



COUNTY of VENTURA
COUNTY EXECUTIVE OFFICE

Sevet Johnson, PsyD
County Executive Officer

Mike Pettit
Assistant County Executive Officer

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County Chief Financial Officer

Shawn Atin
Assistant County Executive
Officer/
Human Resources Director
Labor Relations

September 12, 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 Execute, a First Amendment to Lease Agreement (Lease) with Casa Pacifica Center for Children and Families, a California Nonprofit Corporation, to Extend the Term of the Lease for 1722 South Lewis Road, Camarillo (Property) to Renovate the Property (Project); Finding that the Proposed Project 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 or designee to sign the First Amendment (Exhibit 1) to Lease Agreement (Lease) with Casa Pacifica Center for Children and Families, a California nonprofit corporation, to extend the term of the Lease for 1722 South Lewis Road, Camarillo (Property) to renovate the Property (Project).
2. Find that your Board's approval of the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 and 15302, and that no exceptions set forth in CEQA Guidelines section 15300.2 preclude use of these exemptions.

Fiscal/Mandates Impact:

There are no fiscal impacts associated with this action.

Discussion:

In 1994 the County of Ventura (County) initiated a public/private partnership with Casa Pacifica Center for Children and Families, a California nonprofit corporation (Casa Pacifica), to establish an emergency shelter and residential treatment center for

neglected and vulnerable youth. This partnership was the result of the Board of Supervisors, County agencies and the community recognizing the need in Ventura County to care for children in crisis. Casa Pacifica continues to work closely with County agencies to fulfill essential obligations providing crisis care and treatment to children and youths with complex emotional and behavioral needs.

On December 13, 2022, your Board approved the use of County funds to match Casa Pacifica's grant-funded project to renovate three cottages on the County's property in the unincorporated area outside the city of Camarillo (Property). The grant funds for these renovations were provided through the state's "Homekey" initiative. Once completed, these renovated cottages will provide new and crucial transitional housing resource for the vulnerable youth population that reside within Ventura County. Separately, Casa Pacifica applied for, and was awarded, a grant from the California Department of Health Care Services under the Behavioral Health Continuum Infrastructure Program (BHCIP) to remodel two separate structures located on the Property to provide a Short-Term Residential Therapeutic Program for youth between the ages of 12-18. The Homekey renovations and the BHCIP renovations are collectively referred to as the "Project."

Casa Pacifica's BHCIP grant requires it to have 30 years remaining on the term of the Lease Agreement (Lease) for the Property once the renovated cottages are ready for occupancy. However, since Casa Pacifica's Lease expires in less than 30 years on June 29, 2053, the CEO's Office recommends that the Lease be amended to extend its term to June 29, 2056 to comply with the requirements of BHCIP's grant.

Your Board's approval of the proposed Project involves maintenance, repair and replacement of existing structures and facilities on the same site as they are currently located, will have substantially the same purpose and capacity, and involves negligible or no expansion of capacity. Therefore, staff has determined that the proposed Project is categorically exempt pursuant to CEQA Guidelines sections 15301 and 15302. 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.

If you have any questions regarding this First Amendment to Lease Agreement, please contact Scott Powers, CEO at 805-677-8761. For questions regarding the proposed Project, please contact Tracy McAulay, CEO at 805-662-6792.

Sincerely,



Sevet Johnson, PsyD
County Executive Officer

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September 12, 2023
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Attachment:

Exhibit 1 – First Amendment to Lease Agreement