



# COUNTY of VENTURA

COUNTY EXECUTIVE OFFICE

**Sevet Johnson, PsyD**  
County Executive Officer

**Mike Pettit**  
Assistant County Executive Officer

**Kaye Mand**  
County Chief Financial Officer

**Shawn Atin**  
Assistant County Executive Officer/  
Human Resources Director  
Labor Relations

September 26, 2023

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

**Subject:** Adoption of a Notice and Resolution of Intention to Purchase Real Property Located at 451 West Pleasant Valley Road, Oxnard from Alfred D Rushing and Norma O. Rushing, Co-Trustees of the Rushing Family Revocable Trust Dated September 22, 1988, for Approximately \$1,000,000 to be Used for the Ventura County Youth Wellness Center Program (Youth Wellness Project); Finding that the Proposed Youth Wellness Project is Categorically Exempt from the California Environmental Quality Act; Supervisorial District No. 5

**Recommendations:**

1. Adopt the Notice and Resolution of Intention to Purchase Real Property at 451 West Pleasant Valley Road, Oxnard (Property) from Alfred D Rushing and Norma O. Rushing, Co-Trustees of the Rushing Family Revocable Trust Dated September 22, 1988, for Approximately \$1,000,000 to be used for the Ventura County Behavioral Health Youth Wellness Center program (Youth Wellness Project). The action regarding the purchase would take place on November 7, 2023.
2. Find that your Board's approval of the proposed Youth Wellness Project at this proposed location is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303, and that no exceptions set forth in CEQA Guidelines section 15300.2 preclude use of this exemption.

**Fiscal/Mandates Impact:**

Mandatory: No  
Source of Funding: MHSA/BHCIP  
Funding Match Required: No  
Impact on Other Departments: None

**Discussion:**

The County Executive Office (CEO) proposes purchasing real property located at 451 West Pleasant Valley Road, Oxnard (Property), which is a 15,924 sq. ft. lot currently being utilized as a self-service car wash. If the purchase is approved by your Board, the County would construct a new building of no more than 10,000 square feet on the Property to house the Ventura County Behavioral Health Youth Wellness Center program (Youth Wellness Project) at the Property. On September 12, 2023, your Board approved the purchase of 411 West Pleasant Valley Road, a vacant lot immediately adjacent to the subject lot for the construction of the Youth Wellness Project. If approved, the car wash facilities will be removed from the Property and the two lots would be merged. This would allow for an increased development area for the Youth Wellness Project and supportive infrastructure. The proposed Youth Wellness Project would fit into the County's overall strategic plan to acquire properties that house operations to achieve additional efficiencies and reductions in operating costs.

Since your Board has not adopted an ordinance establishing a dollar limit for the purchase of real property, Government Code section 25350 requires that your Board give notice of its intention to consummate the proposed acquisition of the Property since the purchase price exceeds \$50,000. Said notice must then be published pursuant to Government Code section 6063 at least three weeks prior to the time your Board meets to consummate the purchase of the Property.

Your Board's approval of the proposed Youth Wellness Project involves the construction of a new commercial facility of no more than 10,000 square feet in an urbanized area. Therefore, staff has determined that the proposed Youth Wellness Project is categorically exempt from CEQA review pursuant to CEQA Guidelines section 15303. Staff has also determined that no unusual circumstances or other factors set forth in CEQA Guidelines section 15300.2 preclude use of this categorical exemption.

This letter and the Notice and Resolution of Intention to Purchase Real Property have been reviewed by 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 Scott Powers, CEO at 677-8761.

Sincerely,



Sevet Johnson, PsyD  
County Executive Officer

Attachments:

Notice and Resolution of Intention to Purchase Real Property  
Exhibit 1 – Area Map