



VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: January 21, 2026

TO: LAFCo Commissioners

FROM: Andrea Ozdy, Deputy Executive Officer *Andrea Ozdy*

SUBJECT: Sphere of Influence Review: LAFCo 26-03S Ventura County Service Area No. 34

Recommendation:

Adopt Resolution LAFCo 26-03S (Attachment 2) making determinations and reviewing the sphere of influence for Ventura County Service Area No. 34 (CSA 34 or District) pursuant to Government Code Section 56425(g), including that a sphere of influence update is not necessary.

District Information:

CSA 34 is a dependent special district formed in 2005 that, through the Ventura County Water and Sanitation Department, is authorized to provide wastewater collection services throughout its service area within the unincorporated areas of El Rio and Strickland Acres and, by contract with the City of Oxnard, wastewater treatment and disposal services. All other services are considered to be latent.¹ El Rio and Strickland Acres are located immediately northeast of the City of Oxnard's city limits. The Ventura County Board of Supervisors is the governing body of the District. CSA 34's sphere of influence covers approximately 938 acres (about 1.5 square miles), and its boundary is coterminous with its sphere of influence boundary (Attachment 1).

Background:

Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.), the Commission was required to determine and adopt a sphere of influence (or "sphere") for each city and special district on or before January 1, 2008. A sphere of influence is defined in Government Code Section 56076 as the probable

¹ Pursuant to Government Code Section 56050.5, "'Latent service or power' means those services, facilities, functions, or powers authorized by the principal act under which the district is formed, but that are not being exercised, as determined by the commission pursuant to subdivision (i) of Section 56425."

COMMISSIONERS AND STAFF

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physical boundary and service area of a local agency, as determined by the Commission. Every five years thereafter, the Commission must, as necessary, review and update each sphere of influence (Government Code Section 56425(g)).

In compliance with Government Code Section 56425(g), the Commission accepted a municipal service review (MSR) report for CSA 34 first on July 21, 2010, and again on February 16, 2022. Both MSRs are available on the [LAFCo website](#).

The District's sphere of influence was determined by LAFCo on July 21, 2010, following the 2005 formation of the District. LAFCo's past sphere of influence reviews resulted in a review (i.e., no changes) of the sphere in 2015 and 2022.

Discussion:

Sphere of Influence Evaluation

Based on the work plan established by the Commission, an evaluation of the District's sphere of influence is to be initiated in 2026. LAFCo staff consulted with District staff to discuss the District's sphere of influence, and to determine: (1) if the District has experienced any changes to its service needs or areas since LAFCo's most recent evaluation of its sphere of influence, and (2) if District staff anticipates any service changes that would warrant adjustment of the sphere boundaries.

As explained in the analysis below, it appears that the existing sphere of influence boundary continues to reflect the District's current and probable service area, consistent with the MSR report accepted by the Commission in 2022 (which demonstrates that the District has the ability to provide services at acceptable levels). Therefore, no changes to the sphere of influence for the District are recommended. The sphere of influence review involving no changes is not subject to the California Environmental Quality Act (CEQA) because it "will not result in a direct or reasonably foreseeable indirect physical change in the environment" (CEQA Guidelines Section 15060(c)(2)).

Written Determinations

Government Code Section 56425(e) requires that, in determining the sphere of influence of an agency, the Commission consider and prepare a written statement of its determinations with respect to each of the following:

- (1) *The present and planned land uses in the area, including agricultural and open-space lands.* (Section 56425(e)(1))

The sphere of influence of CSA 34 is coterminous with its service area, and includes the communities of El Rio and Strickland Acres. These areas are also generally within the City of

Oxnard's sphere of influence, with the exception of five properties located outside the City's sphere. The territory is designated for urban uses by the general plans of the County and the City, except that land owned and used by the United Water Conservation District as its El Rio Booster Plant Facility is designated by the County for open space use, but is used primarily for groundwater recharge basins. Based on the land use designations and characteristics of this area, the existing uses of the land are expected to remain unchanged. In December 2021, LAFCo approved a reorganization that involved annexation of 10.5 acres, located at 2714 E. Vineyard Avenue, to the City of Oxnard. The development, known as Rio Urbana, is within the jurisdictional area of CSA 34 and will include the construction of an office building and 167 residential condominium units, with an anticipated increase in population of 663 residents. Other than the anticipated development of Rio Urbana, significant growth within the area is not expected.

