

Central Services  
**Joan Araujo**, Director

Engineering Services  
**Anastasia Seims**, Director

Roads & Transportation  
**Anitha Balan**, Director

Water & Sanitation  
**Vacant**, Director

Watershed Protection  
**Jeff Palmer**, Director

October 29, 2024

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

**Subject: Approval of, and Authorization for the Public Works Agency Director (Director) or Designee to Sign, a Third Amendment to Lease Agreement (Third Amendment) with Centerpoint Mall, LLC, a Delaware Limited Liability Company, for the Office Space Located at 2500 South C Street, Suites C and D, in the City of Oxnard for Ventura County Behavioral Health for Monthly Rent of \$30,030.75; Find that the Third Amendment is Categorically Exempt from the California Environmental Quality Act (CEQA); Authorization for the Director to Approve Minor Modifications to the Third Amendment; Supervisorial District No. 5. (RECOMMENDATION NO.4 REQUIRES 4/5THS VOTE)**

**Recommendations:**

1. Approve and authorize the Public Works Agency Director or designee to sign the attached Third Amendment to Lease Agreement (Amendment) with Centerpoint Mall, LLC, a Delaware limited liability company, for the office space located at 2500 South C Street, Suites C and D, Oxnard for Ventura County Behavioral Health for monthly rent of \$30,030.75.
2. Find that your Board's approval of the 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, and that no exceptions set forth in CEQA Guidelines section 15300.2 preclude use of this exemption.
3. Authorize the Director to approve minor modifications to the 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.



4. Authorization for the Auditor-Controller to process the necessary budgetary transactions to revise the following appropriations and revenue. (This recommendation requires 4/5ths vote.):

FY24-25 Budget Unit #3200-3205 (Youth & Family)

INCREASE Services and Supplies	\$100,674
INCREASE Charges for Services	\$30,202
INCREASE 2011 Realignment Sales Tax Mental Health (9113)	\$70,472

FY24-25 Budget Division #3260 (MHSA)

INCREASE Services and Supplies	\$239,712
INCREASE Charges for Services	\$239,712

**Fiscal/Mandates Impact:**

**MHSA Division #3260**

Mandatory: No  
Source of Funding: Short-Doyle/Medi-Cal (SD/MC) Federal Financial Participation (FFP), Proposition 63 Mental Health Services Act (MHSA).  
Funding Match Required: No  
Impact on Other Department(s): None

**Summary of Revenue and Total Costs:**

		<b><u>FY 2024-25</u></b>		<b><u>FY 2025-26</u></b>
Revenue:	\$	296,860	\$	235,376
Costs:				
Direct	\$	296,860	\$	235,376
Indirect – Agency/Dept.		0		0
Indirect – County CAP		0		0
Total Costs	\$	296,860	\$	235,376
Net Costs	\$	0	\$	0
Recovered Indirect Costs	\$	0	\$	0



<b>FY 2024-25 Adjusted Budget for MHSA Division 3260</b>				
	Adopted Budget	Adjusted Budget	Projected Actual	Savings/(Cost)
Appropriations	\$121,144,060	\$130,199,438	\$130,199,438	\$0
Revenue	\$102,227,442	\$104,405,697	\$104,405,697	\$0
Net Cost	\$18,916,618	\$25,793,741	\$25,793,741	\$0

**MHL Budget Unit #3200-3205 (Youth & Family)**

Mandatory: No  
Source of Funding: Short-Doyle/Medi-Cal (SD/MC) Federal Financial Participation (FFP) and 2011 Realignment  
Funding Match Required: No  
Impact on Other Department(s): None

**Summary of Revenue and Total Costs:**

	<u><b>FY 2024-25</b></u>	<u><b>FY 2025-26</b></u>
Revenue:	\$ 177,130	\$ 140,444
Costs:		
Direct	\$ 177,130	\$ 140,444
Indirect – Agency/Dept.	0	0
Indirect – County CAP	0	0
Total Costs	\$ 177,130	\$ 140,444
Net Costs	\$ 0	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

<b>FY 2024-25 Adjusted Budget for MHL Budget Unit #3200-3205</b>				
	Adopted Budget	Adjusted Budget	Projected Actual	Estimated Savings/(Deficit)
Appropriations	\$46,639,459	\$52,434,752	\$52,434,752	\$ 0
Revenue	\$46,639,459	\$46,639,459	\$46,639,459	\$ 0
Net Cost	\$0	\$5,795,293	\$5,795,293	\$ 0



**Discussion:**

Ventura County Behavioral Health (VCBH) has occupied 13,347 square feet of office space at 2500 South C Street, Suites C and D, in the City of Oxnard (the “Premises”) for the VCBH Youth and Family and Adults programs to provide mental health services to VCBH members. It is critical that VCBH continue to operate services at these locations to meet the mental health and wellness service needs of the community.

VCBH has occupied the premises since August 2014, under the current Lease Agreement; see Exhibits 1 and 2, Vicinity and Location Maps. VCBH has been on a month-to-month holdover since December 1, 2023 while negotiations to extend the term of the Lease Agreement (Agreement) were completed. As detailed below, the proposed Third Amendment to the Lease Agreement (Third Amendment) (Exhibit 3) would retroactively commence on February 1, 2024 and terminate on January 31, 2029 at monthly rent of \$30,030.75.

VCBH uses this office space to provide mental health services to VCBH members.

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

LESSOR:	Centerpoint Mall, LLC, a Delaware limited liability company
PREMISES:	The 13,347 square feet of improved office space in the Centerpoint Mall in Suites C and D of the building commonly known as 2500 South C Street, Oxnard, California (the “Premises”).
RENT:	Rent shall be \$30,030.75 per month, modified gross, for the first 12 months of the term. This rent reflects a rate of \$2.25 per square foot per month which Real Estate Services has determined to be representative of fair market rent for such space in Oxnard. The rent shall increase 3% at the beginning of month thirteen of the term and on each anniversary date thereafter.
UTILITIES:	County shall pay for all utilities, including, water, gas, and electrical serving the Premises. Lessor shall provide trash service.
JANITORIAL:	County shall provide its own janitorial service to the Premises.
TERM:	The term shall be 60 months, commencing on February 1, 2024, and terminating on January 31, 2029.





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.

To ensure that sufficient appropriations are available, VCBH is also recommending approval of and authorization for Auditor-Controller to process the budgetary transactions necessary to increase the appropriations and revenue, as discussed in Recommendation #4 above.

**Strategic Plan:**

This item contributes to the Board of Supervisors (Board's) 2024-2027 strategic priority to provide:

- I. Healthy, safe, and resilient communities through
  1. Providing equitable and timely access to quality healthcare, mental health, and public health services.
  2. Promoting community resilience and strengthen our ability to withstand and recover from disaster or adversity.

This letter and the Third Amendment have been reviewed by Ventura County Behavioral Health, 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 Narcisa Egan, at 805-973-5357. If you have questions regarding the Third 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



