the amenities in NB far exceed DP and is not an equal comparison. We hope our voices are heard and this huge

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increase is reduced.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

Coastal commission

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I believe that Dana Point Partners delayed raising slip fee because of the Coastal Commission. Now that they have the green light, the Partners feel free to overcharge slip tenants. Also, they are pushing boat owner whose boats that are not currently seaworthy out of the marina. The COVID-19 pandemic has put financial stress on many boat owners. Under this new management, the staff do not seem as friendly. I've had a boat in East harbor since 1988 and I have a negative feeling about these people.

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Harbor Patrol (Orange County Sheriff's Department)

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Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: New slip rates are way out of line

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Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

This slip rate increase is not inline with the state or county vision for dana point harbor. The vision from the county is an affordable harbor. Instead you are aligning your prices with newport harbor-a very expensive harbor.

With this new price point, i will give up on my dream of staying in the harbor. So I immediately put myself on the waitlist at oceanside, its 3 years long.

I would appreciate it if you could spread this rate increase out over time.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Rate increase 2021 general statement: I feel the Marina provides an incredible amount of value for the very fair amount of money to have my Monterey 27 slipped there 24/7 365. I spend thousands annually on maintenance as

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well at local shops and restaurants. The tenants worried about a couple hundred dollars makes me think of all the boats in utter disrepair all over the harbor... think how fair that is to the "wait list" community members.

kindest regards, [redacted]

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Share with the following:

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

This slip increase is way out of line. I have been in this marina for over er 20 years and have always been treated fairely until now. We have had rent increases over the years which were reasonable, that was ok. Now you are nearly doubling our rent. You bring in way over a million dollars month as it is. This is not Newport Beach ,which you are comparing us to. This is Dana point! We are , for the most part just middle class people who like boating. You should be ashamed of yourselves driving hundreds and hundreds of lower income people out of their love for boating. Shame on you!!!!

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I think that most of this slip increase is because of very poor management.

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Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Please let me know how I can become involved in investigation of and resistance to the wrongful rate increases. Here was my response to Kelly Rinderknecht regarding the rate increase:
Kelly,
Thieves.
Since I have moved my boat to Dana Point slip fees have increased 5 fold.
In addition, I now pay the property taxes on YOUR lease.
Besides, this marina belongs to the OC Taxpayers.

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I pay for it in property taxes then I lease it again through a slip agreement and then I pay a shadow tax for property under my boat which I neither own nor control.
The condition of the marina is shameful. Not because of age but because of lapsed maintenance.
And of-course this results in artificial justification for your proposed marina replacement and overreaching upgrade.
How will you fund this? Through preemptively raising MY fees and spending MY tax dollars.
Wrong and shameful.
Why do you think its OK? Greed and because you believe you are entitled to.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Rate increase seems excessive, especially considering that virtually no money has been invested to physically improve facilities. The marina defends the increase claiming it is only 6% per year since last increase. With standard inflation at 3% per year, this is double. I have a 30' slip with a 32.5' boat. My rate increase looks like it will be 33%. This new rate is closer in line with what I was previously paying at Newport Dunes. Their facility is in much better condition, they have ice machines, swimming pool, etc. I have a solar panel, so I don't use electricity. A rate increase was expected once improvements were made, and without any limitations in the land lease I expected them to be huge. Just seems like too much, too soon.

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Description: we should push back, this is unreasonable and unfair. This will hurt the boating community

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hello, I have been a slip renter in Dana Point for over 8 years and am very troubled by the rate increase which we are facing. This increase couldn't come at a worse time, due to the economics we as boat owners are facing. These rate increases hurt the smaller boaters the most. The large yachts referenced in the information letter are honestly unaffected. What makes it even more troubling is we are facing this rate increase, while on the horizon our harbor being renovated. We can see being displaced from our slips, dealing with construction problems, and the quality of our marina will take years to be realized. This will not happen overnight. We all know that.

So, hit us with a huge rate increase and ask us to be patient while the harbor is renovated? The fair and right thing to do is wait UNTIL all the renovations are done, then a rate increase would be more tolerable. Until then, I encourage the Marina to shelf these rate increases.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: This rate increase is exorbitant! It should be illegal to raise rates that much while the docks and slips remain the same. Further, when the remodel starts, the boaters will be totally inconvenienced but will still have to pay a much larger slip rent???? How does that work???? It would make more sense to grandfather current slip rents in, and raise rents for new boats!

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Wait-list

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Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

WE have been had. We are now oppressed by Newport and Irvine money. A 66 year lease...with apparently no accountability! The county Supervisors SHOULD step in and try to leash this action. DPHP promised NOT to raise slip fees AND to replace slips within 4-6 months of getting contract. They had the old guard raise slip per foot rates the month before they took charge. Then said "we didn't raise it" = BS. The DAY they took over...they changed the terms from per slip fee to per FOOT and measured every boat in the marina and RAISED the month costs A LOT. never started

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docks...never added benefits like WIFI...Zero improvements. NOW...screwed up ALL THE PARKING for guests and it's a pain to deal with someone stuck to get out = parking FAIL. They just added WIFI...and it's not free. The free level locks your phone into a grid lock and you can't do anything. Then you have to pay to get a functional WIFI = are you kidding me? Best harbor ever = NOT. Many harbors offer FREE secured WIFI for boaters. This is another DPHP = greedy FAILURE. They are planning on making us pay for utilities = more greed and crappy service.
We are ALL sure...as soon as the docks are actually done...they will raise fees again. So they hold us in 30 day lease terms...with waiting lists that give boat owners little options and NO security at all. We are ripped off in broad daylight and they have the accountability BLM has. I am very serious about the point of accountability and negotiations. We boaters HAVE NO RIGHTS AND NO PROTECTION. The County and YOU GUYS = the DPBA = should be VERY pissed and get after this HARD and FAST.

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Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Rate increase
We have a [redacted] slip on the West Basin. I understand the reasons, and expected, a rate increase but the magnitude and logic provided for these increases was incredibly inadequate. The overriding problem that I have with the communication is lack of transparent data behind the logic of the rate increases.
Three points of concern: slip market rate, electricity usage, and small vessels subsidizing large vessels. First, we should all be able to see the data behind each of the OC marinas rates by slip size. This should only include public slips, not private docks, such as is available in Newport harbor.
Secondly, electric rates should not have factored into the decision, since we were notified that this will be an incremental charge based on individual slip usage.
Additionally, with the exception of liveaboards, I find the general statement that hundreds, to more than a $1,000/mo. is used by slip owners, to be suspect. Thirdly, larger slips have always been charged more per foot, so how can they be "subsidized" by smaller boats?
Lack of data and transparency will drive a negative reaction, even for those that remain in the marina. I implore the

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partners to provide the data and analysis that truly went behind the rate increases to foster continued positive relationships between boat owners and the harbor partners. Furthermore, all boat owners understand and expect that we will experience significant disruption for years while the harbor is undergoing invasive repairs. This should not be the time to drive excessive price hikes. Rather, a better solution might be to provide a long-term schedule of price increases over the next 5-10 years. This allows the Partners to increase cash flow for the extensive redevelopment and boat owners to plan on the price increases. It should also be noted that existing rate comparisons are based on harbors that have either been renovated, or are not undergoing massive disruptive repairs.
Hopefully the DPBA will be able to act as true partners with harbor management in guiding a more equitable long-term solution that meets the needs of all stakeholders.
Respectfully,
[redacted]

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Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The slip increase is simple outrageous. Depending upon the boat and slip length, it could be 33% or more if I understand correctly ($260 a month for me which comes to over $3,000 a year!. This is so unfair especially to the holders with smaller slips. And why? To pay form the rebuilding of the slips which probably won't be completed for what, 3, 4 years? This is a County facility for the benefit of the citizens of Orange County, not simply a profit making enterprise. It would be no different than asking people to pay for using County parks. Something must be done.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: No more rate increases!!! Didnt we have one not too long ago?

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Wednesday, June 23, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

It's a shame when you have to raise the rates so high. My slip fee would be $900 up from closer to 500 dollar prior to the take over. You raised the rates 3 months after you took over. Then you started carving by the foot which increased my rate another 60 dollars and now a 30 percent increase. Are we living in the real world. Don't compare us to Newport where all the millionaires live. Compare us to Oceanside which is not privately held If your trying to get rid of

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

Local resident

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Any

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Most of my boating neighbors have zero trust for the Marina Management Company. Zero. They have earned that by promising not to raise rates if allowed to take over, then getting control and immediately changing the methodology of rate calculation to implement a major increase. They played the same kind of game in promising that any further rate changes would be disclosed and discussed prior to finalization - which in their mind amounts to the provision of a courtesy copy of the final result less than an hour before new rates were disclosed and imposed.
This group has no credibility. They cannot be trusted. They should be asked to provide the documentation and explanation of every aspect of their letter. The facts of this entire event, and the history of their actions with regard to rate changes, should be brought to the relevant county agencies for review.

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To this point, there is no benefit whatever to boaters from any of the actions of this management group. None. Why were effective rates raised when the arrived and brought nothing, and why are they being raised now when all they promise is displacement and inconvenience for boaters in the Harbor?
Thank you.
[redacted]

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The County determined the funds were not available to complete the planned renovation of the harbor. Thus the multi year lease to
Dana Point partners. When DPPLLC took Control my slip fees (30 ft slip) immediately increased 80 dollars now another increase of approx 130 dollars. Question:

It appears that the LLC intends to finance the renovation of the harbor on the back of slip fees.
The County should not have given up control. My slip fees are minimal compared to larger slips.I think the County could have done wonders with those additional funds It was a mistake to give this beautiful treasure to a private company.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a slip - East Marina
- Boat on trailer - Embarcadero
- Human-powered craft (kayak, paddle board, etc.)
- Wait-list
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hello,
I was prepared for an increase once the harbor & marina was complete. Once I heard there was going to be wifi I expected

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having a small increase. My increase for a 35' slip went up 45%, that is almost half. I love Dana Point it is one of my most favorite places, but it is not Newport Harbor. I have a box locker that is very old and worn. What the marina calls repairs are planks screwed to the docks. I can't imagine what our fees will go up to once the project is complete.

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Stake in the harbor:

Boat in a Slip - West Marina

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

An unacceptable rate increase
Discriminating larger boat owners with huge rate increases. This is inflationary discrimination rates should follow per ft rates //not doubling larger slip owners rates. This is an

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atrocious use of power against a segment of the population imagine punishing a segment of the population base on the size of there house ?????
Joe Unerroth and Ken Grippa need to reconsider there decision regarding unequal rate increases
Maybe the county should punish them with rate increases based on the size of there CDM houses. Why not rental rates based on increases in or water displacement or weight next??????
This item needed to be discussed in forums for the public before it was slated for implementation

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Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I don't know where to begin, frankly. The letter sent on slip increases was riddled with inaccuracies at best, or lies at worst.
They have in fact recently raised slip fees. When they first took over. If I remember correctly, mine went up over $100 then for a 25' slip.
I don't care about having internet. My phone is faster than the internet provided. The bathrooms are always gross. They paid multiple people to sit and check for marina stickers while they tried to figure out how to make parking work. This went on for over a year.
It feels like the boaters are being forced to cover renovation costs or to cover bad business decisions by management. If we're not okay with that, they'll find someone who is. We're not Newport. Newport is a scene. If you want to find comps, consider the size of the harbor. Look to immediate neighbors.
Also, it sounds like they're not done with increasing fees. I

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get fees need to go up based on inflation or to support some new projects. But this is over the top and will cause many to reconsider where they keep their boat.
Honestly, who chose this company? Are they related to Lisa Bartlet? Their email was horrible and everything they've done (including their logo) is horrible.

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Stake in the harbor:

Boat in a Slip - West Marina

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

You Decide... Newspapers & TV Stations??

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Proposed slip increase dated 6/22/2021
Wrong on so many levels!
I estimate that present Marina Slip Income is ~$14.8 Million/year not including the recent "overage length fees"

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as well as Sublease fees. The proposed increase brings Gross Slip Income to ~$21 Million/year. Maintenance of $1 Million a year is not unreasonable on a totally depreciated property.
The state changed the law which allows 56 year leases on tidelands property (Previously 30) to allow this company an adequate ROI on their investment without incurring excessive costs to the tenants. The opposite is appearing to occur!
The increase letter tried to change the narrative on slip cost comparisons, in the past, ALL Slip Market Comparisons were performed on ALL Southern California Marinas. Not just to Newport Beach which would skew the numbers. Why not include Oceanside Marina which is also close to Dana Point. Even San Diego.
I don't have the data, but I suspect that ALL southern California Marinas have long wait lists at this point in time, and probably have had long waits for periods of time. Probably easy to check this fact.
I have been told by a few people that even now, that Dana Point Marina Slip Rents are the highest of any Public Marina in the United States! Appreciate feedback on that statement.
Addition of the new parking gates are not considered an enhancement or improvement by the boating community. Just the opposite!
I do recommend that the DPBA contact our elected officials at the County and State levels to identify the greed and misuse of the trust given the Marina Partners in administering public tidelands for personal gain. They should not abdicate their responsibility to their constituents and the people of California to protect the Tidelands Trust.
I also suggest that a Grand Jury be formed to investigate the possibility of wrong doing in the present management of Dana Point Harbor as well as what is starting to appear as to what is happening with the revitalization process.
Always appreciate the DPBA spearheading the effort for the boating community in Dana Point Harbor!
Thank You!!

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: A 30% slip fee increase is horrible. And then, to say that this is 35-40% low compared to other OC slips - that will make us more expensive than the Newport Harbor. Is that their goal - make it Newport Beach. And then, defending their increases on parking gates (the old ones were just fine - the new ones are to their benefit not ours), WiFi (I go to my boat to get away from WiFi, not to bring home to the boat) facility maintenance and dock repair doesn't work for me. And to justify it by saying its only a 6% increase per year - who is getting a 6% raise each year. This really is going to become an increase on "what the market can bear." I think the county should weigh in on this in defense of the residents of the county.
[redacted]

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Two boats in West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I would like to see the "raw data" that is being used to compare rates with other Orange County Marinas.

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Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Greetings -
In response to the notice or rent increase without prior discussion with the Boat Owners Assoc., the timing was not unlike the bombing of Pearl Harbor verses Japan's notice of war.
To act in this manner shows the arrogance and disingenuous nature of The Marina at Dana Point (which is also exhibited through the name change of Dana Point Harbor) management and the disregard of the folks who pay most of the bills.
I demand that the rent increase be halted until constructive and open conversations with the Boat Owners Assoc. take place and the MADP management can show the substantive need for a rent increase.

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

My issue is with the slip increases at such a substantial rate. Only reason given is essentially the market can bare it and who cares about those who can't afford it. I can understand a modest increase based on increase in costs, maintenance, amenities, etc., yet the only thing done is they have now provided WIFI to the entire harbor. (They mistakenly suggest it was provided to boaters) Which marinas are they comparing to when they suggest average rates? Many other marinas with higher costs add substantial amenities, e.g. nicer facilities, pools, jacuzzis, lounges, etc..

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This rate increase is shocking and unwarranted. Dana Point is a small boating community and doesn't deserve to have its boaters and residents pushed out of the harbor.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: A 31% increase in monthy slip rate is a direct result of poor management and greed. The letter sent out was full of exaggerations attempting to justify this action. I fully understand increases, but 31%!

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The saddest day in DP marina history, the elitist have taken over!

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I have had an [redacted] for 16 years. While I understand the current rent is very reasonable I would appreciate it if they would more gradually increase our rent to market rate over a period of time. Maybe 5 years since that's how long the harbor renovation will take. Being a monopoly they should be more considerate that people are forced into paying whatever rent is being charged. Thank you

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OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

This announcement is aslap in the face of the boaters in the Marina. It is now very clear that the LLC priorities lie strickly with increasing revenue, and commercialization of the Harbor, with little regard to the satisfaction of the core Marina inhabitants. Even the proposed/planned new Dock configuration is strickly designed to appease the commercial (tax) base of the businesses, and to hell with the needs of the boaters. The LLC could care less about satisfying the supportive boat owners , unless you own a megayacht. Quit trying to make DP into Newport. Reverse the slip increase, even if it means dialing back the

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revitilization. (All we've got for our increased slip fees are new signs...)..

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Thursday, June 24, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

200 a month increase (31%) on a 35 foot slip is criminal. In determining market rates, amenities (pools,spas,gyms,boater lounges) and dock conditions add or subtract from the so called market rate. The letter says" Harbor needs to demonstrate that it can support significantly higher rates without affecting occupancy" Who must they demonstrate this to? Lenders? It appears they have funding issues.

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Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Would love to support; what can I and others on the docks do?
[redacted]

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The question is to the Dana Point Boaters Association. Is there any effort to mount an email campaign with Lisa Bartlett and the OC Board of Supervisors regarding the rate increase issue? The original plan, as I understood it, was to use the revitalization of the retail space in the harbor to keep the rates in the marina reasonable. Now we find out it's the opposite - marina rates are going up to help finance the revitalization. The letter we all received from DPHPartners was misleading and condescending. It is becoming rather clear that they would be delighted if those of us in the smaller slips would leave, so that they can create bigger ones and collect higher fees. If the board of supervisors agrees with this group, then it is clear that they too want to eliminate middle class boat owners and make this harbor for wealthy yacht owners only.

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Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Comparing Dana Point to Newport Beach as basically the only other OC marina isn't fair. The area comps are no where near similar. To think that DP is on par with Newport Beach is preposterous.

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Stake in the harbor:

Boat in a slip - East Marina

Boat in a slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hopefully you have a reasonable response coming. We don't discriminate against other boaters and our docks suck. Why should we be asked to pay up front for harbor dock improvements. FYI don't compare us to OC harbors but to So Cal harbors as always done in past.

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Boat in a slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hello, the rate increase has almost doubled for me for the slip alone. There are waiting lists for other Harbors but they are 5 to 7 years waitlist. I was already on your waiting list for five years before I got a slip. What are we supposed to do with our boats? This is outrageous.

4 months is not a Sufficient amount of time. I have had a boat in Dana Point Harbor since 1972.

[redacted]

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Share with the following:

Marina at Dana Point

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I think your increase of 80per cent is disgusting and I hope all the boats that cant afford it pull out of your slips You r all horrible people [redacted]

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Outrageous increase in slip fees Oct. 2021, submitted email to Supervisor Bartlett opposing the outrageous increase in fees.

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

As a boat owner and slip leasee, I am dumbfounded by the 26% increase in my slip rent.
I bought [redacted] a 1980 Catalina 27', three years ago in near Bristol condition for $8,600.
With a near $100.00 increase in slip rental, I will rapidly exceed the boats value in slip fees.
That's ridicules.
To say that the increase amounts to "eight percent per year since the last increase" is nothing less then a moronic explanation.
Is the County had determined that it needed to increase the lease costs by three times the CPI to pay for increases in costs, it would have already done it.

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To make a retroactive increase argument is absolutely asinine.
Sincerely

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I have been in the harbor since approximately 1997. The partners have taken over the harbor. There has been no real improvements. They have made parking more difficult and expensive, effecting businesses and yacht clubs (of which I am a member and prior Commodore)_. Now the Partners claim that Dana Point should be made to pay the same as Newport, increasing my slip from $913 approximately to about $1554.00 without any actual changes in service. Dana Point is not Newport and it won't be. Personally I am attempting to move the boat and my business interests out of Dana Point. I am sure the Partners don't care anyway.

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Stake in the harbor:

Boat in a Slip - West Marina

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

TMDP notification is a blatant disregard and abuse to the boaters of Dana Point Harbor. It is my opinion, once again, the boaters of Dana Point are financing the entire guarantee for funding of the Dana Point Harbor Revitalization Project. In the past, boater slip, dry storage, and other boaters-related revenue collectively added up to 74% of the yearly Tidelands Trust revenue. With a price rate increase of 25% to 96% on slip rate and we haven't seen anything but slip rate increases since DPHP took lease possession of our Harbor. Also, there will be slip rate increases AGAIN as you move

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into your newly assigned slip!
Remember, California citizens own the harbor and ONLY to be used as a harbor by the County of Orange. ALSO, follow ALL the laws of the California Tidelands Trust and Dana Point Tidelands Trust.
We've seen new harbor signage and dock repairs, and they DO NOT justify this kind of slip rate increase. Boaters must stick together to unify and stand strong against blatant disregard by the lease, DPHP, and TMDP.
We must request the logic, financial formulas, and other harbors used for these rate increases. We are a public harbor, not a privately owned harbor, and ANY slip rate increases must be justified and compared against other public harbors.
[redacted]

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OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

The recent rent increases communicated by the DPHP is nothing short of extortion and highway robbery. We moved our boat out of Newport Beach 4 years ago because the slip cost was prohibitive and only affordable by the wealthy. If DPHP is permitted to match Newport Beach rates than boating in Dana Point be the same. We will be forced out of boating which is all that keeps us in Orange County, and California for that matter.

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General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The 6-22 letter says:
"To move forward with the revitalization of the harbor next year, it is important that we can demonstrate that the boater demand in Dana Point Harbor can support significantly higher rates without having a severe impact on occupancy."
Well now the Partners know: The harbor tenants will not support this kind of increase without protests, political agitation, possible lawsuits and rent strikes. So Harbor Partners proposed lenders should know this kind of outrageous increase will not be sustainable. Partners need to either scale back the revitalization or better yet, negotiate to cancel the lease and disappear.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I am confused about the dock slip rental price increase and how it is being increased when the docks are going to be redone.
I would like to be placed on your mailing list as I was forwarded your email from a fellow boat slip renter.
Thank you,
[redacted]

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Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

With over a thousand dollar per month increase in my slip rate I'm concerned that Ms. Bartlett is complicit in the nefarious dealings of the new harbor lease holder. Is she aware that he is buying up marinas in almost every harbor in southern Cali?
Does she know that while they still accept deposits for a waitlist position they are not releasing any slips?
Instead they collect cancelled slips and re-rent them on a temporary status at a 75% increase in the rent.
If I take my boat on a trip they " sublet " my slip at a 50% premium and still charge me a fee as well?
They say the slip increases are " at market " factoring utilities. How many boats are using no utilities at all?
They are creating a monopoly buying multiple marinas and using their own exorbitant rates as a factor for comparisons.
A 95% increase? How could this ever happen? Who's looking out for the public in a public marina.
What has gone up $1,300 a month in your life? As a retiree I can't suffer an injustice like this and not question who is complicit.

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Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I love this town and I love this marina...The way it is! Why can't we just repair and improve the existing facilities and forget about this ridiculous expensive "revitalization" boondoggle.

I think it is a mistake to bulldoze this place we love, to replace it with one we can't afford. SAVE DANA POINT MARINA!

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Saturday, June 26, 2021



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Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

We new rate increases were coming but this is over the top! I've been in the marina for nearly 40 years and I am use to the annual increases of CPI or slightly more. With the amount of work that has been done to date and the amount of inconvenience we will have to endure during the revitalization period you would think DPHP could take a more realistic approach. I'm not sure what the County or the public can do but I believe where needs to be some serious public push back.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: ive waited for a chanell slip for 18 years and bought a vessell to fit that slip. Now im told ill be moved to where ever they like and my rent doubled. The harbor deal needs to be undone .
We should have 12 defferent marinas with 12 defferent owners 12 defferent styles and ethnicitys. THE prequalification B.S. to bid on the harbor was just a code word for graft and left many qualafied groups and people left out.GRAND JURY PLEASE

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
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Saturday, June 26, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Good afternoon,
Thank you for the notification regarding DPHP slip rate increases. I find the lens by which the letter was written interesting as it is solely through the eyes of DPHP and not its customers.
I have had several boats in Dana Point Harbor for many years. During this time, I have endured promises to remodel the harbor, fix our dangerous docks and correct electrical issues that to date have yet to occur.
One of my boats, [redacted] is in the West Island [redacted]. To get to my boat, I must walk along continuously crumbling docks with cracks and plywood that are not just an eyesore but are also a real unsafe tripping hazard. The electrical is so poor (98v/198v) that I must run my generator at the dock to get my AC and heater to work. My dock is missing a finger thus I have access to only one side of my boat as apparently the pile collapsed and rather than replaced it, the

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harbor chose to just remove the finger. From the lens of the customer, I have been asked to live with a very poor product and thus I pay a slip rate that is lower than the Southern California market.
The letter sent identifies the following "great strides" however none of these have or will benefit the customer:
- Unifying management
- Completing entitlements
- Communicating that I am expected to live through a 5 year-19 phase construction disruption

What will benefit the customer is the completion of modern harbor facilities that already exist in the Newport Beach peer group that DPHP is attempting to compare itself to and price itself accordingly.
Additionally, the letter panders to the owner of smaller boats in the marina that the larger boats will pay a disproportionately higher increase than the smaller slip tenants who are apparently "subsidizing" the larger boats in the existing pricing structure. This is simply mathematically not accurate, the larger boats already pay a premium to smaller boats. My [redacted] slip is $20.45 a foot while a 30' slip is 18.20 a foot.
The proposed 95% increase to $29.90 a foot is completely out of market with the newer, safe and modern docks in Long Beach and San Diego. For example, the Kona Kai resort is the premier marina in San Diego with significant amenities. WIFI is free as is use of the resort pool, spa, beach, fire pits, pump outs on each dock, etc. A [redacted] slip in this new modern marina is $29.50 a foot which is 26% lower than the new rated rate.
I fully expected that DPHP would increase slip rates when they achieved a product that was on par with the competition. I am perplexed at the timing to institute egregious rate increases before they put their customers through 5 years of construction and inconvenience.
Additionally, DPHP is demonstrating its lack of experience by attempting to compare Dana Point Harbor to Newport Beach Harbor which contains the highest rates on the West Coast.
I would suggest DPHP should be honest with the poor existing product they offer and the years of construction that tenants will need to endure by leaving slip rates flat until a quality product is built. Additionally, pricing Dana Point Harbor with its actual peers will be valuable to the local community as the existing pricing structure will only increase the demand in Newport Beach, San Diego and Long Beach harbors.
Best regards,
[redacted]

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The assertion that there are multi-million dollar boats getting up to $1000 per month of free electricity subsidized by smaller slip tenants is preposterous. Not only is this demonstrably false, it seems to be an effort to offer consolidation to smaller boat owners by demonizing larger slip tenants. First, other than a handful of brand new boats in broker/dealer slips, there are no "multi-million" dollar boats in tenant slips. Second, I imagine my boat is among the more power-hungry in the harbor and I know precisely how much power I draw while idle in the dock, and it's a fraction of what I consume at home. I've never had a residential power bill anywhere near $1000, and I have a pool.
It's true that larger slips charge a proportionally lower rate

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for the amount of space they occupy, so an proportionally higher slip rate would be understandable, but a sudden 95% increase is offensive and is so far unjustified. For me, this is more than a $1000 increase per month, or nearly $14,000 more per year.
This increase in slip rates will fundamentally and irreversibly alter the small-town character of our marina and will drive many good people not only from our marina, but boating altogether. What a terrible shame.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a Slip - East Marina
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

- Marina at Dana Point
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

This rate increase amount is ridiculous. The rates have actually increased in many cases by measuring the loa of many boats. Previously for example a 25 ft slip would allow you to be up to 28 ft. Now you pay an additional amount for every inch over 25 ft. Including swim steps, bow pulpits, outboard motors etc. How can they justify this massive increase ? This is not a private marina. I sold my trailerable boat when they reduced the parking area at the launch ramp by over 75%. It became impossible to launch on a busy weekend . Where will this end ?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff"s Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Dana Point harbor has had my money since 1969, it took 6 years from that time to get an [redacted], one I am still on and I have not missed a payment since. Over the years there have been, for the most part, reasonable and understandable rent increases, this one is not! Our rent increase will just about

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double putting it in the category of the highest luxury privet marinas, which we are not!
We are looking at 2 to 5 years of construction inconvenience, with only the promise that the remodel will = the high end. If and when that happens raise the rent to a reasonable level.
Looks like this is a hand out to the wealthy who will pay anything to not stand in line, driving out passionate boaters and local residents of modest means.
I was told by one the "Dana Point Harbor Partners" He wanted this harbor to be his legacy, a place like when he was a kid growing up around Newport Harbor. Looks like he will get his wish, his kids will be the only ones that will be able to afford this Harbor!

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat on trailer - Embarcadero

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I can appreciate that the primary focus of the DPBA has to be on boats in slips, but I've seen no evidence that you care at all about trailer boaters. The reduction of parking for trailers and tow vehicles has ruined what was once the jewel of So Cal boat ramps. I've been launching at the ramp since 1975 and seen the incremental reduction in parking. Every weekend trailer boaters are turned away because there is no place to park. I'm told that after I launch I have to put my trailer back in its space in the Embacadero and then find some place to park my truck. And when I return later I have to go hook up again before retrieving my boat. That is ridiculous ands adds a lot of time and effort to a day of boating. Unless I want to launch at 5 AM I've given up going on weekends. If I can find friends able to go on week days, its still difficult to park. The harbor should be for boaters instead of tourists. Give us back our parking lot.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I hope none of the folks complaining here have been flying those Trump banners for the last few years. The last administration was all about privatization of national parks, schools, and the USPS and this is a great example of where that strategy takes a public asset. When things are run by the government, it's votes (and public happiness) that drive decisions; when things are run by corporations, profits drive decisions. No one should be surprised, this is how privatization is meant to work: wolves gonna wolf.

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Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I wish to voice my deep concern about rates being raised in the harbor, which particularly impact small boat (under 30') owners. The response of a typical 6% increase per year seems ludicrous. I don't receive 6% pay increases per year! What this increase seems to do is force small boat owners to leave the harbor — in favor of larger boats who don't seem to pay nearly enough of their fair share. My 22 footer costs around $20k new; a 40 footer can easily be closer to 10x that price. Is their slip fee 10x mine?? No it is not.

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Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The recent letter announcing the absorbent rate increase is unacceptable on so many levels. We have been in the harbor for over 21 years now and like so many boating is our life. Having recently retired and working on a fixed income this increase of over $900.00 per month will certainly end our boating retirement plans that included kids and grandkids. I know many of our boating friends are in the same position. From my point of view, like so many I am looking for statistical data to back up the claims that were written in the recent letter. I can't believe the reasons given such as dock improvements, free WiFi and paid utilities not to mention the inconvenience boaters are going to experience suffice as reasoning. Then to site average market value is a joke. Actually I am insulted with them telling me what a bargain I have got for years and now it is time to pay for it. What is wrong with these people. They certainly don't have the boaters interest at heart but rather their checkbook.

