



March 25, 2024

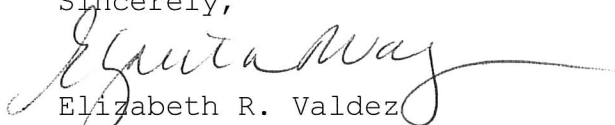
City of Coachella
c/o Angela M. Zepeda, City Clerk
53990 Enterprise Way
Coachella, CA 92236

RE: LAFCO 2023-07-4-Sphere of Influence Amendment (addition) to the City of Coachella ("Pocket 7").

You are hereby notified that the above named proposal was approved by the Riverside Local Agency Formation Commission at a public hearing held on February 22, 2024. A copy of Resolution No. and 02-24 including the map amending the sphere of influence is attached for your records.

Should you have any questions, please feel free to contact our office.

Sincerely,


Elizabeth R. Valdez
Commission Clerk

cc: Gabriel Martin, City Manager, City of Coachella - email
Gabriel Perez, Development Services Dir., City of Coachella - email
Andrea Carranza, Deputy City Clerk, City of Coachella - email
Scott Bruckner, Executive Office - email
Kimberly Rector, Clerk of the Board - email
V. Manuel Perez, Supervisor, 4th District - email

1 RIVERSIDE LOCAL AGENCY FORMATION COMMISSION

2 RESOLUTION NO. 02-24

3 APPROVING THE SPHERE OF INFLUENCE AMENDMENT (ADDITION) TO THE
4 CITY OF COACHELLA ("POCKET 7")

5 LAFCO 2023-07-4
6

7 BE IT RESOLVED AND DETERMINED by the Riverside Local Agency
8 Formation Commission ("Riverside LAFCO" or "the Commission") in
9 regular session assembled on February 22, 2024, that LAFCO 2023-
10 07-4-Sphere of Influence Amendment (addition) to the City of
11 Coachella ("Pocket 7") consisting of approximately 240.6 acres,
12 generally located west of Calhoun St., east of Jackson St., north
13 of 52nd Ave., and a quarter mile south of 50th Avenue, within
14 unincorporated territory adjacent to the City of Coachella
15 ("City"), as depicted in Exhibit "A," attached hereto and
16 incorporated herein by this reference, is approved.

17 BE IT FURTHER RESOLVED, DETERMINED AND FOUND THAT:

18 1. The sphere of influence amendment was initiated by
19 resolution of application by the City of Coachella.

20 2. Whereas a municipal service review that included the
21 subject agency was prepared and reviewed by this Commission pursuant
22 to Government Code section 56430 and determinations were made
23 thereon on July 28, 2022.

24 3. The City, as lead agency under the California
25 Environmental Quality Act ("CEQA"), approved by Resolution No.
26 2023-49 certified an Addendum to Environmental Impact Report
27 ("EIR"), State Clearinghouse No. 2009021007 for the City of
28 Coachella General Plan 2035 and the City of Coachella General Plan

1 Map and General Plan Land Use Designation for three (3) areas
2 evaluated as part the General Planning area in the Certified 2015
3 Program EIR but for which no General Land Use Designation was
4 identified on July 26, 2023.

5 A Notice of Determination was filed and posted on
6 September 18, 2023, for the Addendum for the General Plan Amendment
7 No. 23-03 and Environmental Assessment No. 23-03 Project with all
8 appropriate filing fees paid.

9 In certifying the Addendum to EIR, the City has complied
10 with the provisions of CEQA and all appropriate State Guidelines.
11 The Commission, as responsible agency under CEQA, has reviewed and
12 considered the environmental documentation.

13 4. That, based on the environmental documentation prepared
14 by the Lead Agency, and pursuant to CEQA Guidelines sections 15091
15 and 15096(h):

16 a. Riverside LAFCO has more limited approval and
17 implementing authority over the project and thus serves as
18 responsible agency pursuant to the requirements of CEQA. In its
19 limited role as responsible agency under CEQA, Riverside LAFCO has
20 received, reviewed, and considered the environmental documentation
21 and Mitigation Monitoring and Reporting Program, and all oral and
22 written comments thereon and reached its own conclusions on whether
23 and how to approve the portion of the project over which Riverside
24 LAFCO has jurisdiction.

25 b. All the procedures of CEQA and the CEQA Guidelines
26 have been met, and the Addendum to the EIR is sufficiently detailed
27 so that all of the potentially significant effects of the project
28 on the environment and measures necessary to avoid or substantially

1 lessen such effects have been evaluated in accordance with CEQA.
2 There are no feasible alternatives or mitigation measures within
3 Riverside LAFCO's powers that would substantially lessen or avoid
4 any significant effect the entire project would have on the
5 environment.

