

RESOLUTION NO. 2025-17

**A RESOLUTION OF THE CITY OF COACHELLA, CALIFORNIA
DETERMINING THE AMOUNT OF PROPERTY TAX REVENUE TO BE
EXCHANGED BETWEEN THE COUNTY OF RIVERSIDE AND THE CITY OF
COACHLLA PURSUANT TO LAFCO 2024-16-4 FOR THE P 7/MESQUITE
ANNEXATION OF APPROXIMATELY 375 ACRES OF LAND LOCATED
SOUTH OF AVENUE 50, NORTH OF AVENUE 52,
EAST OF JACKSON STREET
AND EAST AND WEST OF CALHOUN STREET**

WHEREAS, the City of Coachella submitted an application (LAFCO 2024-16-4) to the Local Agency Formation Commission (LAFCO) requesting a boundary reorganization to include approximately 375 acres depicted in Exhibit A 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, Revenue and Taxation Code Section 99 (b) sets forth that local agencies whose service area or responsibility will be altered by a jurisdictional change must negotiate an exchange of property tax revenues, and,

WHEREAS, such negotiations occurred between the City of Coachella and the County of Riverside regarding proposed LAFCO 2024-16 on April 17, 2025;

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, the City Council of the City of Coachella has determined that the proposed Annexation 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; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the City Council of the City of Coachella, in regular session assembled on April 23, 2025, as follows:

SECTION 1. The City of Coachella and the County of Riverside are the agencies whose area of responsibility for service would be affected by LAFCO 2024-16-4.

SECTION 2. Representatives of each of the affected agencies have met and negotiated the following exchange of property tax revenue to become effective as of the date of annexation for the area depicted in Exhibit A:

- (a) The City of Coachella Fire Protection District shall assume service responsibility for the suppression and prevention of structural fires in the area to be annexed, and for such service assumption shall receive 100% of that portion of the property tax revenue generated within the territory to be annexed under the ad valorem tax rate established by Article XIII A of the Constitution of the State of California, that represents the County of Riverside's share of property tax revenue generated within the territory to be annexed.
- (b) The City of Coachella shall assume service responsibility for all other general municipal services to the area to be annexed as are required by law or presently provided throughout the city, and for such service assumption shall receive 25% of that portion of the property tax revenue generated within the territory to be annexed under the ad valorem tax rate established by Article XIII A of the Constitution of the State of California, that represents the County of Riverside's share of property tax revenue generated within the territory to be annexed.
- (c) The County Auditor shall convert the above-established percentage figures into actual dollar figures and thereafter allocate such property tax revenues in accordance with the provisions of Section 95 et seq of the Revenue and Taxation Code.
- (d) The City Council of the City of Coachella hereby agrees to the above-recited exchange of property tax revenue.

SECTION 3. 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 4. Execution of Resolution. The Mayor shall sign this resolution, and the City shall attest and certify to the passage and adoption thereof.

NOW, THEREFORE, Resolution 2025-17, a Resolution of the City of Coachella determining the amount of property tax revenue to be exchanged with the County of Riverside is hereby adopted.

PASSED, APPROVED and ADOPTED this 23rd day of April 2025.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM

BEST, BEST, & KRIEGER

City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution 2025-17 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 23rd day of April, 2025 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

LAFCO 2024-16-4
ANNEXATION TO THE CITY OF COACHELLA (P-7 & MESQUITE)

That certain parcel of land located in the County of Riverside, State of California, being a portion of Section 1 of Township 6 South, Range 7 East, San Bernardino Meridian, as shown on Official Plat thereof, more particularly described as follows:

BEGINNING at the southwest corner of said Section 1, also being the intersection of the centerlines of Jackson Street and Avenue 52, as shown on LAFCO Annexation #89-84-4, Recorded June 11, 1991 as Doc. #1991-0196022 of Official Records of said County of Riverside;