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Let’s hope DPBA along with supporting members can banned together to work with city, county and state officials to repeal these ridiculous rate increases.
It has been a fun 21 years. Let’s hope it doesn’t end here.

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Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

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DPHP - (Dana Point Harbor Partners)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I think the new slip fee rates are to high for the level of the Marina. The docks are in bad shape and need to be replaced. The marina is not a first class marina to command that size increase. Our marina is not comparable to Newport Beach! San Diego Marinas have much more to offer at a lower rate. Maybe when the revitalization is completed higher rates can be revisited.

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Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The Harbor partners are still taking waitlist deposits but not releasing slips. In fact when a slip is relinquished they abscond it and re-rent it at a sublet rate of 150% it's tenant rate.
When a tenant temporarily leaves their slip the Partners sublet it at the aforementioned 150% but they also charge the removed lessees a portion essentially double dipping.
Marina employees have shared a number of other

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inadequate and nefarious dealings by this current management company.
Raising rents as much as 95% is criminal and immoral but just the tip of the iceberg and we , the tenants are the passengers funding the Titanic.
When I called the marina office and was told," there's nothing the boaters can do about the slip increase Orange County has no power to stop us" I was flabbergasted. The arrogance is obvious at their lowest employees answering the phone and it's known that a tick eats from the head.
Stop this flagrant injustice now !

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Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Having received the letter from the new Marina Operators with the unjustifiable and egregious slip increase that amounts to nothing more than a money grab, it seems that we have been duped. The new operators are in essence caretakers of the County owned and paid for with tax payer and occupants funds. They have been granted a concession, not ownership of the publics real estate. Yet the behavior and logic used is that of a landlord with unrestricted rights.
I spent a couple of hours researching the "comps" of similar marinas that are not privately owned including several from San Diego, Oceanside, Long Beach, up to Cabrillo and the slips rates for all are 35-45% less than the rates imposed by DPHP.
What's more, these Marinas have services and amenities than are far superior to what Dana Point Marina has.
What is abundantly clear is that the DPHPs have cherry picked the Newport Harbor high rent district rates in order to impose and justify this rate increase. With many boat owners who are of meager financial or fixed income wealth, they have in essence forced them to flee the harbor. This seems intentional and elitist to state the obvious.

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I am not sure what recourse the tenants have but I support any efforts to bring sanity back to our harbor.
This is not Newport, it is a middle class Marina that has supported the maritime enthusiasts that are of less than high net worth.
Respectfully,
15 year tenant

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

Dana Point City Council

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

If any Dana Point boater is shocked by this money grab, to his credit for honesty, Joe Ueberroth admitted publicly his desire to maximize profits in his takeover of Dana Point Harbor in this interview with Marina Dockage. https://www.marinadockage.com /joe-ueberroth-discusses-marina-development-and-industry-trends/

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The current published rate increases starting Oct 1st are excessive. While we all understand that over time a reasonable increase may be required (the last was a little over 2%) 26% in my case is extremely excessive. With rates increasing between 26% - 95%, this looks like an attempt to drive many long term tenants out of the harbor. Let's discuss reasonable increases?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: STEEP Increase on slip rent PLUS THE STATE tax.
Do ALL you can, Thanks for the help.
[redacted]

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
Liaison Program ~ Copyright 2023

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Monday, June 28, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point; DPHP - (Dana Point Harbor Partners); OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I find the methodology for the proposed rate increase to be severely lacking.
What are the financials? What is the cost? What will the debt service be? And what will the residual profit retained by Dana Point Harbor Partners be? This is the methodology that really matters. After all, this is just about paying for the required improvements not maximizing profit to Dana Point Partners right? Right....?
This is a big project and Harbor Partners should be fairly compensated but their compensation for work on public property should be tied to the work that they do, not what the market will bear.
Even if they are allowed to tie it to some sort of "market rate" metric then comparisons to Newport Beach Marinas should at minimum be adjusted for median boat value and/or median home price. Dana Point is NOT Newport Beach and efforts to tie Dana Point rates to one of the most

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expensive marinas/cities in California are transparent. Dana Point harbor s a shorter drive time to Oceanside harbor than it is to the Balboa Ferry. Are Oceanside rates equally weighted with Newport?
References to Multi-million dollar yachts and free utilities topping $1000 per month in value are laughable. Lets do a survey and see what percentage of yachts in the harbor are valued at 2M+. One percent, maybe? Probably all new Nordhavens. I am not sure the harbor has any long term Tenants on multi million dollar yachts.
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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I am just writing to lend my name to the hundreds of Boaters who will be affected by this selfish and greedy slip increase slated for Oct. 2021. Not only are these horribly high increases being pushed on us, the new parking system is a mess. As a partner on a boat I continue to have no parking rights in the Marina even though we followed all requests for documentation. I am on both the 30 and 35 ft. waiting list, and should have been up for a slip in the near future. Now, with the freezing of the current lists, it appears that I will now wait for unknown additional years. The enforcement of these rules seem arbitrary, and heavy handed, with no appreciation for the years of time and money spent in and around this Marina. Please feel free to forward this message to the OC Board of Supervisors

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Boat in a Slip - West Marina

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Dana Point Harbor Partners doesn't give a dam for the boaters or for Dana Point Harbor. I guess the harbor will soon be called Little Newport by the Sea.
This is a public harbor and our County Supervisors should

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see that we aren't going to be priced out of boating.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: SC of DWYC

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

QUESTIONS:
Should we also be reaching out to Pat Bates and RBOC?
Do we know the demographic of slip renters? Seems like the majority are seniors, which would mean this is an attempt to rid us of older owners on a fixed income to make room for the young and affluent.
Are there any plans for a "Call to Action" form letter being drafted that can be distributed to slip renters?
Are there any plans for a dock walker campaign? I would be happy to volunteer and pass out a form letter or flyer, and/or gather signatures, if that is applicable.
Given the condition of the slips (I can't step out to get on a dinghy by the pylon for fear of falling through) and knowing is only one of many rate hikes coming, I've got some hard decisions to make now that I'm a few stop lights away from retirement. Seems like my dreams need a big revision now that I won't have a boat close to home or at all. I know I'm not alone! Well...30 years is a long run for a fun ride!
Please let me know how I can help. [redacted]

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Stake in the harbor:

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- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

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- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)
- Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Re: Slip Rent Increase
I have had a boat in the harbor for 42 years, currently have a 40 ft sailboat. I have paid approximately $300,000 in slip rent over those years, unfortunately not much of that went to

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maintaining the harbor. I recently retired and was looking forward to relaxing on my boat with family and friends, unfortunately with this outrageous increase in slip fees I'll be entertaining friends on my kayak in my back yard. At the first public meeting with the "Harbor Partners" they all said "we are not trying to turn Dana Point into Newport Beach, sorry, but that is exactly what you are doing. Leave Dana Point alone, in fact why don't you just leave Dana Point. Our county supervisors need to act on this and take the harbor back from the developers and give it to the people.

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

The Orange County Register

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hello All,
The recent drastic slip fee increase prohibits low-middle income families (which are disproportionately minorities) from enjoying boating and our beautiful COUNTY OWNED harbor. We are being compared to Newport slip rates, which are some of the highest in the state. We are NOT Newport Beach, nor do we want to be. We don't want a harbor full of multi-million dollar yachts which hardly get used. We don't

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want a marina which can only be enjoyed by the top 0.001% of income earners. This is disgraceful and needs to be brought to the attention of all county residents, not just boaters. How to we stop this clear socioeconomic discrimination of a county owned resource?

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OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: [redacted]
California Medical Status; Handicapped (displays handicap signage on rear view mirror of [redacted].
Retired, 75 years young and on Social Security. Scenario #1: A home owner, in Dana Point, pays for the maintenance of his/her property to compete with comparable levels with other properties in Dana Point not NEWPORT BEACH. The cost, to the home owner, for maintenance is an ongoing month to month, year to year expense. It does not add to the price of the property but it can diminish the offer if not performed.
Scenario #2: The new lease holder "Dana Point Harbor Partners" is attempting to pass the expense of the delayed "DEFERRED MAINTENANCE" onto parties not represented in the negotiations, the
"slip renters". Dana Point Harbor Partners and others were well aware of the delayed "DEFERRED MAINTENANCE" within this harbor when they negotiated the agreement.

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The delayed "DEFERRED MAINTENANCE costs" were previously included in the slip renters payments and was factored into the 66 year lease agreement with Orange County.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Dana Point has had its own personality since it through cowhides off the Bluffs. Dana Point dose not have to reinvent itself as a twin to Newport Harbor. Keep Dana point classic.

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Tuesday, June 29, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boater

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Share with the following:

Marina at Dana Point

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

California Coastal Commission

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Dana Point Harbor is owned by the citizens of the State of California and held in trust by the County of Orange via Dana Point Tidlelands Trust. The purpose of the trust was and is to develop, maintain and operate an affordable recreational boating harbor for all citizens.
The County finally outsourced operations management after years of improper handling of finances; after mis-spending much of the funds accumulated in reserves for the eventual harbor rebuild on various studies, California Coastal Commission lobbyists and ill-fated public relations campaigns.
Regardless, the goal remains the same from the perspective

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of the people of the State of California. Dana Point Harbor is to be maintained as safe harbor for affordable boating. As has been true for 50 years, recreational boating opportunities should be priced at fair market rates, consistent with other publicly owned marinas such as Long Beach and Oceanside.
So is the rate increase effective 10/1 compatiable with this goal? Clearly, beyond any question, the rate incease is not compatiable! In fact, it will accomplish the exactopposite: it will promptly bring to an end affordable boating opportunities in Orange County.
According to the rate increase letter last week, the basis for determining what the new marina operators are calling "market" is the privately owned marinas of Newport Harbor. This harbor is surrounded by some of the most expensive homes in the United States. Further, the boats in this harbor are easily twice the size on average as Dana Point and cost multiple times more.
I, like many other boaters see that this latest rate increase (there have also been other disguised increases previously) as being clearly and obviously demonstratable to be illegal. Also highly dishonest misrepresentation of intent when compared with what we were promised when The County and the new landlord signed the Dana Point Harbor master lease. I intend to work with many other fellow boaters to vigorously defend our legal rights.

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Wednesday, June 30, 2021



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Stake in the harbor:

Boat in a slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

2nd boat in slip

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The slip holders and general public need more transparency and dialogue regarding the basis and process that allows a massive increase in the slip fees at Dana Point. The disingenuous notice from Bellwether has only created more confusion and distrust with this operator who serves the public with an asset owned by the citizens of Orange County. Will the county be conducting public hearings and more stakeholder dialogue to bring some reasonableness and sanity related to this unreasonable action taken by the operator Bellwether?

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Thursday, July 1, 2021



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PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

This level of increase is unsettling. I have had a slip in the Harbor for over a generation and this dramatic of an increase is unprecedented. The slips are a mess and have been for a long period of time. There has been no sinking fund provided for the maintenance of the slips on a regular schedule. The boat owners have not been given the value of their investment in the Harbor. The premise that the rates are coming on par with the other marinas along the coast is flawed. We should terminate the contract with the marina operators.

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- OC BOS (County Board of Supervisors)
- Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)
- Coastal Commission & environmental concerns

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Slip rent rate increase not comparable with other orange county slips.

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PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

One of the first increases the new company did was get rid of the established FIXED rate for slip sizes and input a new "PRICE BY FOOT" for all boat owners. My slip fee went up 97 dollars a month in January 2020. I was told well over half the boats in the harbor's rates were increased. The letter failed to mention that increase (on purpose) and stated that there has been no increase in 4 years. That is a lie. The proposed rate increase will add an additional 148.00 a month, which means I will be paying a total of 243.00 more a month in less than two years. That is a 56% increase in 2 years. What do I get for that increase? Lipstick on a pig. Bathrooms that haven't been completely remodeled in well over 30 years. Plywood sheets over cracked docks and the

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list goes on. Here's an idea, make some quality of life improvements in the marina, THEN ask for a REASONABLE rate increase....You have it BACKWARDS!

Dana Point Boaters Association
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Thursday, July 1, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I'd just like to add my voice to the long list complaints about the recent rent hike announcement in Dana Point Harbor. Rather than reiterating everyone else's complaints regarding the inequity of such a large increase, I'd like to suggest a weakness in the reasoning behind these rates from a practical standpoint and suggest a possible argument.
I expect we will need to fight this using the terms of the master lease as best we can. Quoting from the DPBA letter to Lisa Bartlett, the master lease says "Prices will be "market rate" pricing, as reasonably determined by Lessee; provided, however, that in all events such prices shall be consistent with the limitations on pricing as mandated by the Tidelands Grant. In addition to the foregoing, with respect to the slip leases specifically, Lessee shall be required to provide advance written notice to County and all tenants and/or licensees under existing Slip Leases of any raises in the slip rental rates, which notice shall include Lessee's rationale for such raise as well as its methodology for determining the same."
First, a marina is a form of real property. There are already long standing, established standards for estimating market rents for real property, which have generally been upheld by

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the courts. This involves first collecting data on the actual rental rates charged by competitive and alternative properties ("rent comps"). Rent comps are gathered from the comparable properties deemed most similar to the subject property (in this case the subject property is Dana Point Harbor). The search is not limited by county lines, but extends throughout the competitive area where one might choose to keep a boat as an alternative, and the rent comps are chosen based on the degree of similarity to the subject, considering all factors. Location may be one factor, but in the case of a marina, one must also consider the level of amenities and services offered by the marina, the level amenities available in the local boating community, access to maintenance and repair facilities, condition of the premises (ie, docks), etc. One should consider all significant factors affecting the tenant, including whether they will be displaced and subject to noise, construction dust, and inconvenience for the next 5-10 years. Market rent is NEVER determined based on an average. Imagine if we took an average of home prices within a given radius of each of the marinas used in DPHP's "study", and applied that to a 50 year old all original home in Dana Point to determine its Market Value. That would be ridiculous.

In the event that nearly identical comps are not found, the rates indicated by the comps must be adjusted for the dissimilar qualities. It would probably be impossible to find any rent comps which are in the same poor state of repair as the Dana Point docks, so the higher rents must be adjusted downward to compensate. We need an unbiased third party appraiser to estimate market rent, not the landlord. I think this is what we push the County for.

The master lease also provides that the Lessee provide rationale and methodology for price increases, apparently with the goal of being able to regulate unwarranted rate increases. Hopefully, the folks who negotiated this lease for the County were smart enough to provide an enforcement mechanism elsewhere in the document. Does DPBA have a copy of the master lease?

Lastly, the section of the master lease that was reprinted in the letter to Lisa Bartlett mentions that "prices shall be consistent with the limitations on pricing as mandated by the Tidelands Grant." Where can we find these limitations? I have searched for whatever documents I can find related to the Tidelands Grant, but I am unable to come up with anything.

Thanks to the Dana Point Boater's Association for taking the lead on this. Have and of the recipients of the letter responded?

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Friday, July 2, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I am more than disappointed the the new Marina management misrepresented the support of DPBS regarding slip rate increases. How dishonest! Until now I paid respect to the new Marina management. I will not easily respect management again.

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Saturday, July 3, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I'm had my boat [redacted] in the west Basin since it originally opened. I was a union plumber and worked for trout line who actually built the docks then went to work for [redacted] who was the first Marina manager. I've also worked for [redacted] and [redacted] both of whom had the original least on the west basin. With this new company and their ridiculous rate increases, I will be taking everything of value off my boat, outboard, VHF, xcetera and let them have my boat and put it where the sun doesn't shine. As of next month I will no longer be paying for

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my [redacted] as I said they can have the boat.!!! I have talked to numerous other boat owners and they have basically stated the same thing that they will just stop payment and let The Dana Point marina have the boats! I talked to my attorney and he advised me all I have to do is take the pink slip and transfer the title over to Dana Point marina and drop it off at their office which legally will prevent them from affecting my credit score we're having them turned it over to collection agencies. Good luck to meet my fellow boat owners, it was great while it lasted

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Dear Friends:
I want to write a few lines about the increase in the price at the docks, the truth seems to me an abuse to want to earn money in this way, harming people who really work hard to maintain a boat and it is not fair, I think the city should intervene in this case, despite the fact that they are already earning and recovering their investment in years ahead, they want to earn more at our expense, the city of danapoint should not allow them to commit these abuses and the port of danapoint is a very quiet and well-liked port Now they have turned it into a business to squeeze people, I was always against it, I think you should pay what is fair, not what they impose.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Both letters contradict what we were told during the meetings to determine who the county would lease to. Lisa Bartlett said the County still owns the property and addressing concerns about big slip price increases, she had us believe that we would not be gouged. Mr. Uberoth is comparing Dana Poont to a Mariana he runs in Newport Beach. Much smaller, probably not owned by the County. He is ruining the dream of many Orange County children who grow up hoping to enjoy boating in Orange County in the future. It's like a private entity taking over Yosemite and charging you $1,000 a month to gain access to the park. Pure and simple greed. For our Orange County Government to let a County asset be used like this is unforgivable. You bet we are voters.

Dana Point Boaters Association

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Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The problem is the done deal was a done deal before it was even publicized. I believe I caught Roger Beard preconditioning my effort to reign in what I saw coming thru extensive correspondences with OC employees, the OC Board of Supervisors and then the OC court system. I even applied for the Harbor Master job (citing I could do the redevelopment of the harbor from that position) THIS POSITION WAS given to the New Port Beach Harbor Master. I offered valid options so this current situation would not happen and keep the user of the Harbor in control. I

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suggested the stakeholders should have had the right to submit a proposal and I cited blatant disregard of the Tidelands Trust Act and the only way this will get resolved is to file a lawsuit for infringement of rights that each slip incense holder has had during the process up to now. There was no due diligence on the matter and no Proforma produced to scrutinize,, for a developer to ascertain a viable understanding of just what the ARRANGEMENT was between the stakeholders, OC and the developer. I have extensive proof of what I am saying and the total disregard for due diligence is negligence on the part of the OC constituency.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Bellwether financials "thorough" response lacked any substance. Misdirection and arguing he said she said conversations vs supplying actual research and reasoning behind the rate increase. Given the fallacious initial response by Bellwether, does anyone actually believe boaters are stopping by to better understand or showing support for this? That's laughable.

Supervisor Bartlett's response shows to who and what her allegiances are to: not her constituents.

Supervisor Bartlett, YOU created this situation. It's your job to fix it. Stop passing the buck. It stops with you.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina, Merchant

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Enormous unanticipated extortion. It's the same amount as them telling me I have to now pay the car insurance for 4 additional people.
For my little very old boat.
Also, they are charging/allowing non-tenants to park in the lot that we pay for. Yet they don't apply that income to our slip rates. Now many times the good parking spots are full of non tenants with no stickers. At the same time they closed one of the lot exits, and complicated the exit process for guests etc, jamming exit traffic.
And we have to pay their property tax too. As you know.
And they are confiscating the yacht brokerage slips, using double slip rates assessed to brokers which then have to be charged to clients and quoted to potential clients, causing empty un-rentable slips to be returned to marina control.
And the harbor is a disaster. 50 year old dock electrical, crumbling docks, 3rd world restrooms, zero security, etc. They've been telling us for 20 years that the harbor will be improved. I've seen nothing. Except maybe now they'll do something but they're making us the tenants pay for it. Isn't this a county owned facility?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The stated increase is not only unconscionable, it is totally devious. First the new operators decided to charge not by the established slip rates but by a NEW measurement schema, with a subsequent significant increase. Now they are publishing new, and significantly higher, SLIP rates —not measurement rates, which we can expect will be even more onerous.
If they want to get rid of us they are doing a great job. Where is the County oversight we were promised? Who's getting paid off to allow this greedy action?
Thank you, DPBA, for representing us.

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Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hat tip to the DPBA for the update on the coming slip rate increase. Couple of points. First, I am once again disappointed in Lisa Bartlett. As an elected official and member of the Republican Party, I am dumbfounded on how little outrage is expressed in her reply to the DPBA. Could the reason for the passive tone of her letter be found in the last sentence of the Bellweather correspondence wherein she is thanked for her "invaluable" support (that statement does certainly cause one to pause….). Secondly, as stated in comments from many others, a rate increase is certainly expected but is it really necessary to eat the entire elephant in a single setting instead of over several "meals?" Why not phase this increase in over several years and publish the annual rate schedule including increases planned when the marina is completed. The benefits to us boaters are obvious so I won't state them here. Assuming Bellweather is free to charge whatever they desire, phasing in the increases and

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publishing what those increases will be seems far more considerate and fair to me.

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Stake in the harbor:

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Marina at Dana Point

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OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

Supervisor

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

My slip increase is over $1,000 per month.
When the decision was made to make harbor partners we asked what slip raises we should expect. We were told they would be in keeping with the previous increases levied by the county. We questioned if the feel of the harbor would change. We were told the public would have a say in any changes.
From the overnight cutting of the topiary whale (Humphrey)

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to the mowing down of our majestic entrance of eucalyptus trees this company has shown no regard for the boaters. As they have bought multiple marinas in Newport Beach (and all along the coast) they are now using their own price fixed marinas to substantiate this abhorrent price increase.
I ask those who read this who they are doing business with that have raised their price 96%?
And while burdened with this uncaring travesty, suffering the inconvenience of years of construction.
In asking the marina office what could be done about this their answer was " nothing, Orange County and it's supervisors gave us carte Blanche to do whatever we want".
Did anyone take into account that we are still recovering from a pandemic and the biggest financial crisis in the county's history?
Many of us can't move nor afford such an exhorbitant gouging by these uncaring and profit driven individuals.
They lied to us to get in and now want to turn a public resource into a rich persons playground.
Please don't let this happen.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a Slip - West Marina
- Human-powered craft (kayak, paddle board, etc.)
- Wait-list
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

I am stunned and outraged with the enourmous rate hike and the method with which it has been done as outlined by DPBA.
We all anticipated an increase but after improvements were completed. Our dock C Cove West is in shabbles and other docks are in worse condition.
DPBA has my full support to represent our concern regarding slip fees and the way in which Bellwether and Mr. Ueberroth have deceptively gone about this.

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Stake in the harbor:

Boat in a Slip - East Marina

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The general rule is work before pay.
East Basin Cove docks are in worst shape of any docks anywhere!!
They should be fixed to new condition before rent is substantially increased.
A 40 ft slip at Sunset Aqatic was quoted to me at $750/ month and the docks are in good condition.

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Raising rent from $787.20 to $1358 is an outrageous increase violating public policy.
70% increase???
The County sold us out and now the new owners boasting of a long waiting list willing to pay anything for a slip are squishing is out- some have been here from the first day the marina opened and have boats in top repair looking like new and never violating the rules.
Can the Supervisors do anything to private owners or attempt to rectify!!
Their fate could be decided by the voters at the next election.
Let us hope that they represent the interest of the boaters and voters.
If we were looking to move into a like new Marina nobody would refuse to pay fair rent— our old broken and in many places dangerous docks do not qualify for that condition.

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Saturday, July 3, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina, district attorney

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors), coastal commission

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: i waited 18 years for a slip in a public marina by my home safe from undo rent increases .Only to see our supervisors sell it to the overly greedy . Instead of fixing the county's problem of being unable or willing to supervise and control costs of capital projects our supervisors failed us. WE Now know why this theft consumed 35 years ? because its not about us its about them .Please undo this theft of taxpayer public property and vote the crooks out.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point; DPHP - (Dana Point Harbor Partners); OC BOS (County Board of Supervisors); CCC

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Slip fee increases this year plus additional increases at the whim of the DPHP is not in the public interest. This appears to be a move towards an elitist, only for the wealthy Marina. Perhaps the DPHP should scale back their plans to allow for a Marina for all

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Raising the boat slip prices 90% is so excessive and downright greedy. You have dashed a 30 year dream of retiring with a boat. I understand the need for an increase but this is so out of control. You really aren't putting a priority on the locals it feels like you wanna to drive us all out. I am shaking my head at the greed

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I think it's clear that this is intended to free up slips for the construction. Given the current condition of the docks there is no justification for the rate increase. The fact that larger slips have received the greatest increase makes it obvious that the new management has placed a larger share of the burden on the more affluent large boat owners. As a member of the boating community I feel slighted that the rate increases are being imposed ahead of the improvements.
I can only hope that somehow Dana Point can maintain some of is small town charm amongst the Newport like building projects.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Concerned boater

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

California Coastal Commission, California State Lands Commission

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

My understanding is that DPHP was granted a 66 year lease in return for a substantial investment in Dana Point Harbor. We already had a significant slip fee increase last year when my slip rent was converted to cost per foot, even that the offical DPHP rate scheudule does not show that. (I have a 2 foot overhang.) Now we are going to do another compounded slip fee increase. For what? Out docks are

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falling apart. Plywood is everywhere. The only thing we've seen so far is a subscription wifi service with a separate fee (the free version is so slow it is worthless). Oh, and now my guests must pay o park.
As far as I can see, the "substantial investment" is going to be made first and mostly by Dana Point Boaters. What has happened is that DPHP has been granted a license to print their own money.
I don't question blatant DPHP (lack of) ethics. We all understand greed. What I can't understand is how the County is just standing by and letting this happen. This is not at all what Lisa Bartlett promised, over-and-over.
It must be true what my fellow boaters on the dock keep saying. That the OC is no longer the government of and for the people. It is government for special interests, the enabler of pathways to huge fortunes for a select few.
The compounded amount of the 2 slip fee increases is will easily eat up the net market value of my 25' boat in less than one year.
Three questions:
1. If I decide I really can't afford the latest increase, happens if I leave my boat and just walk away?
2. What happens if everyone on my dock stops paying rent,or we just put in a seoarate bank account instead.
2. Is it true that if I give up my slip there will be a 50% surcharge on any other boater who wants it?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina | Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Increase of slip rate is not logical at all. There is no good reasoning for it. Nothing has changed much to hike up the the rates.

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Sunday, July 4, 2021



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Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The new rate increase is extreme and unfair to the Orange County boaters. The docks are still a safety hazard and no major repairs have been started yet? How is it fair to increase rates 25% to 90% before the construction starts? We also have to deal with several years of construction which will be a inconvenience. Also we are all coming out of a major pandemic and most of us are trying to recover financially. There is no thought towards the current economic situation most O.C families are in right now. The boaters are being taken advantage of and the county board

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of supervisors needs to be more involved. Please help! This is Corporate greed!

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Sunday, July 4, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

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Marina at Dana Point

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OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The articles in the paper really gives a poor representation of how badly the new owners have treated us slip renters. Look at Oceanside and their rates. Don't compare us with Newport. Please we are not that stupid. Your joke in your memo saying the rate increase for 25 ft skip is like two scoops of bait. You are a joke and a heartless joker no less. You should be locked up for overcharging because you can. I can not see two cents worth in what you have so far

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completed. The dicks are still in disrepair. You did not get rid of the junk boats. You still allow all sorts of crafts behind boats. Your WiFi is meant to be a profit maker for you not a perk for us. The bath rooms are still old and tired. Give me a brake your performance will go down as a zero for the boaters

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Harbor Patrol (Orange County Sheriff's Department)

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Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The audacity of this corporate greed what if we told our customers we were increasing our goods 100%
This is socialist corporate GREED at the highest level
How would they like there taxes doubled and don't say inflation they created inflation with one stroke of the pen

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Monday, July 5, 2021



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Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The issue is the slip rate increase. Angry hardly expresses how we feel.
It feels like an eviction notice. We are considering having to sell our boat and Partners doesn't seem to care about existing slip holders because they have a waiting list so it won't be a problem to fill slips. So far the only benefit is wifi in the harbor. We would gladly not have wifi for a less slip increase.

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Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point; OC BOS (County Board of Supervisors); Coastal Commision

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Plywood bandages installed on top of sinking docks is not a "REPAIR". facility maintenance, Maintenance that has been deferred by the previous 30 lease holders is the burden of the current 60 lease holder. Dana Point slip renters paid their fair share, in marina maintenance, when they paid their slip rent. I was the responsibility of those lease holders to maintain a reserve account to cover long term repairs. The current 60 year lease holder was well aware of the defincies as a result of the deferred maintenance when they negotiated the terms with Orange County Supervisors. It is not now the responsibility of the slip renters to again be charged for those delayed maintenance costs. gate repairs on the East, parking systems, Gate repairs are 1. Covered in maintenance and 2. The gate system has been turned into a profit center for the 60 year lease holder. and free Wi-Fi for

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boaters. Unsecured wifi is slow. The "locked" wifi is not free, it is slow and fraught with connection problems.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The rate increase in October is too much. The WiFi system doesn't reach out to the middle or end slips. The gate situation on island side continues to be a mess every holiday weekend.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Harbor Patrol (Orange County Sheriff's Department)
- Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)
- Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Unfair and irresponsible slip rate increase

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Tuesday, July 6, 2021



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Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I find the slip fee increase outrageous. We started 20 years ago with a small sailboat and traveled every weekend with our small child from LA to get out of the city and stay on our boat. Since then, we graduated to a little bigger boat. We picked Dana Point because it was family oriented and affordable. I do not think we would be able to do this over again with these increases. I think the harbor is shutting out folks who want to enjoy boating on a budget. We do not want Dana Point to eventually be only for rich people's vessels.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: We Received notice of extremely exuberant increase in slip rate.
While we expect usual and normal rate increases the one pending in October is totally out of line. What they have done is an injustice to all Dana Point boaters. With the Pandemic in 2020 the Marina continued to collect their rents. Many of us are local business people and we all suffered. To impose these drastic rates is totally unjustified.

