



5.a.
7/28/2022

TO: Local Agency Formation Commission

FROM: Crystal M. Craig, Assistant Executive Officer

SUBJECT: LAFCO 2021-06-1,2,3,4&5 – COUNTYWIDE CITY MUNICIPAL
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEWS AND
POTENTIAL AMENDMENTS.

This item was continued from last month's agenda to allow the Commission additional time to review the late correspondence received and information presented during the public hearing. All documents that were received have been made available on our website. Last month's staff report is attached to this report. After further review and analysis of all the written correspondence and public hearing testimony, staff offers the following modifications, including modifications to RSG's SOI Determination regarding "Social or Economic Communities of Interest" and additional information.

WESTERN COUNTY REGION:

1. City of Canyon Lake: Last month, staff recommended that it would be appropriate for the City to evaluate how much of the unincorporated area known as Meadowbrook the city is considering adding to its SOI. In addition, staff recommended coordination with the County of Riverside as it is undergoing its Highway 74 Community Plan efforts. Additionally, staff recommended holding discussions with the City of Lake Elsinore on which agency would be the best service provider since Pocket 22 is also currently within Lake Elsinore's SOI.

Staff has prepared a revised Exhibit "SR1" labeled "City of Canyon Lake" illustrating the Highway 74 Community Plan/Policy area depicted in a solid white line. This is for informational purposes only to illustrate the proximity of the Highway 74 Policy Plan to the Meadowbrook area the City is considering adding to its SOI.

The Community Plan is a 6.8-mile-long portion of the Highway 74 corridor that starts at the north of the City of Lake Elsinore and ends south of the City of Perris.

Staff recommends a slight modification to RSG's SOI determinations for the City of Canyon Lake:

4. Social or Economic Communities of Interest

~~No social or economic communities of interest were identified.~~ Staff has identified that north of the City of Canyon Lake city limits is the Good Hope/Meadowbrook Municipal Advisory Council (MAC) as depicted on Exhibit "SR1."

2. City of Hemet: Staff has prepared Exhibit "SR4c" labeled "City of Meniffee - Winchester/Homeland Area" overlaying the potential Hemet United annexation depicted in a solid orange line. This is for informational purposes only to illustrate that the proposed annexation by Hemet United has portions that would encroach within the Winchester/Homeland MAC boundaries.

4. Social or Economic Communities of Interest

~~No other social or economic communities of interest were identified besides the eleven DUCs.~~ Staff has identified, west of the City of Hemet's city limits are the Winchester/Homeland and Nuvview/Romoland Municipal Advisory Council's (MACs) as depicted on Exhibit "SR2" in the solid and dashed yellow lines.

3. City of Lake Elsinore: On July 11th, the City of Lake Elsinore Planning Manager contacted staff as the city is undergoing an update to its General Plan and noticed a discrepancy in their SOI boundary. The discrepancy differs between the City and County's GIS layer. After researching the LAFCO 1986-18-1 and LAFCO 2005-18-1&5 SOI review maps, staff has confirmed with the City that their GIS layer is correct. Staff has revised the map with a red circle depicting the correction. Please see revised Exhibit "SR3" labeled "City of Lake Elsinore" within the staff report. The solid white line illustrates the corrected SOI boundary. The purple hatched line is the County's SOI boundary. Staff will contact the County GIS Department to have this corrected in addition, the correction will be reflected in the Final MSR/SOI Report.

Below are the Net Gain/Loss of acreage numbers for Lake Elsinore due to the SOI boundary correction.

	<u>Sq Miles</u>		<u>Acres</u>
Ortega Sliver1 (gain)	0.016134	Ortega Sliver1 (gain)	10.325579
Ortega Sliver2 (loss)	-0.056022	Ortega Sliver2 (loss)	-54.563116
Main Divide Rd (gain)	0.02447	Main Divide Rd (gain)	15.660519
El Dorado (loss)	-1.318068	El Dorado (loss)	-843.563528
Net Gain/Loss	-1.333486	Net Gain/Loss	-872.140546

Last month's recommendation still stands. Staff is not recommending any SOI changes. The map is for informational purposes and is only addressing a technical mapping discrepancy correction.

4. City of Menifee: During last month's public testimony the Winchester Community Plan (WCP) was mentioned quite a bit. Since the meeting, staff met with the County's Planning Director on July 5th to discuss the boundaries and what stage the County was at with the Land Use Study. The day of our meeting happened to be the day that the draft EIR was circulated for a 45-day public review and comment period, from July 5, 2022, to August 19, 2022. After the public review period, public hearings before the County's Planning Commission, followed by public hearings before the Board of Supervisors, are expected to begin in Summer of 2022, with final adoption of the Plan by the County's Board of Supervisors occurring in the Summer or Fall of 2022.

The project proposes an update to the General Plan for the Harvest Valley/Winchester Area Plan and will include an associated environmental impact report and design guidelines. Following the County's adoption of the updated plan, it is the County's intention to process a program to update zoning within the plan area, where necessary, to ensure that all zoning within the plan's boundaries is consistent with the plan's amended General Plan Land Use designations.

Staff has prepared a revised Exhibit "SR4" labeled "City of Menifee - Winchester/Homeland Area" overlaying the Harvest Valley/Winchester Area Plan areas depicted in a dashed white line along with the two proposed additional areas (illustrated in a solid red line). This is for informational purposes only to illustrate the proximity of the WCP boundaries. Again, this map illustrates the City's current boundary, the Winchester/Homeland Municipal Advisory Council boundaries, and Valley-Wide Recreation and Park District's boundaries, in addition to the nearby DUCs to the north and east of the City and a County Pocket/Island 24 southeast of the City.

In addition, staff has prepared Exhibit "SR4c" labeled "City of Menifee - Winchester/Homeland Area" overlaying the potential Hemet United annexation depicted in a solid orange line. This is for informational purposes only to illustrate that the potential annexation by Hemet United has portions that would encroach within the Winchester/Homeland MAC boundaries.

Last month, staff recommended adopting the following policy text (Commission Policy 2.3.9) as part of the Sphere of Influence Review. After further review, staff is making the following revisions:

- a. Since 2012, the County of Riverside is undergoing community efforts on developing the Winchester Community Plan and Land Use Study. The City's proposed SOI boundary to the east will encroach upon the County's Winchester Community Plan. Staff recommends that prior to the City of Menifee submitting an application for a SOI amendment, the City of Menifee first hold discussions and coordinate with the County of Riverside, the City of Menifee, Valley-Wide Recreation & Park District and the Winchester/Homeland MAC, to reach an agreement or consensus if possible. ~~should work together to promote the development of co-operative land use policies and development standards east to HWY 79, so that any future development approved within the unincorporated territory by the County would meet the City of Menifee's development standards, thus making for a smoother transition for future annexations.~~

After further analysis of the Winchester Community Plan boundaries, within Commission Policy 2.1.5 "LAFCO shall support agency boundaries that include rather than split existing identifiable communities, commercial districts, or other areas having social or economic homogeneity which are located within the applicable sphere of influence" staff believes it is appropriate to strike out portions of the original policy text regarding "smoother transition for future annexations." Per Commission policy, staff believes it should not divide the Winchester Community and that the entirety of the WCP remains intact as one united community.

Staff recommends that the City of Menifee re-evaluate its SOI expansion plans to the east of State Route 79 after Riverside County takes final action and updates the General Plan for the Harvest Valley/Winchester Area Plan (two additional areas in red as depicted on Exhibit "SR4").

