



County of Orange

County Executive Office

July 12, 2021

VIA EMAIL

Anne Eubanks
DPBA President
anneeubanks@gmail.com

RE: Dana Point Harbor Slip Rates; Records Request

Ms. Eubanks,

The County of Orange ("County") is in receipt of your letter dated July 5, 2021 addressed to Supervisor Lisa Bartlett regarding the slip rate increase at Dana Point Harbor ("Harbor"). As you are aware, the County is the owner of the Harbor pursuant to a Tidelands Grant from the State of California which requires that the property be used "for the establishment, improvement and conduct of a harbor, and for the construction, maintenance and operation thereon of wharves, docks, piers, slips, quays and other utilities, structures, facilities and appliances necessary or convenient for the promotion and accommodation of commerce and navigation, and for recreational use, public park, parking, highway, playground, and business incidental thereto[.]"

The County has in turn leased the majority of the Harbor, including the marina areas, to Dana Point Harbor Partners pursuant to leases, dated October 28, 2018 ("Leases"). As you correctly pointed out in your prior letter, dated June 25, 2021, the Leases require that DPHP pricing be "market rate." The attached letter provides the information from DPHP establishing that the proposed rates are within market. The DPHP uses and rates being charged are consistent with the Leases and the Tidelands Grant.

Additionally, in your letter you requested "the data Bellwether provided the County depicting the exact calculations and marinas used in determining slip averages in Orange County." In response to this request, attached please find a letter dated May 14, 2021 sent to the County by Bellwether Financial Group providing that information.

Thank you for your interest in the \$400 million Harbor revitalization. This is a very exciting project through which the County and DPHP will be able to provide the public with new amenities to enjoy in the Harbor.

Anne Eubanks, DPBA President
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If you have any additional questions or concerns about the forthcoming slip rate increase or the timelines for the revitalization, please contact DPHP at (949) 496-6137 or the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Thomas A. Miller". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Thomas A. Miller
Chief Real Estate Officer