

Central Services
Joan Araujo, Director

Engineering Services
James O'Tousa, Director

Roads & Transportation
Anitha Balan, Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Glenn Shephard, Director

July 25, 2023

Board of Supervisors
800 South Victoria Avenue
Ventura, California 93009

Subject: Adoption of a Notice and Resolution of Intention to Purchase Real Property Located at 2400 Conejo Spectrum Street, Thousand Oaks from SOP Conejo Spectrum St, LLC, a Delaware Limited Liability Company, for Approximately \$15,000,000 to be Used by Ventura County Fire Department as Its Headquarters; Finding that the Proposed Purchase is Categorically Exempt from the California Environmental Quality Act; Supervisorial District No. 2

Recommendations:

1. Adopt the Notice and Resolution of Intention to Purchase Real Property at 2400 Conejo Spectrum Street, Thousand Oaks from SOP Conejo Spectrum St, LLC, a Delaware limited liability company, for approximately \$15,000,000 to be used by Ventura County Fire Department for its headquarters. The action regarding the purchase would take place on September 12, 2023.
2. Find that your Board's approval of the proposed purchase 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.
3. Direct the Clerk of the Board to publish notice in a newspaper once a week for three successive weeks prior to September 12, 2023, pursuant to Government Code Section 6063.



Fiscal/Mandates Impact:

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

Discussion:

The County Chief Executive Office (CEO) proposes purchasing real property located at 2400 Conejo Spectrum Street, Thousand Oaks (Property) improved with a two-story office building. If the purchase is approved by your Board, Ventura County Fire Department would house its headquarters at the Property. This Property fits into the County's overall strategic plan to acquire properties to house County operations in order to achieve additional efficiencies and reductions in the County's 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. Should your Board adopt the attached Resolution of Intention to Purchase Real Property, the County Executive Office will determine the best options for funding the purchase of the Property and make a recommendation to your Board at a second meeting on September 12, 2023.

Your Board's approval of the proposed purchase 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 purchase is categorically exempt 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.

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 George Andrade, Real Estate Services Manager at 654-2402 or the undersigned at 654-2084.

Sincerely,



Joan Araujo
Director, Central Services

Attachments:

Notice and Resolution of Intention to Purchase Real Property

Exhibit 1 – Vicinity Map