Staff had the intention of referencing Government Code Section §56425 (b) in the last report but opted out since this is a LAFCO initiated SOI review. However, staff recommends that if the City of Menifee anticipates filing an application for a SOI amendment, the city must be cognizant of Govt. Code, §56425 (b):

Sphere of Influence Government Code Section 56425 (b) City-County meeting and agreement: Prior to a city submitting an application

to the commission to update its sphere of influence, representatives from the city and representatives from the county shall meet to discuss the proposed new boundaries of the sphere and explore methods to reach agreement on development standards and planning and zoning requirements within the sphere to ensure that development within the sphere occurs in a manner that reflects the concerns of the affected city and is accomplished in a manner that promotes the logical and orderly development of areas within the sphere. If an agreement is reached between the city and county, the city shall forward the agreement in writing to the commission, along with the application to update the sphere of influence. The Commission shall consider and adopt a sphere of influence for the city consistent with the policies adopted by the commission pursuant to this section, and the commission shall give great weight to the agreement to the extent that it is consistent with commission policies in its final determination of the city sphere.

4. Social or Economic Communities of Interest

~~No social or economic communities of interest were identified.~~
Staff has identified, to the east of the City of Menifee's city limits is the Winchester Municipal Advisory Council (MAC) as depicted on Exhibit "SR4."

5. City of Perris:

4. Social or Economic Communities of Interest

~~City staff did not identify any social or economic communities of interest within the Perris SOI.~~ Staff has identified, to the east of the City of Perris' city limits is the Nuvview/Romoland Municipal Advisory Council (MAC) as depicted on Exhibit "SR6."

PASS/MOUNTAIN AREA COUNTY REGION:

1. City of Banning:

4. Social or Economic Communities of Interest

~~City staff did not identify any social or economic communities of interest in the Banning SOI.~~ Staff has identified, to the east of the City of Banning's city limits are tribal lands and the Western Desert Municipal Advisory Council (MAC) and to the south is the San Gorgonio Pass MAC as depicted on Exhibit "SR7."

COACHELLA VALLEY/EASTERN REGIONS:

1. City of Coachella: As discussed last meeting, staff

concentrated its discussion on Pocket 7. P7 is commonly known as Jackson Street and 52nd Avenue within the Vista Santa Rosa area. P7 was originally created in 2006, when LAFCO adopted SOI's for the cities of La Quinta, Indio and Coachella. In conclusion, LAFCO staff made no recommendation for the area in 2006.

RSG, Inc. and staff recommended last month that before designating any portion of Pocket P7, a review of the capacity of all potential service providers for this area be reviewed between the affected agencies. This recommendation still remains since both the Cities of Indio and Coachella have expressed interest in P7.

Alternative's "A" & "B":

Last meeting, the City of Coachella requested at the 11th hour a review of preferred SOI amendment alternatives that had not been discussed with RSG, Inc. nor staff during the preparation of the MSR/SOI Report.

Staff received an email (see attached) on July 13th that the City of Coachella is withdrawing their interest north of the City's boundary for a proposed residential development of 818 acres at the southeast corner of Dillon Rd. and Fargo Canyon Road. This area would have encroached upon Indio's SOI. City of Coachella is no longer interested since the project will be connecting to Indio's services.

Staff has revised Exhibits "SR9a and SR9b" labeled "City of Coachella SOI Expansion Request - Alternative A" & "City of Coachella SOI Expansion Request - Alternative B." These two maps are important as they lay out all the issues and discuss the City's SOI request. However, staff eliminated the area within Indio's SOI, that the City was interested in SOI expansion.

The revised exhibit revisions also include the overlay boundary of the Thermal Community Plan depicted in a solid white line. The Riverside County Planning Department developed this Community Policy Area on September 15, 2021. This is for informational purposes only to illustrate that the Thermal Community Plan is contiguous south of the city limits.

The staff recommendations still remain unchanged. However, a few months ago, staff had zoom calls with the staff of City of Coachella explaining the due process of LAFCO procedures along with conducting community and agency outreach with SOI expansions. City staff questioned where in LAFCO policy does it state that

this must occur first. Commission Policy 3.1.1 states "Anytime a proposal is contemplated by one agency that is inconsistent with another agency's sphere of influence, the agency considering the change must notify the affected agency at the earliest possible stage. Documentation of notification and communication between the agencies must be provided with application materials."

4. Social or Economic Communities of Interest

~~City staff did not identify any social or economic communities of interest in the SOI.~~ Staff has identified to the west of the City limits is the Vista Santa Rosa Community Council boundaries and to the south is the County's Thermal Community Plan as depicted on Exhibits "SR9a and SR9b".

2. City of Indio:

4. Social or Economic Communities of Interest

~~No other social or economic communities of interest were identified by City staff.~~ The City of Indio has requested to amend its SOI by removing territory along Dillon Road. Staff has identified, Cabazon Tribal lands. Staff has also identified that Pocket 7 is within the Vista Santa Rosa Community Council boundaries as depicted on Exhibit 45.

3. City of La Quinta:

4. Social or Economic Communities of Interest

~~No other social or economic communities of interest were identified by City staff.~~ Staff identified to the east of the City limits is the Vista Santa Rosa Community Council boundaries and to the south is the County's Thermal Community Plan as depicted on Exhibits "SR9a and SR9b".

COMMENTS FROM AFFECTED AGENCIES/INTERESTED PARTIES: Attached are additional comments received since July 1st to July 20th from **Lawana Patrick-Thomas, City of Coachella, Rutan & Tucker, LLP on behalf of City of La Quinta, the County Executive Office, and the Twenty-Nine Palms Band of Mission Indians.**

SOI CONCLUSIONS: At this time, only technical modifications are recommended. The **City of Coachella** requested SOI removal of open space area east as depicted in Exhibits "SR 9a & 9b." The **City of Indio** has expressed interest in amending its SOI by removing the two areas, as indicated on Exhibit 45 along Dillon Rd., in addition to the two pockets within the Sun City area, as indicated on Exhibit 46. Staff is recommending that the one of the two pockets, which is the easterly pocket, be added to the **City of Palm Desert's** SOI, since this area is within Palm Desert's General Plan; however, the westerly

pocket is not within Palm Desert's General Plan. The City of Palm Desert would need to update its General Plan to include the westerly pocket and return to LAFCO.

In conclusion, for cities requesting potential expansion areas or SOI amendments outside their General Plan, staff's position is that it is premature for the Commission to address additional areas until acquisition/General Plan updates are complete. If there is an area where a city may anticipate future growth that is outside its current sphere and outside of its current General Plan, the best option is for the city to amend its General Plan to include those areas. For cities requesting SOI amendments (additions) that are not in conformance with the City's General Plan, it is recommended that the city include conducting outreach meetings to those unincorporated communities including affected Municipal Advisory Committees (MAC), Community Councils (COC), and the County of Riverside prior to amending the General Plan, in order to maximize public outreach and participation. Municipal Advisory Councils (MAC) and Community Councils (CC) are described in County Policy A-51 as bodies which are created to "advise and recommend proposed action to the Board regarding such matters which relate to the area upon which such advice or recommendation is specifically requested by the Board. The CC/MAC shall not represent the community to any state, county, city, special district, or school district, agency or commission, or any other organization on any matter unless specifically authorized by the Board to do so."

In addition, Commission Policy 3.2.1 states "Cities are expected to take a proactive role in providing information related to annexation to residents within the city's sphere of influence." This policy is stated for all cities within the County when annexations are contemplated by cities.

Lastly, Commission Policy 3.2.2 states "Encourage the County to work with cities and unincorporated residents to provide information to the public regarding the advantages and disadvantages of annexations." This policy is stated as a reminder.

Staff revised maps for the cities of Canyon Lake, Menifee and Coachella overlaying the County's Community Plans & Policy areas as these are for informational purposes only. These County community planning efforts within the unincorporated areas balance land use planning with other complimentary community components, such as housing, transportation, natural resources, infrastructure, the environment, community character, needs, constraints, and opportunities.

