

Central Services
Joan Araujo, Director

Engineering Services
James O'Tousa, Director

Roads & Transportation
Anitha Balan, Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Vacant, Director

May 14, 2024

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

Subject: **Adoption of a Notice and Resolution of Intention to Purchase 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; Finding that the Proposed Helipad Project is Categorically Exempt from the California Environmental Quality Act; Supervisorial District No. 3**

Recommendations:

1. Adopt the Notice and Resolution of Intention to Purchase 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), 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 (Helipad Project). The action regarding the purchase would take place on June 18, 2024.

2. Find that your Board's approval of the proposed Helipad Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301 and 15304, 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 of the proposed acquisition in a newspaper once a week for three successive weeks prior to June 18, 2024, pursuant to Government Code Section 6063.

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:	FY 2023/24	FY 2024/25
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:

FY 2023-24 Budget Projection for Sheriff Police Services – Division 2500				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$191,758,553	\$241,826,815	\$239,541,469	\$2,285,346
Revenue	\$100,572,176	\$138,550,118	\$136,563,025	(\$1,987,093)
Net Cost	\$91,186,377	\$103,276,697	\$102,978,444	\$298,253

**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 approximately \$155,000, including closing costs. 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.

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 Notice and Resolution of Intention to Purchase Real Property, your Board's action regarding the purchase would take place on June 18, 2024.

Your Board's approval of the proposed Helipad Project does not involve any new construction or improvements. Therefore, staff has determined that the Helipad Project is categorically exempt from CEQA review pursuant to CEQA Guidelines sections 15301 and 15304 as an action to operate existing facilities with negligible or no expansion of use



or minor alterations to land. 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.

Strategic Plan:

The proposed Helipad Project fits into the County's overall strategic plan to provide safety services in the northerly portion of Ventura County by strengthening its capacity to sustain essential services for communities and enhancing emergency preparedness through continued investment in facilities.

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 the discussion portion of this letter, please contact the undersigned at (805) 6542084 or George Andrade, Real Estate Services Manager at (805) 654-2402.

Sincerely,



Joan Araujo
Director, Central Services

*Emily Veldkamp as Joan Araujo
Manager- PWA Human Resources*

Attachments:

Notice and Resolution of Intention to Purchase Real Property
Exhibit 1 – Vicinity Map
Exhibit 2 – Location Map

