

2.
2/23/2006

MINUTES
January 26, 2006

Present Kevin D. Jeffries
 Robin Lowe
 Terry Henderson
 Bob Buster
 Robert E. Hird
 John Tavaglione
 Ron Starrs

Present Staff: George J. Spiliotis, Executive Officer
 Wayne Fowler, Local Government Analyst III
 Adriana Romo, Local Government Analyst II
 Crystal Craig, Local Government Analyst I
 Elena Medina, LAFCO Assistant
 Joe Rank, Legal Counsel

1. CALL TO ORDER AND SALUTE TO THE FLAG.

The meeting was called to order at 9:05 a.m.

1.2 ROLL CALL.

2. APPROVAL OF MINUTES OF DECEMBER 8, 2005.

Minutes were approved as presented.

3. HEARINGS:

The Commission decided to take Item 3.i. at this time.

- i. LAFCO 2005-101-4-Request for Reconsideration of Resolution No. 74-05-Approving LAFCO 2005-52-4-Reorganization to Include Concurrent Annexations to the City of Coachella, Coachella Fire Protection District, Coachella Sanitary District and Concurrent Detachments from County Service Area 125, the Southern Coachella Community Services District and the Riverside County Waste Resources Management District.

Moved (Buster) seconded (Tavaglione) to continue LAFCO 2005-101-4-Request for Reconsideration of Resolution No. 74-05-Approving LAFCO 2005-52-4-Reorganization to Include Concurrent Annexations to the City of Coachella, Coachella Fire Protection District, Coachella Sanitary District and Concurrent Detachments from County Service Area 125, the Southern Coachella Community

Services District and the Riverside County Waste Resources Management District to February 23, 2006 as recommended by staff.
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Consent:

- a. LAFCO 2005-79-3-Reorganization to Include Concurrent Annexations to Eastern Municipal Water District, Rancho California Water District (ANX 96) and the Metropolitan Water District of Southern California (88th Fringe)

Moved (Hird) seconded (Jeffries) to approve LAFCO 2005-79-3-Reorganization to Include Concurrent Annexations to Eastern Municipal Water District, Rancho California Water District (ANX 96) and the Metropolitan Water District of Southern California (88th Fringe)
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- b. LAFCO 2005-80-3-Reorganization to Include Concurrent Annexations to Eastern Municipal Water District, Rancho California (ANX 94), and the Metropolitan Water District of Southern California (89th Fringe)

- c. Moved (Hird) seconded (Jeffries) to approve LAFCO 2005-80-3-Reorganization to Include Concurrent Annexations to Eastern Municipal Water District, Rancho California (ANX 94), and the Metropolitan Water District of Southern California (89th Fringe)
5/2 (Tavaglione and Lowe did not participate due to financial contributions)

- d. LAFCO 2005-85-1-Annexation 92 to County Service Area 103.

Moved (Hird) seconded (Jeffries) to approve LAFCO 2005-85-1-Annexation 92 to County Service Area 103.
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New:

- e. LAFCO 2005-20-4-Sphere of Influence Review and Potential Amendments - City of La Quinta.
- f. LAFCO 2005-21-4-Sphere of Influence Review and Potential Amendments - City of Indio.
- g. LAFCO 2205-22-4-Sphere of Influence Review and Potential Amendments - City of Coachella.

Mr. Fowler presented the proposal as outlined in the staff report.

Due to sound problems, the Commission temporary adjourned Item e.f.g. to work on the sound system at which time the Commission took Items 4a., 4b. and 5.

4. RECEIVE AND FILE:

- a. Information Items: Proposals Received (Government Sections, 56857, 56751)

The Commission acknowledged receipt of the following proposals:

- i. LAFCO 2005-102-1,2&3-Consolidation Study: Elsinore-Murrieta-Anza, Riverside-Corona and San Jacinto Resource Conservation Districts.
 - ii. LAFCO 2005-103-1-Consolidation Study: Elsinore Valley and Wildomar Cemetery Districts.
 - iii. LAFCO 2005-104-3-Annexation 95 to County Service Area 103.
 - iv. LAFCO 2005-105-5-Reorganization to Include Concurrent Annexations to the City of Beaumont (05-ANX-05) and the Beaumont-Cherry Valley Water District and Concurrent Detachments from Riverside County Waste Resources Management District and County Service Area 152.
 - v. LAFCO 2005-106-3-Annexation 94 to County Service Area 103.
 - vi. LAFCO 2005-107-1-Incorporation of Wildomar.
 - vii. LAFCO 2005-108-4-Sphere of Influence Review and Potential Amendments - Southern Coachella Valley Community Services District.
 - viii. LAFCO 2005-109-1-Annexation 13 to County Service Area 142.
 - ix. LAFCO 2006-01-1-Annexation 28 to County Service Area 132.
- b. Monthly Expenditure Review.