Therefore, there is a theme that staff is emphasizing on the importance of communication, and collaboration among agencies and residents. Staff ensured that boundaries of DUCs, Islands, MAC's/COC's, County Community Plans & Policies area were vital in the preparation of exhibits as this paints a picture of all the overlay of boundaries to consider when cities are contemplating SOI amendments and future annexations.

Staff recommendations remain unchanged with the exception of the above technical correction to the City of Lake Elsinore's SOI boundary, and modification to the City of Menifee's Policy Text. Revised maps for the Cities of Canyon Lake, Menifee and Coachella include additions of the County's Community Plans & Policy areas as informational purposes only.

Should the Commission feel there are additional city sphere of influence reviews necessary, input is encouraged at this time.

At this meeting, staff is requesting that the Commission open the public hearing, to discuss any significant issues identified with the staff report and provide staff with direction as appropriate.

Public Hearing: **Jim Simon**, Principal/Engagement Manager and **Brandon Fender**, Associate/Project Manager with RSG, Inc., presented an overview of the MSR & SOI report last month. Mr. Fender will be available to the Commission at the hearing to respond to questions that the Commission may have. Upon approval, RSG, Inc. will transmit one electronic version of the final-approved report to LAFCO staff after edits have been made.

Staff is reconfirming last month's MSR recommendations:

MSR STAFF RECOMMENDATION: Based on the factors above, it is recommended the Commission:

1. Conduct the public hearing and take testimony on the MSR & SOI Reviews and Potential Amendments.
2. Specify any modifications to the MSR and/or SOI Statement of Determinations as deemed appropriate by the Commission.
3. Adopt the required attached MSR Statement of Determinations for each of the twenty-eight cities for the three subregions.
4. Find the Municipal Service Review is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15306 of the CEQA Guidelines in that the municipal service reviews consist of basic data collection, research, and resource evaluation

activities which do not result in a serious or major disturbance to an environmental resource.

5. Receive and file the **LAFCO 2020-06-1,2,3,4 & 5 – Countywide City Municipal Service Review – Western County Region, Pass Mountain Region, & Coachella Valley/Eastern Region and Sphere of Influence Reviews and Potential Amendments.**
6. Authorize the Executive Officer to post additional information received as appendices or errata to the Final MSR on the LAFCO website.

Staff is reconfirming last month's SOI recommendations 1-5. SOI Recommendation #6 is a new recommendation.

SOI STAFF RECOMMENDATION: Based on the factors above, it is recommended the Commission:

1. Confirm the current spheres of influence for the cities of Western Region: **Canyon Lake, Corona, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, Temecula, Wildomar,** Pass/Mtn Region: **Banning, Calimesa, Beaumont, San Jacinto, Blythe,** Coachella/Valley/Eastern Region: **Cathedral City, Desert Hot Springs, Indian Wells, La Quinta, Palm Springs** and **Rancho Mirage.**
2. Provide direction to staff as necessary.
3. Amend the SOI for the **City of Coachella (easterly part of current SOI)** to remove the open space area east of the city limits, as indicated on Exhibits "SR 9a & 9b";

Amend the SOI for the **City of Indio (Dillon Rd. and Sun City pockets)** to remove the area as indicated on Exhibit 45 from the City of Indio's current SOI, along Dillon Rd.

In addition, to remove the two pockets within the Sun City area that are currently within Indio's SOI, as indicated on Exhibit 46; and add the easterly pocket to the Palm Desert SOI. The easterly pocket is within Palm Desert's General Plan; however, the westerly pocket is not within Palm Desert's General Plan. The City of Palm Desert will need to update its General Plan to include the westerly pocket and return to LAFCO to apply for a SOI amendment.

4. Amend the SOI for the **City of Palm Desert (easterly pocket)** to include the easterly pocket within the Sun City area, and adding it to City of Palm Desert's SOI as indicated on Exhibit 46;

July 28, 2022

5. Find the proposed sphere of influence amendments for the **City of Coachella, City of Indio, City of Palm Desert**, are exempt from the California Environmental Act pursuant to CEQA Guidelines Section 15061 (b) (3), as it can be seen with certainty that the proposal will not have a significant effect on the environment for the reasons set forth in the June 23, 2022, staff report item 6.b.;
6. Adopt the attached SOI Statement of Determinations except the SOI determination for #4 Social or Economic Communities of Interest for the cities of **Canyon Lake, Hemet, Menifee, Perris, Banning, Coachella, La Quinta, and Indio.**

Respectfully submitted,



Crystal M. Craig
Assistant Executive Officer

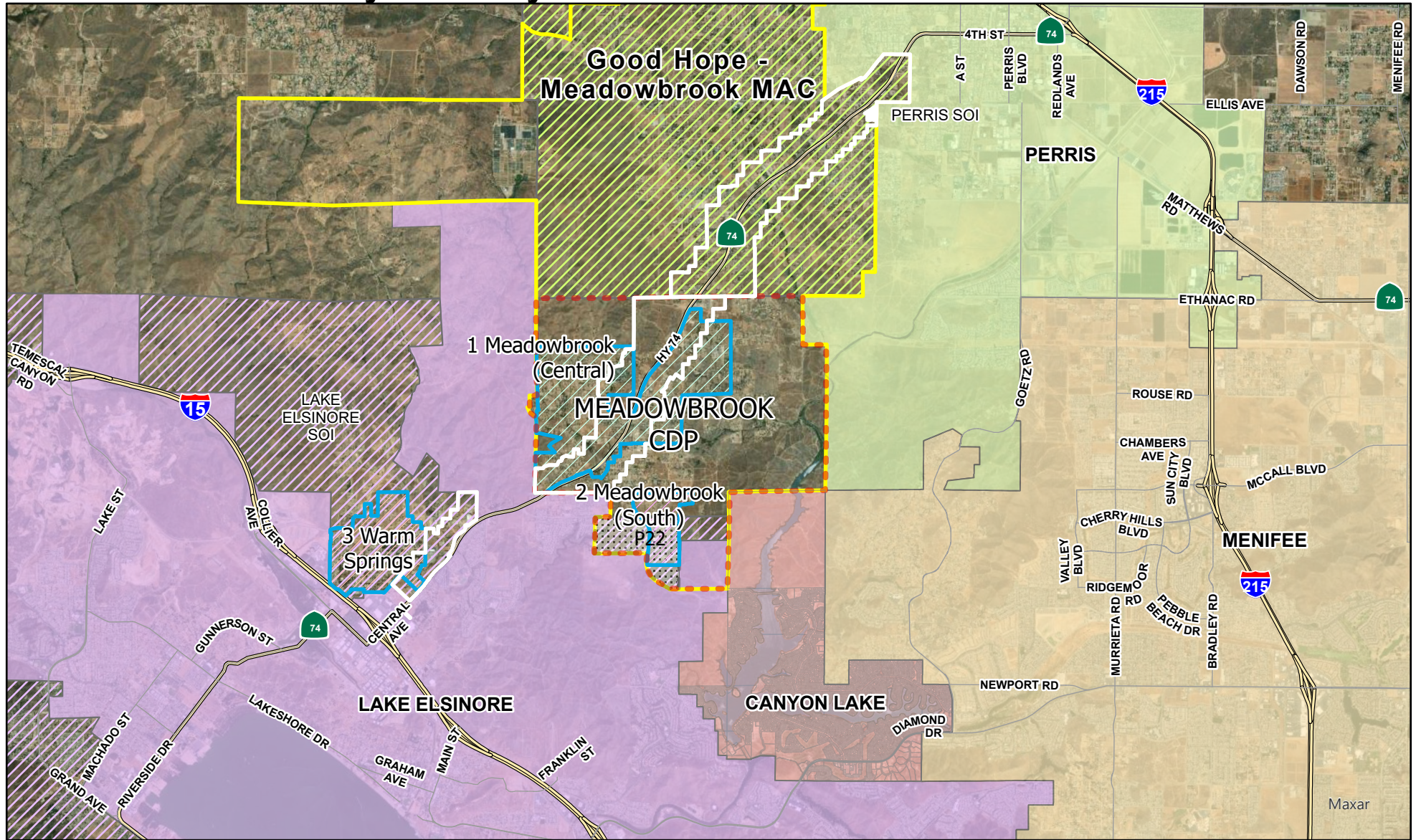
Attachments:

- 1) Revised Exhibits: City of Canyon Lake "SR1", City of Lake Elsinore "SR3", City of Menifee "SR4" & "SR4c" City of Coachella "SR 9a" & "SR9b."
- 2) Public/Agency Comments received since July 1st to July 20, 2022.
- 3) June 23, 2022, Staff Report. Transmitted and posted under separate cover.

