



# COUNTY *of* VENTURA

## Board of Supervisors

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Third District

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June 27, 2023

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

**SUBJECT: Approval of, and Authorization for the General Services Agency Director or His Designee to Sign, Lease Agreements with Boys and Girls Club of Greater Oxnard and Port Hueneme and Nyeland Promise; Authorization for the GSA Director or Designee to Make Corrections, Clarifications, and Technical Modifications to Either or Both Leases; Authorization for General Services Agency Parks Department to Operate and Maintain Nyland Acres Park Areas and Parking Lot Using Park Enterprise Fund and Other Supplemental Funding Sources, and to Issue Special Use Permits for Park Use; Supervisorial District 3**

### **RECOMMENDATIONS:**

1. Approve a lease agreement with Boys and Girls Club of Greater Oxnard and Port Hueneme for the Nyeland Acres Club Building, Annex and Blacktop area; and
2. Approve a lease agreement with Nyeland Promise for use of the Nyeland Acres Annex; and
3. Authorize the General Services Agency Director, or his designee, to sign the agreements on behalf of the County; and
4. Authorize the GSA Director or designee to make corrections, clarifications, and technical modifications to either or both leases subject to County Counsel approval as to form and legal sufficiency, and provided such changes are consistent with the stated intent of the leases and do not result in the loss of income to the County, and do not subject the County to additional costs; and
5. Authorize the General Services Agency Parks Department to operate and maintain Nyeland Acres Park Areas using Park Enterprise Fund and other supplemental funding sources; and

6. Authorize the General Services Agency Parks Department to issue special use permits for events in Nyeland Acres Park Areas in accordance with Ventura County Ordinance Code section 6304 and following, and the Park Department's Rent & Fee Schedule.

**FISCAL/MANDATES IMPACT:**

Mandatory: Yes  
Source of Funding: General Services Agency, Parks Department and Community Facilities District No. 2015-01 (Nyeland Acres Community Center)  
Fund Matching Requirement: None  
Impact on Other Departments: None

<b>Summary of Revenues and Costs</b>	<b><u>FY 2022-23</u></b>	<b><u>FY 2023-24</u></b>
Revenue:	\$ 0	\$ 0
Costs:		
Direct	\$ 0	\$ 79,431
Indirect-Agency/Dept.	\$ 0	\$ 0
Indirect – CAP	\$ 0	\$ 0
Total Costs	<u>\$ 0</u>	<u>\$ 79,431</u>
Net Gain/(Loss):	\$ 0	\$ 79,431

<b>FY 2022-23 Budget Projection as of 03/31/2023</b>				
<b>GSA – Nyeland Acres Community Center – Budget Unit 4780</b>				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$ 55,869	\$55,869	\$55,869	\$ 0
Revenue	\$ 55,868	\$ 55,868	\$ 55,868	\$ 0
Operating Gain/(Loss)	(\$ 1)	(\$ 1)	(\$ 1)	\$ 0

The table above includes earnings and contributions.

**DISCUSSION:**

Nyeland Acres is a heavily populated residential area of primarily farmworkers and other low-wage earners located in the unincorporated area of Ventura County. The community is surrounded by agricultural land and State Route 101. The Rio School District estimated 550 elementary- and middle school-age children (ages 5-14) live in Nyeland Acres and the only recreational area for these children was the Rio School District owned, 2.28-acre parcel, which includes a large grass area and the Nyeland Acres Community Center ("Property").

In 2009, then-Supervisor Zaragoza, formed a partnership with the Rio School District and several non-profit community service organizations to provide youth programs and activities. In 2010, the Boys and Girls Club of Greater Oxnard and Port Hueneme joined the partnership ("Boys and Girls Club"). The Boys and Girls Club provided after-school programs on the Property for the Nyeland Acres community for four years funded through federal grant funds. Unfortunately, in 2014 the federal grant funds were no longer available. Since then, the County, through the leadership of the Board of Supervisors, helped fund a significant portion of the youth programming at the Property.

In 2015, the County was informed of the Rio School District's intent of selling the Property. Supervisor Zaragoza proposed a conceptual plan to the Board, which included the County purchasing the property and the Nyeland Acres community funding the ongoing maintenance of the Property. The County created a Community Facilities District ("CFD") in Nyeland Acres in late 2015. A special election was held in the CFD on January, 26 2016 to determine the community's willingness to fund the ongoing maintenance costs via a special tax. The measure was successful with a 70.68% majority vote.

On February 23, 2016 the Board of Supervisors approved the purchase of the 2.28-acre Property which is located at 3334 Santa Clara Ave. for the amount of \$325,000. The Property was officially transferred to the County's possession on March 31, 2016. In July of 2019, the County signed a three-year lease agreement with the Boys and Girls Club to operate the Property's grounds and facilities. Since the lease is expired, the arrangement is now operating on a month-to-month basis.

The Property has been approved for a project that will construct a new 5,500 sf community center and park amenity improvements. That project is on track to be open by 2026. In the interim, a means to improve programming and public access has been requested. An optimal solution involves restructuring the Boys and Girls Club lease to remove the parking lot and park areas. Those areas would become County Parks Department assets and would be administered with the resources and authorities of the

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Parks Department.

To expand on the services currently being offered by the Boys and Girls Club a second lease would be entered into with Nyeland Promise. Nyeland Promise is a local 501(c)3 established in 2018 that promotes quality education, good health and well-being, quality of life, sustainable communities, zero hunger and economic growth.

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

If you have any questions regarding this letter, please contact J. Colter Chisum at (805) 654-3945.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Long". The signature is written in dark ink and is positioned above the printed name of the signatory.

Kelly Long, Supervisor 3<sup>rd</sup> District  
County of Ventura

Exhibit 1 – Boys and Girls Club Lease  
Exhibit 2 – Nyeland Promise Lease

cc: J. Colter Chisum, Deputy Director, Parks Department, General Services Agency  
Greg Bergman, Administrative Services Director, General Services Agency