



VENTURA LOCAL AGENCY FORMATION COMMISSION
STAFF REPORT

Meeting Date: May 21, 2025

TO: LAFCo Commissioners

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

SUBJECT: Sphere of Influence Review:
LAFCo 24-08S Channel Islands Beach Community Services District

Recommendation:

Adopt Resolution LAFCo 24-08S (Attachment 2) making determinations and reviewing the sphere of influence for the Channel Islands Beach Community Services District (District) pursuant to Government Code Section 56425(g), including that a sphere of influence update is not necessary.

District Information:

The District is an independent special district formed in 1982 that, in general, provides water, wastewater collection and conveyance, and solid waste (i.e., trash or refuse) collection and disposal services to the unincorporated communities of Hollywood Beach, Hollywood-by-the-Sea, and Silver Strand; water services to the unincorporated and City of Oxnard areas within and surrounding the Channel Islands Harbor; and wastewater services to areas within the City of Oxnard adjacent to the Channel Islands Harbor and the Hollywood Beach Mobile Home Park. Additionally, it provides limited parks services (i.e., to Wanda Pirkle Park). A 5-member board of directors governs the District. The District's sphere of influence covers approximately 5,924 acres (of which 625 acres are on land) and its jurisdictional area includes 5,733 acres (of which 434 acres are on land) (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 physical boundary and service area of a local agency, as determined by the Commission. Every

COMMISSIONERS AND STAFF

COUNTY	CITY	DISTRICT	PUBLIC
Jeff Gorell	Jenny Crosswhite	Raul Avila, Chair	Gene Talmadge
Janice S. Parvin, Vice-Chair	Bert E. Perello	Chris Stephens	
<i>Alternate</i>	<i>Alternate</i>	<i>Alternate</i>	<i>Alternate</i>
Matt LaVere	Susan Santangelo	Mohammed A. Hasan	Joe Piechowski
Executive Officer	Deputy Executive Officer	Office Manager/Clerk	Legal Counsel
Kai Luoma	Andrea Ozdy	Richelle Beltran	Jeffrey Barnes

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 municipal service review (MSR) reports for the District in 2003 (related to water services) and 2005 (related to solid waste services). Both of the MSRs conducted by LAFCo for the District are available on the [LAFCo website](#).

LAFCo's past sphere of influence reviews resulted in an update (i.e., modifications) of the sphere in 2006, and reviews (i.e., no modifications) of the sphere in 2011 and 2016.

Discussion:

Sphere of Influence Evaluation

Based on the current work plan established by the Commission, an evaluation of the District's sphere of influence was to be initiated in 2023. 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 the 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, and is justified based on the MSR report provided for the Commission's consideration as part of Agenda Item 12 of the May 21, 2025, meeting. The MSR 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))

In general, the District provides water, wastewater collection and conveyance, and solid waste (i.e., trash or refuse) collection and disposal services to the unincorporated

communities of Hollywood Beach, Hollywood-by-the-Sea, and Silver Strand, and water service only to the land areas of the Channel Islands Harbor within the City of Oxnard. Additionally, the District provides parks services (i.e., landscaping, maintenance, and lighting) at Wanda Pirkle Park, an approximately 2,500-square-foot area located at the intersection of Victoria Avenue and Lakeshore Drive. The territory within the District's sphere of influence includes urban development (primarily residential uses, but also commercial and harbor-related uses) generally within the unincorporated communities of Hollywood Beach, Silver Strand, Hollywood-by-the-Sea, and Channel Islands Harbor, west and south of the cities of Oxnard and Port Hueneme. The population of the District is not expected to change significantly given that it is largely built out. However, planned construction of the Hyatt House Hotel at the southern terminus of Peninsula Road (which will contain approximately 210 guest rooms, meeting space, recreational facilities, and a restaurant) and redevelopment of Fisherman's Wharf at the southwest corner of the intersection of Victoria Avenue and Channel Islands Boulevard (anticipated to include restaurants, retail shops, a hotel, and recreational features) are expected to result in demand for water service provided by the District.