Revised Exhibits

- **City of Canyon Lake “SR1”**
 - **City of Lake Elsinore “SR3”**
 - **City of Menifee “SR4” & “SR4c”**
 - **City of Coachella “SR9a” & “SR9b”**
-

City of Canyon Lake - Meadowbrook Area Exhibit "SR1"



Data Sources: County of Riverside; LAFCO

0 0.5 1 2 Miles

Staff Recommends that it would be appropriate for the City of Canyon Lake to evaluate how much of the Meadowbrook area the city is considering. See Staff Report for details.



Legend

Meadowbrook CDP (2010)
 Meadowbrook CDP (2010)

Lake Elsinore DUCs

2 Meadowbrook (South)
 2 Meadowbrook (South)
 3 Warm Springs / N. Elsinore

Good Hope Meadowbrook MAC

County Pocket/Island 22

Highway 74 Policy Area

City of Canyon Lake

Lake Elsinore Sphere of Influence

Perris Sphere of Influence

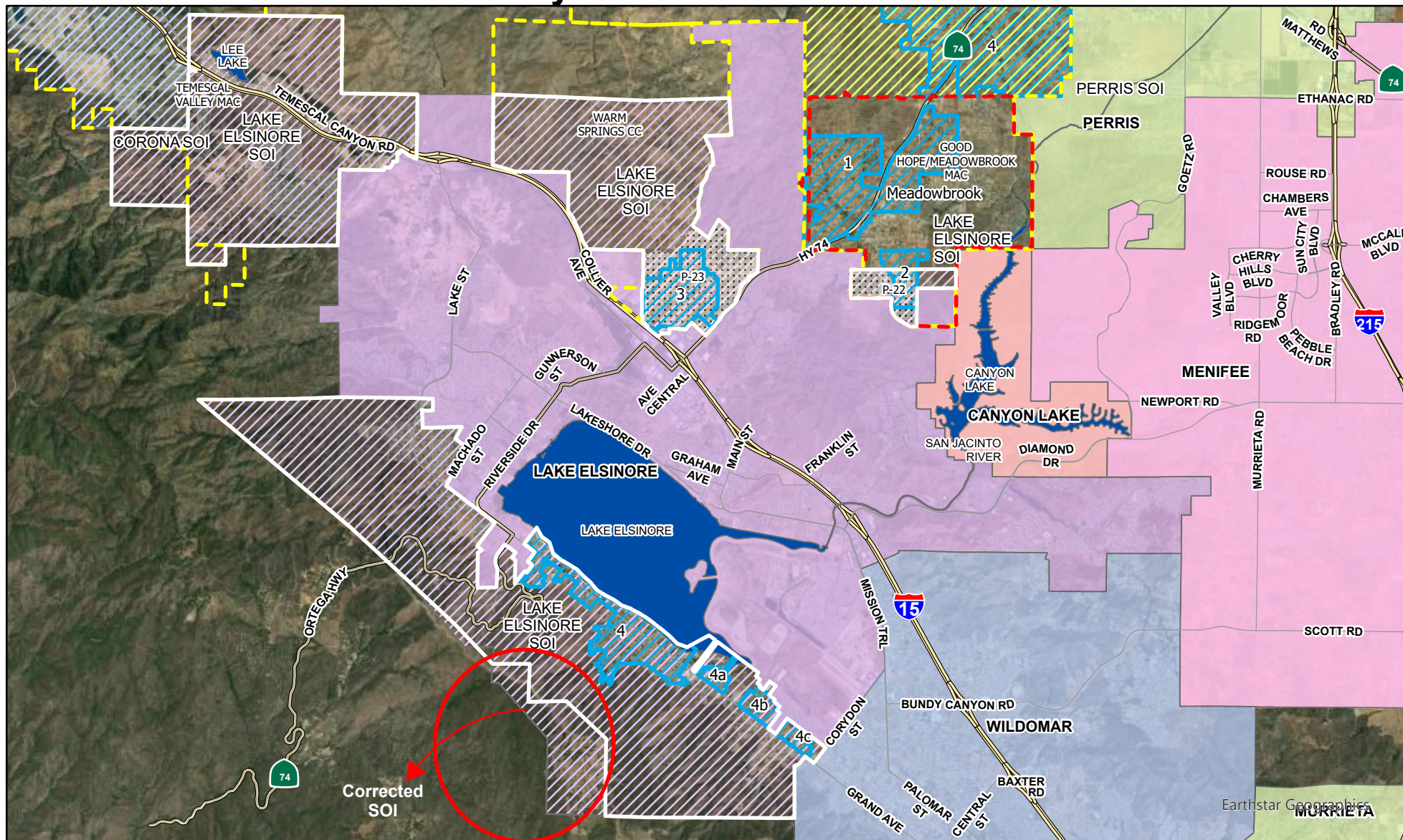


Disclaimer: The information shown is intended to be used for reference and general display purposes only and is not to be used as an official map.

Author: Crystal Craig & Michael Henderson
 Map Revised on 07/18/2022

City of Lake Elsinore

Exhibit "SR3"



Data Sources: County of Riverside; LAFCO

0 0.75 1.5 3 Miles

Staff recommends no SOI change. However, the Lake Elsinore SOI includes multiple DUCs (2,3 & 4), in addition to P23, so it may be logical to formalize provision of services via annexation. In addition, staff recommends coordination with the City of Canyon Lake on who is the best service provider since P22 is currently within Lake Elsinore's SOI.



