



VENTURA LOCAL AGENCY
FORMATION COMMISSION

Agenda Item No. 11

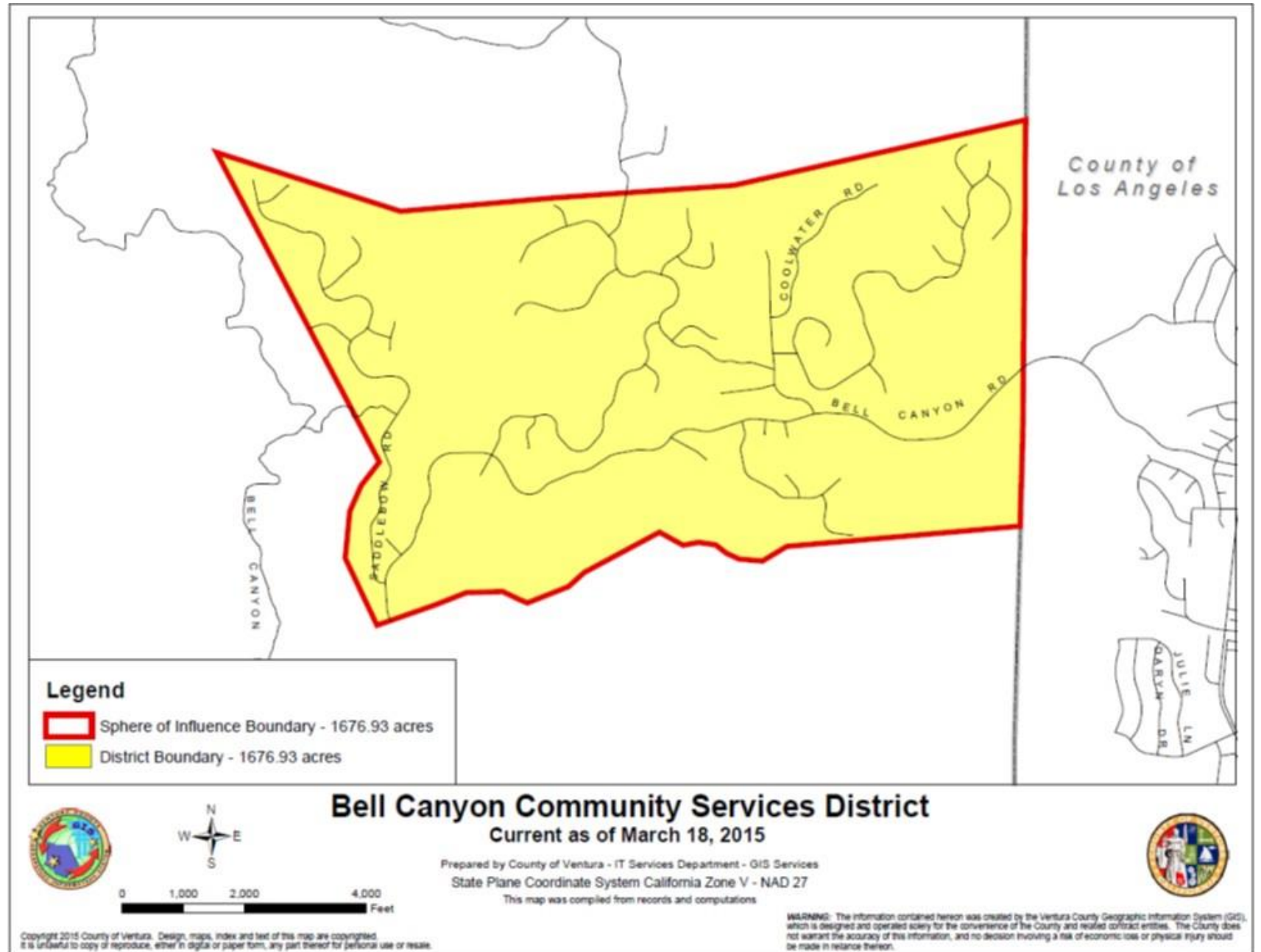
LAFCo 20-09S

Sphere of Influence Review and/or Update for the
Bell Canyon Community Services District



BCCSD:

- 1,677 acres
- Generally aligns with Bell Canyon Community
- 672 single-family residences
- 795 residential parcels
- Community's gates restrict public access



Background – LAFCo Law

Sphere of Influence:

- “the probable physical boundary and service area of a local agency, as determined by the commission”

Government Code § 56076

- LAFCo is required to determine a sphere of influence for each city and special district on or before January 1, 2008, and every five years thereafter

Government Code § 56425(g)

Municipal Service Review (MSR):

