

Central Services  
Joan Araujo, Director

Engineering Services  
James O'Tousa, Director

Roads & Transportation  
Anitha Balan, Director

Water & Sanitation  
Vacant, Director

Watershed Protection  
Vacant, Director

June 18, 2024

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

**Subject: Conduct a Public Hearing Regarding Proposed Purchase of Real Property of Approximately 35 Acres of Vacant Land Located near Chico Larsen Road, Lockwood Valley, in the Unincorporated Area of Ventura County, State of California, Assessor's Parcel No. 003-0-140-205, from Andrew Elefant and Ashley Elefant, as Successor Co-Trustees of the Marcia Elefant Revocable Trust, as Amended and Restated in 2020, as to an Undivided  $\frac{1}{4}$  Interest, and Sam Rosenberg and Naomi C. Rosenberg, Co-Trustees of the Rosenberg Inter Vivos Trust Dated December 13, 1990, as to an Undivided  $\frac{1}{4}$  Interest, and Gaye S. Gilpin and Ronna M. Brown, Trustees of the Trust Under the Will of Rubin Silber, Deceased, and the Decree of Distribution Dated December 2, 1977, as to an Undivided  $\frac{1}{4}$  Interest, and Gaye S. Gilpin, Sole Trustee of the Gilpin Family Trust, as to an Undivided  $\frac{1}{8}$  Interest, and Ronna M. Brown and Lawrence Brown, Trustees of the Brown Family Trust, as to an Undivided  $\frac{1}{8}$  Interest, for Approximately \$155,000, Including Closing Costs, to be Used by the Ventura County Sheriff as a Helipad; Authorization for the Director of the Public Works Agency or Designee to Execute the Real Property Acquisition Agreement, Grant Deed and Related Documents; Supervisorial District No. 3.**

**Recommendations:**

1. Conduct a public hearing regarding the proposed Real Property Acquisition Agreement (Agreement) (Exhibit 3) and Grant Deed (Deed), between the County of Ventura and Andrew Elefant and Ashley Elefant, as Successor Co-Trustees of the Marcia Elefant Revocable Trust, as amended and restated in 2020, as to an undivided  $\frac{1}{4}$  interest, and Sam Rosenberg and Naomi C. Rosenberg, Co-Trustees of the Rosenberg Inter Vivos Trust dated December 13, 1990, as to an



undivided  $\frac{1}{4}$  interest, and Gaye S. Gilpin and Ronna M. Brown, Trustees of the Trust under the will of Rubin Silber, deceased, and the Decree of Distribution dated December 2, 1977, as to an undivided  $\frac{1}{4}$  interest, and Gaye S. Gilpin, Sole Trustee of the Gilpin Family Trust, as to an undivided  $\frac{1}{8}$  interest, and Ronna M. Brown and Lawrence Brown, Trustees of the Brown Family Trust, as to an undivided  $\frac{1}{8}$  interest, for County's purchase of Real Property of approximately 35 acres of vacant land located near Chico Larsen Road, Lockwood Valley, in the unincorporated area of Ventura County, State of California, Assessor's Parcel No. 003-0-140-205 (Property), not to exceed \$155,000, including closing costs, to be used by the Ventura County Sheriff as a helipad (Helipad Project).

2. Approve and authorize the Director of the Public Works Agency (Director) or designee to execute the Agreement, Deed, and any additional documents required to close the transaction for the Helipad Project, subject to County Counsel review.
3. Authorize the Director to make corrections and clarifications to the Agreement and Deed provided that such changes do not result in the loss of any income to the County, do not subject the County to additional costs, and are subject to review and approval by County Counsel and the County Executive Office.

**Fiscal/Mandates Impact:**

Mandatory: No

Source of Funding: General Fund

Funding Match Required: No

Impact on Other Departments: None

Summary of Revenue and Total Costs:

	<u>FY 2023-24</u>	<u>FY 2024-25</u>
Revenue:	\$ 0	\$ 0
Costs:		
Direct	\$155,000	\$ 0
Indirect-Dept.	\$ 0	\$ 0
Indirect-CAP	\$ 0	\$ 0
Total Costs	\$155,000	\$ 0
Net Cost	\$155,000	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0



**Current Fiscal Year (FY) Budget Projections:**

<b>FY 2023-24 Budget Projection for Sheriff Police Services – Division 2500</b>				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$191,758,553	\$243,354,780	\$241,439,318	\$1,915.462
Revenue	\$100,572,176	\$138,550,118	\$139,432,034	\$881,916
Net Cost	\$91,186,377	\$104,804,662	\$102,007,284	\$ 2,797,378

*\*FY23-24 general fund appropriations have been earmarked for this purchase and are available on budget unit 2545*

**Discussion:**

The Ventura County Sheriff's Department (Sheriff) proposes purchasing real property of approximately 35 acres of vacant land located near Chico Larsen Road, Lockwood Valley, in the unincorporated area of Ventura County, Assessor's Parcel No. 003-0-140-205 (Property), see Exhibits 1 and 2, Vicinity and Location maps, abutting the existing Sheriff's substation on its eastern side. The Sheriff has been leasing a small portion of the Property for a helipad since 2007. The owners of the Property have offered to sell it to the County for \$150,000, plus closing costs not to exceed \$5,000. This price was reviewed by PWA Real Estate Services staff and determined to be reasonable when evaluated against comparable sales. The sellers agreed to allow the Sheriff to use the helipad rent-free until the sale is completed. With approval of this purchase (Helipad Project) by your Board, the County would continue to use the existing helipad at the Property, making no improvements.

On May 14, 2024, your Board adopted a notice and resolution of intention to purchase the Property and also found the proposed Helipad Project to be categorically exempt from the California Environmental Quality Act.

**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. Maintaining high-performing public safety services.
  3. Promoting community resilience and strengthening our ability to withstand and recover from disaster or adversity.
- II. Diverse and innovative workforce dedicated to service excellence through
1. Cultivating a talented, diverse, and inclusive workforce emphasizing ethics, leadership, and effectiveness.
  2. Leveraging innovation and continuous improvement to provide efficient and effective services.

This letter, the Real Property Acquisition Agreement, and the Grant Deed have been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel.

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

Sincerely,



Joan Araujo  
Director, Central Services

**Attachments:**

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Location Map
- Exhibit 3 – Real Property Acquisition Agreement
- Exhibit 4 – Grant Deed