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Author: Crystal Craig & Michael Henderson
Map Revised on 07/19/2022

Legend

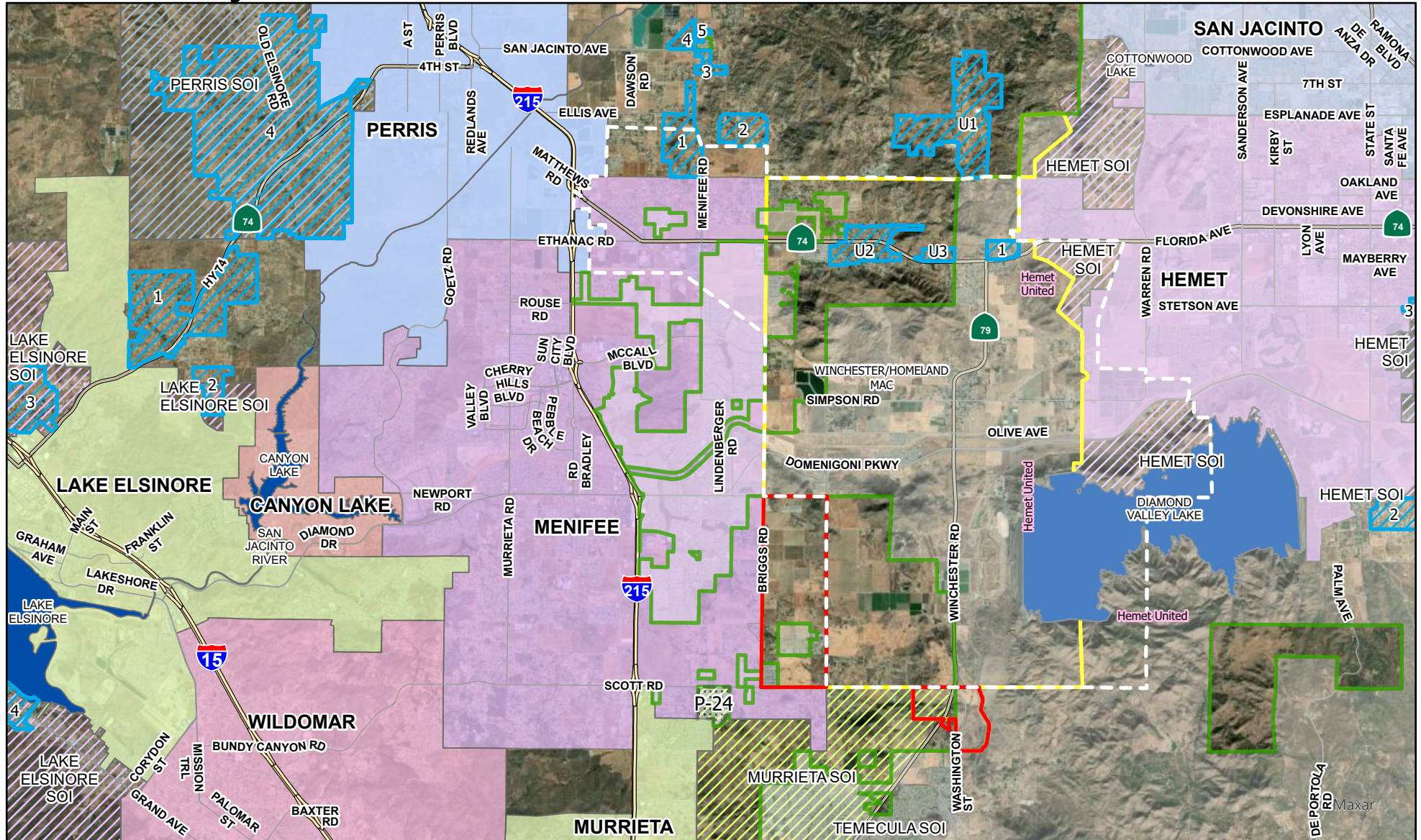
- Community Council GDPs
- Lakeland Village CDP (2010)

- Lake Elsinore DUCs
 - DUC 1 & 2 - Meadowbrook
 - DUC 3 - Warm Springs/N. Elsinore
 - DUC 4, 4a, 4b, & 4c - Lakeland Village
- County Islands & Pockets 22 & 23

- Community Councils & MACs
- City of Lake Elsinore
- City of Canyon Lake
- City of Menifee
- Lake Elsinore SOI
- Lake Elsinore (SOI Correction)
- Corona SOI
- Perris SOI

City of Menifee - Harvest/Winchester Area

Exhibit "SR4"



Data Sources: County of Riverside; LAFCO

0 1 2 4 Miles

The city has expressed interest in extending its SOI eastward as far as State Route 79. See SR for details.



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Author: Crystal Craig & Michael Henderson
Map Revised on 07/19/2022

Legend

- DUC 1 & 2 - Romoland
- DUC 4 & 5 - Nuevo
- DUC U1, U2, & U3 - Juniper Springs
- Winchester/Homeland MAC
- Valley-Wide Recreation & Park District
- County Pocket/Island 24 - Menifee Rd
- Harvest Valley / Winchester Area Plan
- Proposed Harvest/Winchester Area Plan Addition

Cities

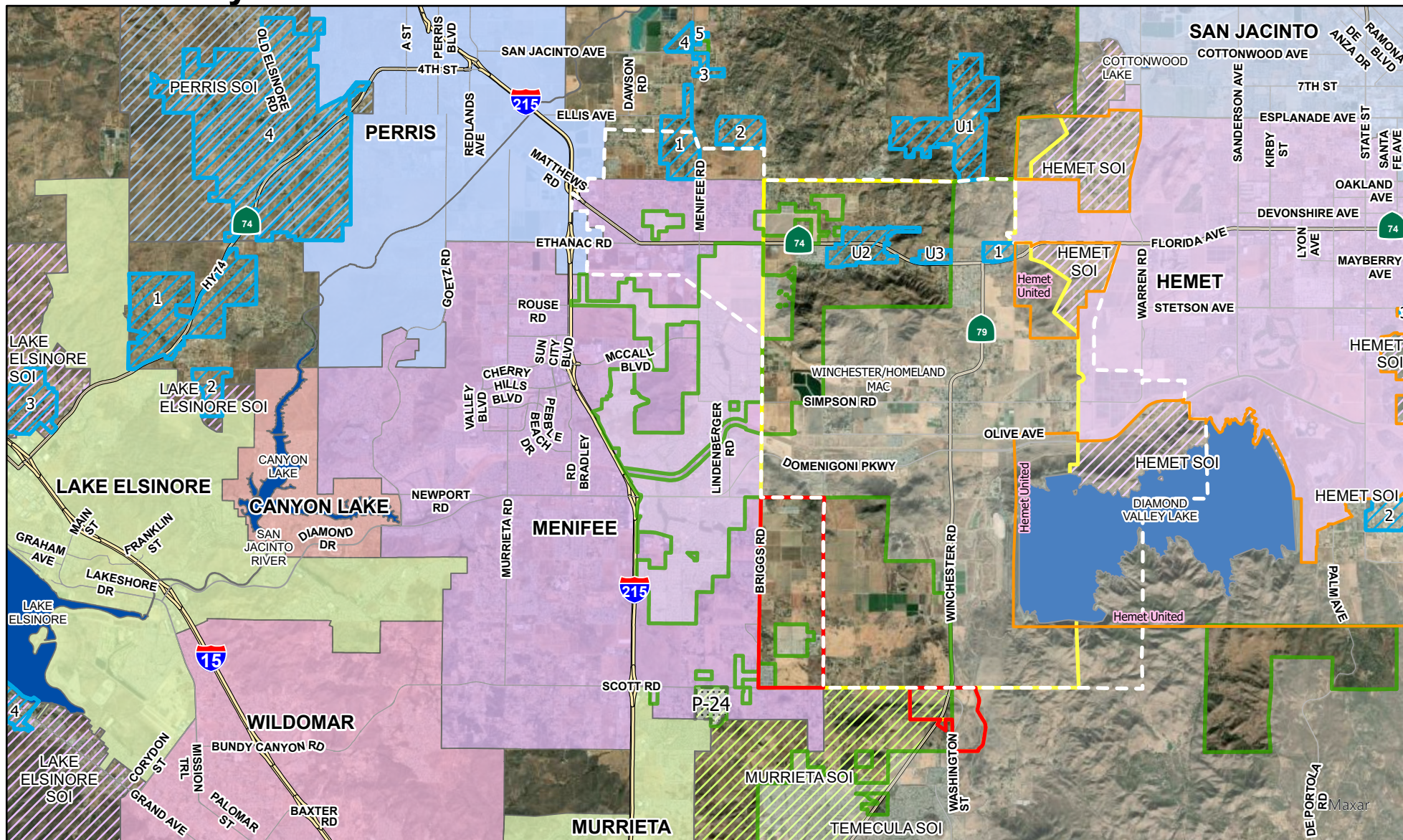
- City of Menifee
- City of Perris

CitySpheres

- Hemet SOI
- Murrieta SOI
- Perris SOI

City of Menifee - Harvest/Winchester Area

Exhibit "SR4c"



Data Sources: County of Riverside; LAFCO

0 1 2 4 Miles

The city has expressed interest in extending its SOI eastward as far as State Route 79. See SR for details.



