



COUNTY of VENTURA

David Sasek
Interim Agency Director

David Fleisch
Assistant Director

Central Services
Joan Araujo, Director

Engineering Services
Vacant, Director

Roads & Transportation
Anitha Balan, Director

Water & Sanitation
Vacant, Director

Watershed Protection
Jeff Palmer, Director

July 23, 2024

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

Subject: Acceptance of, and Authorization for the Chair of the Board of Supervisors for Ventura County Watershed Protection District (District) to Sign, the Bid Forms and Terms of Sale for the Real Property Owned by the District at 8195 North Ventura Avenue, Ventura, CA 93001 (Ventura Property) from Austin Selig for \$127,000 and 8220 Edison Drive, Ventura, CA 93003 (Edison Property) from James Brucker for \$222,000, Assessor’s Parcel Nos. 061-0-230-465 and -455; Approval of, and Authorization for the Director of Public Works Agency or Designee to Sign and Record, Two Grant Deeds Transferring the Ventura Property to Austin Selig and the Edison Property to James Brucker. Supervisorial District No. 1.

Recommendations:

1. Accept, and authorize the Chair of the Board of Supervisors for Ventura County Watershed Protection District (Watershed) to sign, the Bid Forms and Terms of Sale (Exhibits 3 and 4) for the real property owned by the District at 8195 North Ventura Avenue, Ventura, CA 93001 (Ventura Property) from Austin Selig for \$127,000 and 8220 Edison Drive, Ventura, CA 93003 (Edison Property) from James Brucker for \$222,000, Assessor’s Parcel Nos. 061-0-230-465 and -455.
2. Approve and authorize the Director of the Public Works Agency or designee to sign and record the attached grant deeds (Exhibits 5 and 6) transferring the Ventura Property to Austin Selig and the Edison Property to James Brucker from the District.

Fiscal/Mandates Impact:

Mandatory:	No
Source of Funding:	Austin Selig and James Brucker
Funding Match Required:	No



Impact on Other Department(s): None

Summary of Revenue and Total Costs:

		<u>FY 2024-25</u>		<u>FY 2025-26</u>
Revenue:	\$	349,000	\$	0
Costs:				
Direct	\$	0	\$	0
Indirect – Agency/Dept.	\$	0	\$	0
Indirect – County CAP	\$	0	\$	0
Total Costs	\$	0	\$	0
Net Costs	(\$	349,000)	\$	0
Recovered Indirect Costs	\$	0	\$	0

Current Fiscal Year Budget Projections:

Current FY 2024-25 Budget Projection for Watershed Protection District Zone 1 - Unit 4211				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$9,580,000	\$9,580,000	\$9,580,000	\$0
Revenue	\$13,539,200	\$13,539,200	\$13,539,200	\$0
Net Cost	(\$3,959,200)	(\$3,959,200)	(\$3,959,200)	\$0

Sufficient revenue is included in the FY 2024-25 Adopted budget.

Discussion:

On May 14, 2024, your Board sitting for the Ventura County Watershed Protection District (District) adopted a notice and resolution of intention to sell real property owned by the District located at 8195 North Ventura Avenue, Ventura, CA 93001 (Ventura Property) and 8220 Edison Drive, Ventura, CA 93003 (Edison Property), Assessor’s Parcel Nos. 061-0-230-465 and -455 at a public sale with written bids as depicted on the Vicinity Map (Exhibit 1) and Location Map (Exhibit 2).

At this meeting your Board also approved and authorized the Chair of the Board to sign notices to bidder and return them to the Public Works Agency, Real Estate Services Division for distribution to potential bidders. Your Board also adopted a resolution finding that the proposed sales of the two properties are exempt surplus land dispositions, and that your Board’s approval of the proposed sales is categorically exempt from the California Environmental Quality Act (CEQA). On June 10, 2024, the California



Department of Housing and Community Development provided a letter to Real Estate Services concurring that the sales of the two properties qualify as exempt surplus land dispositions.

After publishing notice of the public sale of the two properties, the public sale was held on June 25, 2024 at 9:30 a.m. at the Hall of Administration, 800 S. Victoria Avenue, Atlantic Room, Ventura, CA. The public sale commenced with bidding for the Ventura Property which had a reserve price of \$30,000, however, there was a higher written bid of \$103,000 to open the bidding. Austin Selig made the highest oral bid of \$127,000 for the Ventura Property. Mr. Selig completed and signed the Bid Form and Terms of Sale for the Ventura Property (Exhibit 3) and submitted it with a cashier's check for \$10,000 to Real Estate Services. The public sale continued with bidding for the Edison Property which had a reserve price of \$220,000. There were no written bids. James Brucker made the highest oral bid for \$222,000 for the Edison Property. Mr. Brucker completed and signed the Bid Form and Terms of Sale for the Edison Property (Exhibit 4) and submitted it with a cashier's check to Real Estate Services for \$10,000.

Your Board is requested to accept the bids for the two properties and authorize the Chair of the Board for the District to sign the attached Bid Forms and Terms of Sale for the two properties. Upon Real Estate Services determination that the terms of sale have been met, your Board is requested to authorize the Director of the Public Works Agency or designee to sign and record the attached grant deeds (Exhibits 5 and 6).

Strategic Plan:

This item contributes to your Board's 2024-2027 strategic priority of:

II. Fiscal Responsibility and Economic Vitality

- 1) Maintain a transparent and balanced budget, while funding essential services and implementing cost-saving measures.

This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel.

If you have any questions concerning this item, please contact George Andrade, Manager of the Real Estate Services Division at (805) 654-2402, or the undersigned at (805) 654-2084.



Sincerely,

Kenn P. Lee for Joan Araujo

Joan Araujo
Director
Central Services

Attachments:

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Location Map
- Exhibit 3 – Bid Form and Terms of Sale for 8195 North Ventura Avenue, Ventura, CA
- Exhibit 4 – Bid Form and Terms of Sale for 8220 Edison Drive, Ventura, CA
- Exhibit 5 – Grant Deed for 8195 North Ventura Avenue, Ventura, CA
- Exhibit 6 – Grant Deed for 8220 Edison Drive, Ventura, CA