- LAFCo is required to conduct a municipal service review prior to, or in conjunction with, sphere of influence updates

Government Code § 56430

Municipal Services Review for the Bell Canyon Community Services District (BCCSD)

1. Background: Discussion of the history of the BCCSD and how its current authorized services were determined;
2. Profile: Summary profile of information about the BCCSD, including contact information, governing body, summary financial information, and staffing levels;
3. Growth and Population Projections: Details current and projected population for the BCCSD;
4. Review of Municipal Services: Discussion of the municipal services that the BCCSD provides;
5. Relationship Between the BCCSD and HOA: Discussion of the BCCSD's relationship with the community's homeowners association (HOA); and
6. Written Determinations: Recommended determinations for each of the seven mandatory factors for the BCCSD.

MSR: Review of Municipal Services – Authorized Powers/Services

BCCSD Authorized Powers/Services

- Rubbish, recycling and greenwaste removal
- Enhanced traffic patrol under the provisions of a contract with the California Highway Patrol
- Emergency medical (advanced life support) services under the provisions of a contract with the City of Los Angeles Fire Department
- Organize, promote, conduct and advertise community recreation programs
- Security services, including but not limited to burglar and fire alarm services to protect lives and property
- Graffiti abatement

BCCSD Authorized Powers/Services

- Rubbish, recycling and greenwaste removal
 - BCCSD contracts with private service provider
 - Contract funded by property tax revenue
 - Standard residential trash collection services
- Enhanced traffic patrol under the provisions of a contract with the California Highway Patrol
 - There has been no contract with the CHP since 2013
 - The BCCSD is in discussions to execute new contract with the CHP
- Emergency medical (advanced life support) services under the provisions of a contract with the City of Los Angeles Fire Department
 - There is no contract between the BCCSD and Los Angeles Fire Department
 - The BCCSD is not providing this service

BCCSD Authorized Powers/Services

- Organize, promote, conduct and advertise community recreation programs
 - The community's HOA organizes, promotes, conducts, staffs, and advertises community recreation programs, the HOA then passes the costs to the BCCSD
 - The BCCSD has no legal authority to receive recreation programs from or provide them through the HOA
 - The BCCSD will no longer receive/provide these services from or through the HOA or its staff
 - The BCCSD to hire its own staff to organize promote, and staff recreational programs

BCCSD Authorized Powers/Services

- Security services, including but not limited to burglar and fire alarm services to protect lives and property
 - BCCSD had adopted no policies, procedures, or ordinances regarding security services, has no security personnel, and budgeted/expended no funds on security services
 - The BCCSD is in the process of exercising this service via adoption of ordinance and funding.
- Graffiti abatement
 - BCCSD had adopted no policies, procedures, or ordinances regarding graffiti abatement, has no graffiti abatement personnel, and budgeted and expended no funds on graffiti abatement
 - The BCCSD is in the process of exercising this service via adoption of ordinance and funding.

BCCSD Authorized Powers/Services

Authorized Services Provided:

- Rubbish, recycling and greenwaste removal

Authorized Services to be Provided:

- Enhanced traffic patrol under the provisions of a contract with the California Highway Patrol
- Organize, promote, conduct and advertise community recreation programs
- Security services, including but not limited to burglar and fire alarm services to protect lives and property
- Graffiti abatement

Authorized Services not Provided:

- Emergency medical (advanced life support) services under the provisions of a contract with the City of Los Angeles Fire Department

MSR: Review of Municipal Services – Unauthorized Powers/Services

Unauthorized Powers/Services

- Traffic Enforcement
- Emergency Medical Training
- Parks and Recreational Facilities
- Community Emergency Response Team (CERT)
- Fire/Emergency Related Services
- School Bus Stop

These are latent powers. The BCCSD has no legal authority to exercise these powers or expend funds on them unless approved by LAFCo.

MSR: Relationship Between the BCCSD and the HOA

Relationship Between the BCCSD and the HOA

Legal Authority for the BCCSD to Grant Funds to HOA

- BCCSD grants funds to HOA to provide recreation programs, recreation facilities, and traffic enforcement
- The BCCSD had no legal authority to provide grants to the HOA
- BCCSD will no longer give/grant funds to the HOA or provide reimbursements of any kind to the HOA
- BCCSD will not utilize the HOA or its staff in any capacity in future