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Stake in the harbor:

Boat in a Slip - West Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

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DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The increase is beyond unacceptable.
The smaller boats were only raised $90.00 extra per month.
My slip rate increased close to an additional $600.00 per month. The larger yachts have an additional increase of over $1,000.00 per month.
Great plan! Raise our rates & want us deal with the construction dust, noise & moving the boats constantly.
I feel terrible for the small businesses that work in the boating community in Dana Point Harbor they are going to lose so many clients & income because of people leaving

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the harbor.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: How is it that a private company can operate (long term lease) a publicly owned facility (Dana Point Harbor) without any oversight, including but not limited to, review and control of price increases? The Dana Point Harbor Partners have established a monopoly, presumably with the permission of the Orange County Board of Supervisors! While I appreciate that they will renovate the harbor at great expense, I don't think this arrangement is in the best interest of the public. I am in favor of the Dana Point Harbor Partners making a profit. However, it should be limited (10%?) and have their expenses audited, regulated, and capped. My suggestion is that the OC BOS should do their job by looking after the interest of boaters and not have a 'hands off' approach to anything and everything that the Dana Point Harbor Partners want to do. Separately, the rationale for the increases relies heavily on the exorbitant slip fees in Newport Beach. Many of the slips in Newport are owned and operated by the Irvine Company, which is a money making machine (using private slips, not publicly owned marinas). The current Dana Point slip fees are comparable to San Diego (slightly more) and Long Beach (slightly less). The proposed new fees make both San

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Diego and Long Beach a bargain.

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Tuesday, July 6, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)

Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Here are a few things I would like to point out that should be considered before the rate hike. I've been in this harbor for 15 years, raised my kids in the harbor. I love this harbor and do not want to leave. I understand that eventually the rates are going to go up and would be justified after improvements and the below are taken care of and have the same standards as the other OC harbors we're being compared to.

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1) The docks have band aids with plywood on top broken concrete
2)The light down the dock on the dock boxes don't work, the electrical isn't sufficient to supply proper power to the end tie, electrical isn't up to code for each dock
3)The are putting oversized boats in smaller slips to show that the marina is full
4)The bathroom/shower walls have mold
5)The ugly eye sore Wi-Fi tower on the light pole on the bridge wouldn't comply with most city esthetics
6)I love dogs and have dogs myself but the board walk is smeared with dog poop and pee. You actually have to pay attention and be careful where you walk so you don't step in it and bring back to your boat.
7)Guest parking and shuttle service canceled and not provided as years in the past.
8)What's going to happen when the electric and water meters are in place, are the boaters going to a reduction in the slip rates?
9)The security of the gates, you can just reach over the gate to open.
10)Enforce the liveaboards and the renting of boats for people to stay
11)Enforce the non-operable vessels in the harbor.
12)Enforce homeless having access to the bathrooms, instead of escorting them out follow up with whos card access was used and hold accountable.

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General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

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Lisa Bartlett

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Here's the 2018 YouTube video where Lisa Bartlett enthusiastically cheer leads the takeover of Dana Point

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Harbor by Newport Beach investors. Enjoy the beautiful buildings rendered by the artist, because surprise! you Dana Point slip renters are going to pay for all this. Enjoy! https://www.youtube.com/watch?v=AnGFnvUI7Zk

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Can I legally sign over the title of my boat to the marina and stop payment on my sidetie??

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Stop payment on my side tie

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I would like to find out if I can sign over the title to my 22 foot sailboat to the Dana Point marina and just stop paying rent on my side tie?? I would appreciate them reply

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Stake in the harbor:

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PLEASE RAISE MY ISSUE/QUESTION WITH:

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Harbor Patrol (Orange County Sheriff's Department)

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Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I've had my little boat in Dana Point Harbor for many years. I truly love this place. I'm retired now and I live on a (modest) fixed income and the harbor, my dock and my boat is my second home.
When the new owners came in, they immediately raised my slip fee $66.00 per month when they changed over from slip size to LOA. Ouch! Now, the additional slip fee increase is not doable and is going to force me to sell my boat.

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These are life changes being forced on some of us. Does anyone care out there? Thank you DPBA for your efforts. Unfortunately, I don't think that they will help.

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: My wife & I have been in the Harbor for almost 27 years! We have a boat not a yacht! We worked very hard to purchase said boat! Now we are retired & on a fixed income. My wife is also handicapped with health issues! Our boat & Dana Point is my wife's happy place which now I am afraid is in jeopardy! The slip increase is very worrisome to us! Slip rate is to much for us!

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General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

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Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

Lisa Bartlett

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Any Dana Point boater who is outraged by Supervisor Lisa Bartlett's arrogant and ill-informed response to DPBA should

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read this pamphlet on how to recall local politicians. #recallLisaBartlett https://www.ocvote.com/election-library/docs/Recall%20Petition%20Process%20Handbook.pdf

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a Slip - West Marina
- Wait-list
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point
- DPHP - (Dana Point Harbor Partners)
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- Harbor Patrol (Orange County Sheriff's Department)
- Marina Operators (Marina at Dana Point - Both Marina Basins & Embarcadero)
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PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Why is the harbor renovation, new hotels, restaurants, shopping, etc. put solely on the backs of the slip renters? If you want a new "harbor village" then pay for that out of OC redevelopment funds or developers' investments. Separate

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the marina from the "harbor village." Anyone with a brain sees right through this money grab from slip renters that were promised improvements to the marina (docks, electrical, fire safety, etc.) prior to this new company taking over. LED lighting on the docks does not count for "improvements." New signage and paint in the public restaurant and shopping area does not count for "marina" improvements when we are still tripping over broken concrete docks with raised wood platforms that exceed a safe height. It is obvious to anyone with a little bit of marketing sense that making the place "look" a little nicer, makes people feel like they are getting something for their money. But, the truth is, real customer satisfaction comes from keeping promises and making the customer king, not baiting and switching.
To Lisa Bartlett...you represent ALL the people in this area, not just your big donors. Election season is just around the corner. You've lost our vote and many others.

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Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The best way to deter the "abortion" being perpetrated on our local cities, boating community and small business located around Dana Pt Harbor is to fight fire with fire. Only thing these greedy organizations (DPHP and two faced County Officials) understand is "LEGAL POWER" soooo.. Let's get our "LEGAL-ON" people. WE HAVE THE POWER! I didn't vote for this atrocity partnership? Did you? How many boaters did?

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A major CLASS ACTION LAWSUIT filed against our mispresenting "city/county politico's" and unscrupulous, greedy developers ...is the ONLY WAY to hog-tie this whole enchalada' up in litigation for the next 10-15 years.
See how fast DPHP change their tune and start cooperating in a way that is to everyone's best interest...it's ALWAYS the same Ol' tune.
Legal Costs and Delays are the LAST THING's they want.
Let's get a judge to give us a restraining order while we go to court.
NO rent increases till our day in COURT!
Stand up and Fight for our Rights as Boat Owners! It's our Harbor! Fight, Fight, Fight for our Beautiful Little Harbor!

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Anyone

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Lisa Barnett is not going to be of any help with the slip increases if you're going to win it or make a dent in there percentage increase it's going to come from two sources in my opinion one is the legal side going over the documents finding a section that deals with what's reasonable and justified
Second could be a mass showing at a supervisors meeting will let them know the displeasure of people in the marina there is also a third possibility and that is with the coastal commission which hasn't about interest of making the coast affordable to people in my opinion what is being done by the marina management is not in keeping with that mandate and the rates could be attacked that way in any event please feel free to call me if you want share this with anyone you want but I'll keep my name out it except to you

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Landside Operators (DPHP, County Parks, Harbor Manager: OC Parks)

Slip increase

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I am writing in regards to the proposed slip Increase in Dana Point Harbor. My Husband and I have been in the harbor for over 20 years. When we retired a couple years ago, we budgeted for our boat's slip rental and maintenance. With this slip increase, this will end. Our dreams of enjoying the harbor, supporting Dana Point's restaurants and shops will

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end. We were prepared for reasonable increases in costs but what is proposed now is unfair, unreasonable and feels like down right robbery.
We are scheduled to be the first dock to be improved and will lose our slip that we have occupied for the last 9 years. We will lose our boat neighbors who have become like family. We waited years to get in this slip and now we will not only be moved heaven knows where but, our costs will increase beyond our means. Not to be over dramatic but, this is gut wrenching.
And explain to me this process: wireless cable was just installed on our dock and now they are going to tear them apart? The hotel will be torn down but, they repaint it? What a waste of money.
We understand the desire of Dana Point wanting to bring in the larger luxury boats that bring in more money but, at what cost to people like us.
Shame on you Lisa Bartlett for not standing up for the people who voted for you We all are not rich people and we are going to be the ones to make Joe Ueberroth and Bellwether
Financial much richer. Please, help the "little guy" who has supported Dana Point Harbor for so long.

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PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Slip rent increase. I have a 50 year old boat that's been in this harbor for over 15 years. I am 74 years old and retired on fixed income. I can't afford this proposed increase and will have to move to another less expensive Marina. I regret that I moved my boat here. This is clearly no longer a "public" and affordable Marina!

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Concerned about the slip increase. Along with having to pay the OC property Tax on the slip. Together the increase in rent is is way to high. I cannot raise rent on my rental this much. Please do ALL you can do .
Thanks.
[redacted]

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PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Slip rent raise

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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The proposed slip fee increases are outrageous! As an active boater, I will hold off as long as I can, but I know that soon I will have to give up boating.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

Landside Operators (DPHP, County of Orange)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

From what I have heard If the Harbor Partners plan is to starting dock replacement on West C in October .
Without building the Proposed Drystack and Guest dock (by the Gas Dock)
They NEED to get rid of boats , Therefore the best way to get tenants to move is to raise slip rates !
It is absurd to compare the present Dana Point to Newport Dunes resort
Why isn't everyone concerned with the fact that they are not building the new guest docks or getting rid of crappy boats that don't run and illegal Liveaboards.
Dana Point is a dedicated SMALL boat harbor being compared to NB big harbor

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Friday, July 9, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The process of County of Orange rate increase analysis seems flawed. If private marinas in the County of Orange were utilized, then yes Dana Point Marina's rates are the best deal in Orange County. There must be some type of compromise that relates to what a reasonable increase should be if at all.

The leaseholder must acknowledge the we are still and always will be a County Marina resulting in a lower rate structure.

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Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I am a 35 year resident of Dana Point. I saved for years to acquire my boat in this marina. I am a military vet having served during the Vietnam war & also the Cuban crisis. I am retired from Federal Express; get no pay increases or cost of living increases since 2006. I get some very small social security increases. I am 78 & thought that I would get to enjoy my boat which I got last fall. Honestly, this increase is outrageous! As a vet with 11 overseas deployments, I paid my dues. Does D.P.H.P. also plan to drive veterans out of the water? Frankly, I thought the marina had their financing plan, but this large increase looks like you are going after boaters for financing. What is your rational/justification for this large of an increase?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point
Embarcadero at Dana Point
DPHP - (Dana Point Harbor Partners)
OC BOS (County Board of Supervisors)
Marina Operators (Marina at Dana Point - Both Marina Basins)
Landside Operations (DPHP, OC PARKS)
California coastal Commission

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

A. The Subject
a. The Marina at Dana Point, Boat Slip Fees
B. The Players
a. The Residents of California
b. The Residents of Orange County
c. The Tenants of The Marina at Dana Point Boat Slips
d. Orange County Board of Supervisors
i. The Honorable Lisa Bartlett Fifth District Supervisor Orange County Board of Supervisors

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e. The Management of the Dana Point Harbor Boat Slips
i. Dana Point Harbor Partners
1. Joe Ueberroth
2. Ralph Grippo
f. The Dana Point Boaters Association

Out of all the Players the only one to benefit from the slip fee increase is Dana Point Harbor Partners. They send out a simple letter and magically collect millions of dollars of instant profit with no more expenses. “It is no secret that the Marina at Dana Point has been the best deal in the County.”

Why is this fleecing of the Citizen Boat Owners of Orange County tolerated? If a company were charging excessive fees at any other public space, beach, park, a State Park, or National Park it would not be allowed to continue.

The Dana Point Marina is a Tidelands Trust Marina, an Orange County Marina, a Public Marina NOT a Private Marina.

It is widely known that Real Estate in Dana Point, Capistrano Beach, San Clemente, San Juan Capistrano, and surrounding communities, is not comparable, not equal and is not in the same league as real estate in Newport Beach. To think that anything of value outside of Newport Beach is equal to the value of Newport Beach is absurd, Newport Beach is an anomaly.

Any attempt to equate the value of a boat slip in Dana Point to the value of a boat slip in Newport Beach is flawed accounting. Dana Point Harbor Partners is not transparent or stating the method used to calculate average cost is not given. It looks like Newport slip fees have greatly impacted their so-called average fees.

Bellwether says this on their methodology of rates “We compare ourselves (Dana Point Marina) to other marinas in Orange County. We believe that the average rate of these facilities is a market rate. “

Are the statistics are skewed or exaggerated to serve the purposes of Dana Point Harbor Partners?

The fact remains the slips are in Dana Point is NOT located IN Newport Beach.

Do an analysis NOT an average of slip fees, look at fees at the PUBLIC marinas up and down the coast and see where Dana Point fits in. Also slip fees can be surveyed from private marinas take out the highest Marinas i.e., Newport Beach and the lowest marinas to figure the going rate.

Do your own math, the Dana Point Harbor Partners have. See how much more they will collect for essentially doing nothing new for you. Compare the current slip rates vs the purposed rates you will soon see why this looks like a real juicy deal for Dana Point Harbor Partners.

Do you really think Coastal Commission approval would have been granted if this type of gouging were known?

Did the Board of Supervisors know slip fees would exponentially be raised before making this deal with Dana Point Harbor Partners?

Who is getting all the money? Look up the principal players on corporationwiki and see who the head of the octopus of companies is.

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Saturday, July 10, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Greetings ~
I'm writing in regards to the marina raising our slip rates (in my opinion) an exorbitant amount.
I have been a slip tenant for over 25 years. Starting with my first small boat I dreamed of owning a larger boat in my retirement and maybe one day live aboard in the summer. When the current lease holder was asked questions regarding slip increases in public meetings while he was vying for the lease we were assured two things.

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That they wouldn't be until the rebuilding of the marina was finished and that they would be incremental in keeping with the way the county had raised them in the past.
Both statements are proving to be false.
My 25 years of tenancy are resulting in one of the largest nightmares of my life. My slip rent will be raised over $1,000 per month this coming October.
That is a 96% increase!
My dreams of living on my boat part of the year during retirement were gone as soon as these developers were allowed to mandate our marina. They don't allow living aboard. Now they have priced me out of keeping my boat at all.
I ask you to look at your own lives. What do you budget for with a possible and immediate $1,000 a month increase?
Who would let this happen?
We voted for you to supervise our existence here.
Please intervene in this travesty. Please don't let this developer ruin the lives of so many by cashing in on this public, recreational interest.
I would hate to think our honorable supervisors would ever be constituents that let something like this gouging occur.

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Sunday, July 11, 2021



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Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: This appears to be another attack on the lower to middle class once again! Getting to the point where only those that can afford a boat plus an increased slip rate can live the life style that many will only dream of having.
Unfortunately, there are no other options available in the OC vicinity for those in the 26' range. As a resident and slip owner in OC I AM VERY DISAPPOINTED in the OC supervisors for lack of support and overwatch!

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Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Live you life with purpose and be respectful of others.
What is on display is simple greed, Joe Ueberroth is a shallow person with zero regard for the community, he and his cronies are about to shatter a community of boaters from all walk of life, for personal gain.
The harbor is owned by the people, but now controlled by a few who managed to fool the county supervisors, super sad.
As we say in Laguna Beach, if you are not nice "go to Newport"
Everything about the increase is wrong and make the OC supervisors look like sheepish fools, man were that taken fir a ride. They completely failed to protect the citizens whom they work for, or maybe not. The top is a tightly woven fabric, where you scratch my back and I will give you political donations.
Amongst many lame explanation the power consumption of up to $ 1,000 per months per boat tops the chart. A simple

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solution is called sub meters, case solved. Well over half of the boats are not even plugged in.
There are no million dollar yachts in the harbor, well Nordhaven, but that is a commercial dealership. These guys are not boaters.
Leave the soul of the harbor and the community it belongs to along.
Ueberroth and cronies move on, find someone else to steal from, go to Newport .
Respectfully,
[redacted]

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a Slip - West Marina
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)
- Relaxing on my boat after my chemo therapy and 40 plus surgeries

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

- Marina at Dana Point
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Marina Operators (Marina at Dana Point - Both Marina Basins)
- Landside Operations (DPHP, OC PARKS)
- Outrageous slip fee increases without reasonable or proven documents to adequately justify their adolescent approach to sticking to longtime boat owners and retail venues.

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PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

How could Lisa Bartlett and the rest of the BOS with a clear conscience give so much undeserving power to DPHP LLC? They, and OC BOS are a very poor representation of right and wrong, mostly wrong. Somebody is in somebody's pocket and misdirected political interests. This conundrum is all very sad.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Slip Fees

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Very simply stated- the increased slip fees at Dana Point Harbor are outrageous. I, personally, am retired and planned for inflation and also knowing about the redevelopment - I anticipated increases but certainly not before experiencing some of the benefits nor slip fees to be raised to this degree.
The Big Questions: What are we actually paying for?
A revamped parking lot that now states boat owners and guests?
Guests pay? Do you charge people when they visit you at your home?
New technology to open the gate? What was wrong with the FOBS?
Band-Aid repairs on the dock areas- And, areas that are "repaired" -one appears to walk like a drunken sailor due to imbalance of the dock.
I continue to see cleats abandoned on the dock not affixed

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to any vessel.
WIFI? Whoopee. I go to the marina to unplug!
The future of the harbor and its “remodel” will one day be available at the cost of those of us that will have paid for it and maybe never experienced it. Where is the “partnership” – partners?
I hope you would reconsider the timeline and amount $$ increase. In 2018 the increase was 2.8% increase for all. Not hard to figure out why so many are disillusioned and shell shocked.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

Boat on trailer - Embarcadero

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I am retired as most on my dock and on fixed income. The recent 72% rent increase is devastating to me and my family. An increase of approximately $600.00 per month is unheard of. It's not right when there is rent control on apartments and an increase of this magnitude would not be allowed. We understand the need to adjust slip fees but it should be more gradual over time, especially when most of the docks are in need of repair. There is no value when comparing the condition of the docks to the increased rents. Please lower the projected rents to a small amount now and in the future. I have been in the harbor for over 25 years and do not want to have to leave. There has to be a better way to manage the Harbor. This rent increase is unconscionable. please help

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us.
Thank you.

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Stake in the harbor:

Boat in a slip - East Marina

Boat on trailer - Embarcadero

PLEASE RAISE MY ISSUE/QUESTION WITH

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

MAIN CONCERN: Notification from Bellwether Financial regarding the significant rent increase coming in 3 months. In the slip that I have been renting for over 10 years and has seen moderate rent increase, reasonable 3%+ average increase per year.
The slip that I rent would fall under the 26% increase category as of October 1st, 2021.
I would like to list a few concerns since the new management team has been responsible since taking over the operation of the Dana Point Marina and Harbor.

The transition of management from the original management team to the current was slow and at the

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beginning, all work seemed to stop indicating planning fell short of actual needs during the transition. There is a trend of poor planning and poor execution since the transition of new management.
A few immediate issues:
1) Restroom facilities at their worst condition ever - basic maintenance to keep restroom/ showers usable is either ignored or deferred as "new construction is coming" ????
2) Parking - New Parking system implementation was poor at best
3) WIFI - surprise, same as parking.
4) Boardwalk - old management had this area cleaned frequently, the byproduct of pets and higher foot traffic has left these areas that surround the harbor filthy.
5) Management Office; this group use to be extremely hospitable and cheerful regardless of what day of the week. When you entered the management office you were met with someone who would cheerfully assist you, now there are only a few with the interest of cheerful service- the team from the west seemed to be extremely unhappy in their current work situation.
6) Waste Mitigation - again poor planning, poor execution leaves boaters with filthy harbor days after high impact times i.e. 4th of July.

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Tuesday, July 13, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina | Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

We don't want the rate increases of course. We have a bigger boat and our slip fee is about to double but the worst part of this whole rate increase will be that a lot of the retired boat owner and boaters with all size boats will not be able to afford their dream anymore. It is sad.

The letter to the current boat owners from the development company made statements that did not make sense to any reasonably intelligent person and did not give any proof of facts or justify this huge rate increase. The reasoning is flawed. The letter stated that the bigger boats have been subsidizing the larger boats, but how can that be if larger boats have always paid much much higher slip fees? This does not make sense.

They already told us we would be paying for our electricity so the cost of electricity should not have come into the conversation at all. The letter stated that there are vessels in the harbor that use $1000 a month in electricity which is absurd. Maybe they got confused with some restaurants electric bil s. We have a nice sized house and a pool and our bill has never been even half that high. Most times it is well below that. This does not make sense.

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Increasing the rates right now so drastically is just plain out greed. The wifi they just installed does not work well so we do not use it. Our phones get better reception. The gates do not work half the time when we have guests come. The marina wants us to pay more even though the marina is put together with a band aide right now and our boats are about to be moved around during construction. This does not make sense.

We need to see how they came up with the numbers and the reasoning behind the increase. Why is there such a drastic increase now? Why don't they gradually increase over years. Anyone can pull stuff out of the air to justify their numbers and clearly these folks have done that. We need transparency and they need to listen to us if we are going to work together for an updated and better harbor. That is the ethical thing to do. Be above board and do things right and transparently.

I hope that the decision is made to stop this current increase and to come up with a plan together that will gradually increase our rates.

I hope the meeting today will show that such a drastic rate hike at this time is unjust and unfair and unethical. Have them report to some folks that can look at what they are up to and why. Then if it is reasonable let them move forward but the trust is gone for now.

We don't want to be a Newport. We want to be a harbor that is small town quaint. A friend of ours said the way they describe our area Dana Point and San Clemente is board shorts and flip flops. I loved that about our community. No one is too big for their britches and everyone matters.

Thank you,

[redacted]

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P.O. Box 461, Dana Point, CA 92629
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Tuesday, July 13, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

1. I have called the Huntington Beach harbor and there rates are the same as our current rates. Other than Newport Beach I am not aware of any other harbors in Orange County that they are using for their comps.
2. My guess is that they are using a weighted average to determine the slip rates and since there are a lot more slips in Newport Beach the rates will be heavily weighted by the Newport rates. Rather than figuring out the average rates at each harbor and then averaging those together.
2. Oceanside which is the nearest harbor to the South is also similar to the current rates.

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3. They should have been giving smaller increases all along rather than one giant increase.
4. The only money spent in the harbor so far is deferred maintenance and other quick inexpensive fixes. My dock is mostly plywood on top of concrete.
5. The boat neigbors I have spoken to agree that they were expecting a significant increase, but not until the work to the harbor was mostly finished.
6. We are going to have to move around the harbor and endure construction noise, dust and debris and pay 60% more at the same time.
7. We are also still in a pandemic and no consideration was given to that.
8. What would have made everyone feel a lot better is if they raised the list price for "new" slip owners, but gave the existing long term tenant's some kind of discount from the list rates for some period of time. At least we would have felt like we were getting special treatment for being a long term customer.
9. I think that a lot of boaters are in Dana because the rates are much cheaper than Newport. If they raise them to Newport rates and there are other options, I would be surprised if there occupancy doesn't drop alot.
10. If the developers are applying for any variances, it is probably possible to object to the variances and file an appeal which will be very costly to the harbor and delay construction. That might bring them to the table to negotiate.

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Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The rate increase is outrageous, combined with charging for parking for guests, reduction in number of small boat slips, and reduced parking for launching boats. 26% to 90% increase is ludicrous and not justified for a public amenity. Letter to tenents was rude, condescending, and not true. Our rates have gone up a few times in the past four years, contrary to the letter (one increase was a recalculation of how they measured boats - still an increase). Bottom line is that it is apparent the new owners want to make more money with less work by catering to the super-wealthy large boat owners. Just because the market will bear it (their

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rationale), doesn't make it right. We live in an area with mega-wealthy so of course, the super-elite will pay more to keep out the "riff-raff" like me with small boats. These new fees and reduction in options for small boats is directly supporting this and should be reversed immediately.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: these people are modern day carpet baggers

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Given the continued deterioration of the docks in general, long term electric issues, bathroom issues, boater parking takeaway's and just about everything else in the marina that is past it's useful life.....
And also given that the Marina at Dana Point has advised us to be patient for the next five years due to disruptions which will be caused by dock demolition, dock construction, movement of boats to temporary slips (many without power), parking issues, landside construction etc.etc..
We, the more than 2000 boaters who rent slips in The Marina at Dana Point should be given rent DECREASES of at least 10% to 25% for the next 5 years! Then when the Marina is completed, and we get back to "normal", then resume with regular rent adjustments based on CPI... NOT outrageous increases as proposed on June 22, 2021!

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: This is an absurd rate hike that I strongly oppose. We have had our skip for 10 years and this is absurd. Its going to push out a lot of long-time slip holders who have been loyal. Most other skip holders that I have talked to are very upset about this extreme hike and are looking into other harbors.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I am a 10 year slip holder and this rate hike is absurd. Many long-term boaters are going to be pushed out. I feel like raising the rate nearly 50% before the revitalization of the harbor is even complete is unrealistic and unfair.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat on trailer - Embarcadero

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point; Embarcadero at Dana Point; DPHP - (Dana Point Harbor Partners); OC BOS (County Board of Supervisors); Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Greetings,
Methodologies for slip market pricing that include Newport Harbor and orivate marinas, are misleading.
A publicly subsidized economic project like this is not operated for the same end goals. Additionally, Newport is likely one of the highest priced marinas in the US. Not surprisingly, one of the most expensive realty markets.
The end goals are separate for the two tyoes of ownership models. Public/private is for the enhancement of the resident and tax oayer with the added economic activity a positive plus. Private is clearly net.
Bellweather has earned, and deserves to, make a margin. But not a subsidized margin based on flawed study citations.

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A balanced approach for the residents of OC and businesses that provide services.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: You have it right as to the correct market. The purpose of public lands is not so the government or government contractors can make the maximum amount of profit possible and measure against private business for proper price points. Public parks, bike trials, marinas, etc. are to allow as broad a swath of the public to benefit from limited land or resource - such as a harbor or marina. If you want to measure the "profitability" at all, other public lands are the better comparison. Really, prices should just be set to cover the maintenance of the resource. Its not meant to be a "for profit" operation.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

In researching the Internet for information on Joe Ueberroth and Bellwether Financial I found one article where he claimed to control 75%-80% of the slips in Newport Harbor. In essence he has set the rates to which he compares the slip costs in Dana Point. Seems like a conflict to me.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

One very important fact that is missing with the analysis of the rates for the other harbors is that none of them are going through a long renovation where boat owners will have to endure dust, debris, noise issues and have to relocate multiple times.
We were previously tenants at Newport Dunes and that harbor has new concrete docks, a heated pool and many other amenities that don't exist in Dana Point.
Also the value of real estate in Dana Point is no where near

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the value of real estate in Newport Beach. Aren't the slip rates partially based on the value of the real estate versus comps from a harbor surrounded by $10 to $40 million houses?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina | Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

We finally see the methodology used by DPHP to justify the proposed rate increases. If the Orange County Board of Supervisors and the Chief Real Estate executive for the County looks closer at the table of rates...it is easy to see that the private marinas in Newport Harbor were primarily used to justify the large proposed increase. That is a totally unfair comparison as Dana Point Harbor is a public harbor, and should be compared to other public harbors, of which there are many, up and down the Southern California coast.

I believe the County needs to insist that marina rates be tied to other publically owned marinas...and not privately owned Newport Harbor marinas. Furthermore, I believe that was the intent of the OC Supervisors when the final lease terms were approved...and somehow the correct language in the document was either overlooked or slipped through.

The County Board now needs to step up and correct the error for the good of all Orange County residents and visitors from outside of Orange County.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina | Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Apart from their intentionally omitting other Southern CA public marinas with far lower slip rates; The methodology for their draconian increase in slip rates ignores the fact that the marinas used in their comparison also offer mooring rentals as a cheaper option for families and lower to middle class residents to get into and enjoy boating. That option does not exist at Dana Point.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Regarding the slip rent increase. I understand that we are all concerned that the rate increase was inaccurately justified by comparable slip pricing.

But there's another key issue here. The county advertises our harbor as affordable. To date, the only implication of this has been slip size demographics. But affordability is directly tied to slip pricing too. I have yet to see a reasonable test for affordability being applied to slip rates. I do know that the term affordability is vague, but this rate increase drives home the need to translate the vague term into specific economics.

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Thursday, July 15, 2021



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Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Slip fee raise - is Unfair and – should have be raise by % yearly. Boaters should NOT have to make up for Marina pass mistakes of owners or managers NOT to raise Slip rates. Boaters are fair reasonable people and expect NOT to have unreasonable slip fee raises. Marina Needs to raise Slip Fee yearly and NOT Makeup for Lack of Management - in an Unfair/Unlawful 26% to 46% raise.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Human-powered craft (kayak, paddle board, etc.)

Wait-list

Merchant

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I was shocked that the county would let the harbor raise the prices as much as 26% that is outrageous . If this goes through I will be looking for another marina

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Joe Euberroth, Ralph Grippo and their partners Byron Ward and RD Olson have forever destroyed whatever little reputation and goodwill they had with the Dana Point harbor community. They have proved that they are after profits above all else, even at the expense of loyal Dana Pt boaters and everyone else who uses the harbor. They betrayed us, simple as that. Newport Beach multi millionaires stealing from Dana Point citizens. And shame on Lisa Bartlett, who is complicit in this travesty. Who's running against her in the next election? - lets get behind whoever it is. We've been had by all of them!

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

If Bellwether would bother to do their research they would see that Dana Point slip prices are already higher than Huntington Beach marinas, and HB has nicer docks with no patches.

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Saturday, July 17, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Both the East and West marinas were built in Dana Point Harbor in the 1970's. Since the beginning of the harbor, the Tidelands Trust and Marina Lease terms have had "Market Rate" clauses in them. Since then the slip rates have increased slowly over time with regular Market Rate adjustments.

Then, just like that, we are told that The Marina at Dana Point slip rental rates are more than 26% to 90% below market and if raised that much they would still be under market!

Think about that for a while...

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Tuesday, July 20, 2021



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Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I/We are concerned about the 25% increase in slip fees.
This is to much.
Owning a boat should NOT be a financial burden.

