



## 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 26-01S Ventura County Service Area No. 29

---

**Recommendation:**

Adopt Resolution LAFCo 26-01S (Attachment 2) making determinations and reviewing the sphere of influence for Ventura County Service Area No. 29 (CSA 29 or District) pursuant to Government Code Section 56425(g), including that a sphere of influence update is not necessary.

**District Information:**

CSA 29 is a dependent special district formed in 1978 that, through the Ventura County Water and Sanitation Department, is authorized to operate and maintain a sewer system throughout its service area that includes the County's North Coast communities along the Pacific Coast Highway (PCH) corridor, northwest of the City of San Buenaventura (i.e., Solimar Beach, Faria Beach, Mussel Shoals, and Seacliff). All other services are considered to be latent.<sup>1</sup> The Ventura County Board of Supervisors is the governing body of the District. CSA 29's service area is approximately 740 acres (1.16 square miles) and its sphere is 62 acres smaller at approximately 678 acres. Its service area extends beyond its sphere of influence boundary, as the sphere does not include the area north of the La Conchita community, inclusive of the PCH corridor and Rincon Point community located at the Ventura/Santa Barbara county line (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

---

<sup>1</sup> 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

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

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 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 29 first on December 12, 2003, and again on February 16, 2022. Both MSRs are available on the [LAFCo website](#).

LAFCo’s past sphere of influence reviews resulted in the following:

- On February 18, 2004, the Commission reviewed, but did not update, the District’s sphere of influence.
- On January 21, 2009, the Commission reviewed, but did not update, the District’s sphere of influence.
- On July 16, 2014, the Commission updated the District’s sphere to exclude the approximately 11-acre Ventura County portion of the Rincon Point residential community located at the Ventura-Santa Barbara County line. The update eliminated overlap of CSA 29’s sphere with that of the Carpinteria Sanitary District, which is the district that provides wastewater collection and treatment for the Rincon Point community. Rincon Point is the northernmost coastal residential community in Ventura County, and was annexed by the Carpinteria Sanitary District in 2008 as part of a larger annexation that included the Rincon Point community on both sides of the Ventura/Santa Barbara County line. Pursuant to the provisions of Government Code Section 56066, Santa Barbara County is the principal county for LAFCo purposes, as it relates to the Carpinteria Sanitary District’s service in Ventura County.
- On February 16, 2022, the Commission updated the District’s sphere to remove an area designated by the County General Plan as Open Space that was not being served and is not anticipated to be serviced by the District in the foreseeable future.

### **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 District's sphere of influence consists of a range of uses, specifically existing development along the County's unincorporated north coast, including residential, commercial, and open space land. Based on the land use designations and characteristics of land within the District's sphere of influence, land uses are expected to remain unchanged.

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

The District's sphere of influence consists of a range of uses, specifically existing development along the County's unincorporated north coast, including residential, commercial, and open space land. The existing need for District services will remain.

- (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))

The District's sphere of influence consists of a range of uses, specifically existing development along the County's unincorporated north coast, including residential, commercial, and open space land. Based on the evaluation contained in the MSR accepted by the Commission on February 16, 2022, the District has the ability to continue to provide municipal services within its 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))*

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 or contiguous to the District'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 29
2. LAFCo 26-01S 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.

**Attachment 1**

## Ventura County Service Area No. 29

Current as of February 16, 2022



Prepared by County of Ventura - Information Systems Department - GIS Division



0 3,750 7,500 15,000  
Feet

**WARNING:** The information contained herein was created by the Ventura County Geographic Information System (GIS), which is designed and operated solely for the convenience of the County and related contract entities. The County does not warrant the accuracy of this information, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

**LAFCO 26-01S**

**RESOLUTION OF THE VENTURA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND REVIEWING  
AND DETERMINING THE SPHERE OF INFLUENCE FOR VENTURA  
COUNTY SERVICE AREA NO. 29**

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 reviewed the sphere of influence for Ventura County Service Area No. 29 (District or CSA 29) in 2004 and 2009, and updated the sphere in 2014 and 2022; and

WHEREAS, the Commission accepted a Municipal Service Review (MSR) report for the District on December 12, 2003, and on February 16, 2022; and

WHEREAS, the District is authorized to operate and maintain a sewer system throughout its service area that includes the County's North Coast communities along the Pacific Coast Highway (PCH) corridor, northwest of the City of San Buenaventura (i.e., Solimar Beach, Faria Beach, Mussel Shoals, and Seacliff); 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 26-01S VENTURA COUNTY SERVICE AREA NO. 29 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 District's sphere of influence consists of a range of uses, specifically existing development along the County's unincorporated north coast, including residential, commercial, and open space land. Based on the land use designations and characteristics of land within the District's sphere of influence, land uses are expected to remain unchanged.

