

No Fees per Government Code 27383

2022000079023

Recorded in Official Records
Ventura County Clerk-Recorder
Mark A. Lunn

07/25/2022
02:06 PM
VEN
ONTVD

Titles: 1 Pages: 10
Fees: \$0.00



RECORDING REQUESTED BY:
Ventura Local Agency Formation Commission
WHEN RECORDED MAIL TO:
Ventura LAFCo
L# 1850

VENTURA LOCAL AGENCY FORMATION COMMISSION
801 South Victoria Ave., Suite 301
Ventura, CA 93003

CERTIFICATE OF COMPLETION

Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Local Agency Formation Commission for Ventura County, California.

1. The short-term designation, as determined by LAFCo, is:

LAFCo 21-05 City of Oxnard Reorganization – Rio Urbana

2. The specific changes of organization involved in this reorganization are as follows:

City of Oxnard – Annexation
Calleguas Municipal Water District – Annexation
Ventura County Fire Protection District – Detachment
Ventura County Resource Conservation District – Detachment
Ventura County Service Area No. 32 – Detachment

3. Assessor's Parcel Number: 145-0-232-01

4. The city and districts listed above are located in Ventura County.

5. The Local Agency Formation Commission's resolution of approval, LAFCo 21-05, which was adopted on December 15, 2021, is made a part of this certificate by reference and sets forth the description of the boundaries of the proposal and any terms and conditions that apply.

6. The territory is uninhabited.

I hereby certify that the resolution cited above includes any terms and conditions, and the maps and legal descriptions. I declare under penalty of perjury that the foregoing is true and correct.

Dated: 7-25-22


Kai Luoma, Executive Officer
Ventura LAFCo

LAFCO 21-05

RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION COMMISSION MAKING DETERMINATIONS AND APPROVING THE CITY OF OXNARD REORGANIZATION – RIO URBANA; ANNEXATION TO THE CITY OF OXNARD AND CALLEGUAS MUNICIPAL WATER DISTRICT, AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT, VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, AND VENTURA COUNTY SERVICE AREA NO. 32

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission (LAFCo or Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (§ 56000 et seq. of the California Government Code); and

WHEREAS, notice was provided at the times and in the manner required by law; and

WHEREAS, the proposal was duly considered on November 17, 2021 and December 15, 2021; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCo Staff Report (which contains the recommendations and a discussion of applicable spheres of influence and local plans and policies); and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, the affected territory has fewer than 12 registered voters and is considered to be uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that no subject or affected agencies have submitted written opposition to the proposal; and

WHEREAS, no written opposition against the proposal has been submitted; and

WHEREAS, the Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Oxnard (City) and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCo Staff Report dated November 17, 2021, and December 15, 2021, and recommendation for approval of the proposal are adopted.
- (2) The proposal will lead to planned, orderly, and efficient development.
- (3) The reorganization is hereby approved, and the boundaries are established as generally set forth in the attached Exhibit A.
- (4) The boundaries of the proposal are found to be definite and certain as approved.
- (5) The subject proposal is assigned the following distinctive short form designation: **LAFCO 21-05 CITY OF OXNARD REORGANIZATION – RIO URBANA.**
- (6) The Commission certifies that it has reviewed and considered the information contained in the Mitigated Negative Declaration prepared for the City as lead agency, as well as all comments received, and determines that there are not any feasible mitigation measures or feasible alternatives, within the power and authority of LAFCo, which would substantially lessen or avoid any significant effect on the environment (CEQA Guidelines § 15096(g)).
- (7) The Commission hereby adopts the lead agency’s findings (Attachment 3 of the Staff Report) and Mitigation Monitoring and Reporting Program.
- (8) The Commission directs staff to File a Notice of Determination in accordance with § 15094 and § 15096(i) of the CEQA Guidelines.
- (9) The Commission determines that the project is in compliance with Government Code § 56741 as the territory to be annexed to the City is located within one county and is contiguous with the boundaries of the City.
- (10) The affected territory is uninhabited as defined by Government Code § 56046.
- (11) The Commission waives conducting authority proceedings pursuant to Government Code § 56663.
- (12) The affected territory shall be liable for all taxes, charges, fees or assessments that are levied on similar properties within the City.