Relationship Between the BCCSD and the HOA

Public Records and Meetings

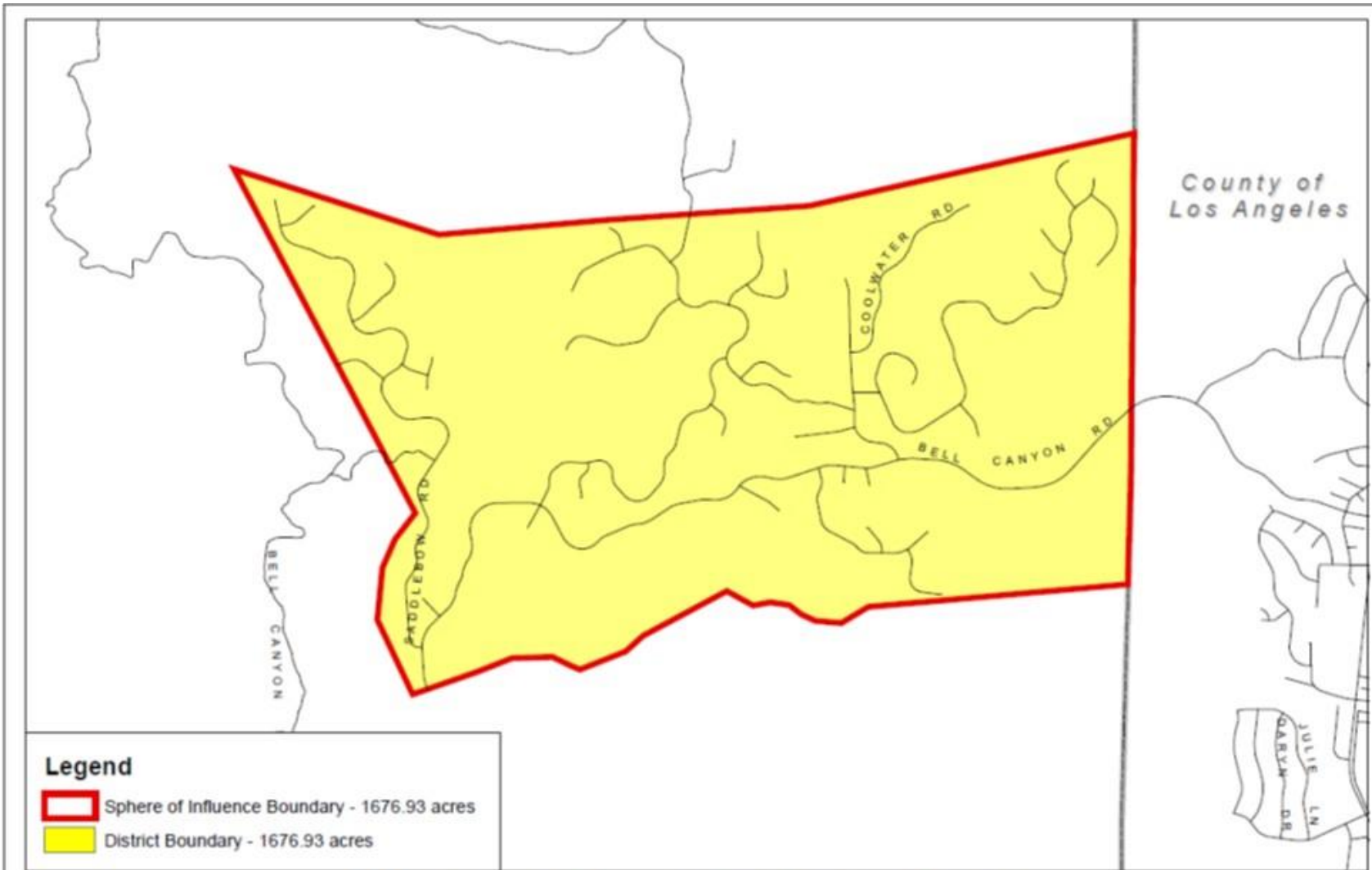
- BCCSD Board meetings occur behind community's front gates – public is prevented from attending the meetings or accessing posted agendas in violation of the Brown Act
- BCCSD has installed a bulletin board outside of community's gate in which meeting agendas are to be posted
- Board meeting agendas to include instructions to allow public access through community's gate to attend BCCSD board meetings

Sphere of Influence Review

Sphere of Influence Determinations

Government Code § 56425(e)

1. Present and planned land uses in the area, including agricultural and open-space lands
2. Present and probable need for public facilities and services in the area
3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide
4. Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency
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



Bell Canyon Community Services District

Current as of March 18, 2015

Prepared by County of Ventura - IT Services Department - GIS Services
 State Plane Coordinate System California Zone V - NAD 27

This map was compiled from records and computations



Recommendations

- A. Determine that the action to review the sphere of influence for the Bell Canyon Community Services District is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.
- B. Adopt Resolution LAFCo 20-09S making determinations and reviewing the sphere of influence for the District pursuant to Government Code Section 56425(g), including that a sphere of influence update is not necessary.