(2) *The present and probable need for public facilities and services in the area. (Section 56425(e)(2))*

The sphere of influence of CSA 34 is coterminous with its service area, and includes the communities of El Rio and Strickland Acres. These areas are also generally within the City of Oxnard's sphere of influence, with the exception of five properties located outside the City's sphere. The territory is designated for urban uses by the general plans of the County and the City, except that land owned and used by the United Water Conservation District as its El Rio Booster Plant Facility is designated by the County for open space use. Based on the land use designations and characteristics of this area, the existing uses of the land are expected to remain unchanged. In December 2021, LAFCo approved a reorganization that involved annexation of 10.5 acres, located at 2714 E. Vineyard Avenue, to the City of Oxnard. The development, known as Rio Urbana, is within the jurisdictional area of CSA 34 and will include the construction of an office building and 167 residential condominium units, with an anticipated increase in population of 663 residents. CSA 34 has indicated that it can support the additional demand generated by this development. Based on the evaluation contained in the MSR accepted by LAFCo, the District has the ability to continue to provide municipal services within its service area and sphere of influence.

(3) *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide. (Section 56425(e)(3))*

CSA 34 provides wastewater collection services within its service area and, by contract with the City of Oxnard, wastewater treatment and disposal services. Based on the land use designations and characteristics of this area, the existing uses of the land are expected to remain unchanged. CSA 34 has indicated that it can support the additional demand generated by anticipated new development within its service area and sphere of influence. There are no expected new demands on the District that would adversely impact the present capacity of public facilities and adequacy of public services that the District provides or is authorized to provide. Based on the evaluation contained in the MSR accepted by

LAFCo, the District has the ability to continue to provide municipal services within its service area and sphere of influence.

- (4) *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.* (Section 56425(e)(4))

The District's sphere of influence does not include territory that is known to be a community of interest. No disadvantaged unincorporated communities (defined in Government Code Section 56033.5 as communities having an annual median household income that is less than 80 percent of the statewide annual median household income), are located within or contiguous to the District's sphere of influence.

- (5) *For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection. . . the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.* (Section 56425(e)(5))

The review of the District's sphere of influence is not considered an update (i.e., a modification) to the sphere. Additionally, no disadvantaged unincorporated communities are located within CSA 34's sphere of influence.