- 1) Thence along said westerly line of said Section 1 and said centerline of Jackson Street as shown on said LAFCO Annexation #89-84-4 North 00°27'49" West a distance of 2588.46 feet to the west quarter corner of said Section 1;
- 2) Thence continuing along said westerly line of said Section 1 and said centerline of Jackson Street as shown on said LAFCO Annexation #89-84-4 North 00°09'34" West a distance of 2675.82 feet to the northwest corner of said Section 1, also being the intersection of the centerlines of Jackson Street and Avenue 50 as shown on said LAFCO Annexation #89-84-4;
- 3) Thence along the northerly line of said Section 1 and centerline of Avenue 50 as shown on said LAFCO Annexation #89-84-4 North 89°54'10" East a distance of 993.00 feet to the northwest corner of LAFCO Annexation #2008-17-4, Recorded May 19, 2009 as Doc. #2009-0250983 of Official Records of said County of Riverside;
- 4) Thence leaving said centerline of Avenue 50 along the easterly line of said LAFCO Annexation #2008-17-4 South 00°07'05" East a distance of 688.68 feet to the southerly line of said LAFCO Annexation #2008-17-4;
- 5) Thence along said southerly line North 89°35'50" East a distance of 592.10 feet to an angle point in the westerly boundary of LAFCO Annexation #90-76-4, Recorded December 3, 1991 as Doc. #1991-0449485 of Official Records of said County of Riverside;
- 6) Thence along the westerly boundary of said LAFCO Annexation #90-76-4 South 00°09'00" East a distance of 330.00 feet;


- 7) Thence continuing along said westerly boundary of said LAFCO Annexation #90-76-4 South 89°37'52" West a distance of 260.00 feet;
- 8) Thence continuing along said westerly boundary of said LAFCO Annexation #90-76-4 South 00°09'00" East a distance of 332.66 feet to the southwest corner of said LAFCO Annexation #90-76-4;
- 9) Thence along the southerly boundary of said LAFCO Annexation #90-76-4 North 89°37'36" East a distance of 1327.59 feet to the southwest corner of LAFCO Annexation #2004-12-4, Recorded September 30, 2004 as Doc. #2004-07766112 of Official Records of said County of Riverside;
- 10) Thence along the southerly line of said LAFCO Annexation #2004-12-4 North 89°42'14" East a distance of 1319.75 feet to the southeast corner of said LAFCO Annexation #2004-12-4, being a point on the westerly line of LAFCO Annexation #2006-154-4, Recorded March 13, 2008 as Doc. #2008-0123268 of Official Records of said County of Riverside;
- 11) Thence along the westerly boundary of said LAFCO Annexation #2006-154-4 South 00°10'29" East a distance of 1327.10 feet;
- 12) Thence continuing along the westerly boundary of said LAFCO Annexation #2006-154-4 South 00°14'31" East a distance of 1324.80 feet to the northwest corner of LAFCO Annexation #2005-52-4, Recorded March 13, 2008 as Doc. #2008-0123268 of Official Records of said County of Riverside;
- 13) Thence along the westerly boundary of said LAFCO Annexation #2008-154-4 South 00°14'31" East a distance of 662.40 feet to the southwest corner of said LAFCO Annexation #2008-154-4, said point being located on the northerly boundary of LAFCO Annexation #2006-150-4, Recorded March 13, 2008 as Doc. #2008-0123267 of Official Records of said County of Riverside;
- 14) Thence along the northerly boundary of said LAFCO Annexation #2006-150-4 North 89° 59' 44" West a distance of 1320.07 feet to the northwest corner of said LAFCO Annexation #2006-150-04, said point being located on the centerline of Calhoun Street as shown on said LAFCO Annexation #2006-150-4;
- 15) Thence along the westerly boundary of said LAFCO Annexation #2006-150-4 and along said centerline of Calhoun Street South 00°18'19" East a distance of 660.10 feet to the southwest corner of said LAFCO Annexation #2006-150-4, said point also being the south quarter corner of the aforementioned Section 1 and also being the intersection of the centerlines of Calhoun Street and Avenue 52 as shown on said LAFCO Annexation #2006-150-4;

16) Thence along the southerly line of said Section 1 and along said centerline of Avenue 52 North 89°05'46" West a distance of 2641.66 feet to the **POINT OF BEGINNING**.

CONTAINING: 377.47 Acres, more or less.

Graphically depicted on 'EXHIBIT "A" – PLAT', attached hereto and by this reference made a part hereof.

This legal description was prepared
by me or under my direction.


