STAFF REPORT
7/9/2025

TO: Honorable Mayor and City Council Members

FROM: Ron Goldman, Consultant Planner
Kendra Reif, Community Development Director

SUBJECT: Resolution 2025-39

SPECIFICS: Resolution 2025-39 accepting, upon annexation of LAFCO 2024-16-4 (P7/Mesquite) Williamson Act Contracts on four parcels within Coachella Valley Agricultural Preserve No. 29 and adopting local Uniform Williamson Act Rules and Regulations within the City.
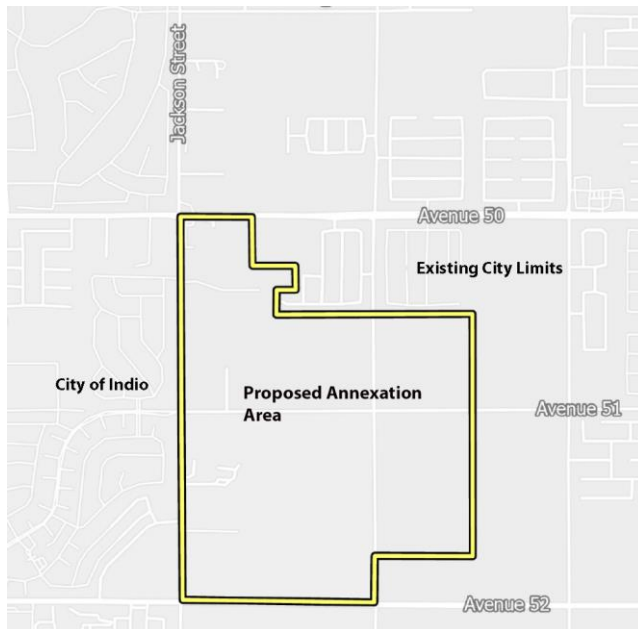
STAFF RECOMMENDATION

Staff recommends that the City Council take the following action:

Adopt Resolution 2025-39 accepting, upon annexation of LAFCO 2024-16-4 (P7/Mesquite) Williamson Act Contracts on four parcels within Coachella Valley Agricultural Preserve No. 29 and adopt accepting local Uniform Williamson Act Rules and Regulations within the City.

EXECUTIVE SUMMARY:

In December 2024, the City of Coachella submitted an application (LAFCO 2024-16-4) to the Local Agency Formation Commission (LAFCO) for the annexation of the Pocket 7 and Mesquite areas. The annexation area consists 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 between the cities of Indio and Coachella as shown on Figure 1. The public hearing on the proposed annexation is scheduled before the Riverside Local Agency Formation Commission (LAFCO) on July 24, 2025. LAFCO is the decision maker on the proposed annexation.
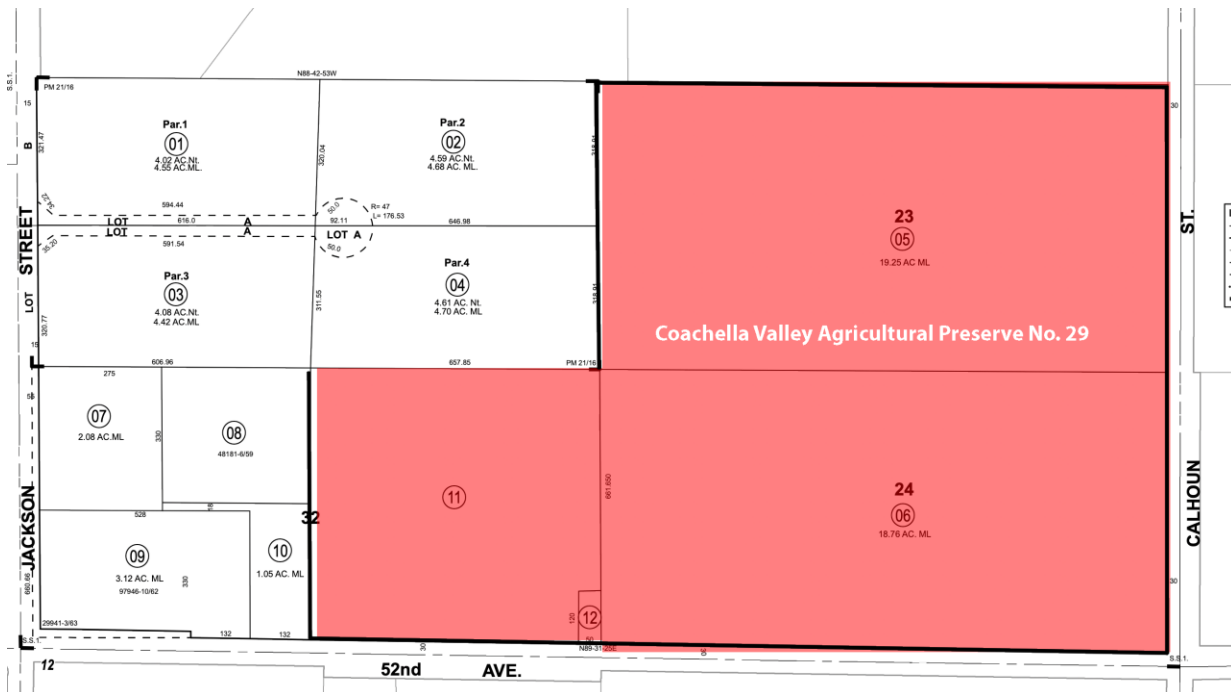
Figure 1: Proposed Annexation Area

