

**RESOLUTION NO'S. 2024-53**

**A RESOLUTION OF APPLICATION BY THE THE CITY OF COACHELLA, CALIFORNIA REQUESTING THE RIVERSIDE LOCAL AGNECY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR A REORGANIZATION OF BOUNDARIES FOR THE ANNEXATION OF 388 ACRES OF LAND LOCATED SOUTH OF AVENUE 50, NORTH OF AVENUE 52, EAST OF JACKSON STREET AND EAST AND WEST OF CALHOUN STREET TO THE CITY OF COACHELLA/ANNEXATION TO THE COACHELLA FIRE PROTECTION DISTRICT/ANNEXATION TO THE COACHELLA WATER AUTHORITY/ANNEXATION TO THE COACHELLA SANITARY DISTRICT/DETACHMENT FROM COUNTY SERVICE 125 AND RIVERSIDE COUNTY WASTE RESOURCE MANAGEMENT DISTRICT/DETACHMENT FROM THE COACHELLA VALLEY WATER DISTRICT SERVICE AREA.**

**WHEREAS**, the City of Coachella intends to pursue proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization of boundaries described as follows: Annexation to the City of Coachella; Annexation to the Coachella Fire Protection District; Annexation to the Coachella Water Authority; Annexation to the Coachella Sanitary District; Detachment from Riverside County Service Area 125 (Thermal); Detachment from Riverside County Waste Resource Management District; Detachment from Coachella Valley Water District Service Area; and,

**WHEREAS**, the territory proposed to be annexed is partially inhabited and a description of the boundaries of the territory is set forth in Exhibit A attached hereto and by this reference incorporated herein; and

**WHEREAS**, this proposal is consistent with the sphere of influence of the City of Coachella; and

**WHEREAS**, it is desired to provide that the proposed annexation and detachment be subject to the following terms and conditions:

- Payments and taxes required by changes in service responsibilities or for revenue neutrality;
- Disposition of money, property and rights of use, such as water or utility capacity rights;
- Disposition of special district responsibilities, district governing boards and employees;
- Continuation of fees and charges, and prior conditions of approval for certain proposals;
- Imposition of special and general taxes

**WHEREAS**, the City Council of the City of Coachella finds that the proposed Annexation and corresponding Plan of Services is internally consistent with the overall goals, objectives, policies and implementation measures of the Coachella General Plan 2035 and meets the findings required by the Municipal Code.

**WHEREAS**, on October 23, 2013 the City Council of the City of Coachella held a duly noticed and published Public Hearing and considered the application and approved Change of Zone No. 24-07 as the Pre-Annexation zoning of Residential Estate and General Commercial zoning for the Pocket 7 area of the Western Annexation area; and,

**WHEREAS**, the City completed Environmental Assessment/Initial Study No. 24-02 for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and,

**WHEREAS**, based on this Environmental Assessment/Initial Study the City has determined that the Project will not have a significant impact on the environment and has prepared a Negative Declaration for this Project; and,

**WHEREAS**, a Notice of Intent to Adopt a Negative Declaration for the Project was posted with the County Clerk on October 9, 2024 and duly noticed and published in the Desert Sun Newspaper, a local newspaper of general circulation, on October 9, 2024; and,

**WHEREAS**, the proposed Negative was made available for a 30-day public review period commencing on Wednesday, October 9, 2024, ending on Friday, November 8, 2024; and,

**WHEREAS**, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Negative Declaration; and,

**NOW, THEREFORE**, the City Council of the City of Coachella, California **DOES HEREBY RESOLVE** as follows:

**SECTION 1.** To approve the proposed Annexation including the adequacy of the corresponding Plan of Services presented to the City of Coachella as part of this application and based on the following findings:

1. The proposed reorganization of boundaries is in substantial conformance with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035 (as amended). The Coachella General Plan designates the proposed annexation area as General Neighborhood, Suburban Retail, Rural Rancho and Estate Rancho as illustrated on Exhibit B.
2. The proposed reorganization is in substantial conformance with the City of Coachella Zoning Ordinance in that the proposed annexation would facilitate development of Residential Estate, Rural Residential, General Commercial and General Neighborhood zoning.
3. The proposed reorganization of the subject property can be served by the City of Coachella for domestic water, wastewater, and public safety services. A Plan of Services and Fiscal Impact Analysis documenting the City's ability to provide municipal services to the land in question has been prepared and will be forwarded to LAFCO with submittal of the

application. The Riverside County Local Agency Formation encourages the responsible expansion of City boundaries, and the proposed annexation area abuts the City of Coachella boundary along its western edge as shown on Exhibit A, and

**SECTION 2.** To authorize the City Manager to approve the Plan of Services in order to assist the applicant in pursuing a reorganization of boundaries request through the Riverside County Local Agency Formation Commission for 388 acres of land located south of Avenue 50, north of Avenue 52, east of Jackson Street and east and west of Calhoun Street, as shown on the attached “Exhibit A” including the following proposed changes of organization.

- Annexation to the City of Coachella
- Annexation to the Coachella Fire Protection District
- Annexation to the Coachella Water Authority
- Annexation to the Coachella Sanitary District
- Detachment from Riverside County Waste Resource Management District
- Detachment from Coachella Valley Water District Service Area
- Detachment from Riverside County Service Area 125 (Thermal)

**SECTION 3.** Compliance with the Environmental Quality Act (“CEQA”). The City Council has reviewed and considered the information contained in the Negative Declaration, Initial Study, comments received, and other documents contained in the administrative record for the Project. The City Council under Resolution No. 2024-56 finds that the Negative Declaration, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The City Council finds that the Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

**SECTION 4.** Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella City Hall. The Development Services Director is the custodian of the record of proceedings.

**SECTION 5.** Execution of Resolution. The Mayor shall sign these Resolutions, and the City Clerk shall attest and certify to the passage and adoption thereof.

**NOW, THEREFORE,** Resolution 2024-53, a Resolution of Application is hereby adopted and approved by the City Council of the City of Coachella and the Riverside Local Agency Formation Commission is hereby requested to initiate proceedings for the annexation of territory as described in Exhibit A, according to the terms and conditions stated above and, in the manner, provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Coachella held on November 13, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Steven Hernandez,  
Mayor City of  
Coachella

ATTEST:

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Angela Zepeda, City Clerk  
City of Coachella

APPROVED AS TO FORM:

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Carlos L. Campos, City Attorney  
City of Coachella