- (13) The vacation of Rio School Lane shall occur prior to or simultaneously with recordation of the Certificate of Completion for the reorganization.
- (14) The Certificate of Completion for this reorganization shall not be recorded until all LAFCo fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.
- (15) The Certificate of Completion for this reorganization shall not be recorded until a map and legal description consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCo Executive Officer.
- (16) If a Certificate of Completion has not been filed within one year after the Commission's approval of the proposal, the proceeding shall be deemed terminated unless prior to the expiration of that year the Commission authorizes an extension of time for that completion (Government Code § 57001).

This resolution was adopted on December 15, 2021.

	AYE	NO	ABSTAIN	ABSENT
Commissioner Bill-de la Peña	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Freeman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Parvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramirez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Richards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Rooney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Curtis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner LaVere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Ross	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Zaragoza	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

December 15, 2021

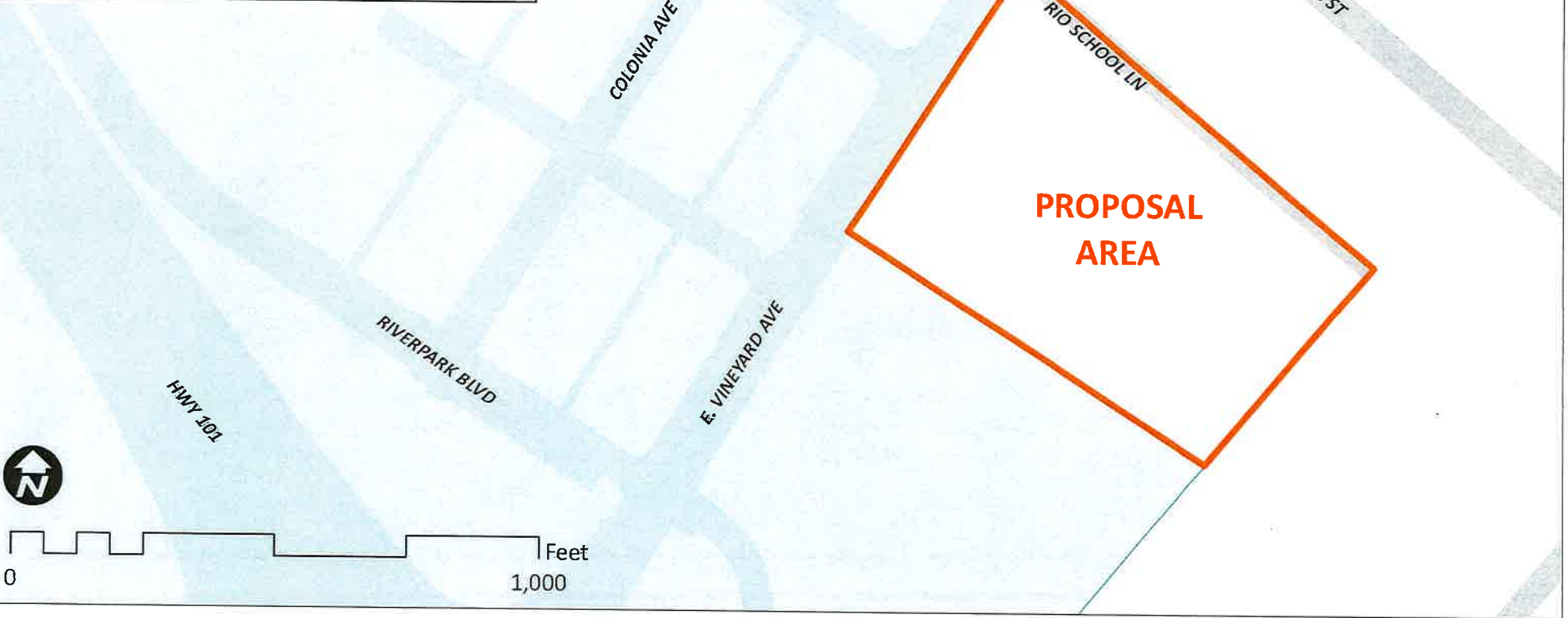
Date






Chair, Ventura Local Agency Formation Commission

Attachments: Exhibit A

Copies: City of Oxnard
Calleguas Municipal Water District
Southern California Edison
Southern California Gas Company
Ventura County Assessor
Ventura County Auditor/Controller
Ventura County Elections-Registrar of Voters
Ventura County Fire Protection District
Ventura County Planning
Ventura County Environmental Health Division
Ventura County Resource Conservation District
Ventura County Sheriff – EOC
Ventura County Surveyor
Ventura County GIS Officer



