



# COUNTY *of* VENTURA

COUNTY EXECUTIVE OFFICE  
**SEVET JOHNSON, PsyD**  
County Executive Officer

**Mike Pettit**  
Assistant County Executive Officer

**Scott Powers**  
County Chief Financial Officer

**Danielle Keys**  
County Human Resources Director  
Labor Relations

June 3, 2025

County of Ventura Board of Supervisors

**Subject: Authorization for the County Executive Officer, or Designee, to Prepare and Submit All Required Applications and Materials to Ventura LAFCo for an Out Of Agency Service Agreement, and for Annexation into the Service Areas of Calleguas Municipal Water District, and Metropolitan Water District of Southern California, in order to Authorize These Entities to Provide Water Service to the Nyeland Acres Community Center Located at 3334 Santa Clara Avenue, Oxnard, CA, 93036; Authorization for the County Executive Officer, or Designee, to Prepare and Submit All Required Applications and Materials, and to Execute All Required Agreements, in order to Obtain Said Water Service from These Entities; Find that the Nyeland Acres Community Center Replacement and Reconstruction Project is Categorically Exempt for the California Environmental Quality Act; Supervisorial District No. 3.**

**Recommendations:**

1. Authorize the County Executive Officer, or designee, to prepare and submit all required applications and materials to Ventura LAFCo for an out of agency service agreement, and for annexation into the service areas of Calleguas Municipal Water District and Metropolitan Water District of Southern California, in order to authorize these entities to provide water service to the Nyeland Acres Community Center;
2. Authorize the County Executive Officer, or designee, to prepare and submit all required applications and materials, and to execute all required agreements subject to County Counsel review as to legal form, in order to obtain water service for the Nyland Acres Community from the City of Oxnard, Calleguas Municipal Water District, and the Metropolitan Water District of Southern California;
3. Find that the Nyland Acres Community Center replacement and reconstruction project is categorically exempt from the California

Environmental Quality Act ("CEQA") under Sections 15302, 15303(d), and 15319(a) of the State CEQA Guidelines.

**Fiscal/Mandates Impact:** On October 11, 2022, your Board approved the funding plan for the County's State and Local Fiscal Recovery Fund, including a \$10 million allocation for the Nyeland Acres Community Center and Saticoy Parks projects. There are no additional costs anticipated with these actions. However, needs will be monitored, and we will return to your Board if additional appropriations are necessary.

**Discussion:**

The Nyeland Acres Community Center, located on a 2.8 acres parcel at 3334 Santa Clara Avenue in the unincorporated area near the City of Oxnard, is currently developed with an existing building, parking lot, park area with an open field, playground and picnic area. The proposed project is to redesign the entire site to include a new parking lot, a new approximately 7,500 square foot community center, rehabilitated soccer field, new basketball court, new play area and new parking lot.

Redevelopment of the site also includes necessary infrastructure upgrades to accommodate the project and to meet current standards. While the current water purveyor, Nyeland Acres Mutual Water Company, has the capacity to serve the site, it does not have the infrastructure in place that is needed to meet current fire flow requirements. As this lack of required fire flow would restrict the redevelopment of the site, staff researched alternative means of satisfying current fire flow requirements, including by meeting with City of Oxnard staff to determine if the City's nearby water line could be extended to serve the project site. In preliminary conversations with City of Oxnard staff, it was determined that the City has the water capacity and flow to meet the needs and requirements of the project. The nearest connection point is approximately 400 feet south of the site. Construction to connect to the City's water line would include line trenching, a loop system to prevent stagnation and connections to the site. Work would be primarily conducted on Santa Clara Avenue, a County-maintained road.

Obtaining water service from the City of Oxnard requires Ventura LAFCo approval of an Out of Agency Service Agreement. Because the City's water supply is provided by Calleguas Municipal Water and Metropolitan Water District of Southern California (MET), the site must also be annexed into Calleguas and MET water service areas. As a result, staff is requesting that your Board authorize the County Executive Officer, or designee, to prepare and submit all required applications and materials to Ventura LAFCo to obtain these necessary approvals. In addition, staff is requesting authorization to prepare and submit all required applications and materials, and to execute all required agreements subject to County Counsel review as to legal form, in order to obtain said water service from the City of Oxnard, Calleguas Municipal Water District, and the Metropolitan Water District of Southern California.

The Nyeland Acres Community Center project consists of the replacement and reconstruction of existing facilities on the same site that will serve same purpose, the construction of a water main, including street improvements to serve the development

and the annexation of the site that includes existing public structures. Therefore, the project is categorically exempt from CEQA under State CEQA Guidelines, Sections 15302, 15303(d), and 15319(a). The exceptions to the exemptions do not apply because there are no unusual circumstances of the project. The notice of exemption has been included as Exhibit 1.

**Strategic Plan:**

This item is consistent with the Ventura County Strategic Plan Priority – *Reliable Infrastructure and Sustainability* under the goal of maintaining and improving dependable public resources to serve the needs of our diverse communities.

This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel. For additional information concerning this item, please contact Justin Bertoline, County Executive Office at (805) 677-8759.

Sincerely,



Sevet Johnson, PsyD  
County Executive Officer

Exhibit 1 – Site Map