

Central Services  
**Joan Araujo**, Director

Engineering Services  
**James O'Tousa**, Director

Roads & Transportation  
**Anitha Balan**, Director

Water & Sanitation  
**Joseph Pope**, Director

Watershed Protection  
**Vacant**, Director

March 26, 2024

Board of Supervisors  
County of Ventura  
800 South Victoria Avenue  
Ventura, CA 93009

**Subject:**      **Approval of, and Authorization for the Director of the Public Works Agency (Director) or Designee to Sign, a Third Amendment to the Lease (Third Amendment) with 5700/5720/5740 Ralston Street, LLC, a California Limited Liability Company, for Office Space Located at 5740 Ralston Street, Suites 100, 110, 201, and 210 in the City of Ventura for Ventura County Behavioral Health; Finding that the Third Amendment is Categorically Exempt from the California Environmental Quality Act; Authorization for the Director to approve Minor Modifications to the Third Amendment; Supervisorial District No. 1.**

**Recommendations:**

1. Approve and authorize the Director of the Public Works Agency or designee to sign the attached Third Amendment to the Lease (Third Amendment) with 5700/5720/5740 Ralston Street, LLC, a California limited liability company, for the office space located at 5740 Ralston Street, Suites 100, 110, 201, and 210, Ventura, for Ventura County Behavioral Health.
2. Find that your Board's approval of the Third Amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 as an action solely to lease existing facilities.
3. Authorize the Director to approve minor modifications to the Third Amendment provided that any such modification is consistent with the original purpose of the Third Amendment, does not result in additional costs to the County of Ventura and is reviewed and approved as to form by the County Counsel's Office.



**Fiscal/Mandates Impact:**

Mandatory:	No
Source Funding:	Short Doyle/Medi-Cal (SD/MC) Federal Financial Participation (FFP), 2011 Realignment; 1991 Realignment
Funding Match Required:	None
Impact on Other Departments:	None

	<b><u>FY 2023-24</u></b>	<b><u>FY 2024-25</u></b>
Summary of Revenue and Total Costs		
Revenue:	\$ 128,522	\$ 312,307
Costs:		
Direct	\$ 128,522	\$ 312,307
Indirect – Agency/Dept.	\$	\$
Indirect – County CAP	\$	\$
Total Costs	\$ 128,522	\$ 312,307
Net Costs	\$	\$
Recovered Indirect Costs	\$	\$

**Current Fiscal Year (FY) Budget Projections:**

<b>FY 2023-24 Adjusted Budget for MHL Youth &amp; Family Services BU #3205</b>				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$43,280,750	\$45,277,252	\$46,192,310	(\$915,058)
Revenue	\$43,280,751	\$43,280,751	\$44,195,811	\$915,060
Net Cost	(\$1)	\$1,996,501	\$1,996,499	\$2

Sufficient appropriations and revenue are included in the FY 2023-24 adjusted budget for MHL Youth & Family Services Budget Unit 3205.



**Discussion:**

Behavioral Health has occupied 12,682 square feet of improved office space at 5740 Ralston Street, Suites 100, 110, 201 and 210 in Ventura since February 1, 2011, under the current lease agreement.

This location is occupied by the various programs of Behavioral Health. The first program, Ventura Youth and Family Services, provides outpatient counseling, case management, care coordination and psychiatry services for the Ventura and Ojai communities. Behavioral Health also contracts with local school districts in which, Ventura Youth and Family Services provides field-based mental health to multiple schools within their area of operation. Staff at this location include regional managers, clinic administrators, psychiatrists, nurses, clinic-based clinicians, school-based clinicians, mental health associates and office assistants.

In addition, this location houses both the Behavioral Health Department's Child Welfare Subsystem (CWS) and California Work Opportunity and Responsibility to Kids (CalWORKs). These services provide both clinic and field-based mental health, case management, care coordination and psychiatry services for foster children, youth and their families. The Child Welfare Subsystem, oversees and supports dependency youths taken into custody via the court system process. CalWORKs provides counseling, case management, psycho-education and care coordination to Welfare to Work Adults facing mental health and substance use challenges as well as, family services. Staff at these locations include regional managers, clinic administrators, clinicians, mental health associates, and office assistants.

The proposed Third Amendment to Lease Agreement (Third Amendment) (Exhibit 3) would extend the lease term for 36 months with a new expiration date of January 31, 2027.

The salient terms of the proposed Third Amendment are as follows:

LESSOR: 5700/5720/5740 Ralston Street, LLC, a California limited liability company



- PREMISES:** 12,682 square feet of improved office space in Suites 100, 110, 201, and 210 of the multi-tenant office building commonly known and referred to as 5740 Ralston Street, Ventura, California.
- RENT:** Rent shall be \$25,704.29 per month, full-service gross, for the first 12 months of the extended term. This rent reflects a rate of \$2.02 per square foot which Real Estate Services has determined to be representative of fair market rent for such space in Ventura. The rent will increase 3% at the beginning of month thirteen of the extended term and annually thereafter.
- TERM:** The extended term of the Third Amendment shall be 36 months, commencing on February 1, 2024, and terminating on January 31, 2027.

**Strategic Plan:**

Extending the term of the lease for this location would ensure a central and suitable work location for employees to support the delivery of client services in furtherance of the County's Strategic Plan's and Ventura County Behavioral Health Strategic Plan in providing timely and accessible services and the Plan's Goal of maintaining and improving dependable public resources to serve the needs of our diverse communities.

Your Board's approval of the Third Amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 as an action to lease existing facilities. Staff has also determined that no unusual circumstances or other facts set forth in CEQA Guidelines section 15300.2(c) preclude use of this categorical exemption.

This letter and the Third Amendment have been reviewed by the Ventura County Behavioral Health Department, the County Executive Office, the Auditor-Controller's Office, and County Counsel.

If you have any questions regarding fiscal or discussion portions of this letter, please contact VCBH Director Loretta Denering of the Behavioral Health Department at 805-981-1881. If you have questions regarding the Amendment, please contact George Andrade, Manager of the Real Estate Services Division, at 805-654-2402, or the undersigned at 805-654-2084.



Sincerely,



Joan Araujo  
Director, Central Services

Attachments:

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Location Map
- Exhibit 3 – Third Amendment to Lease Agreement