LAFCo 21-05
City of Oxnard Reorganization
Rio Urbana
December 15, 2021

-  Proposal Area (LAFCo 21-05)
-  City of Oxnard - Sphere of Influence
-  City of Oxnard - City Boundary

**CITY OF OXNARD REORGANIZATION
RIO URBANA**

ANNEXATION TO THE CITY OF OXNARD, AND ANNEXATION TO THE CALLEGUAS MUNICIPAL WATER DISTRICT, AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, AND DETACHMENT FROM VENTURA COUNTY FIRE PROTECTION DISTRICT, AND DETACHMENT FORM VENTURA COUNTY SERVICE AREA NO. 32

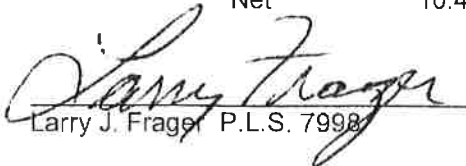
Parcel A

That portion of Lot 90 of the Rancho Santa Clara Del Norte, in the County of Ventura, State of California, as shown on the map recorded in the Office of the County Recorder of said Ventura County, in Book 3, Page 26 of Miscellaneous Records (Maps), described as follows:

Beginning at the northwesterly terminus of the 2nd course of Parcel A of Annexation No. 69-19 (Cohn) to the City of Oxnard, as filed with the Secretary of State of said State, on August 11, 1969, said northwesterly terminus also being in the 11th course of Annexation No. 68-2 (Andrews) to the City of Oxnard, as filed with said Secretary of State, on August 5, 1968, said Point of Beginning also being the northwesterly terminus of the 2nd course of Parcel 10-A of Annexation No. 7 (Oxnard Second Fringe Area) to the Calleguas Municipal Water District, as recorded in the Office of said County Recorder in Book 3579, Page 129 of Official Records, last said terminus also being the 11th course of Parcel 31 of said Annexation No. 7; thence along said 11th course of Annexation No. 68-2, and along said 11th course of Parcel 31, and continuing along the boundaries of said city and said district the following three courses:

- 1st- North 32°47'56" East 574.78 feet; thence,
- 2nd- South 49°42'28" East 35.30 feet; thence,
- 3rd- North 32°47'56" East 30.00 feet to the intersection with the northeasterly line of said Lot 90; thence, leaving said city and said district boundaries, along said northeasterly line of Lot 90,
- 4th- South 49°42'28" East 857.66 feet to the intersection with the northwesterly line of the Cloverdale Subdivision, as shown on the map recorded in the Office of aid County Recorder, in Book 8, Page 38 of Miscellaneous Records (Maps); thence along said northwesterly line,
- 5th- South 40°18'10" West 492.55 feet to said city and said district boundaries, being the southeasterly terminus of said 2nd course of Parcel A and the southeasterly terminus of said 2nd course of Parcel 10-A; thence, along the boundaries of said city and said district,
- 6th- North 57°12'04" West 821.00 feet to the Point of Beginning.

Gross	10.72 Acres
-Road	0.24 Acres
Net	10.48 Acres

 11/15/21
Larry J. Frager P.L.S. 7998 Date



NOTE: For assessment purposes only. This legal description is not a legal description as defined in the Subdivision Map Act and may not be used for an offer for sale of the land described herein.