6 c. The Commission has verified that the Addendum to the
7 EIR adequately analyzes the potential environmental impacts
8 associated with the proposed sphere of influence change and has
9 considered the environmental impacts of the project as shown in the
10 EIR and Addendum. While, as noted above, the entire City of
11 Coachella General Plan will result in significant impacts that
12 cannot be mitigated to a level of less than significant, Riverside
13 LAFCO finds that there are no direct or indirect environmental
14 effects of the proposed sphere of influence changes. Therefore,
15 pursuant to CEQA Guidelines section 15096(g), there are no
16 mitigation measures to be adopted by Riverside LAFCO for the
17 proposed sphere of influence change. On these bases, Riverside
18 LAFCO finds that all required procedures of CEQA and other legal
19 prerequisites to the Commission's approval of its portion of the
20 project have been met and concurs with and adopts the environmental
21 findings of the lead agency.

22 5. In its limited role as responsible agency, based on the
23 environmental documentation prepared by the Lead Agency, and
24 pursuant to CEQA Guidelines Sections 15162, 15163 and 15164, some
25 changes and additions are necessary to the EIR, but none of the
26 conditions in CEQA Guidelines section 15162 are met, the Commission
27 further finds the following:

28 a. There have not been any substantial changes proposed

1 to the project as analyzed in the EIR as modified by the Addendum
2 that require major revisions of the CEQA documents because of new
3 significant environmental effects or a substantial increase in the
4 severity of previously identified significant effects.

5 b. There have not been any substantial changes with
6 respect to the circumstances under which the proposed project is
7 undertaken that require major revisions of the CEQA documents, due
8 to the involvement of new significant environmental effects or a
9 substantial increase in the severity of previously identified
10 significant effects.

11 c. There is no new information of substantial
12 importance, which was not known and could not have been known with
13 the exercise of reasonable diligence at the time the EIR and/or
14 Addendum were adopted, that shows any of the following:

15 (1) The project will have one or more significant
16 effects not discussed in the EIR or Addendum;

17 (2) Significant effects previously examined will be
18 substantially more severe than shown in the EIR or Addendum;

19 (3) Mitigation measures or alternatives previously
20 found not to be feasible would in fact be feasible, and would
21 substantially reduce one or more significant effects of the project,
22 but the project proponents decline to adopt the mitigation measure
23 or alternative;

24 (4) Mitigation measures or alternatives which are
25 considerably different from those analyzed in the EIR or Addendum
26 would substantially reduce one or more significant effects on the
27 environment, but the project proponents decline to adopt the
28 mitigation measure or alternative.

1 6. The written Statement of Determinations attached hereto
2 as Exhibit "B" and incorporated herein by reference, pursuant to
3 Government Code section 56425(e), is adopted.

4 NOW, THEREFORE, BE IT RESOLVED, by the Riverside Local Agency
5 Formation Commission, that this Commission territory as depicted in
6 Exhibit "A" attached hereto, as being added to the sphere of
7 influence of the City of Coachella, it being fully understood that
8 the amendment of such sphere of influence is a policy declaration
9 of this Commission based on existing facts and circumstances, which
10 although not readily changed, may be subject to review and change
11 in the event a future significant change of circumstances so
12 warrants.

13 7. The Executive Officer is directed to transmit a certified
14 copy of this resolution to each subject agency.

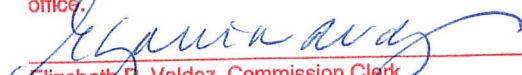
15 // 
16 Michael M. Vargas, Chair

17 //
18 I certify the above resolution was passed and adopted by the
19 Riverside Local Agency Formation Commission on February 22, 2024.