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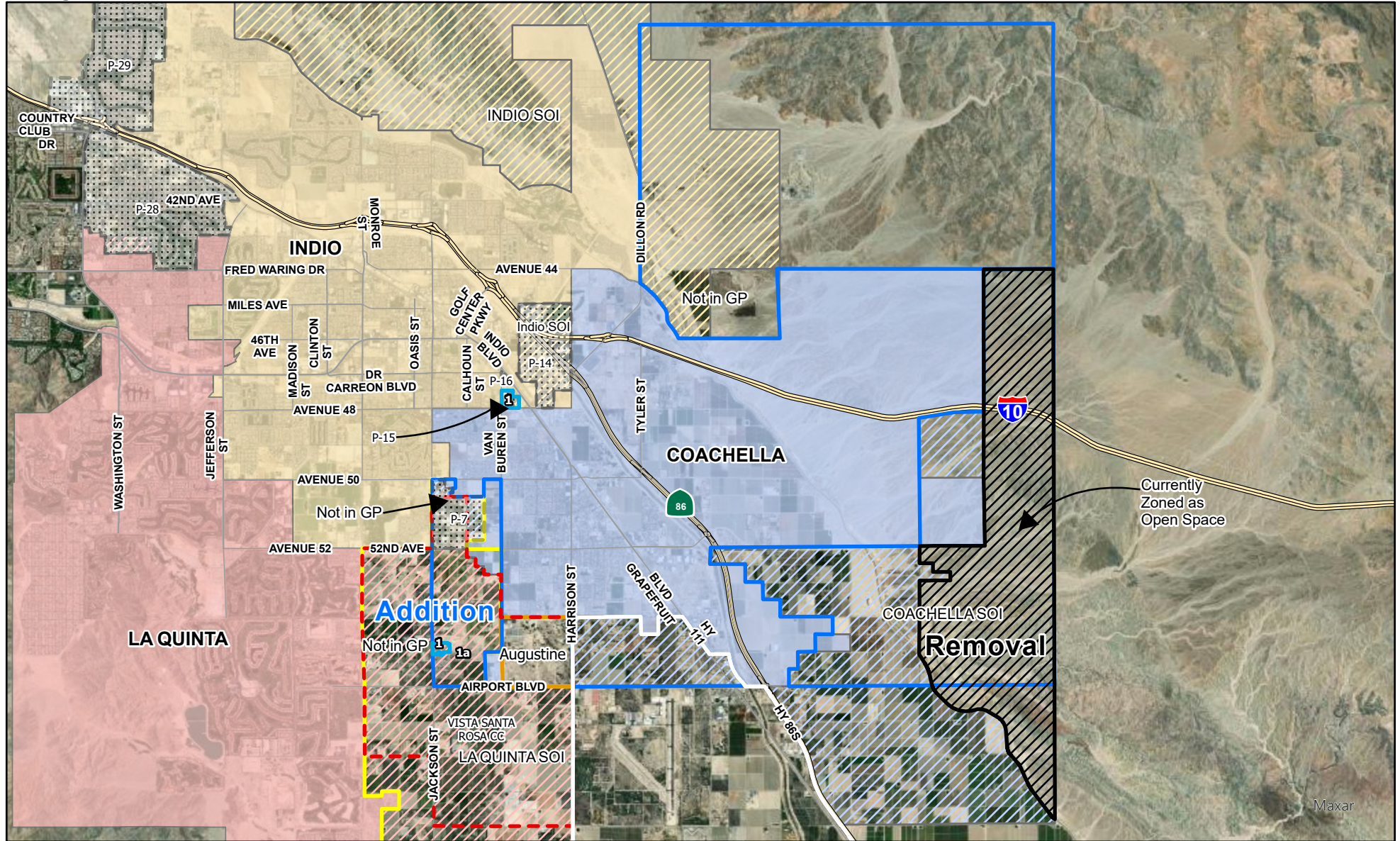
Author: Crystal Craig & Michael Henderson
Map Revised on 07/19/2022

Legend

- DUC 1 & 2 - Romoland
- DUC 4 & 5 - Nuevo
- DUC U1, U2, & U3 - Juniper Springs
- Winchester/Homeland MAC
- Valley-Wide Recreation & Park District
- County Pocket/Island 24 - Menifee Rd
- Harvest Valley / Winchester Area Plan
- Proposed Harvest/Winchester Area Plan Addition

- Hemet United
- Cities
- City of Menifee
- City of Perris
- CitySpheres
- Hemet SOI
- Murrieta SOI
- Perris SOI

City of Coachella SOI Expansion Request - Alternative A Exhibit "SR9a"



Data Sources: County of Riverside; LAFCO

0 0.5 1 2 Miles

City is requesting its SOI to include areas in P7 and parts of La Quinta & Indio's SOI. In Addition, City is requesting removal of areas east of their current SOI that is zoned as Open Space (O-S). See Staff Report for details.



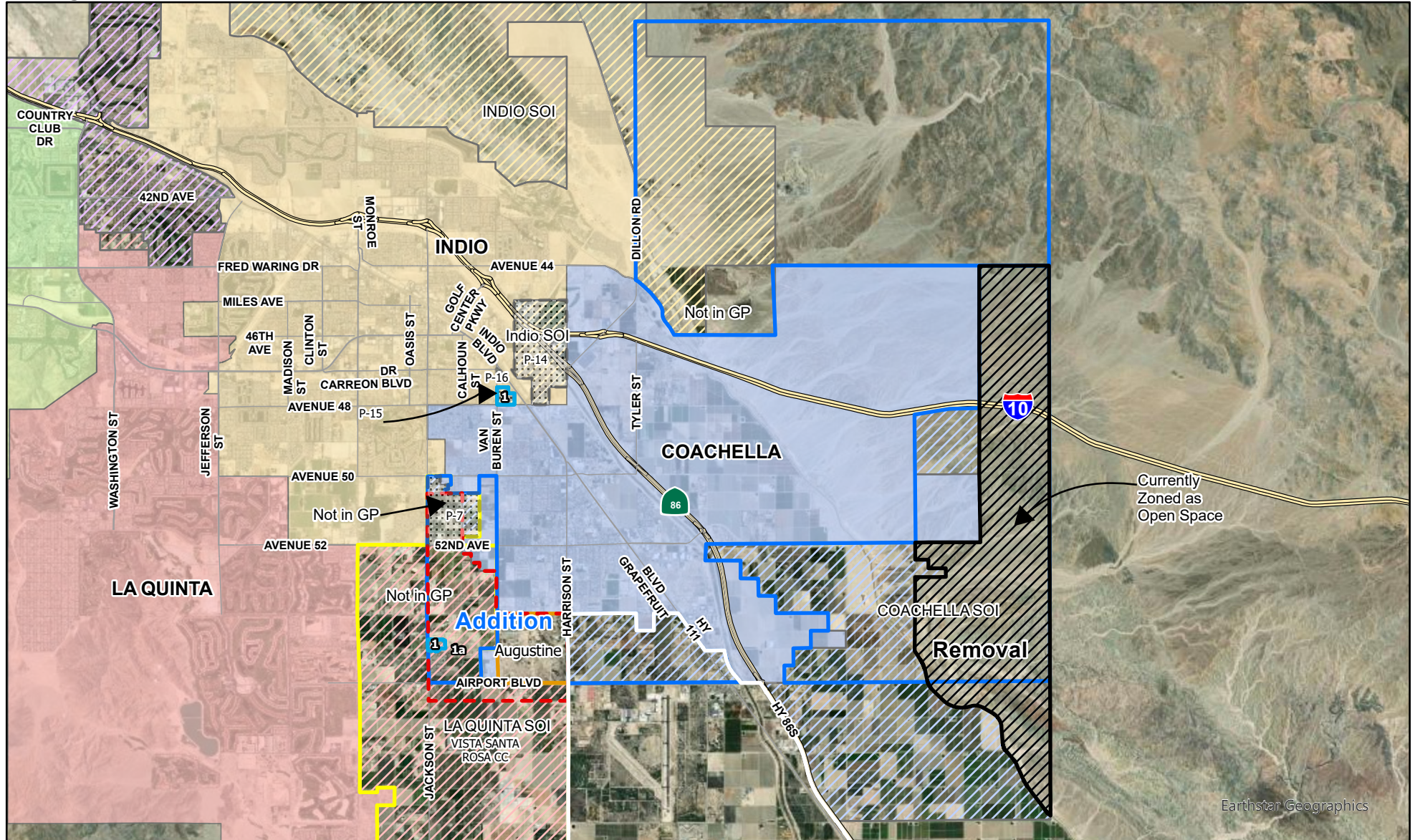
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Author: Crystal Craig & Michael Henderson
Map Revised on 07/19/2022

