

Central Services
Joan Araujo, Director

Engineering Services
Christopher Cooper, Director

Roads & Transportation
Chris Hooke, Acting Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Glenn Shephard, Director

May 18, 2021

Board of Supervisors
800 South Victoria Avenue
Ventura, California 93009

Subject: Adoption of Proposed Resolution of Intention to Purchase Real Property Located at 3160, 3170 and 3180 Loma Vista Road in the City of Ventura from Loma Vista Properties Trust for the District Attorney's Office, Family Justice Center, for Approximately \$3.9 Million; Finding that the Purchase is Categorically Exempt from the California Environmental Quality Act. Supervisorial District No. 1

Recommendations:

1. Adopt the attached proposed "Resolution of Intention to Purchase Real Property" (Notice) at 3160, 3170 and 3180 Loma Vista Road in the city of Ventura (Property) from Loma Vista Properties Trust for the District Attorney's Office, Family Justice Center, for approximately \$3.9 million. This action will schedule a Board meeting regarding the purchase on June 15, 2021 at 11:30 a.m.
2. Direct the Clerk of the Board to publish the Notice in a newspaper of general circulation once a week for three successive weeks prior to June 15, 2021.
3. Find that your Board's approval of the Property purchase is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301 because the Property will be used by the County in the same manner as it is currently being used.



Fiscal/Mandates Impact:

Mandatory: No

Source of Funding: To be determined

Funding Match Required: No

Impact on Other Departments: None

Discussion:

The real property proposed for purchase from Loma Vista Properties Trust for approximately \$3.9 million is located at 3160, 3170 and 3180 Loma Vista Road in the city of Ventura (Property) and fits into the County's overall strategic plan to reduce operating costs and increase efficiencies by acquiring property to house County operations. The Property will be occupied by the District Attorney's Office for use by the Family Justice Center (FJC).

Following four years of planning and development, the District Attorney's Office received a two-year, \$400,000 grant award from the California Office of Emergency Services for emerging family justice centers. Using this funding, and on behalf of the District Attorney's Office, the County entered into a lease agreement for the Property to house the FJC. The lease agreement was approved by the Board of Supervisors in June of 2019. After renovations and building improvements were made to the Property, the new FJC opened to the public on November 12, 2019.

At the Property, the FJC provides rent-free office space to 24 full-time employees from 15 different county agencies and community-based organizations who work together to provide comprehensive services to victims of sexual assault, child abuse, elder abuse, human trafficking, domestic violence and hate crimes. In addition to this office space, the Property includes five client intake and navigation rooms, a training center, a room for remote court appearances, two medical/legal examination rooms, two law enforcement interview rooms, two observation rooms, a space for youth programs and activities and a 10-bed emergency domestic violence shelter.

The Property is located in the city of Ventura directly across from the Ventura County Medical Center (VCMC) and Public Health Agency and a few blocks from Community Memorial Hospital. The FJC now partners with the VCMC in a violence intervention program (VIP) created by Dr. Thomas Duncan that allows emergency room staff to request a victim advocate from the FJC to assist at bedsides of patients who are victims of violent crime. The Property also houses staff from the Landon Pediatric Foundation



that is creating a county-wide Adverse Childhood Experiences (ACEs) awareness program to screen for 10 types of childhood trauma by using a scoring system to create an ACE score. Each type of trauma counts as one of up to a maximum possible ACE score of 10. The ACE score is used as a critical tool to identify children who have been exposed to early adversity and toxic stress. Those children with high ACE scores will be connected by the ACEs program to comprehensive social, legal and mental health services from FJC. The goal of ACEs is to interrupt any short- and long-term negative consequences resulting from childhood trauma.

Agencies providing staffing on-site at the FJC include:

- Ventura County District Attorney's Office
- Interface Children and Family Services
- The Coalition for Family Harmony
- Ventura County Legal Aid In-kind
- Ventura County Child Support Services
- Ventura County Area Agency on Aging
- Ventura County Human Services Agency
- Ventura County Health Care Agency
- Ventura County Probation Agency
- Healthcare for Justice Foundation
- Landon Pediatric Foundation
- Ventura County Family Justice Center Foundation
- VOICES of Ventura County
- Ventura County Arts Council
- Safe Harbor Program (multiple local law enforcement agencies use the FJC for forensic interviews of sexual assault and child abuse victims)

Since its opening, the FJC has served over 4,000 victims of crime, 3,180 of whom were female with 54 percent of these ages 40 or younger with an average of two minor children in the home. Over 55 percent of the FJC's clients identified as Hispanic or Latinx and 760 were monolingual Spanish or Mixteco speakers. Since March 2020, 1,380 of the FJC's clients reported contacting law enforcement 3,487 times and visiting a clinic or emergency room 240 times as victims of crime. Just over 50 percent of the FJC clients identified as being eligible for MediCal.

The County Executive Office will determine the best options for funding the purchase of the Property and will make a recommendation to your Board at the June 15, 2021 meeting.

Your Board's approval of the proposed purchase is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301 because the County will use the Property in the same manner as it is currently being used.



This letter and the Notice have been reviewed by 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 Chuck Alvarez, Real Estate Services Manager at 654-2402 or the undersigned at 654-2084.

Sincerely,



Joan Araujo

Director, Central Services

Attachments:

Exhibit 1 – Notice and Resolution of Intention to Purchase Real Property

Exhibit 2 – Area Map

