

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 8, 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 First Amendment to Lease Agreement (First Amendment) with Centerpoint Mall, LLC, a Delaware Limited Liability Company, for the Office Space Located at 2697 Saviers Road in the City of Oxnard for Ventura County Behavioral Health for Monthly Rent of \$12,656.25; Find that the First Amendment is Categorically Exempt from the California Environmental Quality Act (CEQA); Authorization for the Director to Approve Minor Modifications to the First Amendment; Supervisorial District No. 5.**

Recommendations:

1. Approve and authorize the Public Works Agency Director or designee to sign the attached First Amendment to Lease Agreement (Amendment) with Centerpoint Mall, LLC, a Delaware limited liability company, for the office space located at 2697 Saviers Road, Oxnard for Ventura County Behavioral Health for monthly rent of \$12,656.25.
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 First 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 of Funding: Proposition 63 Mental Health Services Act (MHSA)
Funds
Funding Match Required: None
Impact on Other Department(s): None

Summary of Revenue and Total Costs:

		<u>FY 2024-25</u>		<u>FY 2025-26</u>
Revenue:	\$	153,773	\$	158,387
Costs:				
Direct	\$	153,773	\$	158,387
Indirect – Agency/Dept.		0		0
Indirect – County CAP		0		0
Total Costs	\$	153,773	\$	158,387
Net Costs	\$	0	\$	0
Recovered Indirect Costs	\$	0	\$	0

Current Fiscal Year (FY) Budget Projections:

Current FY 2024-25 Budget Projections for MHSA Division 3260 - Unit 3273				
	Adopted Budget	Adjusted Budget	Estimated to Year-End	Savings/(Cost)
Appropriations	\$72,040,338	\$72,040,338	\$72,040,338	\$0
Revenue	\$66,221,885	\$66,221,885	\$66,221,885	\$0
Net Cost	\$5,818,453	\$5,818,453	\$5,818,453	\$0

Sufficient appropriations and revenue are included in the FY 2024-25 adopted budget. Sufficient appropriations and revenue will be included in the FY 2025-26 budget as appropriate.

Discussion:

Ventura County Behavioral Health (VCBH) has occupied 5,625 square feet of office space at 2697 Saviers Road in the City of Oxnard (the “Premises”) for the Wellness Center since March 1, 2012, under the current Lease Agreement; see Exhibits 1 and 2, Vicinity and Location Maps. VCBH has been on a month-to-month holdover since March 1, 2022



while negotiations to extend the term of the Lease Agreement (Agreement) were completed. As detailed below, the proposed First Amendment to Lease Agreement (First Amendment) (Exhibit 3) would retroactively commence on February 1, 2024 and terminate on January 31, 2029 at monthly rent of \$12,656.25.

The Wellness Center services provided at the Premises are provided by VCBH's contractor, Turning Point Foundation. Turning Point Foundation serves adults in the Oxnard region with mental health challenges from varying ethnic/racial groups who are, at a minimum, representative of the demographics of the community to be served. The Wellness Center serves as the focal point for community outreach to underserved individuals who have not engaged with mental health services and provides peer-to-peer wellness and recovery services to mental health consumers who have made significant progress in their recovery.

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

- LESSOR:** Centerpoint Mall, LLC, a Delaware limited liability company
- PREMISES:** The 5,625 square feet of office space in the Centerpoint Mall in the suite commonly known as 2697 Saviers Road, Oxnard, California (the "Premises").
- RENT:** Rent shall be \$12,656.25 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 First 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.



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 First 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 First 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 – First Amendment to Lease Agreement