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Tuesday, July 20, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

How many complaints must be filed before we ban together and become proactive?
We all know what the issue is. The increase in slip fees replaces the lost revenues from DPHP's investors. They CAN'T proceed with any construction because they don't have the financial backing or they would have already started. By the way, what happened to the commercial component being first on the list? Does this mean that there isn't enough small business owners to gouge to make up for their financial shortfalls? So they make up the difference by hitting the 2,493 boat owners with a huge rent increase.
PLEASE let's focus our energy and unify our efforts before it is too late. We need to coordinate and utilize the professional expertise that already exists within our Dana Point boater's population and devise an effective plan of action immediately!
Thank you for your efforts.

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Thursday, July 22, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hello,
I'm frustrated with the new proposed rates that are supposed to start in October.
Maybe I'm in the wrong business, but what industry allows for such such large one time increases, over 30% in my case and greater for others. Especially when there has been no added value or benefits. So I'll charge you way more for the same product?
It's gauging. Comparing rates to other harbors managed by the same company is also unethical.
Dana point is not Newport and we like it that way.
So the request is: temper the increases over a longer period of time and in much smaller percentages. Look to any other business for reasonable inflationary increase examples.

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Thank you for your consideration,
Frustrated 10 plus year tenant.

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Sunday, July 25, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I have come to the conclusion that both Bellweather and Burnham do not have the funds they claimed to conduct the redevelopment of DPH. This latest money grab (slip increases) is just another move to enrich themselves at the expense of the boaters and County. I would like to see a call for an audit of both entities, along with the campaign and personal accounts of Lisa Bartlett. Something stinks here, and it's not just the rotting docks. I believe these entities are going to drag out redevelopment for as long as possible and then the whole mess will end up in court. Meanwhile the cost of redevelopment continues to skyrocket. Originally it was supposed to be $100M then when the partners got involved it was estimated at $300M. Well now with Bidinflation and fuel costs the price is more like $500M and I am convinced that Bellweather doesn't have the funds nor can they raise them to conduct the project. thank you

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Over 200 slip renters will not be paying they're slip fees as of October 1st

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

There is a group being formed that I was contacted by that today's over 200 slip renters will not be paying they're slip fees as of October 1st. And from what I understand that number is growing!! I personally have a question to ask, I am considering taking my pink slip for my boat& sign the title over to the Dana Point marina partners and be done with it! Can I legally do this? They can have my boat and put it where the sun doesn't shine!!!

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a Slip - East Marina
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- OC BOS (County Board of Supervisors)
- Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

GLAD TO SEE SOMEONE LOOKING INTO SUBLETS. I BELIEVE THIS PROGRAM NEEDS SOME SERIOUS OVERSIGHT. THEY MAY BE RACKING UP BIG PROFITS BY SUBLETTING SLIPS TO PEOPLE WHO ARE WILLING TO PAY WHATEVER IT TAKES TO BE IN THE HARBOR. IT IS A WAY TO JUMP THE WAIT LIST. I MET SOMEONE WHO HAS A 40' SLIP AND IS TRYING TO DROP A 58' BOAT AND CAN'T POSSIBLY BE AT THE TOP OF THE WAIT LIST.I SINCERELY HOPE THE MARINA AT DANA POINT CAN BE FORCED TO MAKE SUBLET INFORMATION TRANSPARENT TO THE COUNTY AND TO THE BOATERS ASSOCIATION. WE KNOW IT'S GOING ON AND IT SEEMS THAT IT MAY BE A CATALYST TO THE HIGHER OVERALL SLIP FEES. ONCE THE MARINA SEES HOW MANY ARE WILLING TO PAY BIG BUCKS TO JUMP THE LINE THEY DECIDE TO STICK IT TO ALL THE BOATERS.

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OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

2 issues:
I'm requesting an audit of the slip rents paid since the Partners took over, with full public disclosure
I'm upset that the Partners have used Newport Harbor rates to represent the Market rates that have driven the Dana Point rate increase. Newport Harbor is not comparable in any way to Dana Point Harbor.

Dana Point Boaters Association

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Not sure who this needs to be raised with. It's just more revenue coming in, I should think, in addition to the large slip fee increase

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Just curious about additional revenue that will be raised by the "pay to park" system in place for the public. Where does that money go?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Mark me down as being opposed to the slip rate increase. At this point...the DPHP have lied bold faced to us about their intent, abilities and negotiated dishonorably with the county, the citizens of California and the Boat owners and tenants at the marina. The lease from the state level and county should be terminated immediately, a stay order on the
oct increase and this should be litigated. Our Supervisors should be incensed at this point too.
Bartlett has fallen flat footed on her actions to protect and represent us too. This could end her political carrier. She can't move forward without her home base...most are on the fence about her today.
Just glancing through the pile of docs recently made available i see TOO Many glaring problems to list here.
But think of this...DPHP took a PPPL loan / grant out for payroll and expenses. NO one failed to pay their boat bills. They show they cut expenses and actually are not eligible for forgiveness (and not from us either) yet.. have made NO

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payments of that $191,000.00 loan.
That's extremely offensive to me, as a small businessman. I barely got PPPL money for my business that DID have COVID employee issues at the end of the second round of funding.
The fact they have not repaid with millions in the profit and bank account is consistent with their greedy and bad corporate behavior. These are NOT people of character that represent the good people of Dana Point and South Orange County.
FIRE THEM. Two years = TOO many problems and ZERO work to show for it. Only piles of blah blah blah and money IN THEIR BANK.
TIME FOR ACCOUNTABILITY.

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Monday, July 26, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DP Boaters Ass

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Thanks to the people doing the financial analysis. This is all info we've know for a long time but great it gets pointed out again as sometimes that's what it takes. Kudos.

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Monday, July 26, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Commercial Boater (wharf, fishing, diving)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

dpba

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

share with DPBA
when does privatization become theft ,Unwind this farce now we can't negotiate with these trust fund babies never will . Hire a lawyer and file a claim then lobby the DA and state DOJ

the pre qualified bidder claim kept the whole thing out of the free market and the abuse its causing is not with in county policy

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I have reviewed the spread sheet posted pointing out slip fees and increases. I read the notes in the "cash cow". I have [redacted] in Dana West. I feel specific case examples may help. Also will point out the "bait n switch" DPHP have executed that I believe is criminal and should breach the contracts.
DPHP promise slips to be replaced entirely and start within 4-6 months of final agreements. NO slip fee increases till new docks. They took over end of 2018/Jan 2019.
1-[redacted]27 in a 26' slip. 2018 = $388 a month. rate $14.92 a foot @ 26 ' slip rate and allowed 3' under or over = flat rate.
Dec 2018 rate goes to $399.00 month before DPHP take over = rate $15.35 2.8% increase. Blame old management (yeah right)
Jan 2019 The entire terms of the lease were changed with no agreement by the boaters (unless you think agree or move is an agreement) to use LOA vs slip flat rate. This moved the [redacted] 27 paying for 26' to a 29' bill = $445.15

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NOW a 14.73% increase vs 2018.
NO new slips...no services added, no wi-fi...nada.
#2 [redacted]29 in same finger. $388 to $399. Then remeasure became a 31' boat and pays $475.85 a 22.64% increase over 2018.
#3 a [redacted]30 in a 26' slip. $388 to $399...remeasure and becomes a 33' LOA charged $505 an AMAZING 30% increase.
All this now in 2021 = NO slips, whining about maintenance, WI-FI just added and does not work unless you pay the upgrade. Parking that completely fails and they want MORE money in a month.
Time for local, state and federal agencies to look at this deal.
Boat owners have VERY FEW options in So cal. We can't simply move if we don't like the terms. They also have us STUCK in 30 day leases! They basically BLOCK "Live Aboard" Status...as if you should need permission to live on your boat...when the state and most counties and cities allow homeless to live any where and in anything. We are seriously getting abused here.
This dynamic keeps up from negotiating on an even par. This may be solved with a true "Home owners" type association for boat owners that can bring a real union style group negotiation against a tyrant. The other option is the government to step in and stop the abusive part from squashing the tenants.
****
CONSUMER PROTECTION
Consumer protection laws are federal and state statutes governing sales and credit practices involving consumer goods. Such statutes prohibit and regulate deceptive or Unconscionable advertising and SALES PRACTICES, product quality, credit financing and reporting, debt collection, LEASES, and other aspects of consumer transactions. The goal of consumer protection laws is to place consumers, who are average citizens engaging in business deals such as buying goods or borrowing money, on an even par with companies or citizens who regularly engage in business. Historically, consumer transactions—purchases of goods or services for personal, family, or household use—were presumed fair because it was assumed that buyers and sellers bargained from equal positions. Starting in the 1960s, legislatures began to respond to complaints by consumer advocates that consumers were inherently disadvantaged, particularly when bargaining with large corporations and industries. Several types of agencies and statutes, both state and federal, now work to protect consumers.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Regarding your recent Cash Cow article - great job! The info, for the most part, let's us know in great specificity what has been abundantly clear for the 4 decades I have been in the harbor. There is a pile of cash being paid to whomever had the concession for the marina(s) and those officials or agencies all failed with regard to appropriately reinvesting some of those revenues into maintaining the water side of the harbor. That is issue 1 in my view (we slip renters did our part by paying, marina management had no plan and continue to "cold patched" a road that needs total resurfacing....). Issue 2, in my opinion, is that 2 "wolves in sheep's clothing" sold current AND future boat owners down the river for some presently unknown purpose! Specifically, why would Senator Bates author and advocate a change in the Tidelands regulations which directly benefitted DPHP (SB367)? And, of much greater interest, why has Supervisor Bartlett been so supportive of DPHP instead of her constituents? It's good to see that the DPBA is deliberately moving beyond the "scratching and snorting" phase of "we don't like the planned rate increase" to the objective investigation of who gained what in this transaction and how to hold those we trusted responsible! Follow the

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money!!

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Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Ridiculous price hike !
How could our board of supervisors allow DPHP's to increase slip rent by 96%?
My rent goes up over $1,000 a month. What other increase of this size is allowable in any instance?
The notion that this is market rate is ludicrous. Easily disproved.
Uhberoff's comment that if you have a 20 year waitlist you're obviously undercharging is so out of touch. Illegal transfers are why there has been such a hard time to get a slip in Dana Point harbor.
This harbor shouldn't cater to the highest bidder. It is a public facility responsible for inclusiveness not

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divisiveness. It isn't Newport Beach and we don't want it to be.

Dana Point Boaters Association
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Thursday, July 29, 2021



Boaters Liaison Submission Form

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Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

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Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

While I have previously written to object to the massive slip rate increase, I wanted to add these additional comments as it relates to the unfair and selective slip rate comparisons DPHP used to justify our slip fee increases in Dana Point:
We recently met a visiting boater from Oceanside Harbor. He indicated that he has a 45 ft boat and pays $740 per month for his slip. Based on that comparison, the fee for the same size boat slip in Dana Point effective 10/1/21will be more than double at $1,534,50 (which doesn't include extra fees once the electricity meters are installed). Plus the visitor indicated that the Oceanside slips are in much better condition.
Basically, the Dana Point Harbor will be for the wealthy. The

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County did not do the boaters in Dana Point any favor when signing the lease with DPHP.
Again, we certainly should expect a reasonable increase in the rates once the harbor has been renovated but not now.

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Friday, July 30, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

To honorable county supervisor Lisa Bartlett,
Thank you for the opportunity to speak at your last supervisors meeting. I was unable to convey my concerns in the 60 seconds that was afforded so I am writing this and hoping it might come to your attention.
I have been a slip holder in Dana Point harbor for over 25 years and it has been a highlight of my existence to have a boat there. I started with a small boat with the hopes to save, raise my kids and one day retire buying the boat of my dreams.After a 9 year wait on the waitlist, I finally felt my dream was coming true.
My dreams have recently been shattered by the 96% (over $1,000 a month) increase in my slip payment. I will be forced to sell my boat. If it doesn't sell quickly I will have to give it to the marina that perpetrated this injustice.
The method for calculating comparable prices (the only saving grace in this increase of rent) has been skewed and misrepresented.

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I find the statements of "if you have a 20 year (lie) waiting list you are obviously undercharging" and " I expect the reaction to slip increases to be loud but they won't make a sizeable loss in revenue" to show the ignorance of this being a public facility.
If this is what you, our supervisors believe then all is lost.
People waited too long on the waiting list due to a loophole that boat brokers and others allowed to happen. Slips were transferred without a wait by LLC's being the slip holder and a 51% slip holders ownership allowing the slip to go to the new 49% owner.
The current slip agreement makes it even easier to "cheat" by only requiring the slip holder to own 20% of the new owners boat.
When a dog is let off leash and bites someone we don't blame the dog for doing what dogs do. We hold the irresponsible dog handler for not properly handling the dog. Therefore I am not here to blame Mr.Uhberoff for killing my retirement. I do however blame those that allowed this to happen. Why not make pubic county parks $200 a night to camp there? I'm sure in Mr. Uhberoff's mind you are "leaving money on the table".
My plea is that those supervisors in power take responsibility for letting this dog off it's leash to bite the very constituents that voted them to power.
Please, Please, Please take the time to right this injustice.
We are counting on you to look beyond the advantage of having developers owe you a favor. Please look beyond political ambitions at the cost of ruining peoples lives.
Please look beyond the glitter of a high end, wealthy only use of our pubic harbor.
Time is of the essence and as a 70 year old voter I don't have the time to start over.
Thank you for , (hopefully), reading this and supervising these issues.

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Friday, July 30, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Every boater needs to take the time to watch the Sept. 9, 2020 Coastal Commission permit application hearing video and skim the actual application. There is an abundance of inconsistencies throughout the document and the Q&A section. For example:
The following inaccuracy is on page 45: "The slip size distribution in Dana Point is important in terms of recreational boater access since pricing is BASED ON THE SIZE OF SLIP." On page 46 DPHP posts the current slip rate chart, showing that slip rates are actually calculated by the LENGTH OF EACH INDIVIDUAL BOAT, not the LENGTH OF THE SLIP like it was before DPHP took over.
This is DPHP's second price increase since 2018. Where is the latest Chart with the 25% to 95% increases? Shouldn't the Coastal Commission be made aware of this increase? How does this ludicrous, insulting, slap in the face fit into DPHP's mandated Environmental Justice Component listed on pages 54 and 55?
Needless to say, during the Q&A, Mr. Ueberroth boldly makes the statement "DPHP has not increased ANY FEES since they took over in 2018." Really?
Mr. Ueberroth also contradicts himself numerous times

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during his seven minute presentation. In his opening statement, he clearly states that "Dana Point Harbor is a small boat harbor and will continue to be a small boat harbor."
He later attempts to justify the elimination of 155 slips and the need to add 23 65ft slips because of consumer and waitlist demand. How can there be a waitlist for 65ft slips if none currently exist within marina? The largest slips available in the marina are 60ft in length according to the chart presented on page 36.
It is also stated on page 38 that DPHP will be reducing the number of boater service buildings that house the boater restrooms and showers from 11 to 10, for no particular reason. According to Exhibit 3 of the site plan, there will be 3 of these facilities on the west basin cove side, 3 on the west island side, 3 on the east basin island side, and 1 located in the outer basin for the guest slips.
Unfortunately, there is NONE pictured or planned for the east basin cove side. I am not sure what facilities the east basin cove boaters will have access to. Will they have to rent a room at the new 5-star hotel to take a shower?
When asked if there had been a reduction in the number of boater restrooms Mr. Ueberroth flatly denied any reduction and changed the subject to how much easier it will be for the public to have access to public restrooms.
Unfortunately, public restrooms are not included on any of the exhibits presented. So God only knows where and how many there will actually be.
The application, Mr. Ueberroth's presentation, and his rebuttal are riddled with many questionable components and raises the question: "Is DPHP actually capable of completing a project of this magnitude?" It is obvious that it is all about the "CASH COW" (DPHP) making as much money as possible at the expense of the general public and our fellow Dana Point boaters.
According to the application the Coastal Commission has until October 5, 2020 to make modifications to this application. Therefore, our time is running out if we plan to stop this fiasco from beginning. We must organize and present an appeal ASAP!

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Friday, August 6, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I understand that the Marina Company's position is that Dana Point slip rents have been below market. The comparison they used was skewed in their favor. They only used marinas within Orange County. Oceanside, which is actually closer than Newport was not used in their comps and either was Long Beach. To get a fair comparison, both of these should have been used. They did not as it did not fit their agenda. How unfortunate.....our only recourse is to complain to the County who also benefits from increased slip rates.....

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Friday, August 13, 2021



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Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The marina especially the condition of the docks do not warrant such a large increase in fees at this time. Most docks need repair. the condition of the docks and marina in general do not warrant the type of increases that are proposed.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

In 1976 I launched a [redacted] which I built over a four year. I was A captain for 25 years on the [redacted] also a United States Coast Guard closest captain hundred tons I was a [redacted] for 36 years I was a [redacted]ker for five years in the harbor I served in the United States Coast Guard during the Vietnam war when we

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built my [redacted] we were the first boat in the west marina and 1976 my slip rent was under $200 it ended up costing us $20,000 to build the catamaran with the new proposed slip fees of $2240 per month in one year I will have paid more than the cost to build this is an outrageous cost for renting slips we are boaters and not businessman we do not make any money from our vessels we can't increase the price of anything because we do not sell anything we need some Investigation as to how do you slip rents can be justified

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The slip rent increases are way out of line. You have done virtually nothing to improve the harbor to warrant the increase. What you have done is to take away boater parking and trailer boat parking so you can line your pockets. You should be ashamed of yourselves.

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Friday, August 13, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

As I understand the current issue is the OC over reach in the contracting of a developer to manage the State harbor while under the Tidelands Trust Act; a State Act. OC is the granted agency who was supposed to manage the harbor under the Act for the State. So the Coastal Commission and the State must be brought in and if necessary a law suit must be filed to reverse the situation. I filed letters during the lease process which warned against this current prospectus taking place. Which by the way was eminent due to the

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nature of property development in general. The supporting 2 land contracts are a bit indifferent to the Act but inclusive in its protection as a supporting role in the boater trust in the Act.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

Past slip enter

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Orange county board of supervisors for over 22 years wasted millions of dollars and we're not able to repair and replace the Dana point Harbor facilities. They subjugated their responsibilities to an outside firm gave away the store told them they could charge anything they wanted. "What ever the market would bear.
DPHP took the deal. They also haven't done anything to improve the harbor,except to eliminate trees.They increased the cost of the slips by charging for the over allowances,which was free. The county board of supervisors have violated the Tidelands Trust by charging a extra fee to boaters when they took over the operation of the harbor.
In addition to what you are doing. I think that the State Attorney General office should look into this matter also.

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Saturday, August 14, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I waited 18 years for a channel slip ,I bought a boat to fit that channel slip .My rent has increased twice , Now I'm told ill be moved off the channel and my rent will double, previse increase's included , other expenses where having to double my insurance a new carrier was almost impossible to find I believe this is all a scam by [redacted] and the dana point merchants acc. this is why it toke 35 years to ripp off the tax payer's. Please unwind the whole thing and seek penalties. I cant even off set this thievery thru chatter or renting my boat. AS policy says only the few have a cartel and will dominate all business and money's .

[redacted]

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Monday, August 16, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Day Use Trailer Boater

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Now that the boat ramp usage is way up, when will additional parking be available?

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Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Lack of security in the evening and People sleeping in cars in parking lots. This is unacceptable given the greed, financial over reach and sleezy tactics to bolster DPHP bottom line. The citizens of Dana Point have been duped by these slick talking suits. In meetings with the public These folks soft peddled any slip fee increases until the harbor improvements were made. Seems like they have cut back on basic services such as security and restroom maintenance since taking over.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

In my opinion, DPHP is grossly over reaching with their desires slip rates beginning 10/1/21. They need to take ALL 20+ Southern California marinas into account when formulating "market slip rates", not just Newport Beach private marina rates and setting the bar to the highest bidder mentality.

Additionally, DPHP needs to realize they must comply with the spirit of the Tidelands Trust Master Lease as an approved county asset concession operator.

Not to mention there has been no meaningful improvements or value add creation provided to the boater tenants.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I disagree with the references to supply and demand, market

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rate etc. as a reason to increase the slip fees in Dana Point. This line of thought is the exact opposite of what the goals of what county land usage was set out to be, which is access to the many, not access the few.
We all know that this is public land, as an example many cities have public land that is used for golf courses. These courses typically have lower rates, and long wait lines and can be impossible to get tee times for, but these lower rates remain intact. Because the lower rates allow access to the largest segment of the population, which is what public lands are for. The prices are not meant to be market rate, but to be enough to maintain the property. Imagine if Mile square and San Clemente Muni doubled their fees or made them market rate.
How many people and kids would be simply priced out of golf. yes it would be easier to get a tee time, but at what cost to human access. In the case of the harbor slip rates, it is true that there are long waits for slips but the solution should not be increasing pricing so that less of the population of Orange County can access the slips, but to look at ways to increasing the amount of slips, dry docks, and the size of the launch ramp available to the growing population. Making public lands what the market will bear will turn the public harbor into a private country club for the rich. What will be next, the price of insulin?
Dana point has been and was intended to be a small harbor, this proposal changes all of that. I have heard some rumblings about busing in kids from lower income brackets to somehow give something back, so the idea is to show these people public land they cannot access and can never afford, I guess Orange County is rejecting the call for equity for all? Or is it just more equity for the rich?
Or is this perhaps a back door way of moving corporate and other wealthy owners up the wait list? Tired of waiting for a slip like everyone else, they are just going to price everyone out of the harbor to get to the top of the list, and then have a new harbor built with the taxes of all the people they just priced out. Genius move and time to toast those in control I guess.
PS I love the staff in the harbors.

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Monday, August 16, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Dana Point City Council

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Based on the "new" boat measurement being used since the new management took over (Not the boat manufacturers dimensions)... the percentage increase IS SIGNIFICANTLY HIGHER.

STOP THIS October 1 increase!

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Monday, August 23, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Thank you for the latest correspondence. The State is the only hope without a lawsuit to reign in OC on the overreach they implemented to turn the Harbor into a developers cash cow in direct violation to the Tidelands Trust Act. I have many on record communications to the OC Board of Supervisors regarding the violations of the Act.

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Monday, August 23, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

Merchant

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Increases without slip power and construction improvement

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completion dates within a reasonable timeframe is not just. I've have a boat in a slip, a business in the harbor for 3 years. Single female just trying to live the dream. I spend a lot of money at harbor businesses and help to attract patrons. Other than new hand towel dispensers and overnight security, the last increase has done little to improve my experience. Parking for boaters is still free, but for how long? There is a 1 hour solo spot for guests to dock and patronize merchants and restaurants (by Watermans). So very few customers created. The boaters are, like me, a big part of the customer base that allows restaurants and merchants to survive slow days /months. Improvements cost $, and we need many; however there has to be a more just way to finance them other than passing all onto the boaters. The upcoming construction is going to be a huge disrupt in business and annoyance to boaters-dust, long way to haul supplies, most likely some of there favorite haunts closed.
I did downtown redevelopment in Wisconsin- the public was invited to be involved with off setting some of the financial burden- and they rose to the occasion. The recent Ocean Institute fundraiser is a perfect example. Our harbor needs a revitalization- let's work together to figure out a way to not push out the bread and butter (big boats pay great slip fees- yet visit infrequent- not injecting money weekly like many smaller boat owners). A gradual phased increase with noticeable dock and services improvements seems a far more just and in line with the original intent of an affordable public harbor.

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Friday, August 27, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

This Slip Increase is a slap in the face to every single boater in Dana Point. People who have been apart of this boating community for many years are being forced out by Greed. It would be one thing if the improvements had already happened, but they haven't. Wifi is not improving my boating experience.
They also claim that even slips under 30' now have a waitlist so the make that a reason slips are too cheap?? I would bet that slips under 30' now have a waitlist due to Covid-19 and there are simply more boaters in the water, just like there is a waitlist to buy a bicycle, RV or anything else outdoor

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related. It has nothing to do with the slip fee's being "too cheap".
Nobody wants Dana Point to be another Newport...yes I agreed derelict boats need to be addressed, but this is and always will be a smaller boat marina with one of the best boating communities on the West Coast. We all have or had pride in Dana Point Marina, if this continues, there is no more community and I fear Dana Point as a city will suffer as well.
We are a young family, we don't make a lot of money, but sailing is our passion and what it gives back to us and our kids is priceless. That said, with this slip increase we may be forced to sell our boat and as a result we will not be able to pass the love of the ocean, sailing, etc on to our kids. This hurts more than they realize!

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Monday, August 30, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Reach out to
David Goldstein

Investigative Reporter at CBS2 and KCAL9 in Los Angeles. Always looking for a good story. Email me at djgoldstein@cbs.com Facebook.com/CBSLAdavid

Dana Point Boaters Association

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Thursday, September 2, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I have sent several emails to Lisa Bartlett and OC County Board of Supervisors and both reply with basically the same message that they "are not responsible for the rates." Well, what good is oversight from anyone if no one takes responsibility? What good are our "representatives" if they don't represent the general public, especially those of us directly affected by these unfair rate increases? Are they just catering to the donors? What is going on? And, what kind of "partner" (DPHP) would do something like this in the

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middle of a pandemic? I will be at the Saturday rally in the harbor. We need answers.

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Thursday, September 2, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: 20+ year slip renter...until today.

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Lisa Bartlett doesn't give a damn. She is termed out and has her golden handshake from wealthy developers. I'm guessing she will have no problem finding wealthy doners to contribute to whatever government job she wants next She gave away the harbor and it's driving 20 year customers and constituents like me out of the harbor. She and others were never honest about their intentions. The harbor has never been in worst shape. Sea Lions own it. They crap all over and destroy the docks. It's dangerous to walk on the docks at times when they obstruct the path to your boat. DPHP does nothing. The docks have deteriorated rapidly since they took over. [redacted] will run to replace Bartlett. He will be every bit as bad. He is congratulating her for a job well done. I guess he's right if you think screwing over your constituents is a great job. For the next 60+ years visitors and residents of Dana Point will be paying much higher prices for parking, food and beverages, shipyard and recreational events and anything else to do with this once special harbor thanks to Lisa Bartlett and the board of

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Supervisors. They sold their souls and the only public harbor in Orange County to private developers who only care about their own wealth. Adios Dana Point.

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Thursday, September 2, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

Poor management

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Over 10 years ago, the Harbor Department had a meeting with the boaters,where expert consultants stated that the docks could be destroyed in a winter storm...
DPHP hasn't done anything in the harbor but raise fees and cut down trees.. Way to go Lisa Bartlett for allowing this to happen in your district..

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Thursday, September 2, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Now that the whole port is old and broken, the Dana Point port company takes advantage of increasing the cost rate by October by 26% and 96%. "how much will it cost us when they finish work and give us the new dock". I don't want to think about that increase, and all the evidence indicates that's how it will be, This is just the first step in everything that comes to us.

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Thursday, September 2, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

FYI—Shoreline Marina Long Beach has announced an October rate increase.

40' Slip increases from $748 to $763. Yes a $15 increase.

A whopping 2 percent increase.

We should be so lucky!

Dana Point Boaters Association
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Thursday, September 2, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Facilities need general upgrade. Conditions of the docks and restrooms do not warrant substantial slip fees increase. Upgrade marina first then review price increases.

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Friday, September 3, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Can't understand such a sudden high rate increase!

Dana Point Boaters Association
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Saturday, September 4, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point; Embarcadero at Dana Point; DPHP - (Dana Point Harbor Partners); Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: This is our first year of having a boat to enjoy at Dana Point Harbor. I am devestated at the HUGE slip increase..... There is NO reason to raise the slip rents that much in our area. We are NOT Newport Beach Harbor. We shouldn't be trying to be Newport Beach Marina. We are Dana Point Harbor, our community is amazing and very beautiful..... I don't feel our Harbor needs this much improvement. We as a community are content and happy. Relax and enjoy without breaking the bank here.

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Saturday, September 4, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point; Embarcadero at Dana Point; DPHP - (Dana Point Harbor Partners); Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: And finally, this: Your Dana Point Boaters Association is managed by a team of volunteers who are enduring the same crisis as the rest of you, tending to our families, our day jobs, and the anxiety of wondering what's next. We ask for almost nothing beyond your patience, understanding, and occasionally a little financial support to keep this organization afloat. Every little bit counts towards protecting and advancing recreational boating in Dana Point Harbor.

This comment on our newsletter is disheartening and [redacted]!

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656

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Thursday, September 9, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

Boat Owner Slip In SD Harbor

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The wait lists at DP are outrageously long. The reasonable deposit requirement suggests list is real. Demand for slips is strong!
Slip rates in DP quoted in dollar per foot per month for 50 foot slips are FAR below Newport ($46.83) and lower than San Diego ($27).
Perhaps add slips, foreclose/evict squatters, and upgrade services.

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My boat's 10' draft would also benefit from deeper draft/dredging. Economists suggest market solution, generally equating supply to demand via a market clearing price (and vacancy rate of approximately 1% to 3%) maximizes equity.
What is plan to serve county taxpayers, customers, and boaters on waitlist?

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Friday, September 10, 2021



Boaters Liaison Submission Form

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Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Following is a copy of an email I sent to Supervisor Bartlett. This is my third email to her since she has not responded to the first two.
Regardless of how busy she is or whether or not she wants to hear any more about the harbor, it is negligent to not even acknowledge contact from her constituents - much less respond - or even more importantly, work on their behalf. Failure to properly oversee the contract and failure to even acknowledge or respond to emails equates in my mind to a lack of desire to stay in office. Hopefully, her challenger in the next election will be more responsive and be more willing to support their constituents. Something that will not be difficult considering the low bar that has been set.
Third email below>>>>>>>>>>
Supervisor Bartlett,

I'm writing to request assistance in correcting the excessive fee increase for slips proposed by the company now managing Dana Harbor.

We are senior citizens on a fixed income with a very small boat which is our "get-away" vacation destination. Fee

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increases of 26% to 90% are pricing us and many others out of this amenity.

This increase is completely out of line with the cost of living and fees for slips in southern California. Further, they have been dishonest in their representation when stating fees have not gone up in four years. In fact, fees have gone up twice in that time period.