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

The District's sphere of influence consists of a range of uses, specifically existing development along the County's unincorporated north coast, including residential, commercial, and open space land. The existing need for District services will remain.

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

The District's sphere of influence consists of a range of uses, specifically existing development along the County's unincorporated north coast, including residential, commercial, and open space land. Based on the evaluation contained in the MSR accepted by the Commission on February 16, 2022, the District has the ability to continue to provide municipal services within its 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.

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 or contiguous to the District'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. 29," 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.

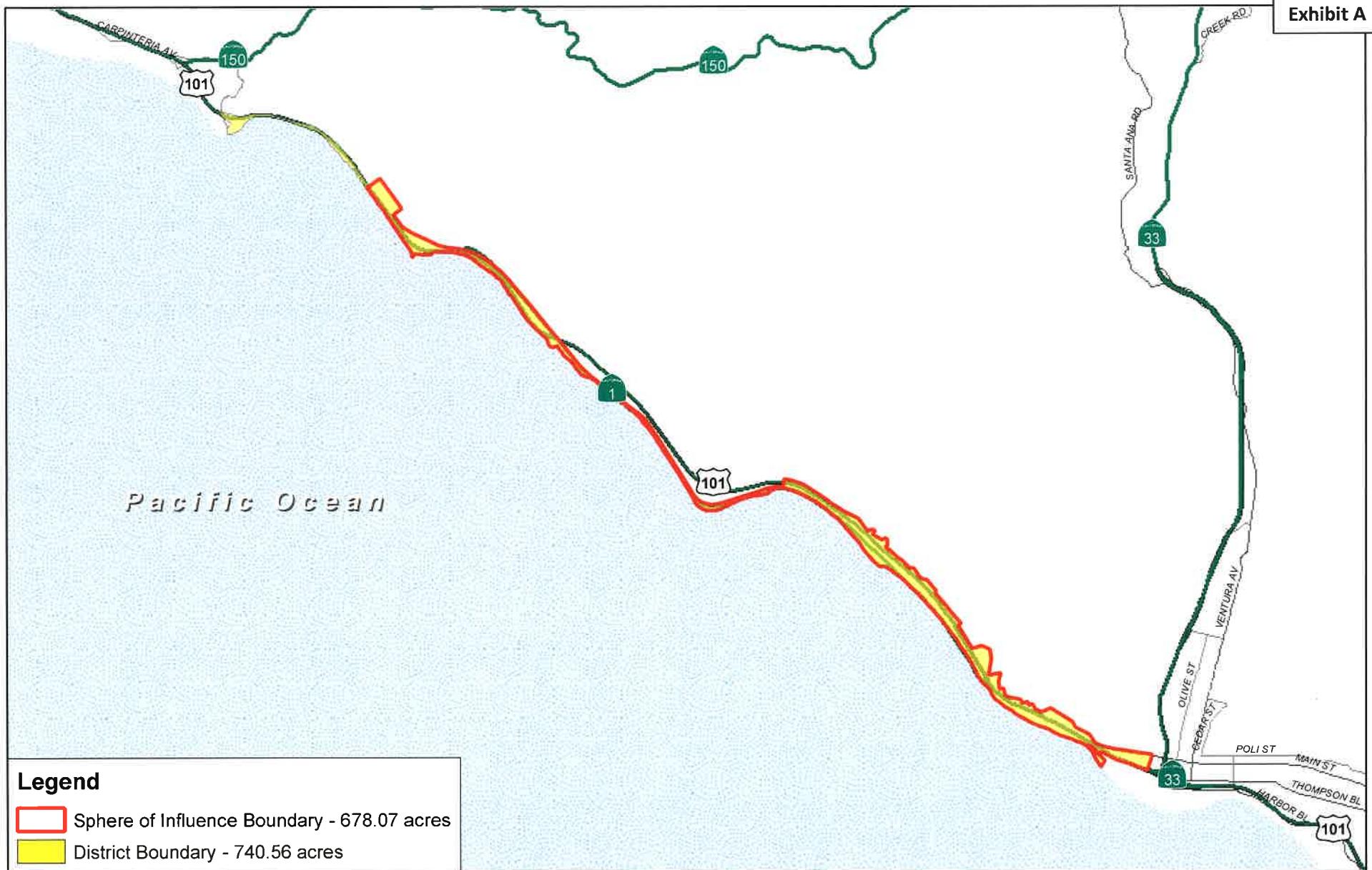
	AYE	NO	ABSTAIN	ABSENT
Commissioner Avila	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Crosswhite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Gorell	<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 Perello	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
Alt. Commissioner Santangelo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1/21/2026

Juice Parvin  
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

c: Ventura County Service Area No. 29  
Ventura County Information Technology Services Department



## Ventura County Service Area No. 29

Current as of February 16, 2022

Prepared by County of Ventura - Information Systems Department - GIS Division