Legend

- DUC 1 & 1a - Vista Santa Rosa (La Quinta SOI)
- DUC 1 - Carver Tract (Indio SOI)
- Coachella SOI Request (Not in General Plan)
- City SOI Removal Request
- Augustine Tribal Area
- Vista Santa Rosa Community Council
- City of Coachella CVWD Water/Sewer Agreement
- County Islands & Pockets (7, 14, 15 & 16)
- Thermal Community Plan
- Cities**
 - City of Coachella
 - City of Indio
 - City of La Quinta
- City Spheres**
 - Coachella SOI
 - Indio SOI
 - La Quinta SOI

City of Coachella SOI Expansion Request - Alternative B Exhibit "SR9b"



Data Sources: County of Riverside; LAFCO

0 0.5 1 2
Miles

City is requesting its SOI to include areas in P7 and parts of La Quinta & Indio's SOI. In Addition, City is requesting removal of areas east of their current SOI that is zoned as Open Space (O-S). See Staff Report for details.



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Map Revised on 07/19/2022

Legend

- DUC 1 & 1a - Vista Santa Rosa (La Quinta SOI)
- DUC 1 - Carver Tract (Indio SOI)
- Coachella SOI Request (Not in General Plan)
- City SOI Removal Request
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- Vista Santa Rosa Community Council
- City of Coachella CVWD Water/Sewer Agreement
- County Islands & Pockets (7, 14, 15 & 16)
- Thermal Community Plan
- Cities**
- City of Coachella
- City of Indio
- City of La Quinta
- City Spheres**
- Coachella SOI
- Indio SOI
- La Quinta SOI

**Public/Agency Comments
Received July 1 to July 20, 2022**

From: [Opal lawana Patrick-Thomas](#)
To: [Crystal Craig](#)
Subject: Winchester cityhood
Date: Friday, July 8, 2022 2:23:13 PM

Riverside County LAFCO

c/o Crystal Craig

CCraig@LAFCO.org

I support Winchester / Homeland on its path to cityhood, and oppose language in the Municipal Services Review that tries to “smooth the path to future annexations”.

I have lived here since 1981. This is a historic town. We don't want annexed!!!!

Sincerely

Lawana Patrick-Thomas

Sent from my iPhone

Crystal Craig

From: Gabriel Perez <gperez@coachella.org>
Sent: Wednesday, July 13, 2022 12:25 PM
To: Crystal Craig
Cc: Gary Thompson; Gabriel Martin
Subject: RE: Meeting - Coachella MSR SOI

Hello Crystal,

We already do have a scheduled meeting with La Quinta. The City no longer needs to meet with the City of Indio since we are no longer are interested in including that northern area in the sphere of influence due to the project request to connect to City services and our City Manager has already conveyed that request to Indio. Our meeting with La Quinta will have occurred by July 20 so the afternoon of July 20 or any day after that will work to meet with your office.

Gabriel

From: Crystal Craig <ccraig@lafco.org>
Sent: Wednesday, July 13, 2022 11:29 AM
To: Gabriel Perez <gperez@coachella.org>
Cc: Gary Thompson <gthompson@lafco.org>; Gabriel Martin <gmartin@coachella.org>
Subject: RE: Meeting - Coachella MSR SOI

Gabriel,

Gary and I are both extremely busy the next two weeks. However, you mentioned wanting to discuss requirements of General Plan Amendment, the City of Coachella should hold conversations with the Cities of La Quinta and Indio first before LAFCO will meet with you regarding any potential SOI changes.

Crystal

Crystal M. Craig
Assistant Executive Officer
Riverside Local Agency Formation Commission
6216 Brockton Avenue, Suite 111-B
Riverside, CA 92506
951.369.0631
www.lafco.org



Please consider the environment before printing this email

Please note: This office is closed every other Friday. On regular business days office hours are Monday through Friday, 8:00 a.m. to 5:30 p.m. On occasion, the office will be closed during the noon hour or during meetings of the Commission. Please call ahead.



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PUBLIC WORKS & COMMUNITY SERVICES

ZAREH SARRAFIAN, ASSISTANT CEO
HEALTH SYSTEM

July 14, 2022

Crystal Craig, Assistant Executive Officer
Riverside Local Agency Formation Commission
6216 Brockton Avenue, Suite 111-B
Riverside, CA 92506

RE: County of Riverside Comments on Public Review Hearing Draft: Countywide City Municipal Service Review and Sphere of Influence Reviews and Potential Amendments, and Accompanying LAFCO Staff Report - Agenda Item 5.b of June 23, 2022 LAFCO Meeting

Dear Ms. Craig:

Thank you for this opportunity to provide written comments on the Public Review Hearing Draft of the Countywide City Municipal Service Review (Draft MSR), along with LAFCO Commission Agenda Item 5.b of the June 23, 2022 LAFCO Meeting (Staff Report). The County respectfully requests that the following comments be considered together with County testimony provided at the June 23, 2022 LAFCO Commission hearing, and previously submitted written comments on the public review draft of the Draft MSR.

In general, the County supports those recommendations provided within the Staff Report which align with: 1) LAFCO Policy 2.1.5 - Supporting agency boundaries that consider existing identifiable communities of interest, and 2) Objective #1 of LAFCO Goal #3 - Increasing communication and cooperation between agencies and affected communities. These policies, goals and objectives are rooted in Government Code with the intent of shaping the logical and orderly development of local government agencies to provide for the present and future needs of the County and its communities.

The County welcomes and appreciates discussions with cities as early and often as is possible, as this is a crucial step to facilitating engagement with potentially affected communities. In some instances, robust planning efforts between the County and community have been underway, taking the form of community plans or infrastructure financing plans. With this in mind, below please find the County's comments on individual proposals detailed within the Draft MSR and Staff Report:

City of Banning (Draft MSR pp. 443 & 465; Staff Report pp. 23-25) – Regarding the City's expressed interest in sphere of influence (SOI) expansion to include the Morongo-Cabazon Subarea, the County supports staff's recommendation for no SOI amendment, as requisite planning and coordination has not occurred between City, County or affected community, and adjacency to tribal lands would present issues of non-contiguity.

