

Central Services
Joan Araujo, Director

Engineering Services
Christopher Cooper, Director

Roads & Transportation
Christopher Kurgan, Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Glenn Shephard, Director

November 9, 2021

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

Subject: **Conduct a Public Hearing on the Proposed Vacation of a Portion of Rio School Lane in Unincorporated El Rio; Finding that the Portion of Rio School Lane Proposed for Vacation is Not Useful as a Non-Motorized Transportation Facility; Adoption of Resolution of Vacation of a Portion of Rio School Lane (Resolution); Direct the Clerk of the Board to Return a Certified Copy of the Resolution to the Real Estate Services Division of the Public Works Agency for Recordation; Supervisorial District No. 5**

Recommendations:

1. Conduct a public hearing on the proposed vacation of a portion of Rio School Lane in unincorporated El Rio.
2. Find that the portion of Rio School Lane proposed for vacation is not useful as a non-motorized transportation facility.
2. Adopt the resolution of vacation of a portion of Rio School Lane (Resolution).
3. Direct the Clerk of the Board to return a certified copy of the Resolution to the Real Estate Services Division of the Public Works Agency for recordation.



Fiscal/Mandates Impact:

Mandatory: No
Source of Funding: Proponent, Rio Urbana
Funding Match Required: None
Impact on Other Department(s): None

Summary of Revenue and Total Costs:

	<u>FY 2021-22</u>	<u>FY 2022-23</u>
Revenue:	\$ 5,000	\$ 0
Costs:		
Direct	\$ 3,585	\$ 0
Indirect - Agency/Department	\$ 1,275	\$ 0
Indirect - CAP	\$ 140	\$ 0
Total Costs	\$ 5,000	\$ 0
Net Road Fund Costs Including Indirects	\$ 0	\$ 0
Recovered Indirect Cost (Dept. and County CAP)	\$ 1,415	\$ 0

Current Fiscal Year Budget Projections:

Current 2021-2022 Budget Projection for Road Fund - Unit 4081				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$ 22,995,400	\$ 22,995,400	\$ 22,995,400	\$ 0
Revenue	\$ 35,432,500	\$ 35,432,500	\$ 35,432,500	\$ 0
Net Cost	\$(12,437,100)	\$(12,437,100)	\$(12,437,100)	\$ 0

A \$5,000 deposit has been collected from the Rio Urbana residential development and deposited to PWA Real Estate Services to cover the processing costs associated with this vacation. If the processing costs exceed the amount of the deposit, then the Rio Urbana residential development will be responsible for the additional costs. Sufficient revenue and appropriations are available in the FY 2021-22 Road Fund Adopted Budget.



Discussion:

The improved right-of-way proposed for vacation is located in the unincorporated area known as El Rio. The 30-foot wide Rio School Lane right-of-way (R/W) was acquired by the County of Ventura in 1949. An additional 11.5-foot wide strip of R/W dedicated to the County in 1996 for future widening of the road. The dedication was in connection with the construction of a commercial development on the corner of Rio School Lane and Vineyard Avenue (State Route 232). One undeveloped abutting parcel relies on Rio School Lane for primary access, with the other adjoining parcels using Rio School Lane as secondary access.

The vacation of Rio School Lane is a project condition under the City of Oxnard's Tentative Map No.5998 for the Rio Urbana residential development (Rio Urbana). After the vacation is approved, LAFCo will consider the annexation of the land subject to the Tentative Map. The Rio School Lane would become a private drive that would continue to provide access to provide fire/emergency access to Rio Urbana.

As a condition of this vacation, the developer of Rio Urbana, would grant access easements to any abutting property owners upon request. The easement deed would be recorded prior to or concurrently with the resolution of vacation (Resolution).

Utility companies and current franchise holders have been informed of the proposed vacation. No utility companies have requested that any easements be reserved. An easement will be reserved on behalf of all government agencies providing for public safety, health, and welfare.

The following facts have been determined and are required to be findings of your Board as part of the Resolution:

- As prescribed by Section 65402 of the Government Code, the proposal of vacation has been reviewed by the Planning Division and was found to be consistent with the Ventura County General Plan Facilities Map and applicable General Plan goals and policies.
- The right-of-way to be vacated is a public street or highway within the meaning of Section 8308 of the Streets and Highway Code.
- The right of way to be vacated is not useful as a non-motorized transportation facility.
- The proposed vacation has been reviewed and approved by the Ventura County Fire Protection District.



The attached Resolution is in a format previously reviewed and approved by County Counsel. This Item has been reviewed by the County Executive Office, Auditor-Controller's Office, and County Counsel.

If you have questions regarding the right-of-way vacation, please contact Charles Alvarez, Manager of the Real Estate Services Division at 654-2402, or the undersigned at 654-2084.

Sincerely,

Kathryn Price for Joan Araujo

Joan Araujo, Director
Central Services Department

Attachments:

Resolution of Vacation w/Exhibits A, B and C (Statement of Findings)

Exhibit 1 – Location Map

Exhibit 2 – Location Highlighted on Assessor's Map

Exhibit 3 – Legal Description