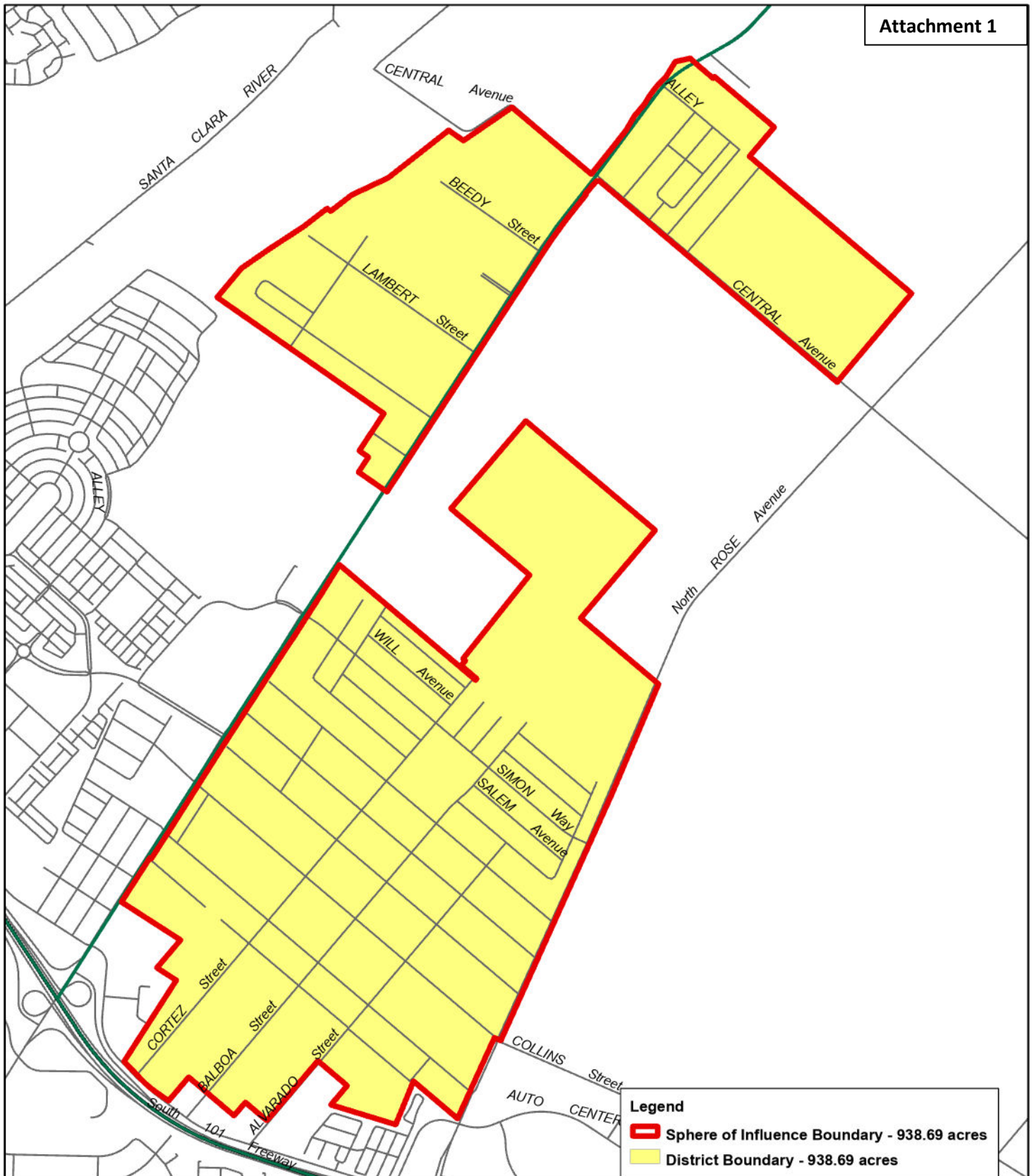
Notice of Public Hearing

This matter has been noticed as a public hearing pursuant to Government Code Section 56427. Additionally, all affected agencies have been notified of the public hearing.

Attachments:

1. Existing Sphere of Influence Map for CSA 34
2. LAFCo 26-03S Resolution

LAFCo makes every effort to offer legible map files with the online and printed versions of our reports; however, occasionally the need to reduce oversize original maps and/or other technological/software factors can compromise readability. Original maps are available for viewing at the LAFCo office by request.



Ventura Local Agency
Formation Commission

Ventura County Service Area No. 34

Current as of February 16, 2022

Prepared for the Ventura Local Agency Formation Commission (LAFCo)
by the County of Ventura - Information Systems Department - GIS Division



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LAFCO 26-03S**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND REVIEWING
AND DETERMINING THE SPHERE OF INFLUENCE FOR VENTURA
COUNTY SERVICE AREA NO. 34**

WHEREAS, Government Code § 56425 et seq. requires the Local Agency Formation Commission (LAFCo or Commission) to develop and determine the sphere of influence of each local governmental agency within the County; and

WHEREAS, Government Code § 56425(g) requires that on or before January 1, 2008, and every five years thereafter, the Commission shall, as necessary, review and update the sphere of influence of each city and special district; and

WHEREAS, the Commission established a sphere of influence for Ventura County Service Area No. 34 (District or CSA 34) in 2010, and reviewed (i.e., made no changes to) the sphere of influence in 2015 and 2022; and

WHEREAS, the Commission accepted a Municipal Service Review (MSR) report for the District on July 21, 2010, and on February 16, 2022; and

WHEREAS, the District is authorized to provide wastewater collection services throughout its service area within the unincorporated areas of El Rio and Strickland Acres and, by contract with the City of Oxnard, wastewater treatment and disposal services; and

WHEREAS, the Commission desires to review the sphere of influence for the District; and

WHEREAS, no change in regulation, land use, or development will occur as a result of reviewing the sphere of influence for the District; and

WHEREAS, at the times and in the manner required by law, the LAFCo Executive Officer gave notice of the consideration of this item by the Commission; and

WHEREAS, the sphere of influence review item was duly considered at a public hearing on January 21, 2026, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed, and considered all oral and written testimony for and against the sphere of influence review including, but not limited to, the LAFCo Staff Report dated January 21, 2026, and recommendations.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Commission as follows:

