

February 28, 2023

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

Subject: Approval and Authorization for the Director of the Public Works Agency (Director) or Designee to Sign a One-Year Lease Agreement (Lease) with Ross Wollschlager for the Ventura County-Owned Residential Property at 560 Todd Road, Santa Paula; Finding that the Lease is Categorically Exempt from the California Environmental Quality Act; Authorization for the Director to Approve Minor Modifications to the Lease; Authorization for Auditor Controller to Process the Necessary Accounting Transactions. Supervisorial District No. 3 (RECOMMENDATION NO. 4 REQUIRES 4/5THS VOTE)

Recommendations:

1. Approve and authorize the Director of the Public Works Agency (Director) or designee to sign the Lease Agreement (Exhibit 3) with Ross Wollschlager for the Ventura County-owned residential property at 560 Todd Road, Santa Paula.
2. Find that your Board's approval of the Lease Agreement is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 as an action solely to lease existing facilities.
3. Authorize the Director to approve minor modifications to the Lease.
4. Authorize the Auditor-Controller to process the necessary budgetary adjustments to increase appropriations and unanticipated revenues (requires 4/5th vote):

Todd Road Jail – Fund G001, Division 2550

INCREASE 2550-2561 Revenue From Use of Money and Property \$12,000

INCREASE 2550-2561 Services and Supplies \$12,000



Fiscal/Mandates Impact:

Mandatory: No
Source of Funding: Liberty Health Care, Inc
Funding Match Required: None
Impact on Other Department(s): None

Summary of Revenue and Total Costs:

		<u>FY 2022-23</u>		<u>FY 2023-24</u>
Revenue:	\$	12,000	\$	36,000
Costs:				
Direct	\$	12,000	\$	36,000
Indirect – Agency/Dept.		0		0
Indirect – County CAP		0		0
Total Costs	\$	12,000	\$	36,000
Net Costs	\$	0	\$	0
Recovered Indirect Costs	\$	0	\$	0

Current Fiscal Year (FY) Budget Projections:

Current FY 2022-23 Budget Projection for Sheriff's Detention Service - Division 2550				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$126,097,955	\$132,648,038	\$132,648,038	\$0
Revenue	\$ 59,498,174	\$ 64,352,562	\$ 64,352,562	\$0
Net Cost	\$ 66,599,781	\$ 68,295,476	\$ 68,295,476	\$0

Background:

In 1997, Ross Wollschlager was classified as a Sexually Violent Predator. According to Welfare and Institutions Code Section 6600; "Sexually Violent Predator" means a person who has been convicted of a sexually violent offense against one or more victims and who has a diagnosed mental disorder that makes the person a danger to the health and safety of others in that it is likely that he or she will engage in sexually violent criminal behavior."



On March 17, 2020, the Ventura County Superior Court ordered Mr. Wollschlager to be released from confinement after the California State Hospital deemed him to no longer present a threat to society. The next day, Mr. Wollschlager arrived in Ventura County where he registered as a transient residing in a recreational vehicle within the unincorporated areas of Ojai and Santa Paula.

Discussion:

Ross Wollschlager participates in the state-managed Sexually Violent Predator conditional release program (Program). The California Department of State Hospitals has identified its contractor, Liberty Healthcare of California, Inc., a California corporation (Liberty Healthcare), to oversee the Program. The aim of the Program is to confine and treat offenders until they no longer present a threat to society.

As instructed by the Ventura County Superior Court, Liberty Healthcare, with the assistance of the Sheriff's Office, has searched for a suitable permanent housing location for Mr. Wollschlager since his release. A potential residence has been located at the County-owned property of 560 Todd Road (Premises) in the unincorporated area of Santa Paula, CA. The Premises is adjacent to the Ventura County Sheriff's Todd Road Jail. Mr. Wollschlager is currently supervised by Liberty Healthcare staff, and if the proposed lease agreement (Lease) is approved by your Board, both Liberty Healthcare and the Sheriff's Office will conduct regular compliance checks at the Premises and monitor his whereabouts via a global positioning satellite device. Since his release in 2020, Mr. Wollschlager has not committed any criminal or technical violations.

The Sheriff's Office supports your Board's approval of this Lease to provide Mr. Wollschlager an ongoing stable housing situation, which is in furtherance of his treatment and public safety. The alternative to this placement is for Mr. Wollschlager to remain as a transient residing in his recreational vehicle.

This Lease is conditional upon approval by the Ventura County Superior Court which has jurisdictional authority over Mr. Wollschlager's residency. A placement hearing is scheduled to be held in Ventura County Superior Court on 3/15/2023.

The salient terms of the Lease are as follows:

TENANT:	Ross Wollschlager
PREMISES:	The Ventura County-owned residential property at 560 Todd Road, Santa Paula.
RENT:	Rent shall be \$4,000.00 per month, modified gross. Liberty Health Care as a contractor to the California Department of



State Hospitals for the California Sexually Violent Predator Conditional Release Program, will pay the rent on behalf of Tenant on or before the fifth of each and every month of the term of the Lease to County.

UTILITIES:

The Tenant shall pay for all separately metered utilities serving the premises.

TERM:

The term of the Lease shall be one (1) year. The Lease shall commence on April 1, 2023 and terminate on March 31, 2024. If approved by the Court, and agreed upon by the County and Tenant, the Lease will be renewed for subsequent one-year terms until either County or Tenant, provides 30 days' written notice to terminate the Lease.

Your Board's approval of the Lease is categorically exempt from 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.

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 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 – Lease Agreement