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

In general, the District provides water, wastewater collection and conveyance, and solid waste (i.e., trash or refuse) collection and disposal services to the unincorporated communities of Hollywood Beach, Hollywood-by-the-Sea, and Silver Strand, and water service only to the land areas of the Channel Islands Harbor within the City of Oxnard. Additionally, the District provides parks services (i.e., landscaping, maintenance, and lighting) at Wanda Pirkle Park, an approximately 2,500-square-foot area located at the intersection of Victoria Avenue and Lakeshore Drive. The territory within the District's sphere of influence includes urban development (primarily residential uses, but also commercial and harbor-related uses) generally within the unincorporated communities of Hollywood Beach, Silver Strand, Hollywood-by-the-Sea, and Channel Islands Harbor, west and south of the cities of Oxnard and Port Hueneme. The need for District services will remain for existing development and planned development of the Hyatt House Hotel and redevelopment of Fisherman's Wharf; however, demand for service resulting from these new developments is not expected to exceed historical demand (i.e., service levels prior to January 1, 2001), and is therefore consistent with Government Code Section 56133.

(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))

In general, the District provides water, wastewater collection and conveyance, and solid waste (i.e., trash or refuse) collection and disposal services to the unincorporated communities of Hollywood Beach, Hollywood-by-the-Sea, and Silver Strand, and water service only to the land areas of the Channel Islands Harbor within the City of Oxnard.

Additionally, the District provides parks services (i.e., landscaping, maintenance, and lighting) at Wanda Pirkle Park, an approximately 2,500-square-foot area located at the intersection of Victoria Avenue and Lakeshore Drive. The territory within the District's sphere of influence includes urban development (primarily residential uses, but also commercial and harbor-related uses) generally within the unincorporated communities of Hollywood Beach, Silver Strand, Hollywood-by-the-Sea, and Channel Islands Harbor, west and south of the cities of Oxnard and Port Hueneme. While new development projects within the water service area of the District are anticipated (i.e., the planned construction of the Hyatt House Hotel at the southern terminus of Peninsula Road (which will contain approximately 210 guest rooms, meeting space, recreational facilities, and a restaurant) and redevelopment of Fisherman's Wharf at the southwest corner of the intersection of Victoria Avenue and Channel Islands Boulevard (anticipated to include restaurants, retail shops, a hotel, and recreational features)), based on the evaluation contained in the MSR prepared by LAFCo on May 21, 2025, the District has the ability to continue to provide services within its jurisdictional area and sphere of influence, and additional demands would not adversely impact the present capacity of public facilities and adequacy of public services that the District provides or is authorized to provide.

- (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))

A disadvantaged unincorporated community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income (Government Code § 56033.5). According to Ventura LAFCo Commissioner's Handbook Section 3.2.5, Ventura LAFCo has identified Nyeland Acres (within the City of Oxnard's sphere of influence to the north of the city), the Piru community, and Saticoy (within the City of San Buenaventura's sphere of influence to the east of the city) as disadvantaged unincorporated communities. The District's sphere of influence does not include any of the three disadvantaged unincorporated communities identified by LAFCo.

- (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.

Establishment of Services Provided by the District

Government Code Section 56425(i) states: “When adopting, amending, or updating a sphere of influence for a special district, the commission shall establish the nature, location, and extent of any functions or classes of services provided by existing districts. Based on the MSR report provided for the Commission’s consideration as part of Agenda Item 12 of the May 21, 2025, meeting, the District is authorized to provide the following services identified in Government Code Section 61100 (i.e., Community Services District Law):

- Section 61100(a): *Supply water for any beneficial uses, in the same manner as a municipal water district, formed pursuant to the Municipal Water District Law of 1911, Division 20 (commencing with Section 71000) of the Water Code. In the case of any conflict between that division and this division, the provisions of this division shall prevail.*

The District’s water service area is shown in the map provided as Attachment 2.

- Section 61100(b): *Collect, treat, or dispose of sewage, wastewater, recycled water, and storm water, in the same manner as a sanitary district, formed pursuant to the Sanitary District Act of 1923, Division 6 (commencing with Section 6400) of the Health and Safety Code. In the case of any conflict between that division and this division, the provisions of this division shall prevail.*

The District’s wastewater service area is shown in the map provided as Attachment 3.

- Section 61100(c): *Collect, transfer, and dispose of solid waste, and provide solid waste handling services, including, but not limited to, source reduction, recycling, and composting activities, pursuant to Division 30 (commencing with Section 40000), and consistent with Section 41821.2 of the Public Resources Code.*

The District’s solid waste service area is shown in the map provided as Attachment 4.