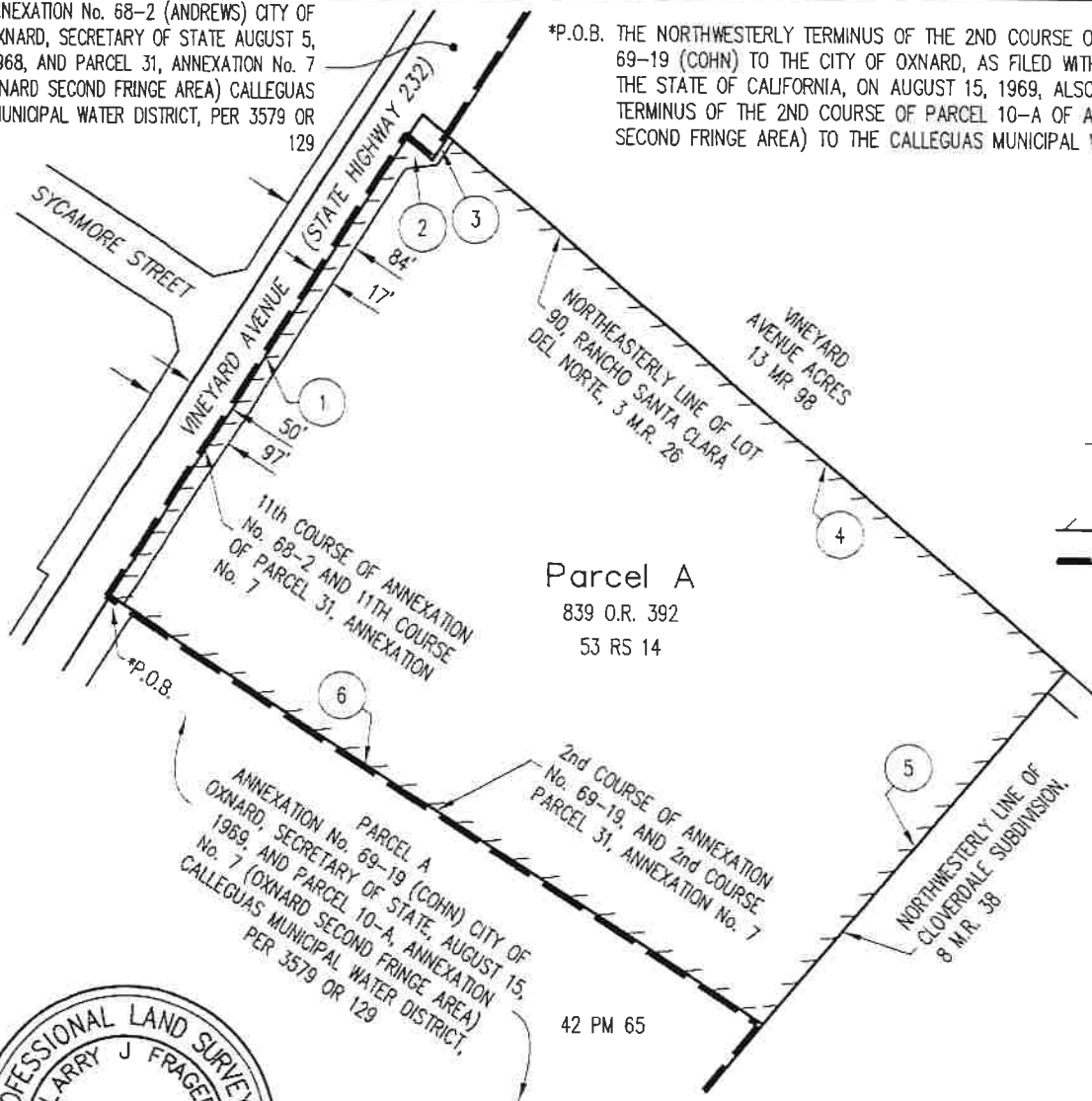
WO 2017-01/17-01ox-cmwd reorg

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 11-18-21

ANNEXATION No. 68-2 (ANDREWS) CITY OF OXNARD, SECRETARY OF STATE AUGUST 5, 1968, AND PARCEL 31, ANNEXATION No. 7 (OXNARD SECOND FRINGE AREA) CALLEGUAS MUNICIPAL WATER DISTRICT, PER 3579 OR 129