The Williamson Act, also known as the California Land Conservation Act of 1965, is a State law that provides tax incentives for landowners to keep their land in agricultural or open space use.

Coachella Valley Agricultural Preserve No. 29 was established by the Riverside County Board of Supervisors on January 18, 1972, and consists of approximately 47 acres located north of Avenue 52, east of Jackson Street and west of Calhoun Street within the proposed annexation area. The Agricultural Preserve includes four (4) APN No's 779-350-005, 006, 011 and 012 as shown on Figure 2. One property owner owns APN No. 779-350-005 that contains approximately 19 acres, and another property owner owns APN No's 779-350-006, 011 and 012 that contains approximately 27 acres.

Figure 2: Coachella Valley Agricultural Preserve No. 29

As part of the proposed annexation, the City of Coachella has agreed to accept and succeed the County of Riverside for the Williamson Act Contract on the four (4) parcels within Coachella Valley Agricultural Preserve No. 29.

LAFCO Staff has advised that the California Department of Conservation, the State entity that administers the Williamson Act, advised that the City of Coachella adopt a resolution stating that the City will succeed to the Williamson Act Contract and will adopt and accept local Willamson Act Rules and Regulations within the City.

Discussion/Analysis

Coachella Valley Agricultural Preserve No. 29 was established by the Riverside County Board of Supervisors on January 18, 1972. For the past 53 years a variety of agricultural uses have occurred within the four parcels. As of this date, only APN 779-350-005 has on-site agricultural uses that consists of organic citrus trees. APN Numbers 779-350-006, 011 and 012 are fallow at this time.

As stated above, upon annexation of this area, the City will succeed the County for the Williamson Act Contract on these parcels and administration of the agricultural preserve will be the responsibility of the City. Furthermore, the City will adopt the Local Uniform Williamson Act Rules and Regulations for Agricultural Preserves as contained in Attachment No. 2. The proposed rules and regulations are the exact rules and regulations that the County of Riverside has been using since 1988.

Alternatives

1) Approve Resolution 2025-39

2) Deny Resolution 2025-39

3) Continue this item and provide staff with direction.

Recommended Alternative

Staff recommends that the City Council approve Alternative #1

Attachments:

1. Resolution 2025-39
2. Uniform Rules for Williamson Act Agricultural Preserves