- Section 61100(e): *Acquire, construct, improve, maintain, and operate recreation facilities, including, but not limited to, parks and open space, in the same manner as a recreation and park district formed pursuant to the Recreation and Park District Law, Chapter 4 (commencing with Section 5780) of Division 5 of the Public Resources Code.*

District services provided pursuant to Section 61100(e) are limited to landscaping, maintenance, and lighting of Wanda Pirkle Park, an approximately 2,500 square-foot community park located within the public road right-of-way at the intersection of Victoria Avenue and Lakeshore Drive.

All service categories and functions provided in the CSD principal act, other than those described above pursuant to Government Code Section 61100(a), (b), (c), and (e), are latent powers¹ and require LAFCo approval in order for the CIBCSD to exercise them.²

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 the CIBCSD
2. CIBCSD Water Service Area
3. CIBCSD Wastewater Service Area
4. CIBCSD Solid Waste Service Area
5. LAFCo 24-08S 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.

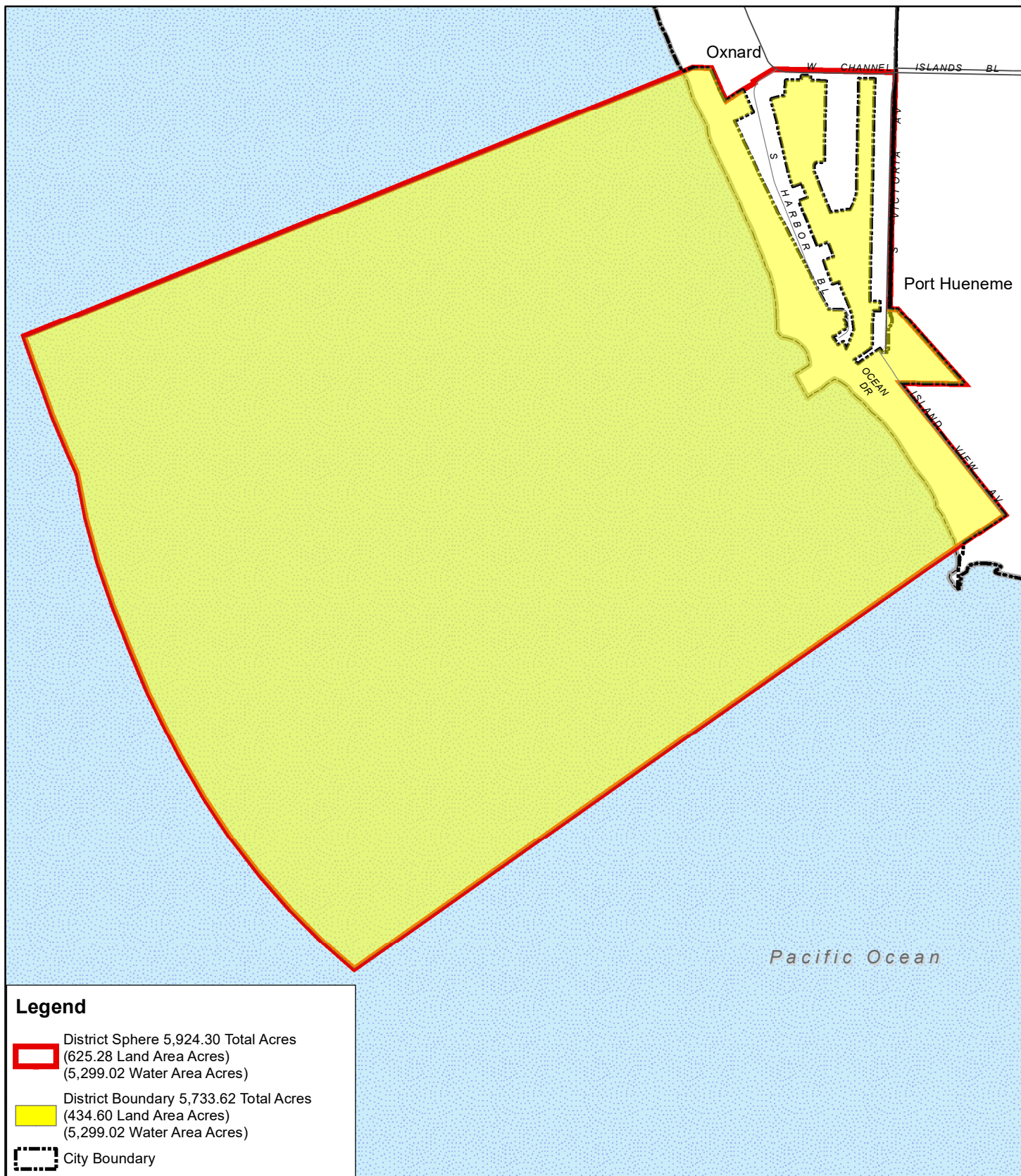
¹ Government Code Section 56050.5:

“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 [local agency formation] commission pursuant to subdivision (i) of Section 56425.”

² Government Code Section 61106:

(a) If a [community services district] board of directors desires to exercise a latent power, the district shall first receive the approval of the local agency formation commission, pursuant to Article 1.5 (commencing with Section 56824.10) of Chapter 5 of Part 3 of Division 3.

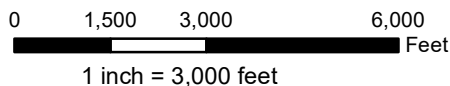
(b) After receiving the approval of the local agency formation commission, the board of directors may, by ordinance, order the exercise of that power.

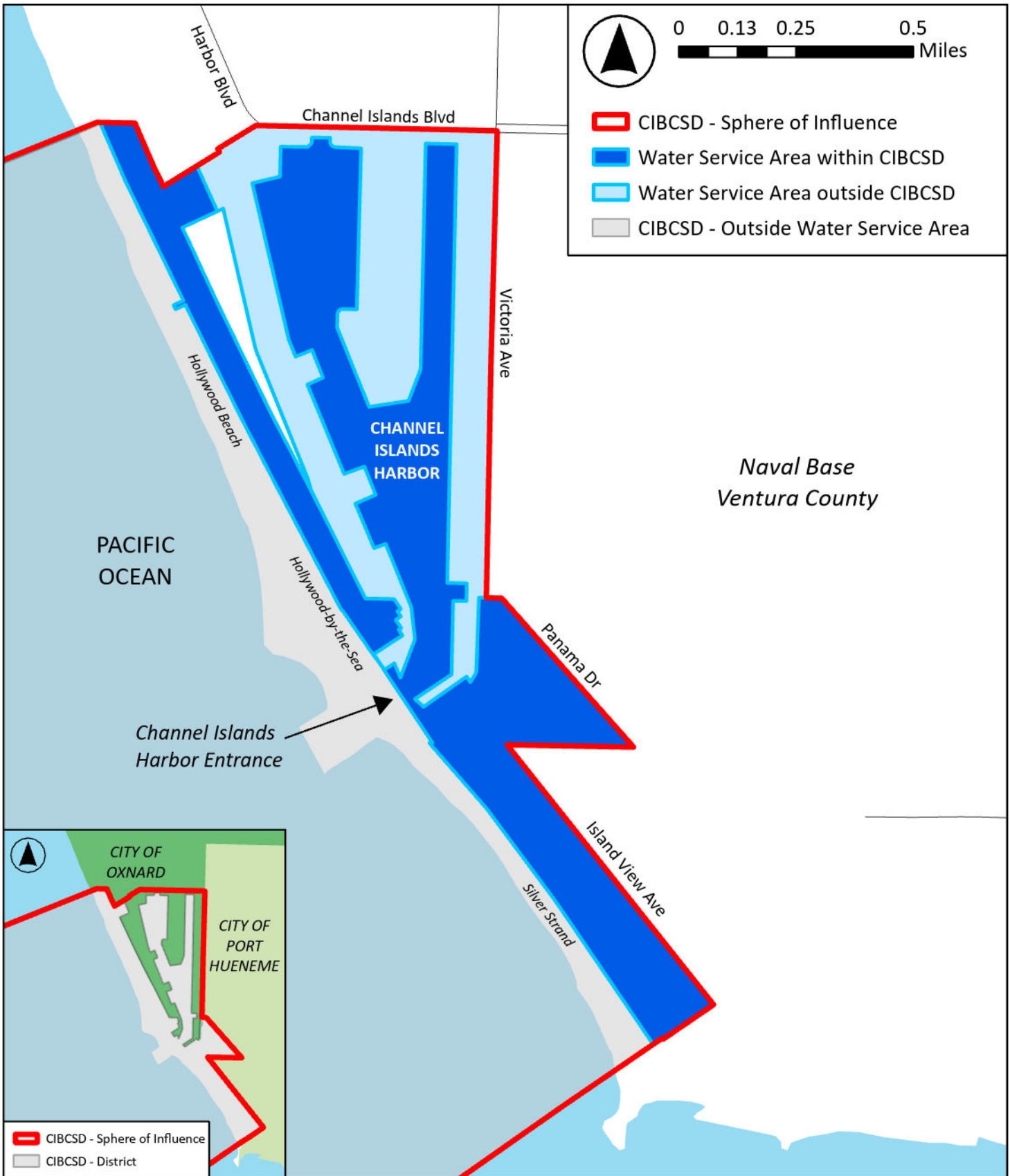


Channel Islands Beach Community Services District

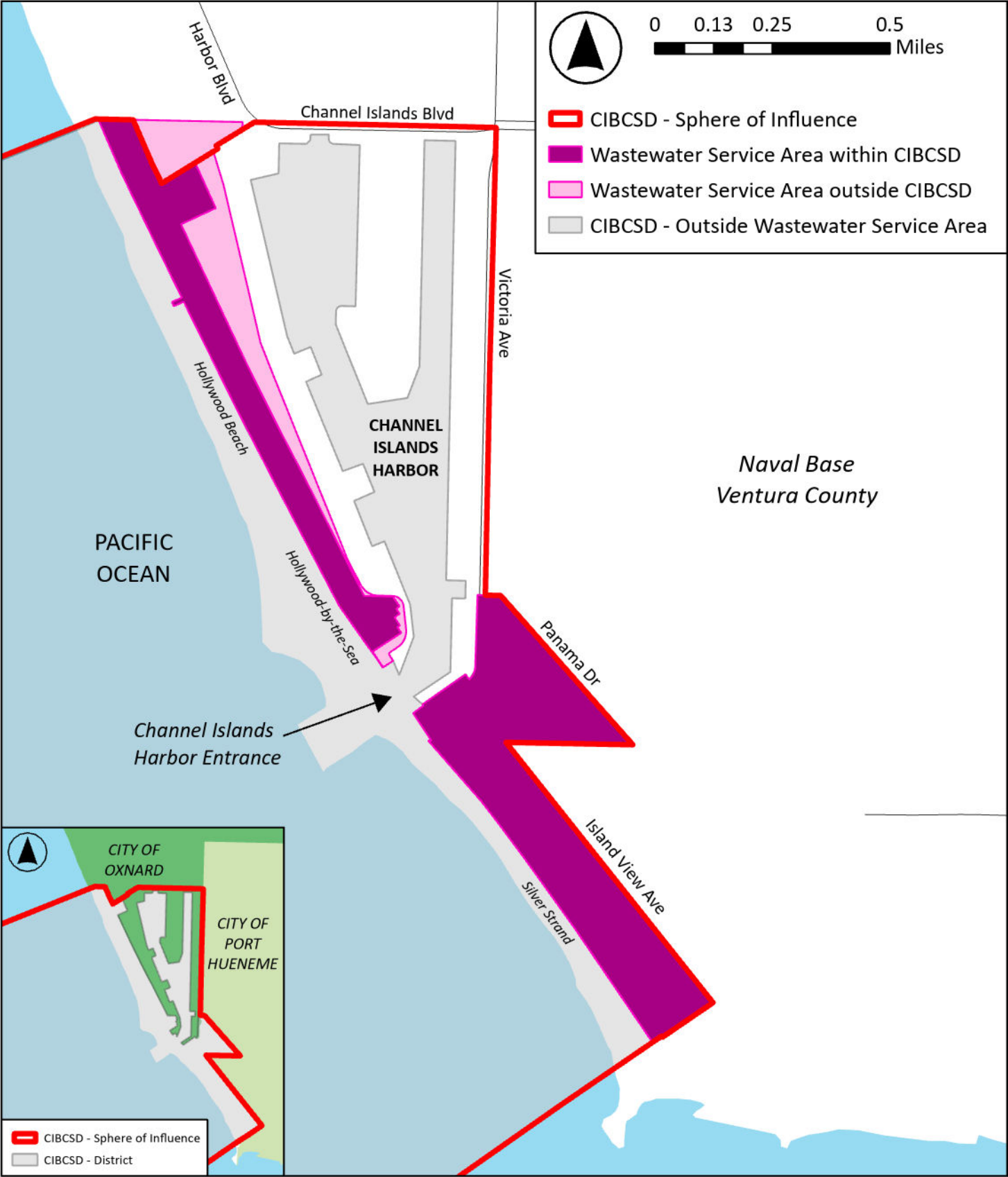
Current as of January 20, 2016

Prepared by County of Ventura - IT Services Department - GIS Division
State Plane Coordinate System California Zone V - NAD 27
This map was compiled from records and computations