20 // 
21 //
22 Gary Thompson, Executive Officer

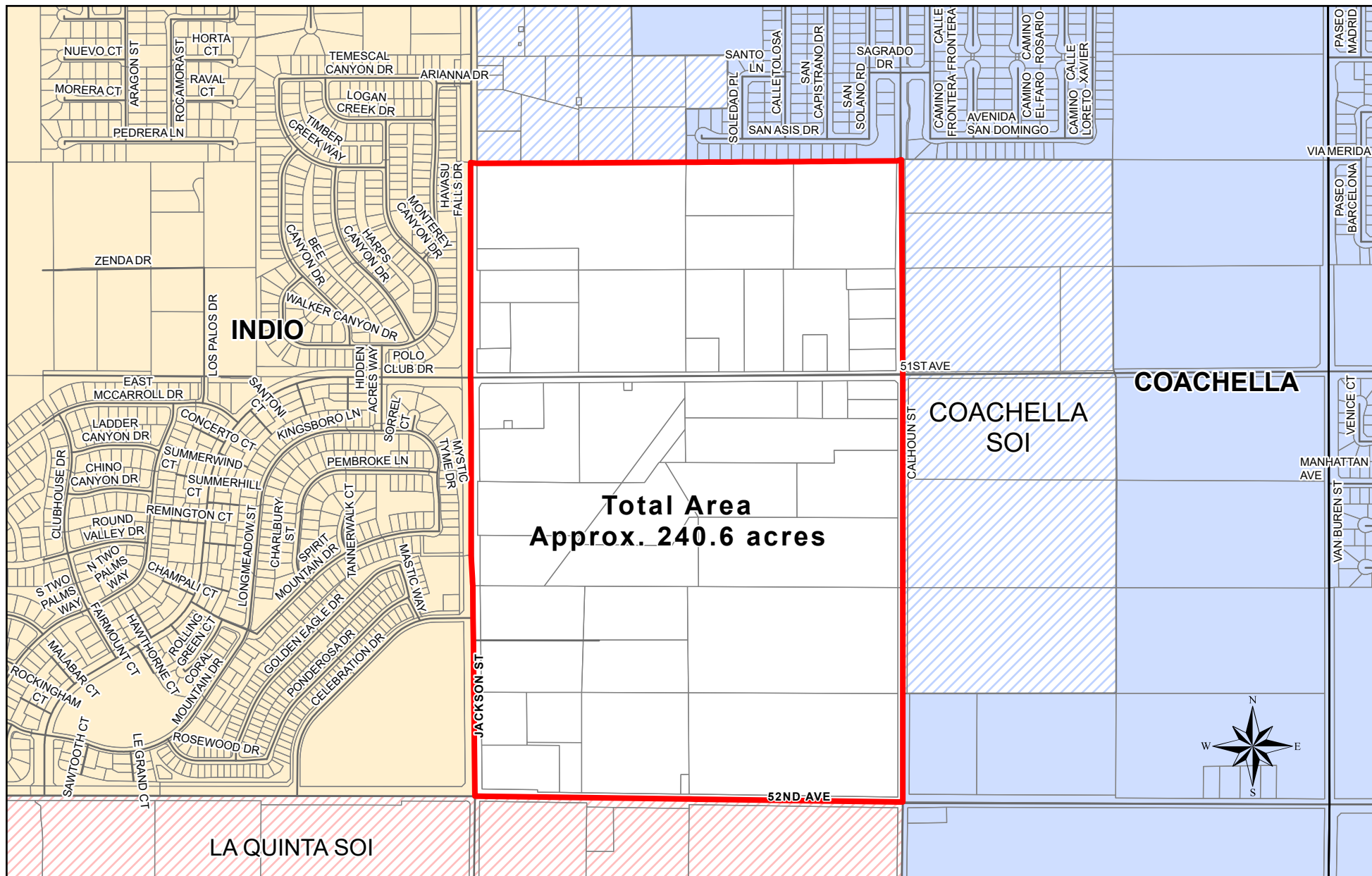
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25 The foregoing instrument is certified, under penalty of
26 perjury, to be a true copy of the original on file in this
27 office.

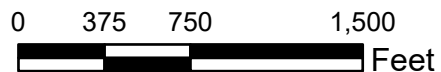

Elizabeth R. Valdez, Commission Clerk
Riverside Local Agency Formation Commission
Executed on March 23, 2024 at
Riverside, California

FORM APPROVED LEGAL COUNSEL


BY: Melissa R. Cushman



Data Sources: County of Riverside; LAFCO



2023-07-4
 Sphere of Influence Amendment
 (addition) to the City of Coachella
 ("Pocket 7")
 Commission Approved on 2/22/2024

Legend

- Pocket 7 Area
- Coachella SOI
- City of Coachella
- Indio SOI
- City of Indio
- La Quinta SOI

Exhibit "A"



Disclaimer: The information shown is intended to be used for reference and general display purposes only and is not to be used as an official map.

Mainly light agriculture, vacation rental property, palm groves, orchards and horse ranches.