Catering to the ultra-rich is not appropriate for a public amenity such as a harbor. Reasonable rates are expected but this increase is not reasonable nor appropriate. Take this to the extreme and imagine allowing our public beaches to be contracted by private companies who can charge whatever the market will bear. Popular surf spots would be exclusive for the wealthy, as one foreseeable outcome. Certainly, this is not appropriate, just as it is not appropriate for the harbor.

Further, the company has failed to even maintain current amenities at a decent level. I'm not talking about major dock restoration, I'm referencing key fobs entries for restrooms not working, electrical problems, water fountains not working, etc.

Again, we are requesting your assistance in correcting this outrageous increase by a private company contracting a public faculty which you oversee.

Thank you.

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Wednesday, September 15, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: It's interesting that I'm currently paying ~$400/mo for my 24' slip in DP which is falling apart and soon paying $500+. I came to DP harbor in April 2021 from Channel Islands harbor which was immaculate and $320/mo slip fee. Ok, it's not Orange County, but Give Me A Break!! Poor management & greed yields very bad decisions.

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Wednesday, September 15, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Dana Point Boaters Assn

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I, too, vehemently object to the unreasonable rent increases. I brought it up to staff and basically got the same runaround everyone else does. Clearly appears as though they wish to use our funds to actually execute the upgrades, using as little existing funds or planned loans as possible. My position is this–don't come to me asking for more money because of the improvements that are GOING to take place. Make the improvements, so that I will receive something (upgraded facilities) in return for those funds. For those few months of construction, not only are they asking for more money and nothing to offer in return for the increase, but we will certainly be inconvenienced, moved around, likely more thank once. I'm sure construction crews will be messy and noisy.

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Wednesday, September 15, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Merchant

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Thanks DPHP for destroying my dream of having a boat in the harbor.
Greedy scumbags.
This is not Newport. That's why I'm (we are) not in Newport.
Where am I supposed to suddenly come up with $2,500 a year? In this pandemic economy no less?
Now I'll have to sell my dream.
Nice job. Happy?
And where is this "revitalization" you've been telling us for 20 years about? So far all you've done is mow down our 60-year-old eucalyptus trees on Golden Lantern. So now instead

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of seeing tall trees, we see cars in a parking lot.
Nice job. Happy?
So your task to date has been to ugly-up the harbor, while extorting money from a small-boat-harbor community in multiple ways, ie overhangs, yacht broker slip rates tripled, charging non tenants for parking including jamming up our lots and exits, wait list deposits, etc. Does any if that go to our slip fees? No! Only to the pockets of DPHP. Which goes to their new Porsches, apparently.
The consensus in the Dana Point Harbor community with which I've communicated is that the DPHP management are Gestapo-level antagonists and controllers. Nobody is happy with the extortion of tenants, contrary to the BS presented by DPHP in previous statements.
You don't own the harbor or the slips. The people of Orange County do. You are LESSEES, same as us.

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Saturday, September 18, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Just got our first slip bill for the new rates. As I have a [redacted] am on an end tie my rate went up 95% like the 60' boats. My boat is only 33'. I share the end tie with another cat of same length. Just because I must be on an end tie is not a reason to lump me in with the 60' boats. Every other increase is based on boat length! Are all the small boats that are on side ties in the west basin being charged the 60' rate? Is [redacted] (a 43' cat) being charged the 60' rate? Is he considered a end or a side tie? Is there any talk of having everyone just keep paying their old rates for now until we get an injunction? I think that is what we should do!

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Sunday, September 19, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I waited 18 years for a main channel slip and bought a boat to fit that slip. Now I'm told I'm in someone's spot who hasn't waited on a list but has more money. That's a life time waiting to be shoved aside. This is a small boat public harbor no one should have more right than the other.

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Sunday, September 19, 2021



Boaters Liaison Submission Form

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Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Monday, September 20, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Left because if price increase

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

Orange County Reguster

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: After 20+ years in Dana Pt Marina I was forced out because of the ridiculous slip rent increase. My 30' slip increase to over $822/mo counting the silly overhang fee the pirates started charging 2years ago. I am retired on fixed income so absorbing this greed based increase was not in the cards for me. As for the sublet scam going on in the harbor, it stinks. Wealthy boat owners can jump the wait list as long as they pay double or triple the stated slip fee. With no oversight Bellwether can charge whatever they want. Who would know? Someone should really look into this. I have no trust in the Board if Supervisors or the Dana Point Harbor Partners to be honest. They lied to us in the beginning and don't deserve the trust of Orange County Citizens. Bellwether is the worst. The only thing they have improved in the Harbor since taking over is their own offices. Totally remodeled on the backs of the slip renters. They are a greedy shameful bunch.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

There have been four boat owners on my dock who have left due to the unfair increases. I may be forced to do the same. How can the board of supervisors and Lisa Bartlett in particular do this to the public that use this harbor?
This increase is obscene. Does ms. Bartlett not know that she is condemning voters during a very pressing financial time here? That this is where families come for recreation? Does she not know she is ruining peoples lives? From the children who will never be able to afford a boat here when they grow up to the seniors and grandparents that are being pushed out by greedy developers Ms. Bartlett must not be aware of what's going on.
We will remember that it was her who allowed this and will

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never vote for her or any policy she endorses as she tries to move up the ladder of political office.
Ms. Lisa Bartlett does not represent her constituents !!!

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Merchant

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

IM not allowed to market my boat with whom ever i wish
Im not allowed to work or rent my boat to offset unfair increases in rent
waited 18years for my 40' channel slip now Im told Im in the way of someone who didnt wait because they are more important and have more rights than I because they have more money.
Im in pimp daddies parking spot you move or else.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors) Slip renters

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: We have been traveling from Ventura to San Diego over the last few weeks. At each stop we have collected slip rate information - other than simple greed, there is absolutely no "Market Rate" justification for these draconian increases. Assuming our legal arguments prevail, or at least derail any financing efforts by DPHP, our collective next target to flush must be Lisa Bartlett. She had the opportunity to facilitate a resolution but failed us!

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: We have a 30' boat in a 30' slip but because they were allowed to measure Bow to Stern, we are going from $582 to $783.20

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a Slip - East Marina
- Wait-list
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point
- Embarcadero at Dana Point
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Leaving for the following reasons:
1. Slip is in such bad shape that we risk damaging our boat every time we go in and out. Marina says they have done all they can.
2. Slip is only 6" wider than our boat and can't get another one that is wider.
3. Docks are in such bad shape that they are hazardous to walk on.
4. For all of these amenities we pay (currently) more than our new slip in Long Beach. Slip in Long Beach will be 1/2

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of the new slip rate.
5. Slip pricing process in Long Beach is transparent as opposed to Dana Point.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Left harbor, retaining the slip for now.

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Good Morning Dana Point Boaters Association.
I have acquired a slip in Long Beach Shoreline Marina. I plan to keep my slip in Dana Point until we see how this lawsuit goes.

I have a 35' boat (39'9" overall) In Long Beach, the monthly rate is $603.00 ($615.00 as of 10/1/21) with no overage charge. In Dana Point, I have a 40' slip at $1,338.00 as of 10/1/21. I will move the boat back and forth between the two harbors as needed.

I prefer Dana Point and am willing to spend the extra money in the short term to maintain two slips. I don't want to give up just yet...

Thank you for leading this charge!!!

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina | Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Notify DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: My Brother-in-law left Dana Point, East Basin 40' slip to go to Shoreline Village, Long Beach.

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Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: FYI...A fellow slip tenant in the east basin just sold his boat to a gentleman who has a slip in Marina Del Rey...a 27' slip. I asked him how much he was paying for the 27' and he replied
$475/month and MDR has already been upgraded with very nice ammenities,,

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Tuesday, September 21, 2021



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PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: This is outrageous. The LLC managing the marina has taken unfair advantage of the County and the tenants to line their own pockets. The county should get out of the contract. To Dana Point Boaters Association. Please keep up the good work.

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Tuesday, September 21, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Also I checked slip rates in Huntington Harbour, Ocean Side, and San Diego and Dana Point for over 10 marinas for the larger size slip and they are about $1,200. a month and Dana Point is now charging $2,750. after a 90% increase. Before the increase it was about $1,500. a month which was already the most expensive as it had gone up over the years. They are trying to use Newport Beach as their comparison for claiming that they are still 40% under OC market rates even with the increase. That is insane. Market rates would be better defined by looking at the average rate in So Ca. since Newport Beach is unaffordable to all but the super wealthy and not reflective of the average rates. Because there is a shortage of slips what they are doing is price gouging like charging $5. a gal for water during a hurricane. The redevelopment project was to keep access to boating and the marina affordable and this move is designed to only benefit the marina operator and the most wealthy pushing the average boater out. This is not in the public interest. This is in the marina operator's interest. Please let our public representatives know what is going on. This is bad for Dana Point and bad for the public boating community.

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This marina was built by the Army Corp of engineers in the 1970s with our tax dollars for public access as the only man made marina on the coast. It was not done with the intention of being a marina for the rich and to line the pockets of a private marina operator. This is privatization of public resources for a few rather then for the greater good of the public. I might suggest that the county use the powers of eminent domain to take back the property and give it back to the public or like was done in Avalon when the city council gave a permit to for a repair barge and later realized that it was an eye sore. They bought the barge operator out then reissued it with height restrictions to the same operator. The operator ended up with a free mooring but the city eliminated the eye sore. The county needs to fix this. Please let our elected officials know.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Why are boats with identical factory LOA specifications being charged different slip fees? For example: Every Catalina 30 built within the same years of construction should all have the the same LOA.
My Catalina 30 was measured at 30' 6" by the marina staff in 2018. My factory LOA is 29' 9". Instead of being charged at the base rate of $18.20 X 29' 9" or 30', I have been paying an extra $9.20 for an extra 6" that doesn't exist according to the factory specifications.
I asked to have a re-measurement with me present. They obliged and the second measurement produced an astounding 32' even.
Needless to say, I did not agree to pay for the extra 2 feet.
On August 17th, 2021, I received an email form the Marina office containing a brand new lease agreement charging me for an
additional $9.20. I called to determine why after almost 3 years my slip fee had increased. The answer was, while updating their records my boat was red flagged, and required a re-measurement to validate my slip fee. This new measurement produced a new LOA of 31' 4". After 3 hours of

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hassle I was finally allowed to keep my original LOA of 30' 6". This never should have happened. We have owned our Catalina 30 since 1990 and been in the same slip since 1990 as well. It has not GROWN IN LENGTH.
If my Catalina 30 has been measured at 3 completely different LOA's, what are the LOA's of the rest of the Catalina 30's built during my model's years. My guess is they are all different.
With the impending rate increase these discriminatory practices will undoubtedly produce an enormous amount of fraudulent profit margin for MR. Joe RIPUSOFF aka Ueberroth.
Shouldn't the current formula of determining slip rent be investigated thoroughly in conjunction with the insulting rate increases. They go hand in hand. Boaters with identical boats are being discriminated against by not paying equal slip fees. This is not only unethical it is illegal.
Thank you for hard work on this matter.
It is deeply appreciated.
[redacted]

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Wednesday, September 22, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: [redacted] has left for Long Beach after 20 some years in the harbor due to the increase.

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Wednesday, September 22, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DP Boaters Ass

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Had a chat with Kelly at harbor office today regarding my slip fee increase. I am a cat [redacted], cove east. Just because I am on an end tie I am getting charged the 60' rate. Unbelievable. Showed her a harbor plan dated Aug. 2019 and asked if that was current and her response was "as current as anything". Really, they are supposed to be starting to work on docks and the plan is not even figured out yet according to her. Wow we are all in big trouble if this is what we are dealing with. But then I'm sure you guys know that. There is no justification for charging end ties a rate that does not match the boat!!!!!

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Saturday, September 25, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I am a live aboard on a 47 ft sail boat my live aboard fees went from $400 to over $700! how they possibly justify that I live alone and no way could I use that much water or electricity maybe if it was a family of four in a 3 bedroom house with front and back yard to water these people are crooks other than the gates they have not improved one thing in this marina I'm sure you've heard this rant before

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Saturday, September 25, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: 90% increase in slip fee !,

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Tuesday, September 28, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Another item of contention with the new ownership/management of the marina and their greed is the removal of the 3-foot grace over the slip size that was previously afforded to boaters. You paid the base price for a slip and there was a 3-foot grace (30-foot slip size) so a boater could place a 33-foot boat in that space. The DPHP, as a means to gain revenue, began with a base price of the slip and a price per foot over, up to the slip maximum length. Bad business in my opinion.

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Tuesday, October 5, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Exorbitant boat slip increases
The fact that since the new group has taken over, nothing in the docks has been fixed or replaced. The docks are falling apart, loose cleats, petty theft, bathrooms with poor or faulty lighting, and continual faulty gates for boat owners and their guests to enter or leave the parking lots. In short, why are the boat owners expected to pay for the renovation when there is no maintenance upkeep or safety practices currently in place? We were paying more than most harbors throughout Orange County before the increase, yet our dicks are falling apart. Boat owners should not be expected to foot the bill fir the entire Harbor Revitalization

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Saturday, October 9, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Ex boat owner and long time boating advocate

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: When a person makes public statements that they have spoken to most of the 2400 slip and wait list holders and that most did not feel the rate increase was out of line it is a LIE. When this person, Joe Uberoth, will lie about that he will lie about anything.

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Saturday, October 9, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

20+ yr slip renter forced to move because if price increase

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

A disgraceful episode in Orange County politics. Any rational person can just walk the docks and clearly see the Dana Point Marine Company is not capable of running a marina. A bank maybe, but not a marina. Marina operators care about boaters safety and generally enjoy their relationships with their customers. The infrastructure of the harbor has deteriorated more in the two years Bellwether Financial has been running the marina than in the previous 20 years I was berthed in the harbor. Their relationship with their customers is horrible. They are not respected. They are

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abrupt and arrogant. They spent a lot of money remodeling their offices instead of improving the marina. They outsource more than the do themselves laying off most of the staff. The company is a façade. Beautiful offices, lousy facilities and service for tenants The politicians that did this deal should be ashamed of themselves. They apparently value the money the County is getting from the developers more than the constituents and customers they were elected to serve. They misled boaters throughout this process. The plan has changed completely from what was presented to boaters. Allowing DPHP Carte Blanche pricing authority on county owned property was a huge mistake. It has really hurt boaters and the small businesses that line the harbor. It was never brought up or communicated to the harbor community during the public meetings. In fact we were led to believe we would not be looking at anywhere near these silly increases. Their defense of this very flawed "fair market" pricing shows us whose pocket they are in. Their selection of boutique Newport Beach marinas as the major component of comparison instead of using similar marinas like Long Beach, Oceanside, San Diego and San Pedro is absurd and offends our sense of fairness. Lisa Bartlett led this fiasco. She is termed out so will not have to feel the heat of the voters. She obviously has no empathy for the constituents she misled with her appearances at meetings where she expressed her love for the small quiet marina she grew up enjoying. Her expressed respect for the small boaters who had footed the bill for the marina for years was a lie. Her statement about how the County did not want to make Dana Point Harbor into another Newport Beach was obviously not true. Now she thumbs her nose at us. Her heir apparent [redacted] needs to speak up on behalf of the constituents harmed by this deal. If he doesn't he should not be elected. We need at least one politician who stands up for their constituents and not just the Profiteers who will make millions off the backs of the boaters and small businesses that want to stay in the harbor. All Orange County residents will be paying more for anything to do with the harbor. Parking, food and beverage, access everything will escalate as a result of this flawed deal.

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Saturday, October 9, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

Lisa.Bartlett@ocgov.com

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

We are just expressing, once again, our objection and dispute of the recent slip rate increases. They are unjust, untimely, and just shy of sinister given the fact that we already have had recent rate increases, yet not one single new dock has been installed. Paint on buildings in the retail area, retail signage, and wireless internet do not constitute

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this outrageous rate increase. They create an illusion of extensive improvements, when actually, not much has been done that wouldn't have been considered general maintenance, and is already covered within the existing rate structure. We feel we've been duped and ask our elected representatives to provide adequate oversite to DPHP that seems to just have been given free reign over all citizens.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I agree that we should contact Lisa Bartlett. However, slip renters and harbor users come from all over Orange County and this is a County owned facility. Let's make our voices heard in all five districts as well as the City of Dana Point. And where are the Dana Point Chamber of Commerce and the O.C. Business Council on this issue? If I need to upgrade my business I don't double my prices to finance it, I take out a loan (in this case a bond) and pay it off over a period of time. We should not be financing the "improvements " from current slip fee increases.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point; Embarcadero at Dana Point; DPHP - (Dana Point Harbor Partners); OC BOS (County Board of Supervisors); Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Lies reported to the Orange County register.
Ueberroth wrote that his team has talked to most of the 2,400 boat tenants and with many on the waitlist and that "the response of tenants has been supportive."
I challenge this and other misrepresentation/LIES In his report.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Please, run the Possessary interest tax by your attorney ,that boaters were paying . Tidelands trust says that money raised in the harbor must stay in the harbor. This should be mentioned in your dealings with the county. Might even send a letter off to the State Attorney's office.

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Tuesday, October 12, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: general

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: An obvious, yet simple question should be asked: Do the partners have the funding secured in order to proceed with the rebuild? Either they do or they don't, and the answer will reveal a lot of what is going on behind the scenes. Did covid skew their ROI? Who is their lender? Who are their private equity contributors?
One thing for sure is that Joe and Ralph sold a bill of goods to the merchants and slip renters that was completely misleading. I was duped, and shame on me for that. I should have known, but feel the partners knew how to pragmatically go about taking control of our harbor. I think we all anticipated rate hikes, but after some progress was made.... where is the consideration? The only thing I've witnessed are plywood fixes and new gates (gates designed to collect more revenue). Nothing feels right about what is going on here.
It feels like the partners are sole proprietors of the marina, both on the land side and on the docks. The general tone at the top is a take it or leave it approach. That might be fine when you have the financial horsepower of the like of Donald Bren or Tony Moiso.

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Can they at lease fix the dilapidated embarcadero sign? They conveniently added an increased launch fee placard but the whole sign is crooked.... shows a much bigger picture.

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Wednesday, October 13, 2021



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina, Kayak storage

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Recently I reported my 2nd Kayak stolen from the marina this past year and half. This one was locked using paid storage, the first was from my slip. My recent experience left me feeling the management of the marina have little interest in security or stewardship of the marina tenants. No report was written, no effort to search the marina, denial of other incidents (despite dock workers, OC Sheriff and Businesses in the marina reporting theft). In particular, I was disappointed to hear specifically that no attempt to install cameras is being made due to costs and timing of the build. Coincidentally, the OC Sheriff writing my report informed me their suggestions to the marina for cameras has "fallen on deaf ears". Management left me feeling they are defeated in attempting to secure the facility and literally asked "what would you do?"

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Thursday, October 14, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Why did our rates go up by over $100 per month this month. I find it astronomical and now plan on having to sell my boat as it's too costly for the 1-3 times we visit per month with all fees for gas maintenance and slip fees. My mechanic was able to fix our boat after mechaincal issues related to the battery and it wouldn't start for over a month. He said that the voltage at the marina was unstable causing the problem which eventually blew up our charger and damaged the batteries. This cost us over $1000 in repairs and over a month without the use of our boat. Prices are getting way too high and our favorite hobby is not worth continuing as the costs are just too high. Now we have to sell our boat which is a shame as we've been in the Marina since 2003. Whatever happed to being able to have fun without having to spend a fortune. I can't sustain all the rate increases over the years they're out of control.

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Thursday, October 14, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

It's not your harbor it's our harbor and the fiscal terrorists and miss guided elected servants who have taken it over need to back off
I waited 18 years for a slip in Dana POint Harbor. Now that I have a wonderful slip I'm told to move because some rich guy want;s my parking spot .They didn't have to wait ! They have more money than I. Slip renters lost half their parking used for friends and family and had to double their insurance that's expensive.
10-2017 is when I finally got a slip . I bought a boat to fit that slip .My rent has gone from 8400 annually to over 10000 at present and will double october first to over 20 thousand dollars annually .With no competing public or affordable harbors close by i'm doomed.I was mistaken to believe that somehow I and the slips and beaches in the harbor were protected being public owned and all.
I'm not allowed to rent or charter my vessel to offset rents because free markets and free public areas access are a

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thing of history in Orange county. Sold by Pat Batts, Lisa Bartlett and the California Coastal Commission to make wealthy people richer. State capitalism has changed the landscape of free markets and recreation in California while lessening opportunity and value to the tax paying public. This crony affair is brought on by a pre qualified bidding processes, fuzzy math and a failure to promote competition, Thew dividing projects up into manageable sizes and creating opportunity for the few if not the many. The statements that the county can't build affordably any more is a slide of hand that needs exposing and not a excuse for poor management by Bate's or others .

[redacted]

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Friday, October 15, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I am considering sending this to the Dana Point Times for inclusion in the Letters to the Editor section, do you think it could reflect negatively on our issue? Any comments?

[redacted]

Boat Owners Must Be Wealthy (title)
I can see why someone would think that, after all boats are expensive and costly to own, especially if they live in the water. We have had one for over 30 years kept in Dana Point Harbor. Currently it's an older sailboat, built in the late 70's and it cost about $25K. Our kids were raised on that boat, in the harbor and on the water in general. Now they dive, surf, sail, fish and just about anything else related to the ocean. In fact, as they got older we found it "necessary" to get a second boat, a small fishing and day boat that they primarily use now.
That didn't leave a lot of money for other activities so almost everything we did was related to using the boat. We even did some traveling on the sailboat when the kids were young. Back then you could sublease you slip while you were gone and it wouldn't cost anything to be out of it. Not like today, where you are still responsible for the payment and you may or may not get any additional money from a

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sublease. Today the marina gets paid twice if your slip is subleased, a good deal for them not so good for us.
I recently came across the old literature for the harbor showing $374 per month for our 30' slip, I believe that was around 2003. Today that same slip with our same boat in it cost over $900. Wow!
I am retired now and receive social security at under $1,600 per month. If our lives weren't totally built around boating and the harbor we could never justify keeping the boats. I honestly can't imagine not having the boat to go to. I do all my own work on it and enjoy that time very much.
I am not looking for any sympathy from anyone. I just want to let everyone know that just because someone has a boat, or god forbid two of them, it doesn't mean they have money to burn. I tell everyone I am "boat poor". I drive an old car bought for $6,500 many years ago, have never had a new car and probably never will. My choice.
It seems to me that the County may have made a serious mistake when they signed a 66 year agreement with the current harbor management group. If that group is allowed to increase rates by over 90% at one time without doing any significant work first where will this go in the future? The condition of repairs keeps getting worse but the price keeps going up. How about holding off on the huge slip rate increases to try and match Newport Beach rates until the docks are rebuilt like those in Newport. Or better yet, don't compare Dana to Newport at all. We are not Newport. In fact, I am told that in the early 2000's the harbor wanted to use Newport prices as the justification to raise Dana rates and the County said no, that it was not an appropriate comparison and subsequently didn't allow it. What has changed since then? Who is watching out for the regular folks who love the ocean and want to enjoy it, are willing to sacrifice to do so, but are definitely not wealthy?
Name Withheld

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Friday, October 15, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point; Embarcadero at Dana Point; DPHP - (Dana Point Harbor Partners); OC BOS (County Board of Supervisors); Harbor Patrol (Orange County Sheriff's Department); Marina Operators (Marina at Dana Point - Both Marina Basins); Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Nobody has seemed to care about all of the plastic buckets to keep the sea lions off of the crumbling docks. In which get sun ridden break off and go into our harbor and ocean turning into micro plastic. These plastic buckets should absolutely not be used period!

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Sunday, October 24, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Boaters Association and whoever should know.

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I did the ,Essential Survey, and put we are Not needing to sell our boat. However it's something we will need to do, sometime next year. We have a fixed income like many other boaters. Raising the rates has made being a boat owner in Dana point marina inaccessible. Our retirement dreams are shattered!!

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Monday, November 8, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat on Trailer - Other

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Overnight slips for trailer boaters being lease out. Per contract at Embarcadero 13 slips are supposed to be available. DPHP has leased out 3 of there slips for there financial gain. Now only 10 slips are available. Also unjust eviction on because I brought to the attention that trash cans were overflowing with trash and lack of maintaining grounds around Embarcadero trailer boat area.

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Tuesday, November 9, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: County Abuse

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Please, while you are at it -Bring up the illegal use of the POSSESSORY FEES that the country was charging..the boaters.. it show a pattern of abuse.
Thanks

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: c-dock is not in any shape to justify an increase in fees at this time. Are the other docks being maintained at a "premier spot" on the California coast in the same manner? That does not even mention amenities with dock merchants and hotels. 26% plus Increases are charged and warranted when something is delivered not promised.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: c-dock is not in any shape to justify increase in fees at this time. Are the other docks being maintained at a "premier spot" on the California coast in the same manner? That does not even mention amenities with dock merchants and hotels. 26% plus increases are charged and warranted when something is delivered not promised.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Any constructive media

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: See my comments in the recent boater survey. You have my permission to use any of the comments you may find useful.

Thank you for all your work on our behalf!

[redacted]

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Every other lawsuit involving the County and their developer friends has been moved to courts in San Diego to avoid any conflict of interest. (and the County has always lost!) Why is this lawsuit still in OC?
The marina manager, Kelly, certainly has a history of all rent increases

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Is legal counsel fighting for the boaters aware of the the "extra" onerous penalties imposed on those of us who are on end t es that are being charged the new 60" rate even though we are not a 60' boat. I have a [redacted] (33') and must be on the end or side but there are many other small boats that are just stuck there. If anything this situation should/could be canceled. I would not like to pay any slip fee increase but 30% is better than 96%. I will contribute more to the fund if and when I get a response to this email. I have written on this forum before but only once have I gotten a response. If I don't feel I am being heard why should contribute? As to security I also have had a kayak stolen out of the racks in the parking lot.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

It is currently a crime to access the "sandbar" area of the harbor (there are two county ordinances against it). I have written Lisa Bartlett about removing these ordinances but have not received a reply. This area is used extensively by harbor goers and fortunately the harbor patrol rarely enforces these ordinances. However, removing these restrictions would insure that a harbor tradition continues and would prevent a sudden shift in enforcement by the whim of the sheriff or a deputy.

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Tuesday, November 16, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

All the new increases and they have made our slips more vulnerable to theft they made the gates where you can open without a key from the inside But they they did not put anything on top of the gates to make it where you can not reach over and open I have seen several tall people reach over and open gate and other people put their feet on fence and reach over I contacted them and was pretty much told to bad they are not going to do anything about it East basin is now very easy for thieves

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Wednesday, November 24, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Please keep up the fight, this is outrageous what they are trying to pull. Their email this morning incensed me. The county should cancel their contract and buy it out for the good of the public. I saw this take place in Avalon when they issued [redacted] a permit to build a 3 story repair barge. After the fact they realized it was an eye sore and they made a mistake so they bought him by giving him cash and a 2M+ dollar mooring. They they put the contract back out for bid and he ended up getting it again. But this time they only let him have 2 a story repair barge which it looked like he put living quarters above. So he made out but the city got to make it right. This is the counties mistake by letting these scoundrels pull this. First off you should get a copy of the contract either through a freedom of information act request or a request for documents and see what wording is in there. If it says they can charge market rent then it is a matter of showing that they have skewed the market rent figure buy how they are calculating it. If the contract allowed this then the county should buy back the contract and make it right. Really the county needs to own up to what they have allowed to happen here. This is unconscionable. The contractor is now using our money to fund their law suit

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putting us as t a disadvantage. There is some precedent for this kind of behavior in the harbor. The ship yard tried to pull some shenanigans on their sublease tenant they had and that tenant took the shipyard to court and the judge said that he had never seen such behavior by a Landlord (actually harsher words that I am sure are of record, something about communist). Anyway this has happened is wrong maybe the judge can require that the disputed rent increase amount can be put in the hands of a receiver. Again please keep me Anonymous as I am worried about retaliation for voicing my opinion. This is why most of the marina appears to them to support them because people are afraid to speak out. Thanks keep up the good work.

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Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: As an additional point to consider pertaining to boater dissatisfaction of slip rental o crwases, you might wish [redacted] to the local yacht sales dealers to see if there has been a dramatic increase in sales listings over the past few months. I suspect the big driver here is new monthly increased boater costs is driving current boaters out of the market, forcing the sale of their boats.

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Thursday, November 25, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The recent letter from the DPHP/Marina Manager is a gut punch. We have been in the harbor for over 15 years and I have yet to find any fellow boaters who agree, understand or approve of the rate increase. For them to state "the vast majority of tenants have expressed understanding of the necessity of the rate increase and noted it's still one of the best deals around" and "show of support from our Orange County community excited about the revitalization and anxious to be a part of the Dana Point boater community" I believe is misleading and a blatant lie. It is just a matter of time that we, like many will be forced out of our slip and the

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harbor because of high costs and the dishonest greedy DPHP.

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Saturday, November 27, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: dpba

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: since when is it ethical for the defendants to contact the plaintiffs directly in order to influence them without going their respective legal representatives this is truly a breach of ethics and should be asked of the court to censure the party involved

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Saturday, November 27, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I talked with Sergio Prince Lisa Bartlett's assistant and he said that there were only 39 complaints to her office about the slip rent increase. Also that the vast majority of comments are that the majority are interested and welcome the improvements to the facilities in the near future! Seems like they are satisfied with DPHP.

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Sunday, November 28, 2021



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I whole hardily agree. Thanks for sharing that.

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Friday, December 3, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: tenants should know what they are getting for their massive rent increase. Basically kicked in the teeth.

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: On 12-3-21 at 5PM the west basin parking lot on the cove gate stopped working to let anyone out. It was only letting people in that would take a ticket and no one was getting out. The call button would not work and seemed to be broken. Multiple calls were place by some of the tenants to the Marina's answering service who said they would notify someone to come let people out and return calls. No one came or returned any calls. One lady had a hungry baby in her car screaming. So a half a dozen paying tenant and their cars were locked in the marina until almost 6PM trying to get home for dinner until a few of them took matters into their own hands and used tools to take off the arm of the gate and let everyone out.

