



# COUNTY of VENTURA

GENERAL SERVICES AGENCY  
David J. Sasek, P.E.  
Agency Director

**Craig Clutts, P.E., CEM**  
Chief Deputy Director  
Facilities & Materials

**Cliff Chroust, CPPO**  
County Chief Procurement Officer  
Deputy Director

**Greg Bergman, CPA**  
Administrative Services Director

**Christopher Melton, M.L.T.M.**  
Fleet Services Deputy Director

**J. Colter Chisum, P.E.**  
Parks Department Deputy Director

November 7, 2023

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

**SUBJECT: Approval of, and Authorization for the Director of the General Services Agency to Execute, the Oak Dell Ball Field 10-Year Lease to Ojai Valley Baseball League (Requires 4/5ths Vote)**

**RECOMMENDATION(S):**

1. Approve, and authorize the Director of the General Services Agency (GSA) to execute, the Lease (Exhibit 1) for the Oak Dell Ball Fields for a term of ten years to Ojai Valley Baseball League (OVBL) (requires 4/5ths vote).

**FISCAL/MANDATES IMPACT:**

There are no County costs associated with Board item.

<b>Summary of Revenues and Costs</b>	<b><u>FY 2023-24</u></b>	<b><u>FY 2024-25</u></b>
Revenue:	\$ 0	\$ 0
Costs:		
Direct	\$ N/A	\$ N/A
Indirect-Agency/Dept.	\$ 0	\$ 0
Indirect – CAP	\$ 0	\$ 0
Total Costs	\$ 0	\$ 0
Net Gain/(Loss):	\$ 0	\$ 0

<b>FY 2023-24 Budget Projection</b>				
<b>GSA – Parks Department – Budget Unit 4761</b>				
	Adopted Budget	Adjusted Budget	Projected Budget	Est. Savings/ (Deficit)
Appropriations	\$ 6,842,782	\$ 6,944,602	\$ 6,944,602	\$ 0
Revenue	\$ 6,834,030	\$ 6,834,030	\$ 6,834,030	\$ 0
Operating Gain/(Loss)*	(\$ 8,752)	(\$ 110,572)	(\$ 110,572)	\$ 0

\*Projected operating loss will be covered by unrestricted net position. Other financing uses are included.

**DISCUSSION:**

Oak Dell Park is local park located north part of the unincorporated community of Oak View. It includes two youth baseball fields, a snack shack, a batting cage, a parking lot and various amenities to support youth baseball. The Oak View Civic Council (OVCC) purchased the property in 1964 as unimproved land with the intent to develop the park for recreation. In July of 1976 the OVCC transferred property ownership of Oak Dell Park to County to expand funding opportunities. OVCC had concerns that the park would not be developed to its full potential without additional sources of funding. The property transfer included a lease-back to OVCC to operate and maintain the park. In the late 1970s and early 1980s the park was developed with a mix of community and other resources that provided most of the amenities that are present today. Youth baseball was the primary use of the park. As part of the 1974 board letter in which the land ownership was transferred to the County, it is noted that “County has the right to attempt to locate similar local group or organization to operate the park.”

Ventura County Parks Department (VCPD) records show that County began leasing Oak Dell Park to Oak View Little League in 2003. VCPD then began to lease to an Ojai Valley Little League in 2008 which continued through today via a series 5-year leases. Starting around 2019 the Ojai Valley Little League board and membership approved changes to switch their charter from Little League Baseball and Softball to PONY Baseball and Softball. Between 2019 and 2021, the legal name of “Oak View Little League, Inc.” was ultimately legally changed to “Ojai Valley Baseball League” and OVBL began operating under PONY Baseball and Softball. There was significant debate between groups within the community over what organization was best to play with and a new organization named Ojai Valley Little League was created through this same timeframe. The new Ojai Valley Little League expressed strong interest in competing for the lease when it expired in July of 2021. The lease has operated in month-to-month status since expiration and remains with OVBL.

A Request for Proposal (RFP) was issued on October 3, 2023 and closed on October 23, 2023. One submission was received by the closing date which was OVBL. The FRP had the following requirements:

1. Each provider must be chartered with the State of California as a non-profit organization.
2. Each provider should be approved by the Internal Revenue Service (IRS) as a 501(c)3 non-profit entity. If the provider does not have their 501(c)3 tax-exempt status, the provider must show proof that an application has been filed with the IRS. A provider shall not use the 501(c)3 status of another entity.
3. Each provider must have published bylaws that provide for the election of board members and officers, as well as overall governance of the organization/association.
4. Recreation should be the primary focus of all youth sports league providers. It is considered beneficial to afford some higher-level of play within each youth/sports league such as a summer tournament season.
5. Each provider shall ensure adult supervision is present in an official capacity for every youth league practice or official league game.
6. Each provider shall encourage staff, coaches, and parents to conduct themselves as positive role models exemplifying proper sportsmanship, cooperation and appropriate behavior. The youth sports league provider will validate the quality of adult leadership by requiring statewide criminal background checks of all head coaches, board members, and any other person acting in an official capacity with the youth sports league provider directly overseeing children. Background checks must follow California laws for participation in youth sports.
7. The youth sports league provider will manage all of the concession stands.
8. The youth sports league provider must operate year round.
9. Each provider shall ensure fiscal responsibility by establishing and operating according to generally accepted accounting principles and practices. All income derived from the use of County owned or leased facilities shall be used solely to defray costs and expenses of legitimate activities.
10. Maintain membership that is 75% or greater from the Oak View/Ojai area.

A group of recreation expert panelists from outside of the County government were established to review and recommend an award for the most competitive proposal. All panelists recommended OVBL as the best organization to provide instruction youth baseball to the community of Oak View. The league must operate in an open to all members model where travel and pay-to-play organization models are not allowed.

Oak Dell Park will be made available for use by the general public every Saturday from August through January and every Sunday from February through July anytime the property is not scheduled for use by Ojai Valley Baseball League.

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 item, please contact Colter Chisum at (805) 654-3945.



David J. Sasek, P.E.  
Director

Exhibit 1 – Oak Dell Ball Field Lease

ec: J. Colter Chisum, Deputy Director, County Parks Department, General Services Agency  
Jeri Cooper, Parks Manager, County Parks Department, General Services Agency