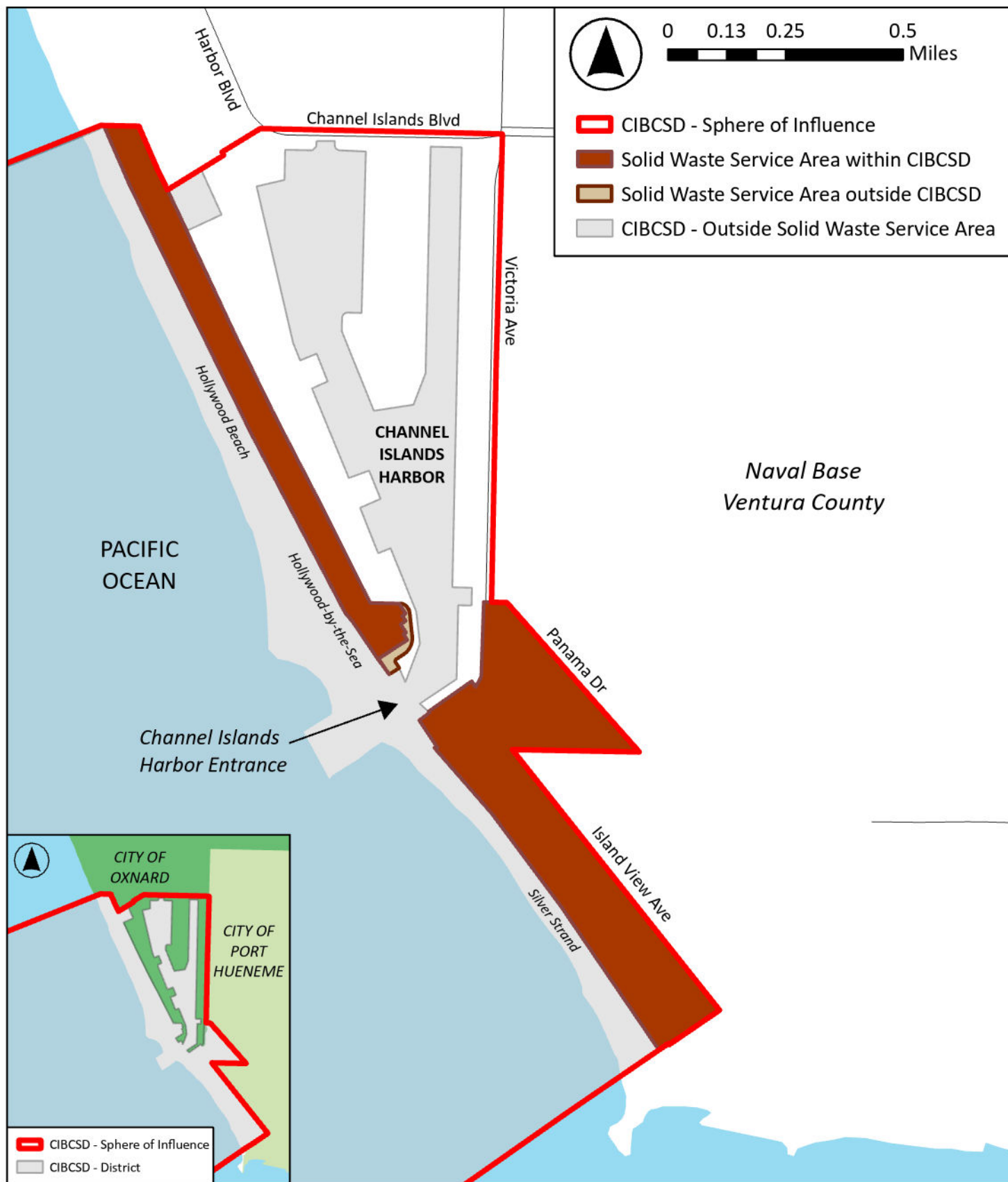




CHANNEL ISLANDS BEACH COMMUNITY SERVICES DISTRICT WATER SERVICE AREA



**CHANNEL ISLANDS BEACH
COMMUNITY SERVICES DISTRICT
WASTEWATER SERVICE AREA**



CHANNEL ISLANDS BEACH COMMUNITY SERVICES DISTRICT SOLID WASTE SERVICE AREA

LAFCO 24-08S

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND REVIEWING
THE SPHERE OF INFLUENCE FOR THE CHANNEL ISLANDS BEACH
COMMUNITY SERVICES DISTRICT**

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 updated the sphere of influence for the Channel Islands Beach Community Services District (District) in 2006, and reviewed the sphere in 2011 and 2016;

WHEREAS, the Commission most recently accepted a Municipal Service Review (MSR) report for the District on May 21, 2025;

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 May 21, 2025, 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 May 21, 2025, and recommendations; and

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

- (1) The LAFCo Staff Report dated May 21, 2025, 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 24-08S CHANNEL ISLANDS BEACH COMMUNITY SERVICES DISTRICT 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))*

In general, the District provides water, wastewater collection and conveyance, and solid waste (i.e., trash or refuse) collection and disposal services to the unincorporated communities of Hollywood Beach, Hollywood-by-the-Sea, and Silver Strand, and water service only to the land areas of the Channel Islands Harbor within the City of Oxnard. Additionally, the District provides parks services (i.e., landscaping, maintenance, and lighting) at Wanda Pirkle Park, an approximately 2,500-square-foot area located at the intersection of Victoria Avenue and Lakeshore Drive. The territory within the District's sphere of influence includes urban development (primarily residential uses, but also commercial and harbor-related uses) generally within the unincorporated communities of Hollywood Beach, Silver Strand, Hollywood-by-the-Sea, and Channel Islands Harbor, west and south of the cities of Oxnard and Port Hueneme. The population of the District is not expected to change significantly given that it is largely built out. However, planned construction of the Hyatt House Hotel at the southern terminus of Peninsula Road (which will contain approximately 210 guest rooms, meeting space, recreational facilities, and a restaurant) and redevelopment of Fisherman's Wharf at the southwest corner of the intersection of Victoria Avenue