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Friday, December 10, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Former slip renter forced out by rate increase

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

They way DPHP "solved" their problem with day boater parking once again shows the disdain DPHP and Orange County have for their customers. Without a monopoly given to DPHP by the County they would be a failed business. Only when you have a monopoly can you treat your customers this way. It's disgraceful. No one connected with this "deal" should be allowed to remain in office or in business.

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Friday, December 10, 2021



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: ALL

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: ALL

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

As you look into the boater parking lots striping, please consider the east island lot entrance before the Coast Guard station green area, which draws a crowd. It has one narrow way in with a tight left turn, and the same narrow way out with a tight right turn and another tight right onto the street. If more than three cars back up going in, as they do because the authorization system often doesn't work, cars back up on the main street. Likewise, going out only accommodates 2-3 cars and prevents those coming in from going left as the line backs up on the approach on both sides. Add to this the many people, including dogs and children, passing that entrance on bikes and on foot that habitually wind their way between stalled cars and you have a very serious problem on a fine summer day. Its hard to believe this system was permitted by the Fire Authority. I'd like to see it. Codes I've encountered require two exits.
A low lying waterfront lot exposed to the sea with a fast flowing channel with breakwater in heavy weather, is a potential flood zone in severe weather. It should of course have at least two exits in case of rapid flooding, gale winds, or fire. So, as there's an abandoned entrance and exit closer to the bridge already in place, why was that not made part of

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the new system? At no place do the planters dividing the street and lot allow for a car to jump it. I hope as you address other parking concerns you pursue this as well.
Willing neglect or lack of due diligence of safe boating infrastructure was also demonstrated in plans to construct guest docks at the bait dock; this would never be sanctioned by a qualified harbor engineer, and wasn't when the harbor was first constructed.
We see this tendency to negligence too in failing to prevent people jumping off the bridge and allowing personal small watercraft free rein in the harbor, where they constantly interfering with safe passage of tenant vessels to and from their slips. Personal injury lawsuits will charge the tenant boater as the non-burdened vessel under power, but in actual practice, they are the burdened vessel in overcrowded, windy, and/or strong current conditions in close proximity to unaware, unschooled, often novice users. If these users are allowed in the harbor, they must be restricted to far side, cordoned main channels, show proof of waterway knowledge and agree to not linger or block the gas dock, commercial docks, and slipway entrances so that tenant boaters have redress in a lawsuit. A day permit should be required, just as boaters are required to hold boater safety permits. If harbor mgt finds this too burdensome, these small craft should not be allowed in the harbor as they impinge on tenant leaseholder rights of safe passage and enjoyment of their slip and expose them to unfair injury lawsuits. Otherwise, tenants take the hit for the rental company and management.
And, as we all know, the new ramp security knobs are a joke, there's no patrolling, no enforcement of lease requirements for USCG inspections (I am the only one on three docks), vessel upkeep, and demonstrated ability to move a vessel under its own power, all of which are critical if the rusted dock pilings and decrepit walkways give way in a severe weather event. Does management carry adequate insurance for damaged vessels due to dock failure?
The evidence piles up that providing a safe, clean, well maintained harbor for local boaters is not this management's agenda.
Our vessels are not just free management eye candy to draw crowds that enable renting high priced commercial space. Most of us spend a lot of time and money maintaining our vessels, cleaning the docks. We support a large, local maintenance work force. Some of us make our living on the water. We promote and hand down to the next generation an appreciation of our ocean, our harbor, our local businesses, and the values and practices of seamanship.
Our harbor's draw is also due to a slip layout that allows the public to readily view and appreciate boats, unlike almost all other harbors, and I've seen nearly all of them on the Pacific coast. This, along with locally owned, unique harbor businesses, human scaled buildings, and abundant green space and walkways draws large crowds, especially families, year long. Despite neglect, its the pride of the Beach Cities. Planned massive hotels and chain retail, expanded parking lots, dog "parks," view obstructions, awkward slip orientations and walkways—well, just visit Long Beach. Notice the public disinterest. That's what we're getting in smaller scale.
As I understand it, this harbor was built by the Corps of Engineers for small local boats, pleasure and commercial,

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for good reason, funded by local tax payers for tax payers. Our govt officeholders have exploited and neglected it for decades and made a deal with the devil to get out of a mess they created. Who are they? Where's the money trail?
This developer is well known to many of us, but in studying the approved plans, it should be obvious that this is an ego project, a fly-in "gem" to demonstrate and promote dock sales worldwide. That's fine, but he's cheating boaters and forcing the closing of locally owned harbor businesses to do it. Our boats are free window dressing, to be changed out as needed, when needed, replaced by bigger, fancier, or newer boats outside the area. He'll have his candy, but it won't have flavor.
Thank you for your time.
Name Withheld

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Friday, December 10, 2021



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Dana PointBoaters Association
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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Thank you for trying to continue to make the Boat Parade a community event and not one dominated by the overlords. As a participant for over 15 years and a past winner of the DPBA award I was devastated when the overlords cut the parade from 2 weekends to one. I complained repeatedly to the partners about this being a bonehead move. It takes several days to put together a competitive entry and it's just not worth the time and effort for one weekend. And to have a parade on Sunday night is ridiculous. For those who work they don't get a weekend. I propose that next year the DPBA along with the yacht clubs and Merchants (since the overlords won't let them issue prizes either) organize our own parade, It's not about money or awards it's about celebrating the season with our friends and neighbors and appreciating what a beautiful harbor we have. As for this year we will be participating but we did not register with the overlords. Also, the rumor is that very few boats have registered and they overlords are asking people from Newport to come down and be in the parade. As much as I

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love the parade I hope this year is a massive failure.
regards
Name Witheld

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Thursday, February 3, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Exorbitant slip rates, lack of maintenance.
I am dismayed with the lack of awareness our local supervisors (in particular Lisa Barret) have of the situation at Dana Point small boat harbor. To allow a private entity control of a public facility with no oversight has resulted in a travesty of thievery perpetrated on the boaters of the harbor. The DPHP have raked in huge profits and milked the tenants while ignoring basic repairs and health concerns. Our harbor has been turned into a dump while access is being denied. As much as doubling slip rents during a pandemic with the highest rate of unemployment in our history is criminal. Ms. Barret shows no responsibility in this and stands at arms length watching it happen. In no other venue would this

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be allowed.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Lisa Bartlett, VOTE HER OUT!!! She is obviously either suffering from Dementia or is one corrupt individual. We slip renters are being raked over the coals! Again, VOTE HER OUT!

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The Slip rates are outrageous, the docks are NOT well maintained, and the sea lion poop is dangerous around the boat slips

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: As a former slip holder and one still on the wait list for a larger slip I am concerned about the departure, at least temporarily, of Bellingham Marine. Has the Harbor Partners addressed this and the implications for the completion of the harbor development. Are the slip rate increases warranted with the delay in development?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Slip renter here fir 20 yrs. Forced out by last increase

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Just like a politician They create a disaster and then try to spin it as a great accomplishment. Drive out good customers and constituents with ridiculous rents. Let the infrastructure decay without using the money collected to keep the harbor safe. Pawn the whole thing off on private developers that have only their profit in mind. Prices for everything including slips, food, hotels, parking. and retail go through the roof. Everyone loses except the developers. Public/private partnership? BS.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: P3 is not working. Slip rates increased and no revataluzation

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Friday, February 4, 2022



Boaters Liaison Submission Form

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Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Bartlett and board sold out the voters. The Airport, the Jails, the Sheriffs, the Parks are not under the control of a profit company. Why? Because all would cost 35% more to operate in order to provide the company and investors with profits.
The idea that a private company does it better is fantasy. They simply rape public assets. If rent increases are needed to provide funds to revitalize the harbor, why is DPHP needed at all?? They put up NO MONEY and took $3,000,000 in management fees. That's $193,000,000 over the 65 year lease. And that is for just management fees on the boat

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harbor alone! Throw in the shops, hotel and pay parking garage management fees and this number soars. Add in profits and it becomes a goldmine for DPHP. All of the fee revenue and profits generated from this public asset should be going to the taxpayers.
Some partnership- taxpayers give, DPHP gets rich.
Was the board conned once again (remember Citron, Merrill Lynch and bankruptcy)? Are they incompetent? Were palms greased??
We need the state involved, to take this assets back and operate it for the public good. Mass calls and letters to be state legislators for Dana Point and for the district boatowners live in. Let them know your vote will be determine by their action.

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Monday, February 7, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Have we noticed all the mail boxes at the dock gang ways , the harbor was developed as a affordable housing area a answer to mobile homes in our area ,this is also why there are fewer large slip being ! affordable was the issue

Did anyone notice that the pre bid pre qualified B_S was just a smoke screen for non compete bids for the supervisors extremely rich friends?

Indeed if the harbor had been broken up into more pieces we would have had competition instead totalitarian control and many more winners including boaters

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Monday, February 28, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I have been at the harbor over 8 years. Although I strongly disagree with the slip fees, I do like the new gate entrance and the new phone app for entrance to the restroom.

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Monday, February 28, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The way they measure the boat for charges is not how the state taxes the boat size of boat registered with the government
They measure no fixed items that overhang and not just what takes up space in the water like the feds do
Not fair and their increased rates are inflated by overhang so we pay several hundred dollars over what we paid before

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Tuesday, March 8, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

My wife and I just received our relocation letter from the Marina office. I am not sure why we are being required to relocate within 30 days of receipt of this letter when DPHP is in the process of having their original Lease amended because they are still attempting to procure the funds necessary to START the project.
We were all under the impression that DPHP were vetted by the Board of Supervisors and were financially equipped to undertake the entire project. With the pullout of Bellingham Marine and this desperate act to amend the original lease, why should anyone be required to leave their slip of choice.

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We have had our waterway slip for 32 years and had to wait to get it for an additional 14 years.
I'll be damned if we are going to voluntarily move to a slip of the Marina's choosing for 4 or 5 years to accommodate some vague deadline that DPHP has to adhere to or be out of compliance with their lease. We all know what will happen as soon as all of the vessels on C dock are moved. Construction or demolition will not begin for a multitude of reason and Dana Point's infamous sea lion population will have unobstructed access to over 130 slips on C Dock. This will undoubtedly curtail construction until the sea lion invasion is mitigated. Then what? Has any thought any through related to this fiasco?
Thank you for your time and hard work keeping us as informed as possible.
[redacted]

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Wednesday, March 9, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: lawyers

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I expect the over charges to be refunded „
The only reason the 40-50 slips only are being over charged is because the dphp plan to start a fleet for a arnb type leasing hotel B&B type thing and The wharf wishes for all charters and related business .
Extorsion is illegal and so is black mail witch the vessel RAMPAGE was subjected to.
Where is the state regarding monopoly cartel charges along with fraud and conspiracy to defraud .
Ive personally been subjected to black mail /fraud and larceny and strong arm extorsion in the harbor.
I believe a combing of archives should be conducted regarding rents but more so of news paper article's because if i recall right and the evidences of so many mail boxes the harbor slips were to be a adorable alternative to trailer parks ? Its a shame our DA is such a political penis

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Wednesday, March 9, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Please keep me Anonymous

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hi, That's outrageous.
Correct me if I am wrong but it appears that the so called survey was completed by Bellwether Financial Group who has a direct financial interest in the development. This conflict of interest goes against the principal of using an unbiased third party to determine fair market rental value in any transaction.
I propose that you higher three independent appraisal firms to determine the fair market rent for So Cal as of the date of the last rent rate increase (not as of now as that would take into account the unjust increase). This is called a rent survey to determine what the fair market rent was as of a specific point in time. The good thing is this is likely cheep and can be done by any real estate appraiser. They do rent surveys all the time. I would get three of them that address each slip size since the percentage of increase was not applied evenly to each slip size and each slip size has it's own rent rate.
I would send these to Lisa Bartlett along with a threat to start a recall petition if she does not stand up for the public on this.
As a real estate broker I can tell you that you need this

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documentation before anyone will believe you.
Please let me know if any questions and in the event that you can not do this as I am sure that your members would want this done and donate to pay for it. If you can't do this maybe the attorney can. Members can't do it directly for fear of retaliation. I can not understand how you could challenge the rent increase as unjust without this documentation. I also disagree that at the time of the rent increase that at least the larger slips were under rented as for value. I talked to at abut 10 marinas from Huntington Harbour to San Diego and they were and still are charging a similar or less rent then Dana Point was prior to the last 90% increase for larger slips.
Thanks for all of your help.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Suggest you send verified facts that contradict/correct any and all false statements made by the supervisors, real estate execs, etc to every official who was at the meeting. Very important not to let any inaccurate statement go unchallenged and corrected. Keep up the good work!

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Thursday, March 10, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: other

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: None

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Just a comment. I noted that Bartlett seems to be catching a lot of flack from DPBA...and certainly I'm not defending or supporting any politico. However I'd like to point out that when DPHP was competing for the harbor contract in 2019, Bartlett indicated she wanted to vote for another developer team not DPHP. What persuaded her to vote for DPHP was that 1. Dana Point Boaters Association sided with DPHP; 2. The other supervisors were all voting for the DPHP. I was at the meeting...just keeping the facts straight.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina | Wait-list | General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

OC BOS (County Board of Supervisors) | DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

A copy of my letter to OC supervisors

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Thursday, March 10, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

OC BOS (County Board of Supervisors)

Letter to supervisors

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Honorable supervisor ~
My name is [redacted] and I am a Dana Point resident and Dana Point harbor tenant for 25 years.
A hoax is being perpetrated on the harbor tenants by Dana Point harbor partners and apparently the OC supervisors as well. Specifically Ms. Bartlett who has quoted and recited incorrect information.
The rate increases were nefarious in that there was an increase by the county in 2018 then in 2020 under DPHP veiled as " right sizing". Again raised by DPHP in 2021. The latter (in my case) by 96%. Falsely justified by comparisons drawn from Newport Beach and Huntington Beach private harbors (many owned or controlled by principles of DPHP). DPHP won the bid for the harbor from Dana Point marina company with a promise that they were in a position to self

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fund the project. They have recently won approval to extend their time to seek financing.
DPHP won the bid with a promise to not raise slip rents until the project was completed. Their first increase of the amount paid for a slip was within 30 days of their approval guised as " right sizing" charging for a here to fore inclusion of a 10% overhang which is a common method of factoring slip rents in almost every public (and the majority of private) harbors in California.
The wait list is misleading and has been since the inception of the harbor. Those individuals of means (not average income residents of the neighboring areas) have placed themselves on the waitlist prophylacticly assuring themselves future access to the harbor and as rates climb they falsely " partner" with others (for a fee) to unscrupulous outsiders who circumvent the waitlist and " buy" their way around it. DPHP have made this practice easier by only requiring a 20% boat ownership by the slip holder. Since the inception of the harbor the county always required a 51% ownership by the slip renter.
Only the wealthy can afford this way of getting a slip in Dana Point.
DPHP won't " rent " slips currently, however they will " sublet" a slip. The fee for a subletted slip are double the recently increased price making some 4x the original slip price.
Again only the wealthiest boat owners can afford this. Most of these slips are not subletted from a slip holder but nefariously taken from the inventory of abandoned slips controlled by DPHP.
Ms. Bartlett's statements that more people are on the waitlist indicating that people are not abandoning their slips is false because of the nefarious " no slips to rent here" guise by DPHP holding slips but charging a premium if you can afford it.
Please ,honorable supervisor , don't be fooled by this ploy by DPHP to fleece the tenants who have supported the harbor since it's inception. And please check other supervisors who are spearheading these dirty practices and quoting inaccuracies and out and out falsehoods
My slip rate is now unaffordable at $3,000 per month (doubled) and without your intervention my 25 years as a loyal tenant will be canceled.
Respectfully,
[redacted]

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Thursday, March 10, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The rate increase was apparently ok with Lisa Bartlett. Does she have a boat ? Does she truly understand how big of an increase they raised . Did she support the recall of Gov Newsom ? Maybe we need to recall her . She obviously is in bed with the harbor lease partners. I personally have had 2 rate increases, due to the fact of the overage "overhang" charge.

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Monday, March 14, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Dana Point Boaters Association

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Depending on the results of the demure, I believe it is time to request a Grand Jury investigation into the contract, slip increases, work completed, financing, management, and operation of the harbor.
I also don't like the harbor's name change or that current shore tenants see to be having difficulty renewing leases. What is the intention? Making this harbor Newport South?
Thank you.

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Monday, March 21, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: What happened at hearing???

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Thursday, March 24, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Seasonal slip leasee.

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Who on the BOS is not helping/responsible for the current harbor problems. I need to know who to vote/not vote for next go around.

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Thursday, March 24, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I hope in the legal objections you emphasize the particularly onerous fee increase (96%, 60' rate) that was imposed on "end tie" slip renters even though a lot of those boats on end ties are not 60'. In my case only 33'.

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I can't believe how many 62' end ties are empty. They have NEVER been empty before. This tells you how far out of line the rate rate is. It is too high. Not only was the 90% increase too much for those that left but those on the waiting list too that will not pay that amount evidenced by the empty or under rented 62' slips.

Are you or the attorney getting an independent rent survey? The one that DPHP got was bias. If not can I order one in your name?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: former slip renter. now in Long Beach

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Good news that the lawsuit can go forward. As more time passes I have to believe that the OC Board of Supervisors will start to understand they chose the wrong partners for this project. it's like having a 2,000 unit apartment building where no one respects the landlord. The best outcome of all this would be to end the relationship with DPHP and start again. Nothing is getting done and few have any confidence in the DPHP. It's a bad situation that is getting worse. Although I left the harbor months ago as I could not afford to pay the big increase, I visited the harbor a couple of weeks ago and was amazed to find that nothing has been done. Docks are still unsafe and no improvements to any infra-structure. Time to fold the cards and start over.

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Friday, March 25, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: A HUGE THANK YOU for ALL the EFFORTS and LEGAL ACTION performed by DP Boat Assoc.!! You Guys Rock!

More donations made! Keep up the Good Work!!

Sympathetic Boat Owner last 30 years~!

Dana Point Boaters Association
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Friday, April 1, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

This isn't just about poor maintenance its about public wealth being stolen by shady politicians and businesses. Along with abuse by those who have become rulers of this little public owned harbor with their legal protection paid for by the abused. Taxation with no representation .

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Friday, April 1, 2022



Boaters Liaison Submission Form

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Stake in the harbor:

Boat in a Slip - West Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

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OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

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Friday, April 1, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: prior B2[redacted] slip renter

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hi [redacted]
I hope you can point my concern to the appropriate member of the Energy Commission.
The egregious slip fee increase action taken on Oct 1 2021, taken by the DP Partners operating the Marina is having a negative impact on CA air quality and wasting fuel.
Opposing the goals of the CA Energy commission.
Please note my correspondence to Mr. Winters legal council for the boaters association, letter to the OC Grand Jury.

To those parties who would like to put a Name and boat slip to the term Constructive Eviction:
What is the meaning of constructive eviction?
Occurs when a landlord does not physically or legally evict a tenant but takes actions that interfere with the tenant's use and enjoyment of the premises significantly.

[redacted] slip renter since 1984[redacted] Picture included.
Since I'm a retired senior, 74 years old, and turning 75 in September 2022; I'm financially unable to absorb a 45% slip fee increase from $508 to $738 / mo.

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I was forced to move my 30' sailboat to Shoreline Marina where I am charged $483 / mo. for my boat slip.
The fact that this slip is out of the County where I have resided since 1973 and is a fifteen-minute bike ride from my home [redacted] is ludicrous since I am trying to be energy and clean air efficient.
Below was my letter to the OC Grand Jury dated in Sept 2021
9/29/2021
Grand Jury can you act???
The slip ridiculous increase by the Marina at Dana Point starting 10/1/2021 TODAY is a Mafia Shakedown "Extortion" forced EVICTION of boat owners to leave Dana Point Harbor because Orange County leaders (or lack of leadership) provided no OVERSIGHT by county officials and allowed the Partners operating as The Marina at Dana Point to charge exorbitant slip fee increases.
I've been in slip [redacted] in Dana Point since Dec 1984
Where the average slip increase was less than 3% per year
On 6/21/2021 The Marina at Dana Point stated as of 10/1/2021 the slip rate for my boat would be increased 45% to $738 /mo. I paid 508.80 for [redacted] thru September 2021.
The Marina at DP claims this is market rate which is a false statement since my slip fee in Long Beach is now $483.30 considerably lower than the Marina at DP Oct rate of $738/ mo. rate.
The Board of Supervisors have provided no slip pricing oversite some boaters faced a 70% and 90% increase.
In the 50's my uncle had a fur business in NYC the Mafia want in. He closed his doors and moved to AZ. I don't see any difference in what the Harbor partners are doing to their slip tenants, if you can't pay these exorbitant fees get out.
Requested action
Those financial force out should be allowed to return at a fixed rate of $500 / mo. for 66 years (the period the county granted the partners a lease) unfortunate I will be dead long before the 66 years.
Lisa Bartlett 5th district supervisor should be asked to step down and never receive a campaign contribution from the partners or their affiliates for any political race since the partnership stand to make exorbitant profits over the next 66 years.
If possible, the Partnership behind the Marina at Dana Point should be charged with extortion.

Dana Point Boaters Association
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Friday, April 22, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

Former slip renter for 20 years driven out by huge rate increase

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Boaters Association

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I was somewhat optimistic to see that Pat Bates is running to replace Lisa Bartlett. Pat was the only government official to respond directly to my concerns about these unfair rent increases. I believe she is a boat owner. Perhaps if elected she can help lead the charge to correct the wrong that has been done

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Tuesday, May 17, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Regarding the financing of the project:

Have any Public funds been requested or applied for?

Is the project eligible for funding or grants from any State or Federal entity?

If not would it have been eligible for Public funding if the project was implemented by the County and not a Private entity?

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Saturday, June 25, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

Boat on trailer - Embarcadero

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

Embarcadero at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Marina Operators (Marina at Dana Point - Both Marina Basins)

Landside Operations (DPHP, OC PARKS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

We have had a boat at the harbor for over 20 years. When the new group took over they took out the hoist at Embarcadero. That was used by most boaters to get their boat in the water. We moved it into a slip. The bathrooms need remodeling, the docks are coming apart. There are people climbing over the gate. The rules are not enforced.

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We had a boat next to us that could not run leaking sewage into the water. And then they raise the rates with no improvements. Resturants are closing there is no where to park a boat trailer. It's a dying harbor.

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Tuesday, July 19, 2022

Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Running a small business out of the Marina... Little Skippers Snack Shack was given 30 day notice I have been going there for years a woman owned business and a hard worker she is employing and providing services to our beautiful harbor. Was voted the Best New Business in Dana Point. What a shame for us in the harbor, I have had a boat slip there since 1996 and I can't understand how the smart people involved in this have been hoodwinked into these changes. You will NOT be getting my vote again!

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Tuesday, July 19, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

It is our understanding that the rent increase simply brings the harbor rent comprobal with other OC marinas. There is no tie to harbor redevelopment.

As to financing, there is more than sufficient funds in the tidelands account earmarked for the harbor redevelopment.

It appears the Boaters Asscication is making-up problems where none exist. Of course no one likes a rent increase, but that we're now on a par with other marinas is appropriate and after 25-years of cheap slip rent was due.

Dana Point Boaters Association

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Wednesday, July 27, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: evidence of financing ? i find it odd any bank or invester would loan on the the marinia not knowing the income to be generated considering the law suit and all . but maybe the CCP or some other foreign bank
I doubt this extremely large and abusive company has more than 250 employees thus qualifying as a small business?
may i ask about micro businesses and a lack of competition in the marina

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Wednesday, August 10, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Good morning,
How can add my name to the class action law suite or am I already included. Im a slip renter at Dana west thank you
[redacted]

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Sunday, September 4, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I assume you noticed that we are getting more rent increases as the letter sent out to slip tenants yesterday stated that the new permanent slips will be metered for water and elect and this will be passed on to tenants. That was included in the rent before. Also the slip rates will be at market rates. As we know the landlord's position is that we are still 40% under market rate. Of course that is a lie. They used bogus sked statistics to determine market rate that are waited towards Newport Harbor rather then So Cal over all.

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Sunday, September 4, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Just received the latest update from the marina and am completely flabbergasted. Not only has the DPHP increased our monthly slip rates, but now with the latest construction news we will be assessed with the water and electricity uses with the new docks. Isn't the water and electricity included in the monthly rate? It should be, especially with the rates that us boat owners have to shoulder. Not only is the added cost of owning a boat in Dana Point harbor, but it also looks like they are going to be charging extra for any off boat storage as dock boxes are no longer going to be offered. Can the DPHP get any more greedy? I hate to ask that question, because of course they can. Next we will have to pay every-time we have to use the bathrooms or showers. Come on DPHP give us boaters a break!!

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Saturday, September 17, 2022

Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: no others; DPBA review only

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Just a few of many concerns regarding 'new harbor' layout and future slip assignments:
management hasn't seemed to work out or finalize (or publish) subtle conditions that can impact what size slip your (mine, and MOST boaters) boat will go in; right now we are 'allowed' -and charged for- a 3 ft overhang for our boats, but at various times in different messages, they have said we might get a 1ft overhang, or a 10% of slip size overhang, a 3 ft overhang, and (scary!) 'rightsizing' your slip size for your boat (as management deems)... this affects you in that your boat is in a 35 ft slip, but it overhangs by about 4 ft., ie will they make you move to a 40 ft slip? There are no intermediate sizes. One thing for sure, your new slip won't be here in the west cove. 35 ft slips across the way (island side) by the yacht club and for sure on the east half of the marina. 40 ft slips only in front of the restaurants on the east side...
I am waiting to hear what the final disposition will be on several fronts; will I still be allowed to be a live aboard on such a small boat (I have been grandfathered in for what, 15 years?) The 'rules' call for a minimum of 35 ft. boat, will they enforce the minimum now? I have been in this boat for

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maybe 12 years and it's wearing on me; can I 'keep' my seniority (only a 25 ft slip!) and buy a new boat the same size (LOA 28.6ft per harbor measurement), or because of the LOA, will I be forced to be 'rightsized' into a larger slip. If I have to go into a larger slip (rightsized!), where will will I be seniority wise? Will I even have a choice or will I be so low on the list I will be lucky to get anything? Will a slip be 'close' to the bathrooms/showers, or will the only open slips be waaayyy out at the end of the dock?
Another note, the final plans for the 'boater buildings' have not been shown, and management has not mentioned if they will have laundry facilities; the only drawings available are the (outdated) drawings that were submitted to the Coastal Commission, and they did not show laundry facilities, or any spot for 'boater storage' as Kelly teased in the last newsletter.

Dana Point Boaters Association
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Friday, September 23, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The recent slip rent increases are completely out of line. Worst yet is the fact that the latest harbor development plan is to provide no dock boxes (you can rent one at additional charge) and water and electricity will also be at additional charge. I don't know of another marina that does that. I have enjoyed the Dana Point harbor for 23 years. My friends and boating activities are there. I am being forced out of boating because of unrestricted rate increases.

Dana Point Boaters Association
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Saturday, September 24, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

What about how they determine seniority? It's by how long you've been in your current slip not how long you've been paying slip rent.
So say you have been in the harbor for 20 years but changed slips a year ago. You're seniority is now a year not 20.

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Sunday, September 25, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: for the general archive of negative comments regarding new harbor 'management'

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Good catch on the not so subtle (ummm, clumsy?) bald faced effort of harbor management to jimmy the slip sizes and mess with the slip numbers; when I saw the 'latest' layout, I felt something was amiss but couldn't lay my finger on the issue; I had fixated on a small section of the dock adjacent to the sailing center that is labeled 'not in the contract' (what???) figuring it was set aside for Cap'n Daves (and maybe it IS!)
not just a few slips, but serious numbers!
Who would own those 65'+ boats that would go into those 'new' extra allocations? Friends of the management family? Bartlett's donors? OC Supe's donor's? local big wigs?
Another note; we still have no definitive drawings/description/locations/schedule for the new 'boater buildings' (that MIGHT have a little bit of storage for the boaters-for extra charge of course!)
THANKS, and keep it up!

Dana Point Boaters Association
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Friday, September 30, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I have heard so many instances concerning the DPHP not complying with the terms of their lease agreement. Specifically, the new slip layout, their ability to secure financing, the basis of the last slip increase, etc. The latest blindsided increase is dock boxes. I have never visited any marina where dock boxes were not supplied as part of the slip rent.

Most importantly, where are the county supervisors on all these issues? I have not heard one iota of concern coming from any of them. Are they actually the oversight of everything that is going on?

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Friday, September 30, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Marina Operators (Marina at Dana Point - Both Marina Basins)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

What is the justification for the huge increases in the slip fees? How does the county of orange approve these increases who should be there to protect the rights of the boat owners? We are paying for increases that were justified to bring the cost of dockage in line with Newport Beach. There is no dockage in Orange County that is in poorer repair than Dana Point.

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Monday, October 10, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

Embarcadero at Dana Point (Embarcadero Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Landside Operations (DPHP, OC PARKS, OC BOS)

Waterside Operations (Marina Operations, OC Harbor Patrol)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I would like to know the person or persons who works for the county who is responsible for permitting the rent increases, the proposed utility charges and lack of dock boxes. That person or persons have never owned a boat. I

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have had boats in many marinas up and down the coast. I have always had access to a dock box, water and electrical service at no extra charge. The argument that storing varnish in a dock box is dangerous because boats could hit the box is absurd. I have never seen that happen. I also have never seen marina management have a complete power to raise rates without restriction or limit.

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Wednesday, October 19, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Regarding agenda item #14 at the Oct. 18th O.C. Board of Supervisors meeting, I was flabbergasted at the amount of concern of "harm" that might occur to DPHP if the motion was not passed to approve $328M in financing. What about the "harm" that has already been inflicted upon the boaters due to the outrageous slip fee increases? What about us? I would urge the OCBOS to consider us citizens and the risk of harm to those of us that have had to endure this situation since DPHP took control of the harbor. County Counsel, Leon Page, mentioned in the meeting that the Board "could take a public position that slip rates are too high." Well, I urge the OCBOS to do just that. Go on record and state it in writing, out loud, that the slip rate increases are too high, excessive, and not in the spirit of the original agreement. As Katrina Foley said...to renegotiate the rates. If this was a public golf course turned over to a private developer, and

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that developer raised green fees based on "market rates" that included exclusive private golf course, would the BOS just sit by and let that happen?