The Commission received and filed the Monthly Expenditure Review Report.

5. RATIFICATION OF TITLE CHANGE AND SALARY ADJUSTMENTS FOR LAFCO POSITIONS.

Moved (Henderson) seconded (Hird) to approve Ratification of Title Change and Salary Adjustments for LAFCO Positions.

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The Commission reconvened the hearing on Item 3e.f.g.

Mr. Fowler presented the proposal as outlined in the staff report and recommended to hear testimony at this time, give staff direction as to where the Commission wished to draw the amended Sphere of Influence boundaries for the three affected cities and continue the proposal to April 27, 2006. He said that this will give LAFCO'S environmental consultant, LSA, tentative

boundaries defined by the Commission from which the Initial Study could be finalized and a Notice of Determination could be prepared.

Commissioner Buster asked Mr. Fowler what were the ripple effects on the communities and how they interplayed with each other.

Mr. Fowler responded that it seemed that the least controversial sphere with the least effects was the City of Indio's proposed sphere because it did not include an existing community and no other city was interested in that area. He said that the Thermal and Vista Santa Rosa areas were equestrian and farming communities. He said that the County of Riverside had a redevelopment area and community development policies in place in that area. He said that because of service provisions and local control it was staff's recommendation to have this area within the City of La Quinta's sphere. He said that the landowners and residents of the area were in support of this recommendation. He said that the City of Coachella was not in agreement with this recommendation.

Commissioner Henderson asked Mr. Fowler if he could walk her through the approval process of the Kohl Ranch Specific Plan. Mr. Fowler responded that in his research he did not get into the different land use approvals that were granted.

Commissioner Henderson stated that at the time the project was approved she was on the Airport Commission. She said that the project came before the Commission for information purposes. She said that it was her recollection that the project was approved with six overlays indicating that it could develop in six different fashions.

Chair Lowe asked if any of the three communities had a right to farm ordinance. Mr. Fowler responded that he believed that the City of Coachella and the City of Indio had that ordinance but was not sure about the City of La Quinta.

Chair Lowe opened the public hearing.

Doug Evans, Community Development Director, City of La Quinta. Mr. Evans discussed the three alternatives outlined in the packet given to the Commission for their consideration and stated that he was available for questions.

Chair Lowe asked if there was a farming ordinance in the City of La Quinta and Mr. Evans responded in the affirmative.

Carmen Manriquez, Community Development Director, City of Coachella, 1515 6th Street, Coachella, Ca 92236. Mr. Manriquez stated that representatives of the City of Indio, the City of Coachella and City of La Quinta had met on October, 2005 and they had agreed that Jackson Street was going to become the common boundary indicated on the Map. He said LAFCO staff's recommendation was different from this agreement. He said that with regard to the General Plan in that area it was very low density, two dwellings to an acre. He said that in regard to the agricultural issue, they respected the existing use until a new development came in. He said that they had extensive agricultural land uses with no problems in the City. He said that

the City Council wanted to be on record with their opposition to the current proposed boundary on the westerly side.

Rory Legacy, 30195 Sunny Rock Road, Indio Hills, CA 92241. Mr. Legacy stated that he had a simple request to extend the City of Indio's sphere of influence north of the Lemon Drop Ranch and south of the Indio Hills Community. He said that he had submitted an application to the City of Indio for annexation and asked the Commission to consider his request.

The following persons spoke in favor of being part of La Quinta's sphere of influence.

John Powell, President of Peter Rabbit Farms, 77407 Box Ridge Place, Indian Wells, CA 92210. Mr. Powell expressed his full support of extending the City of La Quinta's sphere of Influence and hoped that the Commission agreed with this request.

Tom Noya, 5031 Birch, Newport Beach, CA 92660.

Jim Parks, 84173 58th Avenue, Vista Santa Rosa, CA 92274.

Treesa Cotton, 84-850 Avenue 58, Thermal, CA.

Jennifer Hamilton, 51750 Jackson, Vista Santa Rosa, CA 92236.

