



Monday, Jun 4 at 11:27 AM

From: "Stan Hakes" <Stan.Hakes@ventura.org>
To: Martinglatt glatt.enterprises@att.net
Cc: "Jess Solorzano" , "John Zaragoza" , "Lyn Krieger" , "Robert Orellana" , Martinglatt
Subject: Sorry- Supervisor Zaragoza Not Able to Meet Tomorrow

(A)

06/04/2012

Good morning Mr. Glatt-

On behalf of Supervisor Zaragoza, thank you for requesting a meeting with Supervisor Zaragoza tomorrow at 3:30 PM regarding Seabridge Community Financing District #4 (CFD #4) assessments and the County Harbor Patrol Services provided through CFD #4.

A number of your neighbors who are Seabridge property owners have contacted our office with similar questions and concerns. This issue involves community financing district law, contract negotiations and other legal matters. With this on mind, our office conferred with our County Counsel's Office (our County legal team). The County Counsel's Office has reviewed this issue, and has advised us, for legal reasons, that all inquiries on this subject should be directed to their office.

Based on the advice of the County Counsel's Office, on behalf of Supervisor Zaragoza, I am sending you this e mail to tell you Supervisor Zaragoza will not be able to meet with you tomorrow afternoon. I am sorry- the meeting has been canceled.

Please feel free to send your questions and concerns on the Seabridge Community Financing District to Mr. Robert Orellana of the County Counsel's Office at Robert.Orellana@ventura.org.

Again, thank you for contacting our office with your concern.

Sincerely
Stan Hakes

Stan Hakes, Chief of Staff
Supervisor John C. Zaragoza's Office
County of Ventura - Fifth District
800 S. Victoria Avenue # L 1860
Ventura, CA 93009
(805) 654- 2613

Subject: Re: Questions Regarding Seabridge CFD & Harbor Services

Dear Mr. Glatt:

B

I understand that Stan Hakes informed you why your meeting with Supervisor Zaragoza was canceled and that you could present any inquiries to our office. In case you no longer have his e-mail, a copy is attached.

I am an attorney for the County of Ventura who is familiar with the harbor patrol services agreement that was reached by the City of Oxnard, the County, and the owners of all Seabridge properties (in 2002) in response to a request for patrol services from the City and the developers of the Seabridge properties at that time. The contracted services are provided by the County for the benefit of all Seabridge waterways users, i.e., the property owners, including all residents and their guests, as well as members of the public entitled to use the Seabridge waterways. At the time of the Seabridge development, the City agreed to compensate the County for the actual costs of its services and personnel required to patrol the Seabridge waterways by means of a CFD, based on a written agreement made by the parties, including the owners of all private land at Seabridge at that time. (I believe you are aware of this agreement, but if you need a copy I can provide one upon request.)

In my capacity as a County attorney, I will attempt to briefly respond to any specific questions you send to our office, but I am not available to meet.

Please feel free to put your specific questions in an e-mail directed to me and I will attempt to provide responses in the most timely manner possible given my schedule and any need to research any questions you may present.

I look forward to responding to your specific inquiries in this manner.

Robert

Roberto R. Orellana
Assistant County Counsel
County of Ventura, CA

Sent from my iPhone6+. M. Glatt CPA. Member AICPA's & Ca. CPA's.
Est. 1963. Cell, 818.634.9339. Office,
818.222.7048. P O Box 8395
Calabasas, Ca. 91372. (Fax) 805
382.7527. (E mail) glatt.enterprises@att.net
Web: www.glatt.us