I doubt they would, so why stand by and let DPHP get away with this? When will this Board take some responsibility for its citizens and quit catering to the big developer. This DPHP situation has smelled like raw fish from day one, and it just keeps getting worse. Many thanks to Andrew Do and Katrina Foley for pushing back even though, in the end, DPHP will get its loan, continue onward, continue "harming" the citizens and boaters of the harbor.

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Wednesday, October 19, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

OC BOS (County Board of Supervisors)

Landside Operations (DPHP, OC PARKS, OC BOS)

Waterside Operations (Marina Operations, OC Harbor Patrol)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

RE:Wednesday, October 19, 2022
UPDATE ON AGENDA ITEM #14
ORANGE COUNTY BOARD OF SUPERVISORS MEETING

WOW , The Dana Point Harbor Developers have once again diminished Board of Supervisors to an inert role in determining what happens at the Harbor. Watch the video of the board meeting and ask yourself why is Bartlett is blindly supporting the developers over the Orange County residents. The wording in the Estoppel agreement will be unfavorable to the Orange County residents in the pending boat slip lawsuit, just watch for it.

Dana Point Boaters Association

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

Embarcadero at Dana Point (Embarcadero Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Landside Operations (DPHP, OC PARKS, OC BOS)

Waterside Operations (Marina Operations, OC Harbor Patrol)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Why is DPHP cutting things so tight financially? They're relaying on this loan or they will stop construction in 2 weeks? This is either very poor planning or a fabricated story to create a sense of urgency to press the Board for an

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approval. Either way, it's a business practice failure. If they're already having or creating these kind of issues, it makes you question their ability to complete the project. What is going to be the next major issue and how soon will it happen?
Supervisor Bartlett doesn't have her district's best interest in mind, she's on the take. You can see it in her demeanor/desperation, she is fighting big time for DPHP.
[redacted]

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Wednesday, October 19, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point (Marina Operator); DPHP - (Dana Point Harbor Partners); OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

What a ridiculous quote from County Executive Officer Frank Kim during most recent OC Board deliberation: "The County does not have the authority to dictate to the Partners the rate of the various slips or the manner and size of the various slips that exist in the harbor."

By making that statement, Frank Kim is acknowledging that DPHP does not have to comply with the Coastal Development Permit nor the Local Coastal Plan. Is Orange County actually admitting on video that there is no oversight of this $328 million dollar project?

WTH ??? is going on w this process???

Railroaded again. Some things never change. Feeling nautious??

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Thursday, October 20, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I continue to have concerns as to why DPHP has not been complying with the Coastal Development Permit and the Local Coastal Plan and why the majority of the Board of Supervisors continues to support DPHP their non-compliance.

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Thursday, October 20, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Good afternoon.
I am a [redacted] Captain by the USCG. I have a [redacted] vessel located in the harbor. I have been in communication with Kelly Rinderknecht on a regular basis for over two years on when I will be authorized to run fishing charters in Dana Point. I keep getting the same run around from Kelly R.
Per the Master Lease between the county and DPHP they have no authority to limit the number of private boat operators who wish to conduct business out of the harbor. In fact, per the lease Agreement section 3.3.1 the marina is to provide "Active public use" for those visiting and wishing to go fishing on a private charter. Currently there are only a few options for the service and target species I provide. Not only is DPHP restricting my ability to provide for my family, they are actively going against the Master Lease by not allowing me to do so.

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According to section 3.1.3 they are supposed to be providing anyone who wants to start a charter business the opportunity to do so. I see nothing in the Master Lease which gives DPHP the authority to "limit" the number of charter operators in the harbor. In fact, I'd suggest this goes against the County's benefit since they are supposed to receive 5% of the costs for the charter potentially losing thousands in additional payments the DPHP is supposed to provide and support business's within the Harbor monthly.
In closing or if I am addressing my concerns with the breach of contract between DPHP and the County to the wrong person / entity please provide me with the correct person's to contact.
Sincerely,
[redacted]

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Friday, October 21, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

We have been in the harbor for over 18 years and have many friends with slips. Quite a few have left or are looking for slips in other harbors since the rate increase. We will probably be doing the same since we are retired and on a fixed income.

I have yet to meet one person (besides the DPHP) who is happy and looking forward to this new DP Harbor that Mr. Ueberoff refers to. Not one. Please introduce me to them. I would love to hear their views. What a catastrophe this whole project is. What a destruction of a beautiful harbor.

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Friday, October 21, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

Boat in a slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Good morning,

How is it possible that DPHP can change approved Coastal Commission guidelines?

They have the authority and history of halting more powerful developers in the past. Are they not our most effective tool here or am I missing something?

Sincerely,

A Concerned 15 year slip-holder [redacted]

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Friday, October 21, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Don't want to say

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Landside Operations (DPHP, OC PARKS, OC BOS)

Waterside Operations (Marina Operations, OC Harbor Patrol)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

In the County Supervisor meeting, the Partners' attorney stated "a small number of boaters " is causing trouble. Wow

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: *

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point (Marina Operator)
- Embarcadero at Dana Point (Embarcadero Operator)
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Landside Operations (DPHP, OC PARKS, OC BOS)
- Waterside Operations (Marina Operations, OC Harbor Patrol)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

QUESTIONS FROM CONCERNED BOATERS:
I hope this was also sent to Supervisor Foley.

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Friday, October 21, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: end tie east cove

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners) DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Just read the latest email from DPBA with the "Questions". One thing not mentioned is the parking for the East Cove "big" boats. Looking at the layout those boaters will be walking hundreds of yards to get to there boats and have no dock box. Unsat.
I am one of the few catamarans in the harbor. My slip fee went up 96% because I am on end tie and have to be. The way it seems to me they justify this is because I am taking up a space that a 60' boat could be in. In the new layout I have been told I "will be" on one of the three new 31' end ties planned. All next to the bridge. So if those are only 31' and a 60' boat can't go there will my slip fee be reduced back to the 33' [redacted]? Or will I still have to pay a 60' rate? I know the answer to my question is probably not known but it seems unjustifiable to keep me at a 60' rate when I will be the only boat [redacted] on a 31' end tie? Can you please advise where we can see the latest layout online?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boater

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point (Marina Operator)
- Embarcadero at Dana Point (Embarcadero Operator)
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Harbor Patrol (Orange County Sheriff's Department)
- Landside Operations (DPHP, OC PARKS, OC BOS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Personally I say keep using and drive out investors and county morons

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Friday, October 21, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boater

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point (Marina Operator)
- Embarcadero at Dana Point (Embarcadero Operator)
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Harbor Patrol (Orange County Sheriff's Department)
- Landside Operations (DPHP, OC PARKS, OC BOS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Subject: Dockboxes
Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.
Dock boxes are a necessary part of the boater habitat/experience. There are items directly related to maintenance on a vessel and enjoyment of the harbor that boaters typically store in their dock boxes, e.g. boat soap, brushes, waxes, chamois, paper towels, towels, distilled water, boat covers, flotation devices, pumps for flotation devices, tools, vacuum cleaners, burgees, hats, etc.

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I have read the 2023 boaters guide to slips at Pacific Coast Marinas. Dock boxes are not just standard but considered desirable.
Why these developers have chosen to eliminate this customary and realistic amenity defies explanation.
If you, as a boater, have any influence over this (may I say silly or stupid) failure to provide a most basic amenity, please use it.
Thank you
[redacted]
==========
Good morning [redacted]
Thank you for taking the time to reach out to our office. We understand your concerns regarding the dock boxes. Your comments will be shared with the Supervisor and our staff.
Thank you.

Rosemary Contreras
Office Manager
Office of LISA A. BARTLETT
Supervisor, Fifth District
333 W Santa Ana Blvd.
Santa Ana, CA 92701
Office: (714) 834-3550

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

Embarcadero at Dana Point (Embarcadero Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Waterside Operations (Marina Operations, OC Harbor Patrol)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

After decades of higher than average slip rent rates why do the remaining boaters required to pay for the reconstruction of the marina. What happened to the extra property taxes for the slip, the property taxes for the boats in the harbor? Has the county completely relinquished ownership of the

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marina to a private organization because they have failed to responsibly budget for the reconstruction?

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boater

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Landside Operations (DPHP, OC PARKS, OC BOS)

Waterside Operations (Marina Operations, OC Harbor Patrol)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

RE: OC Board of Supervisors UPDATE ON AGENDA ITEM #14:

Thanks for the update and link to videos. Why not send a letter to Bank of the Ozarks disputing the validity of items within the estoppel that are incorrect or violate the Coastal Commission approval?

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Friday, October 21, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boater

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Landside Operations (DPHP, OC PARKS, OC BOS)

Waterside Operations (Marina Operations, OC Harbor Patrol)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Re: OC Board of Supervisors UPDATE ON AGENDA ITEM #14
Hi folks
Oversight is a rare commodity nowadays. We (California Sea Urchin Commission) with the help of Pacific Legal Foundation got to SCOTUS against USfWS. We were not heard.
Now we are at it again over ESA.
Here's the deal...
Agenda21/Sustainable Agenda is real and in action. Public Private Partnerships are rendering Gov inert. We are

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populating a new coalition to educate and disseminate on these actions. The big picture is philanthropic monopoly's. We have a CSUC meeting in a couple weeks wherein a vote on the go-ahead for this project will happen. I will be inviting boaters association. We have a nationwide network and are going after this agenda.
See these linked articles to understand the motivation behind this globalization effort...
https://archive.seattletimes.com/archive/?date=19980310&slug=2738823
https://www.barrons.com/articles/20-minutes-with-the-monterey-bay-aquariums-julie-packard-01554117364
Thank You and good job.
[redacted]

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Landside Operations (DPHP, OC PARKS, OC BOS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I just watched October 14th council meeting in regards to Agenda #14. I'm not a lawyer, I'm a 40 year resident of SJC and slip renter for the last 18 years. But even little me, just a resident, saw what a despicable show of "representing the people" you Supervisors showed except for Foley and Do who basically were bullied to sit down, shut up and go along. Bartlett, you have no shame, no conscience. Your kiss assing to the DPHP is so obvious but, you don't care. Your out of here, right? You disregarded procedure for your own interest and it's sickening to watch. Mr. Chafee and Mr. Wagner, shame on you. I realize it's a busy time and elections are brewing but, come on! You just gave the DPHP group a golden ticket to do whatever they want at us little guy's expense. Pathetic.

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Wednesday, October 26, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Where are the funds from the reserve fund for the Tideland trust?

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Wednesday, October 26, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: What other lenders have DPHP approached besides Bnk of Ozark for financing of harbor revitalization? Why are there no "back-up" financing lenders ready to "step-up" if B of Ozark pulls the plug? No ins companies, Large Comm'l lenders? What lender was used in Los Alamitos DPHP project? Were there other lenders in "back-up" position on that project? How did the lender on Los Alamitos project fare at conclusion? Were they "screwed-over" by DPHP/Ueberroth?

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Thursday, October 27, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point (Marina Operator)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Is the narrowing of the main channel safe? With the over use by SUP users can 2 large vessels pass easily in different directions? I think not.

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Thursday, October 27, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: attrorney

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: What about the possibility of boaters paying slip rents into an escrow type of account, and I really think that our best leverage is money. Once they are on the hook for some $300 million and with the political cover that they seem to have, our only recourse is rent. No rent, no repayment of the loan and now WE have leverage

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat on trailer - Embarcadero

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hello,

Thank you for all your on our behalf. I have few questions re. future plans for the Embarcadero , as my boat is stored there.

- Is there an increase planned? If so, by how much?

- Will there be trailer storage once the racks go up?

- How will we wash our boats since boats will now be lifted?

- What options will we have to do boat maintenance on premises?

Please feel free to email me.

Thank you so much,

[redacted]

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Thursday, October 27, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Landside Operations (DPHP, OC PARKS, OC BOS)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I am a regular visitor to both Dana Point and the Harbor, we have family members that live in both San Clemente and Dana Point that we visit regularly, and we are as well timeshare owners for over 30 years at Surf Side Inn off PCH that we vacation to every August. So Dana Point is really my home away from home. My questions I'm requesting to be forwarded and asked to the OC BOS in regards to destroying and corrupting the beloved Harbor go as follows:
Why can't the existing buildings just be renovated and refurbished on the inside and out, whilst keeping the same feel?
A handful of buildings have already had some renovation done over the years, The Marina Inn had its interior redone,

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Killer Dana Surf Shop had its interior renovated, the former Waterman's Harbor restaurant building was renovated inside and out, most buildings had their roofs redone around 2017, and all buildings were repainted in 2019. DWYC's building was renovated in 2012 when the interior and exterior was refreshed, new windows and doors, extended outdoor deck, framing, indoor and outdoor fireplaces, larger bar, and upgraded bathrooms and food service area. All while keeping the same charm of the building,
(Reference:
https://patch.com/california/sanjuancapistrano/dana-west-yacht-club-getting-a-facelift
)
and then as another example, outside the harbor and down PCH, there's the Seaside Inn hotel which is currently being renovated, but keeping the same charm and architectural character whilst being refreshed.
(Reference:
https://www.danapointtimes.com/capistrano-seaside-inn-2-0/
)
That's all that needs to be done to Dana Point Harbor buildings, just apply what was done to DWYC and what is being done to Seaside Inn to the remaining buildings, rebuilding into a strip mall is not needed, and clearly DPHP with the current design for the buildings looked at the Pacific City Mall in Huntington Beach and just want to copy and paste that and make it a "Dana Point" addition.
As for the docks, replace the docks reasonably and not illegally evicting boaters and hiking up slip prices. Just finish the docks, terminate the lease from the 3 developers, and get out of our city and harbor. Why on earth would the BOS give the keys over to private developers to also operate the Harbor when the Harbor is public property and county owned? They've already done enough damage by cutting down trees at the entrance off Golden Lantern and Dana Point Harbor Drive for no reason, as well as killing off quality family owned restaurants such as Harbor Grill and Waterman's Harbor. Not to mention all the illegal and shady activity they've done such as slicing the day boater parking lot in half back in late 2018 decreasing the number of day boater parking spots while using the other side for additional harbor visitor parking spots.
This slice they did is in the foot print of where the supposed "parking deck" would have been built which seems they found out can't be done due to the fill or something the harbor is built on not being able to handle the weight and would sink. Why wasn't this thought of before the trees were cut down, and what makes you think a two story strip mall can be built as well? Up until around last year, the slice was shrunk down and most day boater parking spots were given back to boaters that use the launch ramp.
(Reference:
https://danapointboaters.org/documents/dpba/blp/DP%20Launch%20Ramp%20Update%204.6.22_Redacted_Redacted.pdf;
)
The BOS should then just do what I suggested should be done, which should've been the plan from the start, that just goes to show how corrupt everything got since the past 2 decades, especially in this day and age. The harbor is a PUBLIC harbor, not a private harbor, why is there security walking around the harbor, and why would the BOS give a

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lease to these clowns? They come in and control freak the place acting like they own it. Nobody wants that including owners of restaurants and shops. Nobody wants big ugly blocky ultra modern architecture either, that doesn't belong in Dana Point nor in a costal city at that matter. This is not Los Angeles or Santa Monica, nor is this Pacific City Mall.

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Saturday, October 29, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a Slip - East Marina
- Human-powered craft (kayak, paddle board, etc.)
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)
- Tender on kayak rack

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point (Marina Operator)
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Landside Operations (DPHP, OC PARKS, OC BOS)
- Waterside Operations (Marina Operations, OC Harbor Patrol)
- General dock design

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: While driving over the bridge today, I saw that the dock

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fingers between slips are being installed. I was surprised at how narrow are! They appear to be maybe two feet wide, versus my current finger being three get wide. It's difficult enough now to navigate a dock cart between boats, and safely step around it while loading/ unloading items and supplies. With a dock cart completely filling up a narrower finger, I would likely need to step on and off my boat from the bow or beam. This can be inconvenient, and downright unsafe to haul my old body up the highest point of freeboard and then over lifelines and railings.

A narrower finger obviously means that boats are closer together. Mishaps occur regularly while docking a boat. Misjudging your final turn into the slip by just one second can put your pulpit over the finger. With boats being closer together, it's easy to envision many more incidents involving collision damage while docking.

I have witnessed several boat fires. It takes a bit of time for the fire's heat to set the next boat on fire. Being one foot closer to a burning boat could translate into many minutes of lost time to responding emergency teams, and increased likelihood of a chain reaction of boats catching fire.

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Sunday, October 30, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

No dock boxes for boaters!!!!! We are appalled to hear that Bellingham Marine is not planning to build dock boxes in the Marina docks renovations! We do not agree with Kelly's opinion that boaters just use them to store toxic, chemical supplies. We use ours to store hoses, spray nozzles for washing our boat, and for engine flushes. Storing our hoses and spray nozzles on the outside will only lead to the possibility that they will be stolen or even be used by others, and we'll be charged for the water usages. We also use our dock box to store soap, wash cloths, drying towels and deck chairs. Our sailboat is way too small to store these items on board! Dock boxes are essential to boaters! Our slip fees have increased over 26%, yet many of our existing amenities have been eliminated! We have visited many other marinas, and have never stayed in one that did not have dock boxes, even for guest slips! Joe Ueberroth of Bellingham Marine when rebuilding Long Beach Marina and

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other local marinas have always included dock boxes for their boaters. We strongly feel that this is yet just another of Joe Ueberroth's many cost saving measures and that frankly, he really doesn't give a hoot about the boaters who are paying higher slip fees to fund his over 300 million dollar project for the re-building of the marina and harbor!!!!!!! With no O.C. County's Supervisor (especially Lisa Bartlett since this is in her district!) oversight of this project, the boaters and the general public's needs will be ignored in Joe Ueberroth's quest for the mighty dollar!!!!!!! This is a perfect example of corporate greed and governmental corruption.

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Wednesday, November 9, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina | Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: i waited over 18 years for a boat space on two seperate wait lists one was the channel slip the other was 40 foot slip when my slip on the channel came up i bought a boat to fit that slip. At great expence after a income reducing illness im now being evicted from my slip and being flissed at the same time.A Pre funded and quified development my ear .The rich appear to have more rights than the rest ! the coastal commision and county supervisors need to be held accountable and undo this exclusive gold rush . If they need my lease they can buy it and the boat and LLC also . I WAS HERE FIRST

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629
Phone: (949) 485-5656
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Wednesday, November 9, 2022



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Whom ever you feel appropriate to address the problem.

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The bathroom floor below the Dana West yacht club is very slippery when wet. As well, there's a steep slope in front of the bathroom stalls. With those two combined caused my wife to slip and fall and hurt her back and hip (happened this summer).
We called the office, and the dock master was sent over. He sidestepped there was any problem or responsibility on their part. later that day, I spoke with Kelly, who seem to be certain the slippery floor problem would be addressed. However, recently in the adjacent men's restroom, I experienced a similar slippery floor, although I didn't fall. Question is have any other tenants slipped or fallen in the restrooms. Can we address this problem more seriously and formally so that this taken care of permanently. My worst fear is a serious possibly permanent injury.

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Thursday, November 17, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I have had a slip in the harbor for 9 years. The docks and restrooms need to be upgraded. The restaurants and other facilities should remain quaint and untouched. To much history to change. I like the new gate entry and the App entry to the restrooms. These changes do not support the massive increase in slip fees. Fees should be considered once the docks have been replaced. I do not think there is a marina in the world that do not provide a dock box! A statement made that dock boxes get damaged was made by someone who is not familiar with boating. Dock boxes do not get damaged. They are trying to make the harbor something that isn't. Should keep the quaint harbor atmosphere.

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Friday, December 2, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I am getting ready to move into my new slip in phase one. What can we do as a group to get them to provide dock boxes
on the slips. I do not know their reason for not providing them. With the high slip fees and now charging for water and electricity they should provide dock boxes. Is it possible to provide our own? There is no marine in the "WORLD" that does not provide dock boxes!

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Sunday, December 4, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: HOW CAN YOU HAVE A SLIP WITH NO DOCK BOX

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Sunday, December 4, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Regarding the boat parade we have been participating for 20 years. We love the harbor and the parade. We took our children to see it before we had a boat in the harbor. Since the rate increase we have participated but do not register. We believe it is wrong to attempt to win money that was stolen from our boating neighbors. Also, one weekend is not worth the effort to build decorations buy lights and spend days decorating the boat. We used to wait with anticipation for the theme announcement so we and our friends could think up decorations that we could create for the theme. We'd comb the internet for new types of lights that we could use and spend over a thousand $ on materials and lights. As well as put several days into creating decorations. We also built a rapport with all the vendors that supported the parade and every year we'd try to win one of the vendor prizes but now that the partners have shut the

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vendors out of the parade it's just not the same friendly event that it once was. It's very sad that the partners have chosen to play Scrooge instead of Santa.

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Sunday, December 4, 2022

Boaters Liaison Submission Form

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Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

Embarcadero at Dana Point (Embarcadero Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Landside Operations (DPHP, OC PARKS, OC BOS)

Waterside Operations (Marina Operations, OC Harbor Patrol)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Besides the rate increases the number of gates in and out have been reduced by 4. If the gate doesn't read your windshield code you could be locked in the parking lot after hours if there isn't someone in the office to monitor the

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gate. The process to get your friends in and out of the parking lot is time consuming and not necessary. I don't know of a marina that charges for parking nor locks your car in the lot if the gate doesn't read the code. Should I get locked in the lot after hours with an attendant I will feel justified to break the gate down to get out.

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Wednesday, December 7, 2022



Boaters Liaison Submission Form

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Stake in the harbor:

Boat in a Slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point (Marina Operator)

Embarcadero at Dana Point (Embarcadero Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

As I stated before the slip fee increase for the current condition of the marina is exorbitant and not justifiable. What they are trying to do to our harbor out of line and not right.

Also not providing dock boxes is absolutely ridiculous!

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Thursday, December 29, 2022



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: One of their excuses for not having dock boxes is they get hit by the boats. Well, one look at where the electrical/water pedestals are on the just about finished phase one docks on the west side of the bridge and you see the pedestals are in the same place as the dock boxes would be and just as likely to get hit. I think taking out a electrical pedestal is worse than a dock box.

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Thursday, December 29, 2022



Boaters Liaison Submission Form

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Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: It has been over a year since my slip fees increased from $1,700 a month to over $3,000. In that time one of the exits has been closed from the parking lot, the dock gates are now easily reached over and opened, the plywood hiding the cracked docks is splintered and dangerous, the lock on the dock restrooms has been vandalized but not repaired resulting in the homeless lining up for free showers, not one of the east island washing machines work, the parking lots are paid public lots not private and vendors like Aventura park hundreds of visitors cars for weddings, catering and even a church each Sunday playing loud music starting at 8 am and parking in the tenant marked slips. The landscape has been destroyed by the cutting of trees throughout the marina. Theft has never been so high and security so inept. I feel that I am absolutely stuck as I waited nine years to get a slip in Dana Point Harbor and now after a total of 25 years the rent has raised to a point where I can't afford to keep my

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boat here. The prices are nowhere near the prices of other harbors along our coast line . I can't wait another nine or 10 years at another harbor as I invested my time and money here however the developers have been given carte blanche to rape the tenant unreasonably raising his rent and giving him the least services. In what other venue would a 95% rent increase be allowed?

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Friday, December 30, 2022



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: The parking for boaters has been deleted and replaced by the hotel on the East Basin renovation plans. Where will boaters park and transport supplies from their vehicles? Did CCC approve this layout?

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Monday, January 2, 2023



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Greetings ~

Ordered and paid for a jacket months ago.
Any news on its arrival?

Thanks

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Sunday, January 29, 2023



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: We have been boat owners for thirty years in Dana Point. The quality and unsafe conditions on C-dock east cove, is unacceptable and unreasonable priced. My wife and I have both
tripped and fallen to the dock, luckily not seriously injured. Months ago we were told we would be relocated to the improved docks but now have been told by DPH management -" the move date will not be until late March, 2023. Rate increase was arbitrary
and quick but improvements are less than expected by us. NO
INDIVIDUAL DOCK BOXES-BAD IDEA.

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Friday, March 3, 2023



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Boat owners association

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I've repeatedly seen requests for donations and have participated accordingly however , other than to write letters, I've never seen requests for clerical help or other.
I feel the lack of participation by boaters could be mitigated if there were additional physical things they could do.
Fill out questionnaires
Call them directly to ask their level of desired participation.
Zoom chats
Harbor meetings (coffee chats)

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Thursday, March 23, 2023



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a Slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

Marina at Dana Point (Marina Operator)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I just heard about the planned lack of dock boxes. What boater would ever prefer not to have a dock box. Since it is recommended/required not to store anything on the dock, and not recommended to keep varnish, tools, and cleaning equipment clogging up the deck for safety, a dock box is a necessity. Not viable to plan to haul all equipment back to the car every time the boat requires cleaning or maintenance.

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Friday, March 24, 2023



Boaters Liaison Submission Form

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Stake in the harbor:

Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

Embarcadero at Dana Point (Embarcadero Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff's Department)

Landside Operations (DPHP, OC PARKS, OC BOS)

Waterside Operations (Marina Operations, OC Harbor Patrol)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The letter sent on the situation of the new docks was well written and to the point. I was assigned a new slip and was told we would move in January. It is almost April and not able to move as yet. I believe there is a bigger issue than the

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gates. I was informed this week that I have to vacate my current slip to a temporary slip due to the construction of phase 4. Someone should ask how they can start another phase when the ones already built cannot be occupied. I think there is a major problem in the marina. The county should put a halt on further construction until all issues can be resolved. My feeling is the Bellingham group has deceived the county and all boaters of the Marina. County please step in before more damage is done. There will be more new empty slips in the harbor than occupied slips. Thank You.

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Friday, March 24, 2023



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Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Respectfully have a question - the way I read the ground lease agreement, there are 3 defined Components (with a capital C) to the redevelopment - Commercial Core, Hotel, and Marina. Section 5.5.6, Evidence of Financing, states that before construction can commence on a Component, evidence of financing for that Component must be provided. The Marina Component is obviously underway. I believe the developer has provided evidence of funds being available for the first set (and I assume second set) of slips, but have they provided evidence of financing of the Marina Component? I don't see any provisions for partial evidence of funding for a Component. If this is in fact the case, it would seem to be a major deviation from what was agreed to in the ground lease.
As we all know, the slip rates were drastically increased. Is the developer funding slip construction on a cash & piece-meal basis as a result of all of the surplus cash from the millions of dollars in slip increases? Would the County and public approved of this approach had it been presented this

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way before the lease was signed? Any update, color or further details would be greatly appreciated. Thank you.

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Friday, March 24, 2023



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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

Family members have boats here.

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

In response to the opinion letter so elequintly written. I would have to agree that possibly there is no over site of this project and the builder is left to his own devices. It's unfortunate in today's climate that many people and companies are finding it difficult to obtain quality contractors for any project. And I see that is also the case for DPBA. I do believe that someone with construction experience get involved and have a serious honest discussion with your contractor and see what items can be corrected and what items may need to be rethought. Allow his professional opinion so that the best practices are performed. It is never wise to accept the status quo. You have to face issues dead on, lest they become much larger and too obnoxious to handle. I appreciate this writers thoughtfulness and conscious verbage as to not directly offend anyone. However, what he has to say is very relevant

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and I am hoping someone listens. Best of Luck to all involved. Never discount the best intensions of others.
Sincerely,
[redacted]

Dana Point Boaters Association
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Phone: (949) 485-5656
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Tuesday, April 25, 2023



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

Dana Point Boat Owners Asso

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following: Dana Point Boat Owners Asso Director

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: I hope this email finds you well. I wanted to follow up regarding my request for the rent survey that was promised to me. Unfortunately, I did not receive a copy of the survey and started to conduct my own research. I reached out to about 15 marinas from San Diego to Mission Bay and a couple north and found that the going rent rate for larger slips in Dana Point is substantially higher than in any of the other marinas that I contacted. The prices for 50' slips ranged from $950 to $1500 per month, with two outliers charging over $2000 per month.

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Wednesday, April 26, 2023



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: After watching the town hall meeting on 4/25, I had a question. Pardon me if I missed this being answered. What does the county do with the rental payments from DPHP? What's the budget for those funds?

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Thursday, April 27, 2023



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a Slip - East Marina
- Human-powered craft (kayak, paddle board, etc.)
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH

Share with the following:

- Marina at Dana Point (Marina Operator)
- Embarcadero at Dana Point (Embarcadero Operator)
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Harbor Patrol (Orange County Sheriff's Department)
- Landside Operations (DPHP, OC PARKS, OC BOS)
- Waterside Operations (Marina Operations, OC Harbor Patrol)
- OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Why was the DP Marina Operators allowed to raise slip fees in 2021 before any work was done to replace slips. Boaters are being charged with slips and facilities in need of repair or maintenance. It would have been easier to "swollow" the increase when boaters moved to their new slip!

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Thursday, April 27, 2023



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE RAISE MY ISSUE/QUESTION WITH

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- Waterside Operations (Marina Operations, OC Harbor Patrol)
- OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Wasn't sure if my first message was submitted. So I am resending it. Why were the slip fees increased in 2021? There had been no improvements to the docks or any facilities. Why couldn't the slip feed been implemented when boaters moved in to the new slips. It would have been easier to digest. It looks like the increase in fees at that time would make their bank balance look much bigger and give the look that the building of the new slips were used to finance project. It defiantly made there balance sheet look better.
I do not understand why the county would allow this. I had a boat in Newport Beach for over 15 years and have been in Dana Point for 10 years. To me Dana Point Harbor is a unique harbor. DP partners I trying to make the harbor something it is not. I don't believe anyone in South County wants t become Newport Beach. They old say goes if it ain't broke don't fix it! Just redo the docks!
Old man Dana would agree!

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Friday, May 12, 2023



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point (Marina Operator)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Thanks for the update. Look closely at the gate image you used and explain the following:
1. where are the handicapped parking spaces for this gate?
2.how does someone in a wheelchair access this gate from the parking lot?

THis is clearly a violation of the ADA requirements.