Vincent Barbato, 43 Gibraltar Drive, Palm Desert, CA 92211.

Rudy Herrera, 3 Beach Dunes, Rancho Mirage, CA 92270.

Mr. and Mrs. Christian Newmann, 82425 Avenue 55, Vista Santa Rosa, CA 92274.

Tania Paneno, 83-135 53rd Avenue, Coachella, CA 92236.

Christian Moon, 84-211 Lovely Sage Pl., Vista Santa Rosa, CA 92274.

William Blechen, 54820 Andover Drive, Vista Santa Rosa, CA 92274.

Joe Hammer, 74757 N. Cove Dr., Indian Wells, CA 92210.

Denys Arcuri, Supervisor Roy Wilson's Office, 37500 Goodman Road, Bermuda Dunes, CA 92203. Mr. Arcuri went over Supervisor Wilson's letter and asked the Commission to consider Supervisor Roy Wilson's recommendations.

Commissioner Henderson said that Supervisor Wilson's letter stated that the Mecca area should be allowed to develop on its own. She asked Mr. Arcuri what did that mean. Mr. Arcuri responded that the Mecca Master Plan encompasses approximately 5,000 acres and they did not know what was going to happen in that area yet.

Mark L. Johnson, Director of Engineering for the CVWD, 05-995 Avenue 52, Coachella, CA 92236. Mr. Johnson expressed the desire for the Coachella

Valley Water District to provide water and waste water services to the areas that were not precluded by an existing service agreement.

Charles Rechlin, 82480 Avenue 54, Vista Santa Rosa, CA 92274.

Albert Keck, 83-555 Airport Blvd., Thermal, CA 92274.

Stephan Schmidt, Chino, CA 91710.

The following persons spoke in opposition to being in the City of La Quinta's Sphere of Influence.

Ellen Lloyd Trover, 82-150 Avenue 54, Vista Santa Rosa. Ms. Trover expressed her support for the integrity of Vista Santa Rosa to stay whole and discussed the concerns in her letter dated January 26, 2006.

Mike Wells, P. O. Box 281, Thermal, CA 92274. Mr. Wells represented the Thermal MAC.

Paul Quill, he said he was representing Bozick Ranch Holdings and Richard Bagdosarian who had property in the Mecca area, 51245 Rubio, La Quinta, CA 92253. Mr. Quill expressed the desire to make a boundary adjustment which he pointed out on the map to the Commission.

Lee Anderson, 59-777 Avenue 60, Vista Santa Rosa. He expressed his desire to continue farming his land; therefore, he would like to stay under the jurisdiction of Riverside County.

Luis Corona, 88-201 Airport Blvd., Thermal, CA 92274.

Bob Briney, 82-884 Beckman Drive, Thermal, CA 92224.

Jesse McKeever, 82550 Avenue 60, Thermal, CA 92201.

Gayle Cady, 82-831 Avenue 54, Vista Santa Rosa, CA 92274.

Janice Harrison, 82080 Avenue 65, Thermal, CA 92274.

Brent Lance, Diamantina LLC, Avenue 61 and Van Buren, Vista Santa Rosa. Mr. Lance expressed the desire to stay under the jurisdiction of Riverside County.

David Segall, representing Larry Bortano, 70-205 Desert Cove, Rancho Mirage, CA 92270.

Sean Moore, Senior Planner, City of Indio. Mr. Moore stated that he agreed with staff's recommendation in regards to the Citrus Ranch boundary, across the Indio Hills and Dillon Road. He also said that the City felt that the Vista Santa Rosa area north of Avenue 52 fit more within the City of Indio land use policies.

Mr. Spiliotis addressed Supervisor Wilson's letter. He said that in regards to concern no. 1 of his letter, keeping Vista Santa Rosa whole, the eastern

portion along Van Buren, the intent of the staff recommendation was to give the City of Coachella the opportunity to continue to work with the landowners of that area. He said that in regards to concern no. 2, the Kohl Ranch, regarding extending the sphere of influence east of Harrison to include the Ranch in the sphere of influence of La Quinta; he said that LAFCO's position was they were just trying to keep that area within a city rather than having the creation of new cities. He said regarding the Mecca issue, he agreed that LAFCO probably should look at the Mecca area all together. He said that regarding Thermal, LAFCO included all of Thermal within the City of Coachella's sphere of influence. He said that perhaps when they come back in April, they could bring back a policy statement recommending that any annexation of Thermal would include all of the Thermal community.