- (1) The LAFCo Staff Report dated January 21, 2026, and recommended review of the sphere of influence for the District are adopted; and
- (2) The subject sphere of influence review is assigned the following distinctive short form designation:

LAFCo 26-03S VENTURA COUNTY SERVICE AREA NO. 34 SPHERE OF INFLUENCE REVIEW; and

- (3) An update (modification) to the sphere of influence for the District is not necessary; and
- (4) The Commission has considered the criteria set forth in Government Code § 56425(e) and determines as follows:

a. The present and planned land uses in the area, including agricultural and open-space lands. (§ 56425(e)(1))

The sphere of influence of CSA 34 is coterminous with its service area, and includes the communities of El Rio and Strickland Acres. These areas are also generally within the City of Oxnard's sphere of influence, with the exception of five properties located outside the City's sphere. The territory is designated for urban uses by the general plans of the County and the City, except that land owned and used by the United Water Conservation District as its El Rio Booster Plant Facility is designated by the County for open space use, but is used primarily for groundwater recharge basins. Based on the land use designations and characteristics of this area, the existing uses of the land are expected to remain unchanged. In December 2021, LAFCo approved a reorganization that involved annexation of 10.5 acres, located at 2714 E. Vineyard Avenue, to the City of Oxnard. The development, known as Rio Urbana, is within the jurisdictional area of CSA 34 and will include the construction of an office building and 167 residential condominium units, with an anticipated increase in population of 663 residents.

Other than the anticipated development of Rio Urbana, significant growth within the area is not expected.

b. *The present and probable need for public facilities and services in the area.*

(§ 56425(e)(2))

The sphere of influence of CSA 34 is coterminous with its service area, and includes the communities of El Rio and Strickland Acres. These areas are also generally within the City of Oxnard's sphere of influence, with the exception of five properties located outside the City's sphere. The territory is designated for urban uses by the general plans of the County and the City, except that land owned and used by the United Water Conservation District as its El Rio Booster Plant Facility is designated by the County for open space use. Based on the land use designations and characteristics of this area, the existing uses of the land are expected to remain unchanged. In December 2021, LAFCo approved a reorganization that involved annexation of 10.5 acres, located at 2714 E. Vineyard Avenue, to the City of Oxnard. The development, known as Rio Urbana, is within the jurisdictional area of CSA 34 and will include the construction of an office building and 167 residential condominium units, with an anticipated increase in population of 663 residents. CSA 34 has indicated that it can support the additional demand generated by this development. Based on the evaluation contained in the MSR accepted by LAFCo, the District has the ability to continue to provide municipal services within its service area and sphere of influence.

c. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.* (§ 56425(e)(3))

CSA 34 provides wastewater collection services within its service area and, by contract with the City of Oxnard, wastewater treatment and disposal services. Based on the land use designations and characteristics of this area, the existing uses of the land are expected to remain unchanged. CSA 34 has indicated that it can support the additional demand generated by anticipated new development within its service area and sphere of influence. There are no expected new

demands on the District that would adversely impact the present capacity of public facilities and adequacy of public services that the District provides or is authorized to provide. Based on the evaluation contained in the MSR accepted by LAFCo, the District has the ability to continue to provide municipal services within its service area and sphere of influence.

d. *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency. (§ 56425(e)(4))*

The District's sphere of influence does not include territory that is known to be a community of interest. No disadvantaged unincorporated communities (defined in Government Code Section 56033.5 as communities having an annual median household income that is less than 80 percent of the statewide annual median household income), are located within or contiguous to the District's sphere of influence.

e. *For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection. . . the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence. (§ 56425(e)(5))*

The review of the District's sphere of influence is not considered an update (i.e., a modification) to the sphere. Additionally, no disadvantaged unincorporated communities are located within CSA 34's sphere of influence.

- (5) The sphere of influence for the District is hereby reviewed and is generally depicted in Exhibit A, "Ventura County Service Area No. 34," attached hereto; and
- (6) The sphere of influence for the District is hereby adopted pursuant to Government Code Section 56425(f); and
- (7) LAFCo staff is directed to have the official Geographic Information System (GIS) sphere of influence data maintained for the Ventura LAFCo by the Ventura County Information Technology Services Department as the official sphere of influence record for the District updated consistent with this action.

This resolution was adopted on January 21, 2026.