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Friday, May 12, 2023



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Greetings-
Thanks for all you're doing on our behalf. I am a regular contributor to the cause and back your work.
I just finished reading your latest email concerning the new dock cameras. While I am no fan of DPHP I also believe in only distributing accurate, factual, information to our members and boaters.
The concept, no matter who claimed it, that senior management at DPHP are monitoring those cameras is ludicrous on its face. No business is going to pay a senior employees to do what a minimum wage worker can do.
Does a senior management member have access to the feed? Probably?
Are they staring at the camera feeds 24/7/365? Absurd!
To use a statement by a worker to gin-up boaters is disingenuous and plants the seed of questioning the veracity of subsequent statements from DPBA.
As Joe Friday used to say on the show "Dragnet." "Just the facts."

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Monday, May 15, 2023



Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: Are the new hideous retrofit booth type dock gates permanent??
Please tell us this eyesore to an otherwise attractive docks.
If these are permanent, how will you provide proper sidewalk access adjacent to parking lots on the East basin?
Will those be properly designed gates in the east basin?
Where as the west basin will have these garbage gates?

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Monday, May 15, 2023



Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: attorney and county and public

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: It is interesting that the primary Financial statement does not mention the law suit and in fact states this which is a misrepresentation to the County, "Contingencies
The Company's operations are subject to a variety of state and local regulations. Failure to comply with one or more regulations could result in fines, restrictions on its operations, or losses of permits that could result in the Company ceasing operations; however, the Company believes that it is in compliance with applicable local and state regulations as of December 31, 2022.
The Company is subject to certain claims and complaints that arise during the ordinary course of business. The Company is not aware of any claims or complaints that would have a significant effect on the financial position or results of operations of the Company if disposed of unfavorably. "

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Friday, May 19, 2023



Boaters Liaison Submission Form

Dana PointBoaters Association
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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a Slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

OC Parks (Park Areas, Sailing Events Center)

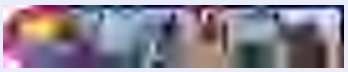
PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description: id like to stay where im at i waited 20 years for that slip no one should have the right to evict me from a public boat slip they can and sould change the lay out so i and others can stay

[redacted]

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Friday, May 19, 2023

Boaters Liaison Submission Form

Dana PointBoaters Association
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YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

OC BOS (County Board of Supervisors)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

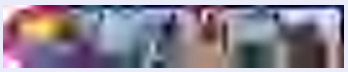
id like to stay where im at i waited 20 years for that slip no one should have the right to evict me from a public boat slip they can and sould change the lay out so i and others can stay

[redacted]

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Monday, May 22, 2023

Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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Remain anonymous?

YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Besides forcing the boatowners to pay for the harbor remodeling, and all of the amenities that a slip holder expects to receive for no extra cost, we have lost access to half of the entrances and exits. The quantity of

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electric openers could be relocated from the exits of the parking lots to the entrances that are currently blocked. A tire strip could be placed on the exits. The boatowners could have better access to the parking lots. The apparent reason for the meters is for the harbor partners to make money on parking at the expense of the boaters,

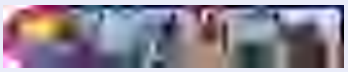
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Tuesday, May 23, 2023

Boaters Liaison Submission Form

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YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff"s Department)

Waterside Operations (Marina Operations, OC Harbor Patrol)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

My slip fees almost DOUBLED with almost NO advance notice & I'm now forced to sell my boat! But the new Management Company's Nazi-like stranglehold on it's current tenants has become well-known to all of the boat owners & even the general public. So I'm limited only to buyers who are able to REMOVE my boat from its current slip and I will probably be forced to "firesale" it! Repairs to my dock remain "on hold," and Security is non-existent. I just had my expensive kayak, bait tank & fishing equipment STOLEN, and clearly my boat has been boarded in my absence! The obvious exodus of loyal slip tenants will have a serious financial impact on the new management company, the County, and the Harbor itself. I hope our class action lawsuit will bankrupt the incompetent and corrupt groups who have created this total disaster. I'm forced to remain anonymous with this post for fear of "retribution" from the new management company, which a number of my fellow boaters who have filed complaints are now experiencing!

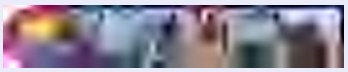
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Tuesday, May 23, 2023

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Stake in the harbor:

Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff"s Department)

Waterside Operations (Marina Operations, OC Harbor Patrol)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

My monthly slip fees almost DOUBLED WITHOUT ADEQUATE NOTICE, while the new management company is acting like a Gestapo in enforcing their new Rules and Regulations. My expensive Kayak, bait tank and fishing gear were STOLEN, and clearly some unauthorized people have boarded my boat in my absence. NO noticeable repairs have been done on my dock either. And I can't even SELL my boat because potential buyers would have to remove it out of my slip due to the Marina's outrageous policies. So my back is against the wall and I'm feeling both helpless and FURIOUS! The word is getting out to the boating (and general) public that DP Harbor is the WORST place to have a boat, and I predict the obvious exodus of current slip holders who have faithfully paid their monthly exorbitant fees over many years will ultimately cause major financial issues for the Marina. I hope our class action lawsuit will bankrupt these corrupt and incompetent so-called "businessmen and women!"

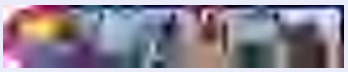
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Saturday, June 3, 2023

Boaters Liaison Submission Form

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Remain anonymous? YES

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Stake in the harbor:

- Boat in a slip - West Marina
- Human-powered craft (kayak, paddle board, etc.)
- Wait-list
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Have the DPBA submitted all the studies on the slip comparisons beyond just the Newport Beach ones that DPHP submitted? Early on in this process I saw many emails with charts and comparisons, so I'm curious why a judge would not think we have standing if those were submitted. They clearly show that what DPHP submitted was biased, and the ones DPBA had was fairer.

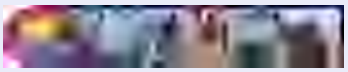
Dana Point Boaters Association

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Friday, June 9, 2023

Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

Remain anonymous?

NO

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - West Marina

2nd boat on same dock,F dock island side

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff"s Department)

Waterside Operations (Marina Operations, OC Harbor Patrol)

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PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Sea lion control. Why not move a couple sections of old dock out to just inside the breakwater and teach the sea lions that is their place. In order to teach them a small boat would be set up with a powered water nozzle and they would be chased away from anywhere but there. This would take several months I expect but once completed only occasional maintenance would likely be needed. I'm talking a day and night operation initially.
They are smart like dogs and just as trainable. Eventually you will have another tourist attraction for the harbor.

I have told this to everyone and no one thinks it's a bad idea? What's the problem!



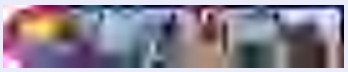
Dana Point Boaters Association

P.O. Box 461, Dana Point, CA 92629

Phone: (949) 485-5656

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Friday, June 9, 2023

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Remain anonymous?

YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

Embarcadero at Dana Point (Embarcadero Operator)

DPHP - (Dana Point Harbor Partners)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Sea lions have been on my dock finger many times. Sometimes they leave a calling card as large as a loaf of bread. I not only have to fight them off my dock but have to clean up the disgusting mess. These animals have to be removed and relocated by force to San Clemente Island. The do-gooders need to quit nursing the sick ones back to health and depositing them in Dana Point area. Use the money from the mammal rehab center and relocate them elsewhere.

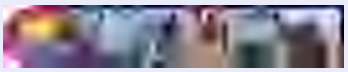
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Remain anonymous?

YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

Boat in a slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

seals

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Seals. A barge over by the entrance tucked in near the bait barge seems to make sense. This provides an obvious need for the seals to sun, gives us eye candy and keeps them off the docks.

the other is to put on the inside jetty a cement platform

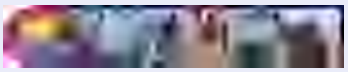
Dana Point Boaters Association

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Wednesday, July 5, 2023

Boaters Liaison Submission Form

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Remain anonymous? YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Former slip holder (40 years) now in Long Beach harbor

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Orange County Grand Jury

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

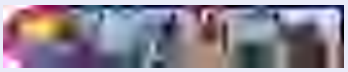
Description:

A prior Grand Jury raised serious issues with the Partners at D.P. Harbor. What are you doing to follow up on their findings and recommendations? Isn't it an appropriate investigative topic for the 2023 -2024 Grand Jury?

Dana Point Boaters Association
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Saturday, August 19, 2023

Boaters Liaison Submission Form

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Remain anonymous?

YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

The gestapo lease holder has now announced that any bait receivers (private) , are now banned. The commercial bait company however continues to operate. Do the sea lions know the difference ? No center cleats for a spring line etc. where does it end . No dock boxes for my boat covers when I leave my slip. In addition to raising my slip fees and measuring my boat , and charging me by the inch , over my actual size . Now I'm also going to be paying extra for water and power . What is next ? I'm afraid to ask.

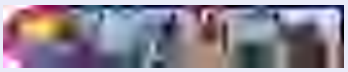
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Wednesday, September 13, 2023

Boaters Liaison Submission Form

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Remain anonymous?

YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Feel free to address these points with any individual or agency that would benefit our cause.

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

What is the criteria when determining “fair market rates”?
San Pedro (our previous home port) has beautiful grounds with attractive large 48” secure gates. The docks are large and safe with dock lockers. The restrooms are large and spa like with plenty of natural light from ceiling windows in large open beam ceilings. With all these high end amenities the slim fees are less.
Moving down here we felt like we have came to the ghetto. It’s ridiculous that all of the fees for the inconvenience and lack of decent amenities. We’re paying premium price for substandard accommodations.
That being said, is the criteria for the rates. Everything you’ve done here is made it less desirable and uglier to charge this more. Plus we have to enter the construction process in your pile driving I’ll still paying exurban rates for what we’re getting.

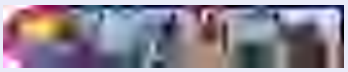
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Saturday, November 4, 2023

Boaters Liaison Submission Form

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Remain anonymous? NO

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Lawsuit

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

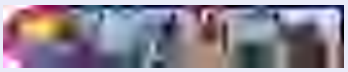
Description:

What is the likelihood we will prevail in the appeal?

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Friday, November 17, 2023

Boaters Liaison Submission Form

Dana PointBoaters Association
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YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

Wait-list

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

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Landside Operations (DPHP, OC PARKS, OC BOS)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I have asked this question several times and still have not received an answer. Is there a plan for a dog park with the revitalization plan by DPHP? This question was asked previously with regards to the excrement found consistently on the sidewalks, boardwalks, docks, and grassy areas, and that part of the question has been answered, albeit it appears the measures implemented have not made a significant improvement. So, dog park or not? Seems like it would make sense given the ongoing issues. Or perhaps designate a dog-walking area, but not the entire harbor, especially not next to the outdoor eating.

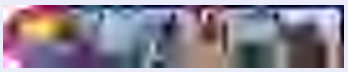
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Remain anonymous? YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a slip - East Marina
- Human-powered craft (kayak, paddle board, etc.)
- Wait-list
- General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPBA

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Looking at number 13 and the answers from Katie Foley for the boaters questions. It is obvious that she feels the rates are market rate.
I have personally written her three times and not received any acknowledgment for my letters in regards to the atrocious slip rates. Mine went from 1700 a month to 3400 a month

Is there any reason to think that she has any compassion for the boat owners position ?

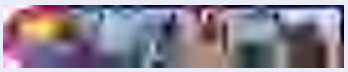
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Wednesday, December 20, 2023

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

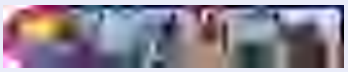
I just discovered that the new $10/month "meter monitoring fee" is only paid to tenants who came off of the wait list, not those who transferred from an old slip to a new slip. Unfair treatment to be sure, as we all get the same amenities...and I don't recall seeing a distinction in the SLA.

Dana Point Boaters Association

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Saturday, February 10, 2024

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Boat in a slip - West Marina

Human-powered craft (kayak, paddle board, etc.)

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

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Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

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PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Marina bathrooms are dangerous for slip and fall accidents. My wife had one around a year ago in the bathrooms below Dana West yacht club. When try the floors, feel tacky underfoot, which is awesome. However, when wet there are extremely slippery, there's a slope in that woman's restroom outside the stall door, where she slipped in injured, her hip took many weeks and treatments to fully recover. We reported to the Marina at DP office simply to inform. However there is still a serious issue. Recently I slipped in the men's restroom from the same cause. As well the cleaning solution remains on our tennis shoes and with a damp steep D-dock ramp during high tide I slipped but caught myself with out injury. We should hate to see the redevelopment of the marina hampered by additional lawsuits. No amount of money is worth an injury rehab and potentially permanent pain and suffering.
Theirs clearly no true concern or consideration for boaters from the Marina at DP. It's truly sad knowing in the past our marina management would have definitely seen this types of issues thru.

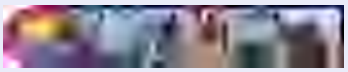
Dana Point Boaters Association

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Tuesday, March 5, 2024

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Remain anonymous? YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Slip Renter

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

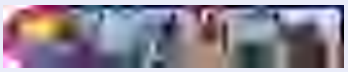
Description:

Hi The East Basin is a non boater design. Only 3 ramps for over approximately 600 boats. Going to have 3 drop stations to drop your stuff off and then drive to the high rise to park your ca, walk back to the high rise and pick your car up and drive back to the drop off ramps. How does that make it safe and time efficient to come down to use your boat for an afternoon or on a Fourth of July, Christmas parades, other holiday's. Can you imagine the added cost for boat mechanics, boat washers and bottom cleaners. Just the logistics' makes no sence for once a very easy to use Harbor. (East Basin)

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Monday, March 11, 2024

Boaters Liaison Submission Form

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Remain anonymous?

YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff"s Department)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Besides the illegal rate increases, the access to friends of the boaters is gone. There is a program for a single day permit but even after bringing my phone to the marina office for them to program and instruct me on the use, they could not make it work. Boater security is not the issue. The issue is providing a means for the marina company to make money on parking. There is no concern by the company to make the boater experience better.

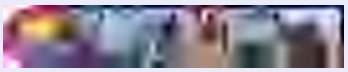
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Monday, March 11, 2024

Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

Remain anonymous?

NO

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat on trailer - Other

General Harbor Use (dining, shopping, walking, dog walker, jogger, etc.)

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

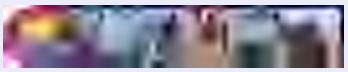
Please return the launch ramp parking spots in compliance with the law.

Dana Point Boaters Association
P.O. Box 461, Dana Point, CA 92629

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Wednesday, March 13, 2024

Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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Remain anonymous? YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a slip - West Marina | Trailer at Embarcadero

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: At this time only the boaters association

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hi, my boat is in a slip, and its trailer has been in dry storage at the Embarcadero for a few years. I get a discount on the trailer storage as long as my boat is in a slip.

I just learned today that due to the parking structure construction, my trailer needs to be relocated within 30 days. The were kind (?) enough to offer a referral to another space outside the harbor at more than triple the rate I'm paying now.

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Is all of this legit, especially with that short time frame in which to relocate?

Thanks

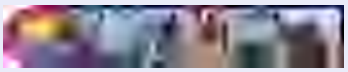
Dana Point Boaters Association

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Wednesday, March 20, 2024

Boaters Liaison Submission Form

Dana PointBoaters Association
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Remain anonymous?

YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat on trailer - Other

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Embarcadero at Dana Point (Embarcadero Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Landside Operations (DPHP, OC PARKS, OC BOS)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

All of the tenants in the dry storage area just received a rent adjustment letter. I don't mind a reasonable adjustment but, a 50% increase in one fell swoop? I just don't see how this is justified. DPHP is a greedy, uncaring outfit. I hope the Orange County Board of Supervisors has a bail out clause with these crooks.

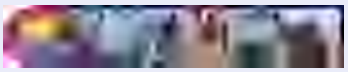
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Friday, April 26, 2024

Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

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Remain anonymous? YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: See below

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

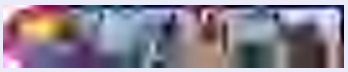
Just interesting that the statement dates to be on the 26th of the month and rent due on the first. Even much shorter than this trend on shortening the billing cycle on credit cards. Seems to encourage late fees. I asked and was told that rent is due even without a statement, that is just a courtesy. The problem will be with the plan now to charge for utilities and things so the total charge cannot be known in advance.

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Friday, April 26, 2024

Boaters Liaison Submission Form

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Remain anonymous?

YES

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

Waterside Operations (Marina Operations, OC Harbor Patrol)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The moment I saw that work started on the parking structure I knew a slip rate increase was imminent. Obviously DPHP does not have the financial means nor financing in place for this project so the financial burden has once again been put on the sliprenters.

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Friday, April 26, 2024

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Former slip renter until the County sold us out to pirates.

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

So frustrating to read these updates on what Mr. Uberoth and DPHP is doing to the harbor. I went to many of the meetings and listened to Lisa Bartlett tell us how OC would not allow DPHP to turn us into another Newport Beach Harbor with exorbitant slip fees. She told us how she grew up in DP and the vision was to upgrade the facility because the boaters who had been paying for so long without any improvements deserved it. The once friendly small harbor has turned into a money grab for a few elites. Glad I bailed out when I did. In my opinion the board of supervisors are not honest people if they let DPHP get away with this.

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Friday, April 26, 2024

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

- Boat in a slip - East Marina
- Boat in a slip - West Marina
- Wait-list

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

- Marina at Dana Point (Marina Operator)
- DPHP - (Dana Point Harbor Partners)
- OC BOS (County Board of Supervisors)
- Waterside Operations (Marina Operations, OC Harbor Patrol)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Hi,

Just a quick thought on boat slip fee arguments.

While I like the argument of the public trust doctrine and the language "benefit of the people of California", there actually seems to be a logical inconsistency with the way the residency data is presented by the Marina.

The actual test of whether or not Dana Point slips are overpriced is not reviewing where the current Tenants reside but is rather reviewing if any Tenants in Oceanside, San Diego, and Long Beach reside in Orange County. For instance, if it could be shown that some percentage of Oceanside Tenants actually live in South Orange County, that would be evidence that rates are too high in Dana Point, resulting in economic displacement of local boaters. The fact that no one is traveling from Oceanside to have their boat in Dana Point is evidence that rates are high, not that rates are low.

Just food for thought.

Dana Point Boaters Association

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Friday, April 26, 2024

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: Marina at Dana Point (Marina Operator)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

We're a middle-class family that enjoys boating. I've been on boats for over 45 years. Currently, we lease a 45-foot slip in Dana Point. While the monthly fees are steep, we manage to budget for them among our family expenses. Although I must admit, it's very difficult with kids in college.

However, if you continue to raise the slip fees according to your proposed 5-year plan, I'll likely be priced out of boating altogether and forced to sell my boat. This essentially excludes the middle class from enjoying boating. It feels like nothing but greed! Only the wealthy will afford boat slips, which isn't fair. Last I checked, you don't own the Pacific Ocean.

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I'm deeply disappointed that you'd push out the middle class, especially considering you've already alienated those who can't afford the current prices.

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Friday, April 26, 2024

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

DPHP - (Dana Point Harbor Partners)

Supervisor Foley

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The waiting list of 2000 people is not a realistic number. About 3 years ago I had my eye on an end tie as I knew the tenant at that time had sold his boat. When I went to the marina office I was told that there were more than 50 people ahead of me for that size end tie. I put my name on the list anyway as I was ready to move in. I received a call 3 days later that I could have that slip. The marina had called all the people ahead of me and nobody was ready (didnt have a boat yet, bought an RV instead, daughter got married and can't

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afford a boat now etc....)
By that metric you can divide that number of 2000 by 50 and you have 100 serious potential tenants. I challenge DPHP to call the 100 first people on that list and tell them they can possibly have a slip in a couple of months, just as a test. I guarantee they wont have more than 5 people that will take them up on that!!! That will give us a realistic number of what the size of the waiting list really is.

Dana Point Boaters Association

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Sunday, April 28, 2024

Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

I am a live aboard and pay $700.00 a month live aboard fee (40%) white the new rate increase it will go to over $800.00 I live alone on a [redacted] my stove is propane could you get them to explain how I am using $700.00 of water and electricity per month I would be happy to put a meter on the water and electricity and pay for what I use otherwise I consider this to be just gouging me because they can this would be criminal if a land lord did this to a renter of an apartment thanks would appreciate your feed back

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Tuesday, April 30, 2024

Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - West Marina

2nd boat in West Basin

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

DPHP (and the County of Orange) hit us over the head with the previous massive increase in slip fees. Many boat owners concluded they could no longer afford to keep a boat in Dana Point and have left. After reviewing the 5-year plan for rate increases, I too must face the reality that I will no longer be able to afford a boat in this harbor. Allowing rate increases that tie to average CPI seems reasonable. Allowing annual increases in excess of 10% is not. This harbor is a public-owned recreational resource that should remain

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affordable to OC residents! Unless there is some sanity applied to limit these outrageous increases, I too will need sell my boat and say goodbye to this special place.

Dana Point Boaters Association

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Tuesday, April 30, 2024

Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: former slip holder for over 15 years until forced out by wicked slip rent increase

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Well, it's pretty disingenuous to say that the county didn't have regular slip fee increases and kept rates at artificially low rates. Dana Point Harbor rates were always higher or at least in line with the rates in Alamitos Bay, Hunting Harbor, Oceanside, Shoreline and most San Diego Marinas. They were of course lower than the rip off rates of the private marinas in Newport Beach. It's untruthful to say they were "artificially low". Anyone who reviews the historical slip fees in Dana Point Marina will clearly see they went up on a regular basis so it is untruthful to say they didn't. I think my slip fee was around $330/ month when I first started and ended up being$630 when I was forced out by DPHP raising the rate to $830. Supervisor Foely should live a proper life and not fabricate information to support the pirates who currently run the harbor.

Dana Point Boaters Association

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Friday, May 10, 2024

Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - West Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

Embarcadero at Dana Point (Embarcadero Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Waterside Operations (Marina Operations, OC Harbor Patrol)

OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

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Description:

Why is the county allowing Dana point Harbor partners to destroy our marina? The docks Definitely needed improvement. The rest of the Harbor should remain a small quaint atmosphere. We are not Newport Beach. I spent 15 years there because of the outrageous great charge and things that they did. Please don't let them destroy our Harbor.

Dana Point Boaters Association

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Thursday, May 30, 2024

Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor: Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following: DPHP - (Dana Point Harbor Partners)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Hello,

I have not chimed in for some time now due to the many legal referenced MOU's I sent to OC legislators outlining (before it happened) what did, has an will keep happening since the Tidelands Trust Act has been ignored and the harbor given to a 3rd party actually, a 4th party when the original assignments was from the #1 State to #2 OC County to #3 a manager/Parks and Rec. to now a private developer.

I suggest as I have always suggested is to send the complaints to the State legislators and or the Coastal Commission. The Tidelands Trust is very clear,, and the other aspect is where it the Tidelands Trust Act funds that were appropriated for the task of maintaining the harbor.

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It is useless to deal with the OC legislation since Bellingham (in my opinion from a Developers perspective) is in bed with them, They, Bellingham, just took over a large portion, if not all of Newport Harbor. JUST HAPPENED!!! The disregard for the slip holders there, are now experiencing the same tactics we are dealing with. NO REPRESENTATION.

This is about revenue;;; OC property tax;;; and not considering the owners of the Tidelands Trust Act THE USERS OF THE HARBOR. We are the real trusties and we should do some FOYA requests to see behind the scenes. Bellingham followed the Newport Harbor Master to Dana Point/OC where she is now, I believe. I entered the search for that position she now occupies,, and the effort revealed much of how Dana Point is now to become a sister harbor to New port Harbor.

They know the higher the slip rate is equal to the ones who will move out, bringing in a selection process, by Bellingham, of higher valued vessels to raise property tax revenue.

Just my bloviating!!

[redacted]

[redacted]

Dana Point Boaters Association

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Monday, June 3, 2024

Boaters Liaison Submission Form

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PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Boat in a slip - East Marina

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

Marina at Dana Point (Marina Operator)

Embarcadero at Dana Point (Embarcadero Operator)

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

Harbor Patrol (Orange County Sheriff"s Department)

Landside Operations (DPHP, OC PARKS, OC BOS)

Waterside Operations (Marina Operations, OC Harbor Patrol)

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OC Parks (Park Areas, Sailing Events Center)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

The boats in the marina are the reason for hotels and restaurants. The slip rental has nearly doubled in the last few years. This excessive rent has caused me to seriously consider relocating to a different marina. I have had a boat in Dana Point for 25 years. I have a circle of friends that I cannot relocate as well as adjacency to my home.
The access gates have been cut in half and the new programs for parking access don't work on my phone. Restaurants have left and yacht clubs are struggling. There is no way that I want to see new hotels built or considered until slip rents are first addressed.

Dana Point Boaters Association

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Tuesday, June 4, 2024

Boaters Liaison Submission Form

Dana PointBoaters Association
Boater Liaison Submission Form

Please use the form below to submit your issue, question, or suggestion for your DPBA to bring to the attention of the appropriate Dana Point Harbor agencies. Your issues, questions, and suggestions will be raised during DPBA's boater liaison meetings with the various agencies. Responses to submissions will be shared directly with the submitter; issues with value to the larger Dana Point boater community may be posted on our website (*without your identifying information*).

Remain anonymous? Your identifying information will not be raised. The responding agency will not respond to you directly; however, DPBA will contact you with their response.

PLEASE DESCRIBE YOUR STAKE IN THE HARBOR:

Stake in the harbor:

Letter To Supverisor

PLEASE RAISE MY ISSUE/QUESTION WITH:

Share with the following:

DPHP - (Dana Point Harbor Partners)

OC BOS (County Board of Supervisors)

PLEASE DESCRIBE THE ISSUE/QUESTION YOU WOULD LIKE ADDRESSED OR ANSWERED:

Description:

Anonymous Laguna Niguel Resident/Dana Point Slip Tenant/
Member of Dana Point Boaters Association.
(I am remaining anonymous because I'm afraid of reprisals and retaliation for speaking out as are most Dana Point slip Tenants. This in itself is disgusting to have to live in fear of retaliation for speaking out about misuse of public property.)
Laguna Niguel, CA 92677

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May 24, 2024

Supervisor Kathrina Foley
400 W. Civid Center Dr.,
Santa Ana, CA 92701

Dear Supervisor Katrina Foley,

I hold the County responsible for allowing Harbor Partners to take advantage of the public boaters that were renting or are renting slips in Dana Point. The on going rent increases of more than I 00% in last few years for the larger slips with promise to increase another 100% in next 5 years is outrageous. You should be ashamed of yourself for allowing this to happen on your watch.

Long term tenants such as myself are forced to pay unconscionable slip rents or move our boats to San Diego or north of Long Beach. Dana Point harbor was completed and dedicated on July 31, 1971. It filled a void om OC allowing the general public access to boating facilities. Huntington Harbour was mostly for private homes and Newport was out of reach for the average general public do to it having the some of the most expensive waterfront real estate in the country. Dana Point was Orange Counties public access for boating. I say was. It is no longer do to the profiteering of one private company. The Harbor Partners and it's affiliates.

Allowing Harbor Partners to jack up the rent justifying doing so by using Newport Beach slip rents for comparibles is ridiculous. Newport Beach has one of the most expensive bay front property priced in the country. Using it for slip rent comparable as opposed to the rest of the southern California marina's is purposefully misleading and outrageous. Why do you think that appraisals are not done by borrowers? Because of the conflict of interest. What the County has allowed it's contractor Harbor Partners to do is supply their own rent survey. Of course it is skewed.

The burden that this has placed on all Dana Point Harbor slip tenants as a result is a financial hardship. It has required historic tenants to pay the outrageous rent or move and have to drive an hour each way to get a slip at the prevailing going rate (which Dana Point was prior to the Harbor Partners taking over the management of the harbor). Dana Point Harbor Partners has engaged in price gouging with the County standing buy and allowing it to happen and even enabling them. There has always been a waiting list for slips in So Ca especially the larger ones. People have waited for a good part of their life on waiting lists to get one. Now Dana Point Harbor Partners is taking advantage of that situation and is privately profiting from price gouging of limited public resources. Notice how they have increased the rent rate of the larger slips at a much higher percentage than the smaller slips. That is because there is a longer waiting list for larger slips. The County has allowed them to justify their actions by accepting their own self serving survey skewed by using Newport beach slip rents as the comps. Newport Beach is an outlier on the coast for slip rents not the norm.

Bottom line is that the County has allowed a private company to come in and mismanage Dan Point Harbor who has in effect privatized the operation with profit to them a private entity as the guiding goal on the backs of the tenants by hording public resources making them more scarce as they take slips out of use for the project and providing a misleading self serving skewed rent survey. It is really unconscionable what the County has enabled and allowed the Harbor partners to do. Look at the class action suit. Does this not raise a red flag that it was filed. Well it should. With all the money the Harbor Partners are raising from the rent increases they funded a better legal defense than the non or barely funded class action case that got dismissed on a technicality.

I understand that improving the Harbor is the big goal for the County and the City but financing it on the backs of the harbor tenants regardless of the personal financial hardship caused to the tenants is short sighted and a breach of the public trust. The County turning a blind eye with the ends justify the means is appalling.

I implore you to rain in your contractor the Harbor Partners with regard to these unconscionable rent increases. The ends don't justify the means. Obtain an independent rent survey using all of Southern California EXCLUDING Newport beach which is an outlier. Or only give Newport Beach the weight that an outlier should be given. Normally in a rent survey you would throw out the highest and lowest comps.

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Rents should be rolled back to the prevailing fair market slip rate for Southern California and refunds given for over charge/over payment for access to this public property.

The County property public resources should not be used for price gouging scheme to profit a private entity. It should have equal access to benefit the public not just for the rich. Somewhere along the line the County of Orange in it's quest to improve the Dana Point Harbor has lost it's moral compass.

Sincerely,

Anonymous Laguna resident/ Dana Point Harbor Slip Tenant
CC: Dana Point Boaters Association

Dana Point Boaters Association

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Liaison Program ~ Copyright 2023

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