Mr. Spiliotis stated that there had been comments regarding the Commission requiring a buffer or some other type of land use tool. He said that the Commission cannot directly regulate land use issues. He said that if the Commission was sensitive to this issue then when the Commission received annexation proposals and at that time a land use issue was considered, then the Commission could consider land use compatibility.

Chair Lowe clarified that this proposal was a sphere of influence review not an annexation to a City.

Mr. Spiliotis stated that he needed direction from the Commission regarding the lines on the map so that they can tailor the environmental assessment as close as possible.

Commissioner Buster commended Mr. Fowler and staff for a job well done and stated that he will rely on staff's recommendation for the appropriate sphere of influence boundary lines.

Commissioner Jeffries felt it was important to keep Vista Santa Rosa as a whole as much as possible. He suggested following Supervisor Wilson's recommendations.

Commissioner Hird also supported keeping Vista Santa Rosa as whole and within the City of La Quinta's sphere of influence.

Commissioner Starrs recommended that staff take a look at the property next to Kohl Ranch. He also suggested expediting the process to not delay property owners' wishes to develop their property.

Commissioner Lowe discussed the Kohl Ranch stating that they needed to know as soon as possible in what sphere of influence they belong because there was a lot of development going on in that area. She also expressed concern because of the financial situation with the City of Coachella. Thus, it will be a good idea to have this ranch in the sphere of influence of the City of La Quinta. She suggested leaving the City of Coachella sphere of influence the way it currently was with some minor adjustments staying on Airport Boulevard and going east.

Commissioner Henderson commented that before any annexations came before LAFCO from the City of Coachella, City of Indio and City of La Quinta, they should address the financial constraints and ability to provide the necessary services to the prospective residents.

Commissioner Henderson stated that she was prepared to support staff's recommendations with the exception of City of Coachella's modified sphere as recommended by staff.

Commissioner Lowe stated that the speakers had expressed their desire to stay within the City of La Quinta's sphere and she thought that this was the most logical choice to allow Vista Santa Rosa to remain whole.

Commissioner Henderson stated that the three Cities had worked very hard on the sphere boundaries and had compromised on Jackson. She said that they knew when they met that this solution was going to be a challenge because of Vista Santa Rosa.

Commissioner Tavaglione stated that he would like to keep Vista Santa Rosa as a whole and include it in the City of La Quinta's sphere of influence starting at Jackie Cochran Airport and go to Avenue 62. He said that this would be the easterly boundary of the sphere of influence of City of La Quinta. He said that Airport Drive will square off the City of Coachella's sphere of influence southerly boundary. He said that this was his recommendation.

Commissioner Henderson stated that there seemed to be the consensus for the sphere of influence of Coachella to go only to Airport Drive and staff's recommendation was to go all the way to Avenue 62.

Commissioner Tavaglione stated that they were including all of the baby blue section on the map into the City of La Quinta sphere of influence.

Other adjustments were discussed and made by the Commission.

Commissioner Hird asked Mr. Spiliotis if he would send the tentative boundaries to the Commission for review prior to the April Meeting.

Moved (Tavaglione) seconded (Jeffries) to continue LAFCO 2005-20-4-Sphere of Influence Review and Potential Amendments - City of La Quinta to April 27, 2006.

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Moved (Tavaglione) seconded (Jeffries) to continue LAFCO 2005-21-4-Sphere of Influence Review and Potential Amendments -City of Indio to April 27, 2006.

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Moved (Tavaglione) seconded (Jeffries) to continue LAFCO 2005-22-4-Sphere of Influence Review and Potential Amendments - City of Coachella to April 27, 2006.

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- h. LAFCO 2005-70-1-Sphere of Influence Review and Potential Amendments - County Service Area 134.

Chair Lowe opened the public hearing and there being no proponents or opponents, the public hearing was closed.

Moved (Henderson) seconded (Jeffries) to approve LAFCO 2005-70-1-Sphere of Influence Review and Potential Amendments - County Service Area 134 as recommended by Staff.

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6. MISCELLANEOUS STAFF REPORTS.

There were no miscellaneous staff reports.

7. PUBLIC COMMENTS.

There were no public comments.

8. ADJOURNMENT.

The Commission adjourned at 12:13 p.m.

Respectfully,

George J. Spiliotis
Executive Officer