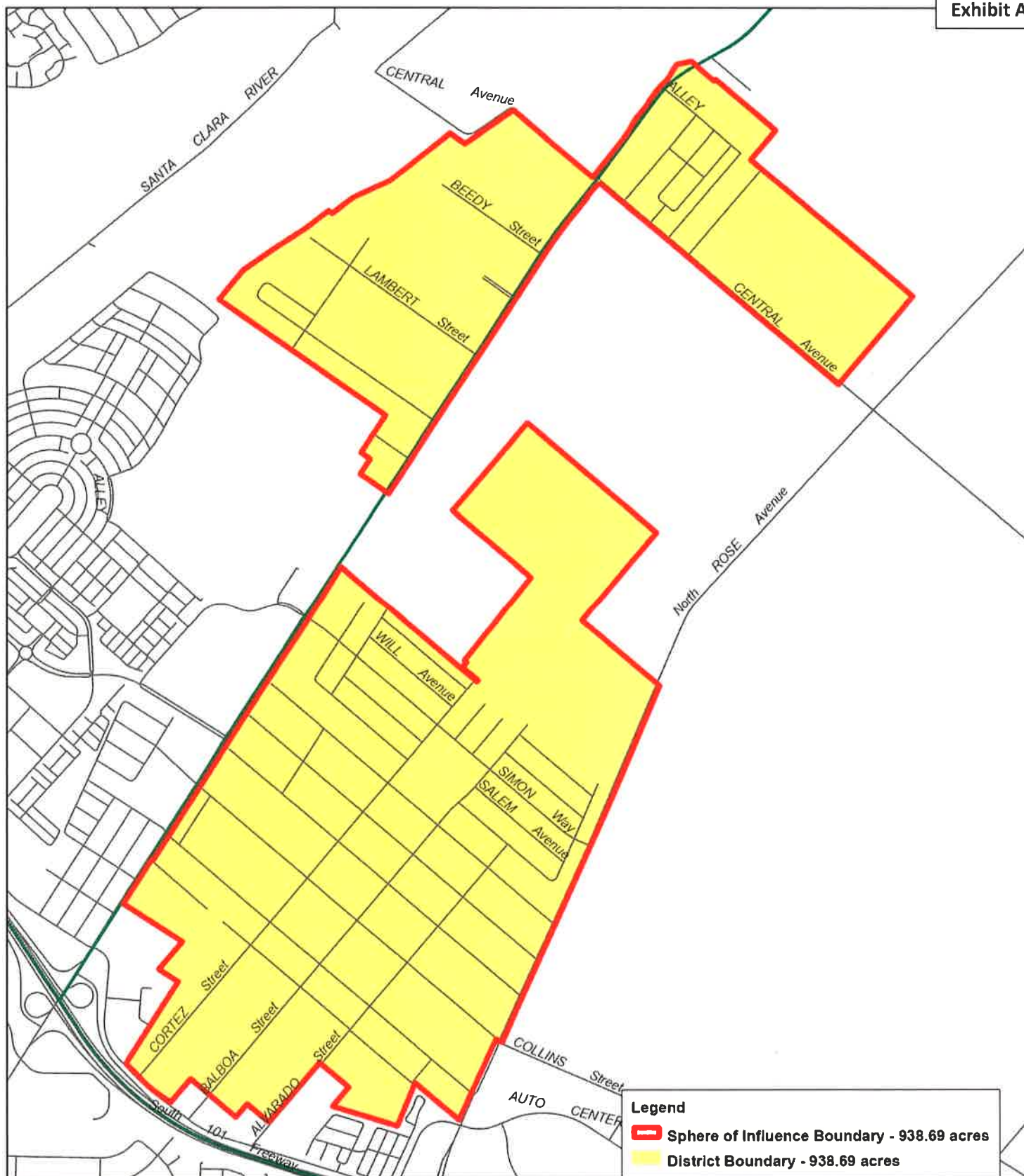
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Commissioner Crosswhite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Commissioner Stephens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Talmadge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alt. Commissioner Hasan	<input checked="" 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 Piechowski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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1/21/2026
Date

Jaime Parvin
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

c: Ventura County Service Area No. 34
Ventura County Information Technology Services Department



Ventura County Service Area No. 34

Current as of February 16, 2022

Prepared for the Ventura Local Agency Formation Commission (LAFCo)
by the County of Ventura - Information Systems Department - GIS Division



Ventura Local Agency
Formation Commission



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