



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

July 25, 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 520 West 5th Street, Oxnard from Rafael Francke and Heidi M. Francke, Trustees of the Francke Family Revocable Trust, Dated December 7, 2018, as to an Undivided 45% Interest, Ran Francke, Trustee of the Ran Francke Trust, Dated April 28, 2017, as to an Undivided 45% Interest, and Peter J. Hercz and Alicia M. Hercz, Trustees of the Hercz Family Trust, Dated June 11, 2015, as to an Undivided 10% Interest, for Approximately \$2,450,000 to be Used by 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 520 West 5th Street, Oxnard (Property) from Rafael Francke and Heidi M. Francke, Trustees of the Francke Family Revocable Trust, dated December 7, 2018, as to an undivided 45% interest, Ran Francke, Trustee of the Ran Francke Trust, dated April 28, 2017, as to an undivided 45% interest, and Peter J. Hercz and Alicia M. Hercz, Trustees of the Hercz Family Trust, dated June 11, 2015, as to an undivided 10% interest, for approximately \$2,450,000 to be used by the Ventura County Youth Wellness Center program (Youth Wellness Project). The action regarding the purchase would take place on September 12, 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 sections 15301 and 15302, and that no exceptions set forth in CEQA Guidelines section 15300.2 preclude use of these exemptions.

Fiscal/Mandates Impact:

Mandatory: No
Source of Funding: To be determined
Funding Match Required: No
Impact on Other Departments: None

Discussion:

The County Executive Office (CEO) proposes purchasing real property located at 520 West 5th Street, Oxnard (Property), which is improved with a two-story building. If the purchase is approved by your Board, the County would house the Ventura County Youth Wellness Center program (Youth Wellness Project) at the Property. 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.

On June 27, 2023, your Board approved the purchase of the real property located at 720 N. Ventura Road, City of Port Hueneme to house the Youth Wellness Project. Due to unforeseen circumstances, that property acquisition is on hold at this time. As a result, CEO recommends that the County pursue two additional potential properties for the site for the Youth Wellness Project. This Board letter pertains to one of these two alternate sites. The other alternate site, located at 411 West Pleasant Valley Road, Oxnard, is the subject of a separate Board letter on today's agenda. CEO, in consultation with the Behavioral Health department, will return to your Board on September 12, 2023 for your Board's approval to acquire one of these three properties.

Your Board's approval of the proposed Youth Wellness Project involves maintenance, repair and replacement of existing structures and facilities on the same site as they are currently located, will have substantially the same purpose and capacity, and involves negligible or no expansion of capacity. Therefore, staff has determined that the proposed Youth Wellness Project is categorically exempt from CEQA review pursuant to CEQA Guidelines sections 15301 and 15302. Staff has also determined that no unusual circumstances or other factors set forth in CEQA Guidelines section 15300.2 preclude use of these categorical exemptions.

CEO will determine the best options for funding the purchase of the Property and will make a recommendation to your Board at the September 12, 2023 meeting.

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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