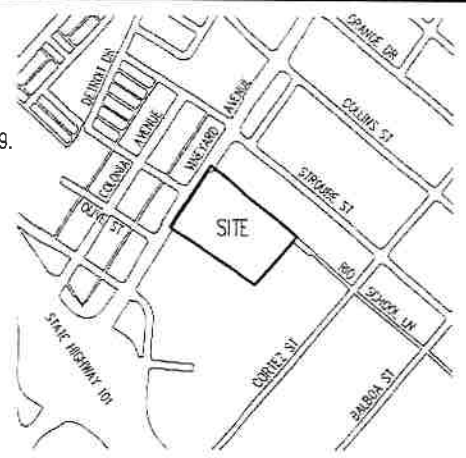
*P.O.B. THE NORTHWESTERLY TERMINUS OF THE 2ND COURSE OF PARCEL A OF ANNEXATION No. 69-19 (COHN) TO THE CITY OF OXNARD, AS FILED WITH THE SECRETARY OF STATE OF THE STATE OF CALIFORNIA, ON AUGUST 15, 1969, ALSO BEING THE NORTHWESTERLY TERMINUS OF THE 2ND COURSE OF PARCEL 10-A OF ANNEXATION No. 7 (OXNARD SECOND FRINGE AREA) TO THE CALLEGUAS MUNICIPAL WATER DISTRICT, PER 3579 OR 129.



ANNEXATION COURSES:

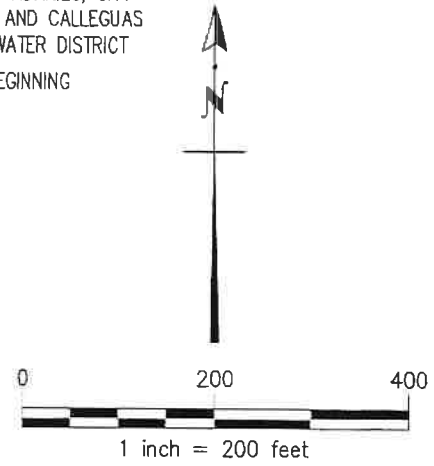
1st	N 32°47'56" E	574.78'
2nd	S 49°42'28" E	35.30'
3rd	N 32°47'56" E	30.00'
4th	S 49°42'28" E	857.66'
5th	S 40°18'10" W	492.55'
6th	N 57°12'04" W	821.00'

GROSS AREA	10.72 ACRES
- ROAD AREA	0.24 ACRES
NET AREA	10.48 ACRES



LOCATION MAP
NOT TO SCALE

- PROPOSED ANNEXATION AREA
- EXISTING BOUNDARIES, CITY OF OXNARD AND CALLEGUAS MUNICIPAL WATER DISTRICT
- P.O.B. POINT OF BEGINNING



Parcel A
839 O.R. 392
53 RS 14

ANNEXATION No. 69-19 (COHN) CITY OF OXNARD, SECRETARY OF STATE, AUGUST 15, 1969, AND PARCEL 10-A, ANNEXATION No. 7 (OXNARD SECOND FRINGE AREA) CALLEGUAS MUNICIPAL WATER DISTRICT, PER 3579 OR 129

2nd COURSE OF ANNEXATION No. 69-19, AND 2nd COURSE OF PARCEL 31, ANNEXATION No. 7

PARCEL A (COHN) CITY OF OXNARD, SECRETARY OF STATE, AUGUST 15, 1969, AND PARCEL 10-A, ANNEXATION No. 7 (OXNARD SECOND FRINGE AREA) CALLEGUAS MUNICIPAL WATER DISTRICT, PER 3579 OR 129



Larry Frager 11/15/21
LARRY J. FRAGER, PLS 7998 DATE

BENNER and CARPENTER, INC.
CIVIL ENGINEERS LAND SURVEYORS
506 E. Main Street Santa Paula, CA 93060
(805) 525-3396 FAX: (805) 656-1989

NOTE: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS OF AN OFFER FOR SALE OF THE LAND DESCRIBED.

CITY OF OXNARD REORGANIZATION RIO URBANA

ANNEXATION TO THE CITY OF OXNARD, AND ANNEXATION TO THE CALLEGUAS MUNICIPAL WATER DISTRICT, AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT, AND DETACHMENT FROM VENTURA COUNTY FIRE PROTECTION DISTRICT, AND DETACHMENT FROM VENTURA COUNTY SERVICE AREA No. 32

BEING A PORTION OF LOT 90 OF THE RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 3, PAGE 26 OF MAPS

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:  Date: 11-18-21