Benjamin Daniel Egan, PLS 8756
Prepared: April 9, 2025

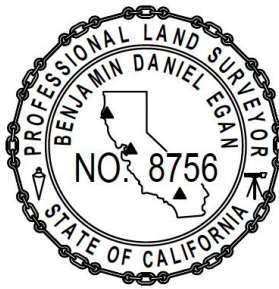
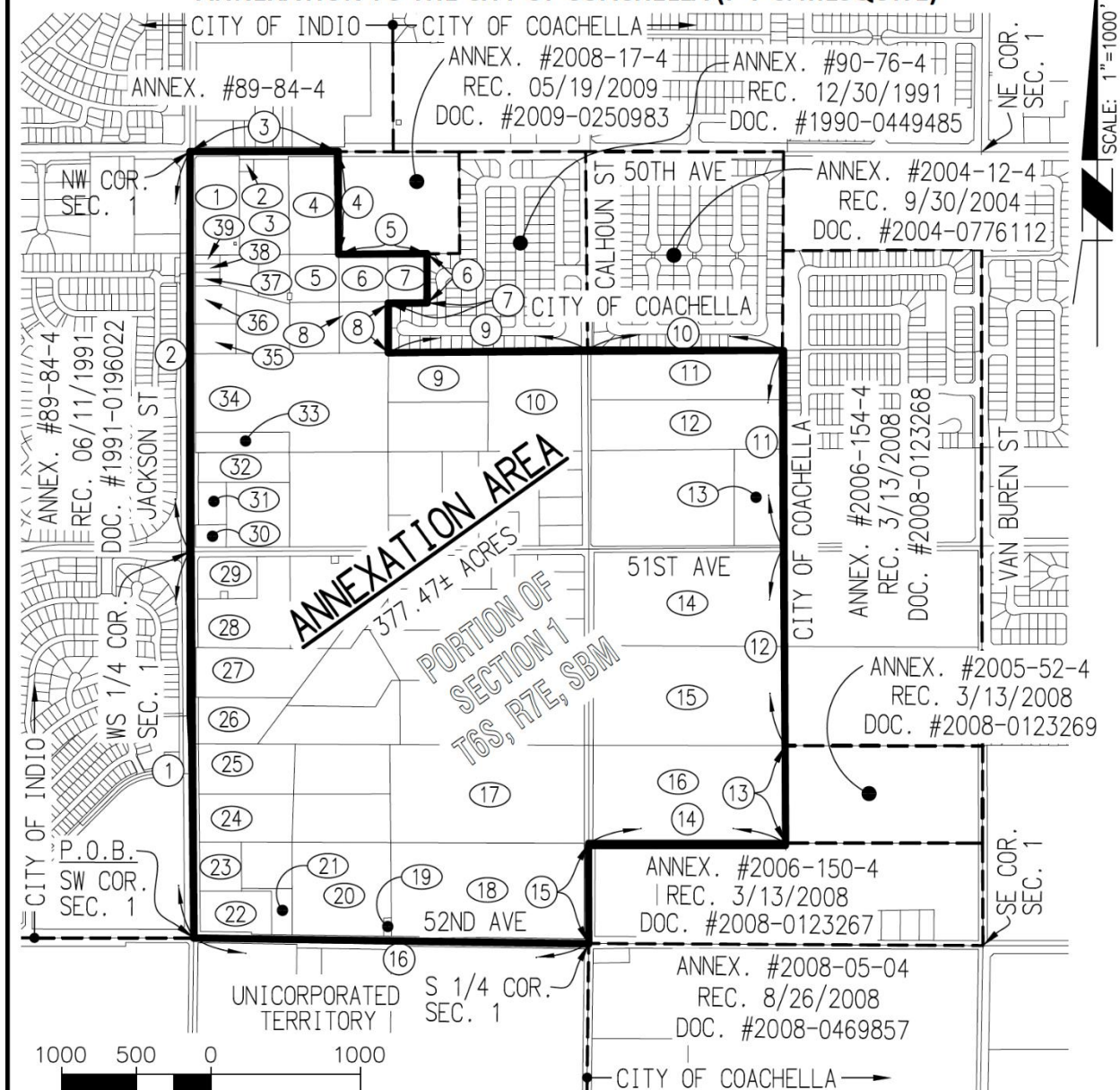