and Channel Islands Boulevard (anticipated to include restaurants, retail shops, a hotel, and recreational features) are expected to result in demand for water service provided by the District.

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

In general, the District provides water, wastewater collection and conveyance, and solid waste (i.e., trash or refuse) collection and disposal services to the unincorporated communities of Hollywood Beach, Hollywood-by-the-Sea, and Silver Strand, and water service only to the land areas of the Channel Islands Harbor within the City of Oxnard. Additionally, the District provides parks services (i.e., landscaping, maintenance, and lighting) at Wanda Pirkle Park, an approximately 2,500-square-foot area located at the intersection of Victoria Avenue and Lakeshore Drive. The territory within the District's sphere of influence includes urban development (primarily residential uses, but also commercial and harbor-related uses) generally within the unincorporated communities of Hollywood Beach, Silver Strand, Hollywood-by-the-Sea, and Channel Islands Harbor, west and south of the cities of Oxnard and Port Hueneme. The need for District services will remain for existing development and planned development of the Hyatt House Hotel and redevelopment of Fisherman's Wharf; however, demand for service resulting from these new developments is not expected to exceed historical demand (i.e., service levels prior to January 1, 2001), and is therefore consistent with Government Code Section 56133.

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

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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))*

A disadvantaged unincorporated community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income (Government Code § 56033.5). According to Ventura LAFCo Commissioner's Handbook Section 3.2.5, Ventura LAFCo has identified Nyeland Acres (within the City of Oxnard's sphere of influence to the north of the city), the Piru community, and Saticoy (within the City of San Buenaventura's sphere of influence to the east of the city) as disadvantaged unincorporated communities. The District's sphere of influence does not include any of the three disadvantaged unincorporated communities identified by LAFCo.

- 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.

- (5) The sphere of influence for the District is hereby reviewed and is generally depicted in Exhibit A, "Channel Islands Beach Community Services District," attached hereto; and
- (6) 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 May 21, 2025.

