

Central Services
Joan Araujo, Director

Engineering Services
Christopher Cooper, Director

Roads & Transportation
Christopher Kurgan, Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Glenn Shephard, Director

February 28, 2023

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

Subject: **Approval of, and Authorization for the Director of the Public Works Agency or Designee to Sign, a Third Amendment to the Lease with 5700/5720/5740 Ralston Street, LLC, a California Limited Liability Company for Office Space Located at 5740 Ralston Street, Suite 200 in the City of Ventura for Ventura County Behavioral Health; Finding that the Amendment is Categorically Exempt from the California Environmental Quality Act; Supervisorial District No. 1.**

Recommendations:

1. Approve and authorize the Director of the Public Works Agency or designee to sign the attached Third Amendment to the Lease Agreement with 5700/5720/5740 Ralston Street, LLC, a California limited liability company, for the office space located at 5740 Ralston Street, Suite 200, Ventura, for Ventura County Behavioral Health.
2. Find that your Board's approval of the Third Amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 as an action solely to lease existing facilities.



Fiscal/Mandates Impact:

MHSA Division #3260-3273 (ADULT Services)

Mandatory: No
Source of Funding: Federal Financial Participation (FFP) funds and Proposition 63 (Mental Health Services Act (MHSA))
Funding Match Required: None
Impact on Other Department(s): None

	<u>FY 2022-23</u>	<u>FY 2023-24</u>
Summary of Revenue and Total Costs		
Revenue:	\$ 82,500	\$ 167,475
Costs:		
Direct	\$ 82,500	\$ 167,475
Indirect – Agency/Dept.	\$ 0	\$ 0
Indirect – County CAP	\$ 0	\$ 0
Total Costs	\$ 82,500	\$ 167,475
Net Costs	\$ 0	\$ 0
Recovered Indirect Costs	\$ 0	\$ 0

Current Fiscal Year Budget Projections:

FY 2022-23 Adjusted Budget for MHSA Services BU #3273				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$62,296,650	\$63,252,042	\$54,021,288	\$9,230,754
Revenue	\$57,560,508	\$57,839,029	\$51,643,979	(\$6,195,050)
Net Cost	\$4,736,142	\$5,413,013	\$2,377,309	\$3,035,704

Sufficient appropriations and revenue are included in the FY 2022-23 adjusted budget for MHSA Division #3260-3273.



Discussion:

Ventura County Behavioral Health Department has occupied 6,875 square feet of space at 5740 Ralston Street, Suite 200, Ventura (Premises) since March 1, 2012, under the Lease Agreement (Lease) for its various programs, including the Older Adult program and Benefits program.

The Older Adults program provides intensive mental health services to unserved and underserved persons 60+ years old who have a serious mental disorder and have mobility issues that prevent them from accessing mental health services in a traditional clinic setting. Services include psychiatric, nursing, therapy and case management services. The Benefits Team staff based at this location are responsible for assisting VCBH clients in applying for entitlement benefits.

The proposed Third Amendment to Lease Agreement (Amendment) would extend the lease term for 60 months with a new termination date of December 31, 2027. Your Board's approval of the proposed Amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 as an action to lease existing facilities. Staff has also determined that no unusual circumstances or other facts set forth in CEQA Guidelines section 15300.2(c) precludes use of this categorical exemption.

The salient terms of the proposed Amendment are as follows:

- LESSOR:** 5700/5720/5740 Ralston Street, LLC, a California limited liability company
- PREMISES:** 6,875 rentable square feet of office space in Suite 200 of the multi-tenant office building commonly known and referred to as 5740 Ralston Street, Ventura, California.
- RENT:** Rent shall be \$13,750.00 per month, full service gross, for the first 12 months of the extended term. This rent reflects a rate of \$2.00 per square foot which Real Estate Services has determined to be representative of fair market rent for such space in Ventura. The rent will increase 3% at the beginning of month thirteen of the extended term and annually thereafter.
- TERM:** The extended term of the Amendment shall be 60 months, commencing on January 1, 2023, and terminating on December 31, 2027.



This letter and the Amendment have been reviewed by the Ventura County Behavioral Health Department, 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 VCBH Director Scott Gilman of the Behavioral Health Department at 805-981-1881. If you have questions regarding the Amendment, please contact Chuck Alvarez, Manager of the Real Estate Services Division, at 805-654-2402, or the undersigned at 805-654-2084.

Sincerely,



Joan Araujo
Director, Central Services

Attachments:

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Location Map
- Exhibit 3 – Third Amendment to Lease Agreement

