

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

December 19, 2023

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

**Subject:** Approval of, and Authorization for the Director of the Public Works Agency (Director) or Designee to Sign, a Buyout Agreement (Agreement) with Carlos Pacheco, DBA Orange Group (Orange Group) to Pay the Orange Group \$25,000 to Terminate Its Lease at the County-Owned Commercial Property at 545 & 555 South A Street, Suite 140, Oxnard; Finding that the Agreement is Categorically Exempt from the California Environmental Quality Act. Supervisorial District No. 5

**Recommendations:**

1. Approve and authorize the Director of the Public Works Agency (Director) or designee to sign the Buyout Agreement (Exhibit 3) with Carlos Pacheco, DBA Orange Group (Orange Group) to pay the Orange Group \$25,000 to terminate its lease at the County-owned commercial property at 545 & 555 South A Street, Suite 140, Oxnard, California.
2. Find that your Board's approval of the Buyout Agreement is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 as a leasing action regarding existing facilities, and that no unusual circumstances or other facts set forth in CEQA Guidelines section 15300.2(c) preclude use of this categorical exemption.
3. Authorize the Director to make corrections, clarifications, and minor modifications to the Buyout 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 or delays, and are subject to review and approval by County Counsel.

**Fiscal/Mandates Impact:**

Mandatory: No  
Source of Funding: General



Funding Match Required: None  
 Impact on Other Department(s): None

**Summary of Revenue and Total Costs:**

	<u>FY 2023-24</u>	<u>FY 2024-25</u>
Revenue:	\$	\$
Costs:		
Direct	\$ 24,000	\$ 0
Indirect – Agency/Dept.		
Indirect – County CAP		
Total Costs	\$ 24,000	\$ 0
Net Costs	\$ 24,000	\$
Recovered Indirect Costs	\$	\$

Total buyout amount is \$25,000, which includes return of security deposit of \$1,000

**Current Fiscal Year (FY) Budget Projections:**

<b>Current FY 2023-24 Budget Projection for 2103</b>				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$45,697,950	\$53,841,953	\$53,841,953	\$0
Revenue	\$10,269,303	\$12,194,133	\$12,194,133	\$0
Net Cost	\$35,428,647	\$41,647,820	\$41,647,820	\$0

Sufficient appropriations are available for this transaction in FY 24.

**Strategic Plan:**

This item promotes the County’s Strategic Plan Guiding Principles of “Delivering services in a business and constituent friendly, customer service driven, cost-effective manner” and “Planning for and developing programs to meet future needs.” Since the Carmen Ramirez Family Justice Center (CRFJC) will serve a large number of the County’s residents, actions such as this lease buyout promote the strategic plan goals related to “Healthy, Safe, and Resilient Communities” through providing “equitable and timely access to quality healthcare, mental health, and public health services” and maintaining



“high-performing public safety services.” The CRFJC is entirely dedicated to the welfare of the community it is opening to serve.

**Discussion:**

The District Attorney’s Office opened the first Family Justice Center (FJC) in Ventura County in 2019, in the city of Ventura, serving victims of crime with wraparound services from a variety of governmental agencies and community-based organizations. Recognizing the need for services in the city of Oxnard, earlier this year your Board unanimously approved the purchase of the property located at 545-555 South A Street in Oxnard for the purpose of establishing a second FJC in our County. Named in honor of the late Ventura County Supervisor and consummate fighter for crime victims and marginalized Oxnard residents, the CRFJC will provide advocacy and other supportive services to victims and survivors of crime, including domestic violence, human trafficking, hate crimes, elder abuse/dependent adult abuse, child abuse, and sexual assault.

The CRFJC shares the physical property with several tenants who have pre-existing, long-term lease agreements. Two tenants are existing partners of the Ventura County Family Justice Center (VCFJC) system – City Impact and Mixteco/Indigena Community Organizing Project (MICOP). Their continued presence will strengthen support of mutual clients. Another tenant, Elim Oxnard, is a church that has graciously agreed to share space for the purposes of bringing additional community resources, meetings and training to the area. Avante Hair Salon also operates long-standing businesses on the property and are open to working with the County of Ventura to make the CRFJC as successful as possible in the community.

In order to support its programming efforts for the CRFJC, the County requires immediate access to space currently under lease at the CRFJC. Thus, pending your Board’s approval, Carlos Pacheco, DBA Orange Group (Orange Group) has agreed to terminate its lease early and vacate the CRFJC in exchange for the County paying Orange Group \$25,000. Terms of the lease buyout were discussed and negotiated down to be calculated as follows: There are 24 remaining months on the lease term times the tenant’s rent (\$1,000/month) = \$24,000 + \$1,000 security deposit from the tenant = \$25,000 buyout amount. The tenant agreed and began moving out of the space. The acquisition of this space will allow for additional programming to take place on site.

The salient terms of the Buyout Agreement are as follows:

TENANT: Carlos Pacheco, DBA Orange Group

LANDLORD County of Ventura



**PROPERTY:** Suite 140 of the Ventura County-owned commercial property at 545 & 555 South A Street, Oxnard, consisting of approximately 1,173 sq. ft. of commercial space.

**BUYOUT AMOUNT:** The buyout amount shall be \$25,000.00, which includes the return of the \$1,000.00 security deposit to Tenant.

The Tenant's leasehold term expires on December 31, 2025.

**VACATION:** The Tenant has agreed to vacate the Property on or before December 31, 2023.

Your Board's approval of the Buyout Agreement is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 as a leasing action regarding 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.

This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel.

If you have any questions concerning this item, please contact George Andrade, 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 – Buyout Agreement

