

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, California 93009

**Subject: Conduct a Public Hearing Regarding County's Proposed Purchase of Real Property Located at the Southwest Corner of E. Los Angeles Avenue and Blackstock Avenue, in the City of Simi Valley (Property) from the Simi Valley Unified School District; 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 \$1,414,000 to Complete the Purchase, Including Closing Costs; Supervisorial District No. 4. (RECOMMENDATION NO. 4 REQUIRES 4/5THS VOTE)**

**Recommendations:**

1. Conduct a public hearing regarding the proposed Agreement for Purchase and Sale (Agreement) (Exhibit 3), between the County of Ventura and the Simi Valley Unified School District, for County's purchase of the real property located at the southwest corner of E. Los Angeles Avenue and Blackstock Avenue in the city of Simi Valley not to exceed \$1,414,000, including closing costs, to be used by Ventura County Behavioral Health as a future mental health facility.
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 Property, 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.



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.):

Budget Unit 3260-3267 (Capital Facilities & Technological Needs - CFTN)	
INCREASE Land	\$1,414,000
INCREASE Intergovernmental Revenue	\$1,414,000

**Fiscal/Mandates Impact:**

Mandatory:	No
Source of Funding:	Proposition 63 Mental Health Services Act (MHSA)
Funding Match Required:	No
Impact on Other Departments:	None

**Summary of Revenues and Costs:**

	<b>FY 2024-25</b>	<b>FY 2025-26</b>
Revenues:	\$ 1,414,000	\$ 0
Costs:		
Direct	\$ 1,414,000	\$ 0
Indirect-Dept	\$ 0	\$ 0
Indirect-County CAP	\$ 0	\$ 0
Total Cost	\$ 1,414,000	\$ 0
Net County Cost	\$ 0	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

<b>FY 2024-25 Adjusted Budget for MHSA Division #3260</b>				
	<b>Adopted Budget</b>	<b>Adjusted Budget</b>	<b>Projected Actual</b>	<b>Estimated Savings/(Deficit)</b>
Appropriations	\$121,144,060	\$130,199,432	\$130,199,432	\$ 0
Revenue	\$102,227,442	\$104,405,697	\$104,405,697	\$ 0
Net Cost	\$18,916,618	\$25,793,735	\$25,793,735	\$ 0

**Discussion:**



Ventura County Behavioral Health (VCBH) proposes purchasing real property located at the southwest corner of E. Los Angeles Avenue and Blackstock Avenue, Simi Valley (Property) to be used and developed as a future mental health facility. The Property is comprised of two parcels, identified by Ventura County Assessor Parcel Numbers 642-0-022-050 and 642-0-022-060, and consists of approximately 1.07 acres of land. The southern portion of the Property is improved with a parking lot. The Property is otherwise currently vacant. See Exhibits 1 and 2, Vicinity and Location Maps.

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 above.

Public Works Agency Real Estate Services negotiated a purchase price of \$1,400,000 for the Property. This equates to a per-square-foot price of \$30.04 for commercial zoned land, which represents the fair market value based on current sales of comparable properties. An additional fourteen thousand dollars would be allocated to cover the County's closing costs in escrow bringing the total cost to \$1,414,000.

On September 24, 2024, staff advised that if your Board approves the purchase of the Property, staff would return to your Board at a later date for approval to proceed with the development of the Property. At this later date, staff would also address the California Environment Quality Act (CEQA) to ensure that the development proposal fully complies with CEQA.

The County submitted the proposed transaction to the city of Simi Valley as required by Government Code section 65402, and Simi Valley'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 Clay McCarter at 805-654-2535. 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 the undersigned at 805-654-2084. For questions regarding the program use, please contact VCBH Director Loretta L. Denering, DrPH, MS at 805-981-2214.



**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 strengthen our ability to withstand and recover from disaster or adversity.

Sincerely,



Joan Araujo  
Director  
Central Services

**Attachments:**

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Location Map
- Exhibit 3 – Agreement for Purchase and Sale