EXHIBIT "A" - PLAT

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LAFCO 2024-16-4

ANNEXATION TO THE CITY OF COACHELLA (P-7 & MESQUITE)



LEGEND:

- PROPOSED ANNEXATION
- - - EXISTING ANNEXATION LINE
- EXISTING PROPERTY LINE
- (#) DISTANCE AND BEARING
- (##) ASSESSORS PARCEL NUMBER

FOR DATA TABLES & VICINITY MAP,
SEE PAGE 5



DESCRIPTION: PORTION OF THE SOUTH HALF OF
SECTION 1, T. 6 S., R. 7 E., S.B.M.

Benjamin Daniel Egan
BENJAMIN DANIEL EGAN, PE, PLS 4/9/2025
EGAN CIVIL, INC.
73605 DINAH SHORE DRIVE, SUITE 1330
PALM DESERT, CA 92211 (760) 404-7663

Resolution No. 2025-17

EXHIBIT "A" - PLAT

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LAFCO 2024-16-4 ANNEXATION TO THE CITY OF COACHELLA (P-7 & MESQUITE)

ASSESSOR'S PARCEL NUMBERS	
ID	APN
①	779-250-023
②	779-250-002
③	779-250-003
④	779-250-004
⑤	779-250-011
⑥	779-250-012
⑦	779-250-019
⑧	779-250-018
⑨	779-310-008
⑩	779-310-010
⑪	779-320-003
⑫	779-320-004
⑬	779-320-006
⑭	779-340-003
⑮	779-340-004
⑯	779-360-007
⑰	779-350-005
⑱	779-350-006
⑲	779-350-012
⑳	779-350-011
㉑	779-350-010
㉒	779-350-009
㉓	779-350-007
㉔	779-350-003
㉕	779-350-001
㉖	779-330-016
㉗	779-330-014
㉘	779-330-003
㉙	779-330-001
㉚	779-310-006
㉛	779-310-004
㉜	779-310-003
㉝	779-310-002
㉞	779-310-001
㉟	779-250-015
㊱	779-250-014
㊲	779-250-008
㊳	779-250-007
㊴	779-250-006

DATA TABLE		
(NO)	BEARING	LENGTH
1	(N00°27'49"W)R1	(2588.46')R1
2	(N00°09'34"W)R1	(2675.82')R1
3	(N89°54'10"E)R1	993.00'
4	(S00°07'05"E)R2	(688.68')R2
5	(N89°35'50"E)R2	592.10'
6	(S00°09'00"E)R3	(330.00')R3
7	(N89°37'52"E)R3	(260.00')R3
8	(S00°09'00"E)R3	(332.66')R3
9	(N89°37'36"E)R3	(1327.59')R3
10	(N89°42'14"E)R4	(1319.75')R4
11	(S00°10'29"E)R5	(1327.10')R5
12	(S00°14'31"E)R5	(1324.80')R5
13	(S00°14'31"E)R6	(662.40')R6
14	(N89°59'44"W)R7	(1320.07')R7
15	(S00°18'19"E)R7	(660.10')R7
16	N89°05'46"W	2641.66'

RECORD DATA:

- ()R1 RECORD DATA PER ANNEX. #89-84-4 REC.
06/11/1991 AS DOC. #1991-0196022, O.R.
- ()R2 RECORD DATA PER ANNEX #2008-17-4 REC.
05/19/2009 AS DOC. #2009-0250983, O.R.
- ()R3 RECORD DATA PPER ANNEX #90-76-4 REC.
12/30/1991 AS DOC. #1991-0449045, O.R.
- ()R4 RECORD DATA PER ANNEX #2004-12-4 REC.
09/30/2004 AS DOC. #2004-0776112, O.R.
- ()R5 RECORD DATA PER ANNEX #2006-154-4 REC.
03/13/2008 AS DOC. #2008-0123268, O.R.
- ()R6 RECORD DATA PER ANNEX #2005-52-4 REC.
03/13/2008 AS DOC. #2008-0123269, O.R.
- ()R7 RECORD DATA PER ANNEX #2006-150-4 REC.
03/13/2008 AS DOC. #2008-0123267, O.R.

