

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

September 12, 2023

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

Subject: Conduct a Public Hearing Regarding Proposed Purchase of Real Property Located at 411 W. Pleasant Valley Road in the City of Oxnard (Property) from Yong Duk Lee and Soo Jung Lee, Husband and Wife as Joint Tenants as to an undivided 50% interest, and Yong Duk Lee, Successor Trustee of the Soo Bong Lee and Hyang Hee Lee Living Trust under Trust dated December 12, 2005 as to an undivided 50% interest, for \$860,000 to be used by the Ventura County Youth Wellness Center (Youth Wellness Project); Authorization for the Director of the Public Works Agency or Designee to Execute the Agreement for the Purchase and Sale of the Property and Related Documents; Authorization for the Auditor-Controller to Make Payments Not to Exceed \$900,000 to Complete the Purchase and Sale and Pay Closing Costs and to Process the Necessary Accounting Transactions to Adjust Appropriations and Fund Balance; Supervisorial District No. 5. (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 Yong Duk Lee and Soo Jung Lee, Husband and Wife as Joint Tenants as to an undivided 50% interest, and Yong Duk Lee, Successor Trustee of the Soo Bong Lee and Hyang Hee Lee Living Trust under Trust dated December 12, 2005 as to an undivided 50% interest, for County's purchase of the real property located at 411 W. Pleasant Valley Road in the city of Oxnard not to exceed \$900,000, including closing costs to be used by 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.
4. Authorize the Auditor-Controller to process the accounting transactions necessary to revise the following appropriations for FY 2023-24 (requires 4/5ths vote):

Special Fund (S120)

INCREASE 3260-3267 BH Wellness Center Oxnard (4253)	\$900,000
DECREASE S120 MHSA Fund Balance	\$900,000

Fiscal/Mandates Impact:

Mandatory:	No
Source of Funding:	Behavioral Health Continuum Infrastructure Program (BHCIP), <u>Proposition 63 MHSA Funds</u>
Funding Match Required:	Yes, 10% match from MHSA CFTN funds.
Impact on Other Departments:	Minimal

	FY 2023-24	FY 2024-25
Summary of Revenues and Costs:		
Revenues:	\$ 900,000	\$ 0
Costs:		
Direct	\$ 900,000	\$ 0
Indirect-Dept	\$ 0	\$ 0
Indirect-County CAP	\$ 0	\$ 0
Total Cost	\$ 900,000	\$ 0
Net County Cost	\$ 0	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0



FY 2023-24 Budget Projection for MHSA Budget Unit #3260				
	Adopted Budget	Adopted 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:

The Ventura County Youth Wellness Center (VCYWC) program is proposed to expand the current wellness center concept into a community setting in the south Oxnard area, specifically Port Hueneme (Youth Wellness Project). The proposed site for the Youth Wellness Project is located at 411 W. Pleasant Valley Rd., Oxnard (Property). This area was identified as high need due to the high crime rates, socioeconomic demographics, high domestic violence rates, and lack of wellness focused on early intervention services. The Youth Wellness Project would be a new Ventura County Behavioral Health (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 Behavioral Health 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.

The Property proposed to purchase for the Youth Wellness Project fits into the County's overall strategic plan to acquire property to house County operations and provide efficiencies and reductions in County operating costs. The Property consists of one parcel of vacant commercial zoned land with a lot size of 14,953 sq. ft. improved as a parking lot. If the purchase is approved by your Board, the County would construct a new



building of no more than 10,000 square feet on the Property to house the Youth Wellness Project.

Public Works Agency Real Estate Services negotiated a purchase price of \$860,000. This equates to a per-square-foot price of vacant commercial zoned land of \$57.51, which represents the fair market value based on current sales of comparable properties. 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.

The General Services Agency inspected the Property and has determined that, although there is some deferred maintenance, the parking lot is in good overall condition.

On June 27, 2023, your Board approved the purchase of the real property located at 720 N. Ventura Road, city of Port Hueneme to house the Youth Wellness Project. Due to unforeseen circumstances, that acquisition was put on hold. On July 25, 2023, your Board adopted a notice and resolution of intention to purchase two alternate properties to house the Youth Wellness Project. One is located at 411 West Pleasant Valley Road, Oxnard (Property) and the other at 520 West 5th Street, Oxnard. At that time, VCBH said it would return to your Board on September 12, 2023 to seek your Board's approval to acquire only one of these three properties. VCBH in consultation with CEO now recommends that your Board approve the purchase of the Property.

On July 25, 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 Cheryl Fox at 805-981-1101.

Sincerely,



Joan Araujo
Director, Central Services

Attachments:

Exhibit 1 – Vicinity Map

Exhibit 2 – Location Map

Exhibit 3 – Agreement for Purchase and Sale