Exhibit "B"

STATEMENT OF DETERMINATIONS LAFCO 2023-07-4

Sphere of Influence Amendment (addition) to the City of Coachella ("Pocket 7")

1. THE PRESENT AND PLANNED LAND USES IN THE AREA, INCLUDING AGRICULTURAL AND OPEN SPACE USES:

The proposed sphere amendment includes portions of the community of Vista Santa Rosa. Vista Santa Rosa Community Council (CC) came into existence in 2000, becoming its own entity separate and apart from Thermal CC.

The P7 area is a predominantly agricultural community with equestrian land uses that is located easterly of La Quinta, southerly of Indio and westerly of the City of Coachella. Approximately half of the acreage within the proposed sphere expansion is vacant, much of which is undeveloped infill parcels with luxury estates/vacation rentals and orchards/palm groves.

Currently, the entire P7 SOI area consists of approximately 246 acres of inhabited territory. Existing uses in P7 include small scale agricultural, low-density estate residential, equestrian uses, neighborhood commercial, and animal keeping.

The subject area is located adjacent to the existing City of Coachella boundary. More specifically, the area is adjacent to the single-family neighborhoods of La Colonia and Mariposa Pointe, which are developed at a density range of up to 6 dwelling units an acre. The area is also adjacent to the Trilogy gated community of single-family residences.

On July 26, 2023, the City Council prepared a General Plan Amendment for the SOI amendment of P7 and approved General Land Use Designations.

The current County General Plan Land Use Designations are Estate Density Residential (EDR) and Commercial Retail (CR). The City's General Plan Designation is Estate Rancho at (1.2 du/acre).

The current County zoning classifications are Light Industrial (A-1), Light Agricultural (A-1-20) and Scenic Highway Commercial (C-P-S). The City's proposed zoning classification is Suburban Retail District for consistency with the County land uses. See Exhibit "A" (Aerial).

Commission Policy 1.2.1 ***Preserve the Physical and Economic Integrity of Agricultural Lands***. City SOI shall be directed away from substantial areas of prime agricultural land, unless:

- a. The result would not facilitate an orderly development pattern; and,
- b. The city's general plan allows for the continued operation of agricultural uses and provides guidelines for the ultimate development of agricultural land at the time the use is terminated, or development is proposed.

The City's proposed zoning classification is consistent with the County's planned land uses, land used designations, and zoning classifications. However, a portion of P7 is also within a Williamson Act Agricultural Preserve (29 Map No. 169. Date established: January 17, 1972). See Exhibit "E." Due to Commission Policy 1.2.1, this may warrant further investigation to determine the status and significance of the Williamson Act contract and Agricultural Preserve.

2. THE PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES IN THE AREA:

The County of Riverside provides general government services including building and planning, housing code enforcement, and street and road maintenance.

If the Pocket 7 area were to be annexed into the City of Coachella, then those general government services would be provided by the City of Coachella. Animal Control and Library Services would continue to be provided under City contract with the County of Riverside.

3. THE PRESENT CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES WHICH THE AGENCY PROVIDED OR IS AUTHORIZED TO PROVIDE:

The City of Coachella provides a wide range of municipal services to its inhabitants, exclusive of Water and Wastewater Collection services. These include police (via contract with Riverside County Sheriff's Department), Fire (via contract with CDF/Riverside County), Public Works, Parks, Planning, Building, Waste Management (via contract) and Animal Control.

The sphere of influence amendment will not require the City to provide service into the sphere at this time but will facilitate service provision planning for the area.

The City of Coachella has adequate planning to provide for increased services and public facilities with areas which they annex. However, annexations will require feasibility reviews to ensure adequate funding is available to provide services within Pocket 7.

4. THE EXISTENCE OF ANY SOCIAL OR ECONOMIC COMMUNITIES OF INTEREST IN THE AREA:

Staff has identified to the west of the City limits the Vista Santa Rosa Community Council boundaries and to the south the County's Thermal Community Plan as depicted on Exhibits "B" within the Staff Report.

5. FOR AN UPDATE OF A SPHERE OF INFLUENCE OF A CITY OR SPECIAL DISTRICT THAT PROVIDES PUBLIC FACILITIES OR SERVICES RELATED TO SEWER, MUNICIPAL AND INDUSTRIAL WATER, OR STRUCTURAL FIRE PROTECTION, THE PRESENT AND PROBABLE NEED FOR THOSE PUBLIC FACILITIES AND SERVICES OF ANY DISADVANTAGED UNINCORPORATED COMMUNITIES (DUCS) WITHIN THE EXISTING SPHERE OF INFLUENCE:

Riverside LAFCO has determined that there are no DUCs within "P7".