

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

November 7, 2023

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

Subject: Conduct a Public Hearing Regarding County's Proposed Purchase of Real Property Located at 451 W. Pleasant Valley Road in the City of Oxnard (Property) from Alfred D. Rushing and Norma O. Rushing, Co-Trustees of the Rushing Family Revocable Trust Dated September 22, 1988; Approval of, and Authorization for the Director of the Public Works Agency or Designee to Execute, the Agreement and Related Documents for the Purchase of the Property; Authorization for the Auditor-Controller to Make Payments Not to Exceed \$1,040,000 to Complete the Purchase, Including Closing Costs; Supervisorial District No. 5.

Recommendations:

1. Conduct a public hearing regarding the proposed Agreement for Purchase and Sale (Agreement) (Exhibit 3), between the County of Ventura and Alfred D. Rushing and Norma O. Rushing, Co-Trustees of the Rushing Family Revocable Trust Dated September 22, 1988, for County's purchase of the real property located at 451 W. Pleasant Valley Road in the city of Oxnard not to exceed \$1,040,000, including closing costs, to be used for the Ventura County Youth Wellness Center program (Youth Wellness Project).
2. Approve, and authorize the Director of the Public Works Agency (Director) or designee to execute, the Agreement and additional documents provided by the escrow company required to close the transaction for the Youth Wellness Project, subject to County Counsel review.
3. Authorize the Director to make corrections and clarifications to the Agreement 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: Behavioral Health Continuum Infrastructure Program (BHCIP), Proposition 63 MHSA Funds
Funding Match Required: Yes, 10% match from MHSA CFTN funds.
Impact on Other Departments: Minimal

Summary of Revenues and Costs:

	FY 2023-24	FY 2024-25
Revenues:	\$ 1,040,000	\$ 0
Costs:		
Direct	\$ 1,040,000	\$ 0
Indirect-Dept	\$ 0	\$ 0
Indirect-County CAP	\$ 0	\$ 0
Total Cost	\$ 1,040,000	\$ 0
Net County Cost	\$ 0	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

Note: Revenue and appropriations are included in the FY 2023-2024 adopted budget for MHSA Division #3260.

FY 2023-24 Budget Projection for Capital Projects-MHSA Division 3260				
	Adopted Budget	Adjusted Budget	Projected Actual	Estimated Savings/(Deficit)
Appropriations	\$90,051,311	90,051,311\$	90,051,311\$	\$ 0
Revenue	\$86,774,914	\$86,774,914	\$86,774,914	\$ 0
Net Cost	\$3,276,397	\$3,276,397	\$3,276,397	\$ 0



Discussion:

Ventura County Behavioral Health (VCBH) proposes purchasing real property located at 451 West Pleasant Valley Road, Oxnard (Property), which is a 15,924 square foot commercial lot currently being utilized as a self-service car wash. On September 12, 2023, your Board approved the purchase of 411 West Pleasant Valley Road, a vacant lot immediately adjacent to the subject lot for the construction of the Youth Wellness Project. If the purchase is approved by your Board, the County would remove the car wash facilities from the Property and construct a new building of approximately 10,000 square feet on the combined parcels of 411 and 451 W. Pleasant Valley Rd. to house the Ventura County Youth Wellness Center program (Youth Wellness Project). This would allow for an increased development area for the Youth Wellness Project and supportive infrastructure. The Property proposed to be purchased for the 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.

South Oxnard was identified as the optimal location for the Youth Wellness Project due to the high crime and domestic violence rates, socioeconomic demographics, high domestic violence rates, and lack of wellness focused on early intervention services. The Youth Wellness Project would be a new VCBH non-school based, community focused resource center in Ventura County designed to serve vulnerable youth and families, many of whom are low-income and Spanish-speaking recent immigrants. The Youth Wellness Project would align with the Wellness System of Care for youth; the Wellness System work in our county continues to be guided by AB 2083 and the Inter-Agency Leadership Team of Ventura County. There would be ongoing collaboration within the Health Care Agency including VCBH and Public Health, the Human Service Agency, Ventura County Probation Agency, Ventura County Office of Education, and Tri-Counties Regional Center. The Youth Wellness Project's services would provide access to a vast network of supportive services under one roof, including mental health intervention, counseling, education referrals, suicide prevention, substance use and drop-out prevention, early childhood resiliency interventions, and outreach to high-risk youth and their families to address social determinants of health.

Public Works Agency Real Estate Services negotiated a purchase price of \$1,000,000 for the Property. This equates to a per-square-foot price of \$62.50 for commercial zoned land, which represents the fair market value based on current sales of comparable properties. An additional forty thousand dollars would be allocated to cover the County's closing costs in escrow.

VCBH applied for and has been conditionally awarded a grant from the California Department of Health Care Services Behavioral Health Continuum Infrastructure



Program (BCHIP) Round 4, which will be presented to your Board in the coming months. The BHCIP Round 4 grant conditional award is \$6,431,032 and requires a funding match of \$601,032. If the purchase of the Property is approved by your Board, VCBH will use Mental Health Services Act Capital Facilities and Technology Needs funds for the purchase and the grant match. VCBH would record the grant as other revenue once funding is received from the Department of Health Care Services.

On September 26, 2023, your Board adopted a notice and resolution of intention to purchase the Property and also found the proposed Youth Wellness Project to be categorically exempt from the California Environmental Quality Act.

The County submitted the proposed transaction to the city of Oxnard as required by Government Code section 65402, and Oxnard's staff confirmed that the proposed transaction is consistent with its General Plan.

This letter and the Agreement for Purchase and Sale have been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel.

If you have any questions regarding the fiscal and narrative portions of this letter, please contact Scott Powers at 805-677-8761. If you have any questions regarding the purchase or sale portions of this letter, please contact George Andrade, Real Estate Services Manager, at 805-654-2402 or Joan Araujo at 805-654-2084. For questions regarding the program use, please contact Loretta Denering, VCBH Acting Director at 805-981-2214.

Sincerely,



Joan Araujo
Director, Central Services

Attachments:

Exhibit 1 – Vicinity Map

Exhibit 2 – Location Map

Exhibit 3 – Agreement for Purchase and Sale