COUNTY OF VENTURA
Channel Islands Harbor
3900 Pelican Way
Oxnard, CA 93035

C

Seabridge Service Contract
July 1, 2014 through June 30, 2015

Item Description	Unit	FY 14/15	ESTIMATE	
			FY 15/16	
Salaries & Employee Benefits				
Harbor Patrol Officer II	3.00	383,594		422,957.14
Harbor Patrol Officer III	1.00	140,887		145,113.61
		524,481		568,070.75 ¹
Debit/(Credit) FY 13-14 Invoice vs. Actual Expense		124		
Total SEB Costs		\$ 524,605		
Operating/Maintenance Costs				
Patrol Boat Maintenance	2.00	5,500		5,500
Miscellaneous Patrol Boat Equip. & Supplies	2.00	3,500		25,000 ²
Patrol Boat Fuel Charges	2.00	15,000		15,000
Vehicle Maintenance	1.00	1,000		1,000
Vehicle Fuel Charges	1.00	250		250
		25,250		46,750
Debit/(Credit) FY 13-14 Invoice vs. Actual Expense		948		
Total Operating/Maintenance Costs		\$ 26,198		
Miscellaneous				
County Counsel fees		1,000		1,000
Office Supplies		500		500
Telecommunication Provider Fees (Telephone/Fax/Mobile Service)		3,200		3,200
		4,700		4,700
Debit/(Credit) FY 13-14 Invoice vs. Actual Expense		(1,471) ¹		
Total Miscellaneous Costs		\$ 3,229		
Total FY 2014-15		\$ 554,431		
Total Debit/(Credit) FY 13-14 Invoice vs. Actual Expense		(399) ¹		
Total Amount Due		\$ 554,032		

¹ Reconciling adjustment - actual costs less than originally projected for FY13-14

TOTAL ESTIMATE FY 15/16 \$ 619,520.75³

¹ INCREASED SALARIES DUE TO MOA APPROVED GENERAL SALARY INCREASES

² INCREASED MISCELLANEOUS PATROL BOAT EQUIP. COST DUE TO PROJECTED COST OF REPLACEMENT ENGINE

³ DOES NOT INCLUDE ANY ACTUAL OFFSETS/ADJUSTMENTS FROM THE RECONCILIATION OF PRIOR YEAR COSTS

For questions, please call (805)973-5950

% OF
CFD
& BUDGET
48.3 %

51.6 %

See MOU \$100,000
NOT INDICATED

ISSUES RELATED TO SPECIAL TAX LIEN FOR:

COMMUNITY FACILITIES DISTRICT 4



Over 60% of the Special Tax Assessment (non-deductible)

is attributed to the Channel Islands Harbor Patrol costs

- Channel Islands Harbor- Total slips 2,888 (CIH, Mandalay Bay, Westport, Seabridge)
 - Seabridge Homeowners – 225 slips (**7.8% of Channel Islands Harbor**)
 - Harbor Patrol Officers – 14 (1 officer per 260 slips)
 - 4 Harbor Patrol Officers salaries paid by CFD-4 (**28.5% of staffing**)
 - North Patrol Station, 2 docks, 2 H.P. boats, 1 trailer, 1 motor vehicle, maintenance and 5 year replacement paid for directly from CFD-4
- Marina Del Rey (largest small boat harbor in the world) Total slips 6,500
 - Harbor Patrol Officers -15 (L.A. County Sheriff's Deputies)
 - 1 officer per 433 slips
 - 6 Harbor Patrol Boats
 - Ancillary duties: First responder fire, rescue and law enforcement for entire Santa Monica Bay (Pt. Dume to Palos Verdes). Additional responses for Aircraft Rescue for LAX (mandated by FAA)
- Recommendations:
 - Evaluate alternative funding sources for the Channel Islands Harbor Patrol
 - Homeland Security Grants
 - Public Safety Grants
 - Use Fees
 - State Department of Boating and Waterways Funding
 - U.S.C.G.
 - Consolidation with Ventura County Fire Dept., Ventura County Sheriff's Dept. or Oxnard Police Dept.
 - General Fund Contribution
- Budget saving options:
 - Reduce off season staffing levels October thru May
 - Reduce nighttime staffing
 - Reduce vessel inventory (lowering maintenance and repair costs)
 - Eliminate vehicle replacement
 - Close satellite office at Seabridge

MOU between County of Ventura, City of Oxnard and Mandalay Bay General Partnership dated September 10, 2002 is ten years old and requires updating

- **Needs to be re-examined to update and establish a fair and equitable method of cost apportionment**
- Current MOU provides for four full time positions:
 - 3- Harbor Patrol Officers – level II (top pay range)
 - 1- Sergeant Harbor Patrol Officer
- Satellite North Harbor Patrol Station, 1 motor vehicle, 2 boats, 1 trailer, misc. maintenance costs and 5 year replacement schedule
- Remediation costs if Mandalay Power Plant closes:
 - CFD-4 maximum 40% of cost apportionment
 - Prospect of power plant closure is no longer an issue
 - Construction of an additional Peaker Power Plant in progress
- Dredging costs
 - Equitable cost apportionment

I respectfully request that the Board of Supervisors take action on this issue, investigate and respond with their recommendations.

Thank you,

**Kirk Kushen
1467 Estuary Way
Oxnard, CA 93035
(805)985-1243**