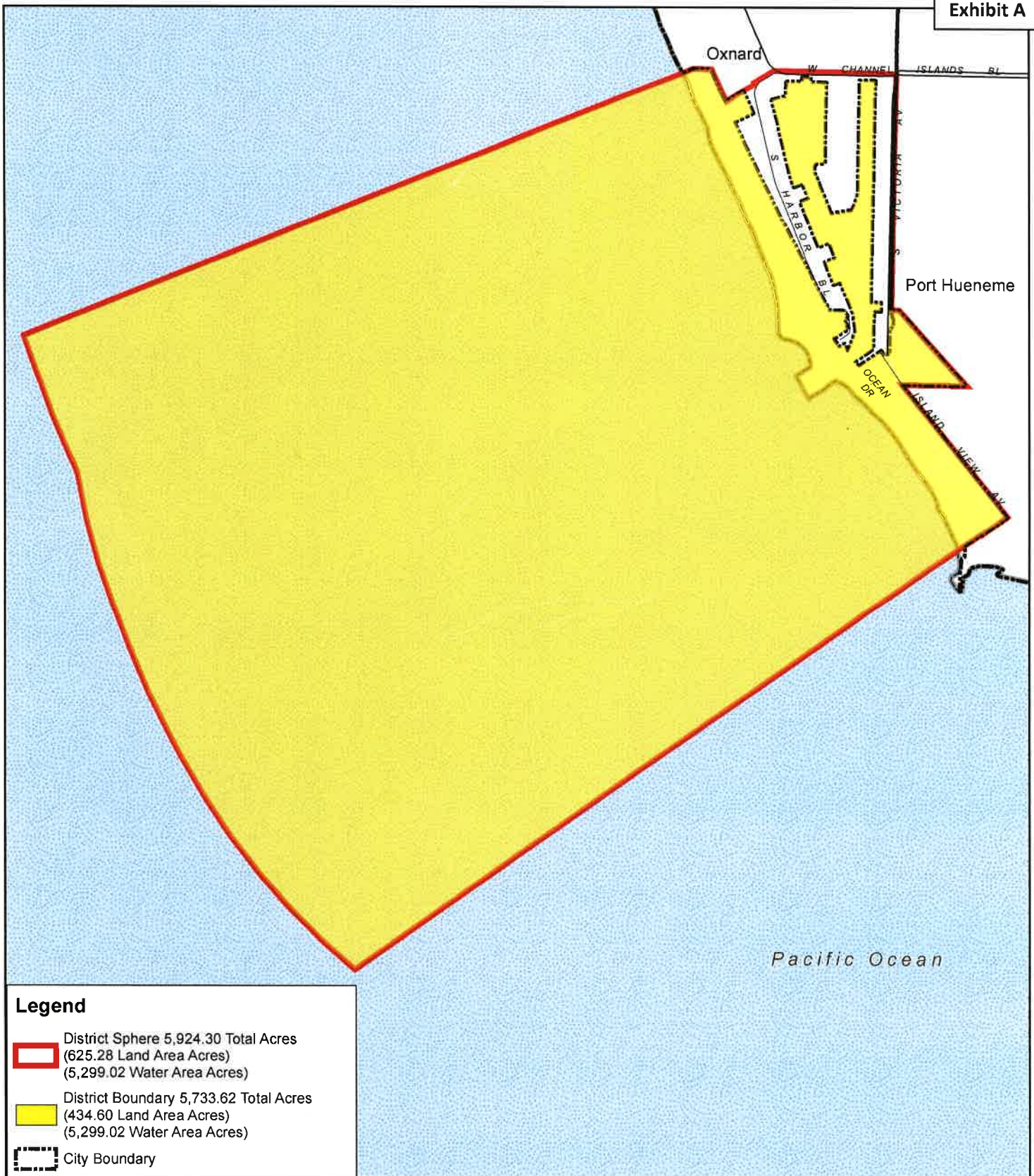
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5-21-25
Date


Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

c: Channel Islands Beach Community Services District
Ventura County Information Technology Services Department



Channel Islands Beach Community Services District Current as of January 20, 2016

Prepared by County of Ventura - IT Services Department - GIS Division
State Plane Coordinate System California Zone V - NAD 27
This map was compiled from records and computations

0 1,500 3,000 6,000 Feet
1 inch = 3,000 feet