Importantly, as it has with past City proposals regarding this area, the County wishes to reiterate strong interest in maintaining the Morongo-Cabazon Subarea as unincorporated. The County has invested considerable funding and efforts into the area and revitalization of the community of Cabazon.

For example, in 2014, the County Board of Supervisors established a community revitalization fund which allocates a considerable portion of sales tax generated from the area toward infrastructure and public safety service improvements in the community. Benefits from this action accrue not only locally to the City, but to the region as a whole, as funds were recently allocated to the I-10 bypass project, which the County is presently actively working on. It should also be noted that the County entered into a sales tax sharing agreement with the City of Banning back in 2000, when the community of Cabazon's growth resulted in a need to coordinate agency activities while reducing impacts of future development on the City.

City of Menifee Proposal (Draft MSR p. 225; Staff Report pp. 16-18) – The County supports the comments provided on this proposal by representatives from the Winchester-Homeland Town Association, and Winchester Homeland Municipal Advisory Council.

The Community of Winchester is one of the County's oldest established communities; it has had its own identity for over 100 years, with an established sense of place and uniqueness separate from any adjacent City. The County has worked with the community extensively, at their request, for well over a decade to formulate their vision for an economically sustainable community. Prerequisite studies, planning and extensive outreach have all been culminated into the Winchester Community Plan, which is targeted for completion this year.

We therefore stand with the community in opposition to the SOI expansion into the Winchester Community Plan boundary. Considering the contiguity of the Community Plan and City boundary, the County generally supports staff's recommendation for SOI review policy text as detailed in the Staff Report, with the following important adjustments:

"Since 2012, the County of Riverside is undergoing community efforts on developing the Winchester Community Plan and Land Use Study. The City's proposed SOI boundary to the east will encroach upon the County's Winchester Community Plan. Prior to any future submittal of application for SOI revision, the City shall first engage and coordinate with the County, Winchester-Homeland Community and Valley-Wide Recreation & Park District, and reach agreement pursuant to Government Code Section 56425(b)."

Policy text implying that land use policies should be developed to meet City standards with the intent of future annexation would be contrary to the community's expressed interest to stay whole, as evidenced by the signatures submitted in opposition to SOI change, and the County's extensive efforts to work side-by-side with the community to provide a future blueprint for growth - we therefore request that it be deleted. Requested policy language requiring inter-agency and community coordination is based on requirements set forth in Government Code, and further encouraged by LAFCO policy.

City of Hemet Petitioner-Led Proposal (Staff Report p. 13) – The County supports staff's recommendation that petitioners should coordinate with the Winchester/Homeland and Nuvew/Romoland MACs as to their intent; the County would welcome and appreciate similar coordination.

City of Canyon Lake Proposal (Draft MSR pp. 44 & 62; Staff Report pp. 9-11) – The County supports staff's recommendation that the City should coordinate with the County and Good Hope/Meadowbrook MAC prior to submittal of application for SOI adjustment.

City of Perris Proposal (Draft MSR pp. 318 & 339; Staff Report pp. 20-21) – The County supports staff's recommendation that the City should coordinate with the County and Nuview/Romoland MAC prior to submittal of application for SOI adjustment.

City of Coachella Proposal (Draft MSR pp. 638-639; Staff Report pp. 28-32) – The County supports staff's recommendation that the City should coordinate with the County and affected communities prior to submittal of application for SOI adjustment.

Thank you for considering these comments. If you have any questions or would like to discuss further, please contact me at 951-955-1110, or at jcperez@rivco.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Juan C. Perez', with a stylized flourish at the end.

Juan C. Perez
Chief Operating Officer

Cc: Board of Supervisors
Jeff Van Wagenen, County Executive Officer
Scott Bruckner, Executive Office



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

July 15, 2022

VIA ELECTRONIC MAIL
VIA FIRST CLASS MAIL

Riverside Local Agency Formation Commission
6216 Brockton Avenue, Suite 111-B
Riverside, CA 92506

(gthompson@lafco.org)
(ccraig@lafco.org)

Re: City of La Quinta's Objection to City of Coachella's Proposed Amendment to
La Quinta's Sphere of Influence

Dear Commissioners, Executive Director, Assistant Executive Officer, and Commission Staff
Members:

This is a letter of support for the City of La Quinta to retain its current Sphere of Influence ("SOI"). The Twenty-nine Palms Band of Mission Indians ("Tribe") opposes any modifications, proposed by the City of Coachella ("Coachella"), to the well-established, and long-time Riverside County Local Agency Formation Commission ("Commission")-approved, sphere of influence ("SOI") in unincorporated Riverside County designated by the Commission as a part of La Quinta's Sphere of Influence ("La Quinta SOI"). The Tribe submits this objection as a result of an apparent "11th hour" request by Coachella to the Commission to proposed modifications affecting La Quinta's SOI on multiple grounds.

In reviewing the Commission's Municipal Service Review ("MSR"), Commission staff clearly stated that there were no recommended changes to La Quinta's SOI, and staff therefore recommended confirming La Quinta's current SOI boundaries. The only recommendation staff made with regard to Coachella's SOI was to remove the open space area east of the city limits, which has no effect on the La Quinta SOI.

Further, during the June 23, 2022 LAFCO meeting wherein proposed SOI modifications were discussed, LAFCO staff was clear in reiterating that Coachella's proposed changes to La Quinta's SOI "were not before the Commission" as Coachella failed to make the requisite changes to its general plan in order for such SOI modifications to even be considered. In fact, during the June 23, 2022 meeting, LAFCO staff explained that, as noted in the staff report, any considerations to proposed SOI amendments that were not consistent with an agency's general plan would be contrary to Commission Policies 2.3.4 and 2.3.10.

Policies and processes exist for a reason, and there's an expectation that municipalities, agencies and County's follow said processes. For the foregoing reasons, the Tribe objects to Coachella's proposed modifications to La Quinta's SOI and respectfully requests that the Commission deny such proposals. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Darrell Mike". The signature is fluid and cursive, with a large initial "D" and a long, sweeping underline.

Darrell Mike, Tribal Chairman
Twenty-Nine Palms Band
of Mission Indians

July 14, 2022

VIA ELECTRONIC MAIL
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Riverside Local Agency Formation
Commission
6216 Brockton Avenue, Suite 111-B
Riverside, CA 92506

(gthompson@lafco.org)
(ccraig@lafco.org)

Re: City of La Quinta's Objection to City of Coachella's Proposed Amendment to La
Quinta's Sphere of Influence

Dear Commissioners, Executive Director, Assistant Executive Officer, and Commission
Staff Members:

This correspondence serves as an adamant objection by the City of La Quinta ("La Quinta") to modifications, proposed by the City of Coachella ("Coachella"), to the well-established, and long-time Riverside County Local Agency Formation Commission ("Commission")-approved, sphere of influence ("SOI") in unincorporated Riverside County designated by the Commission as a part of La Quinta's Sphere of Influence ("La Quinta SOI"). La Quinta submits this objection as a result of an apparent "11th hour" request by Coachella to the Commission to proposed modifications affecting La Quinta's SOI on multiple grounds.

**1. Coachella Has Failed to Follow Mandatory Statutory Procedures Regarding
SOI Amendments, Thereby Failing to Provide the Commission With
Adequate Information to Make an Informed Decision With Regard To This
Matter.**

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("Act"), as set forth in Government Code section 56000-57550, requires that if a local agency is seeking a modification to an SOI, the agency must file a written request with the executive director of the Commission requesting such change. (Gov. Code § 56428(a).) Notably, the agency's request must include the nature of the proposed amendment, the reasons for the request, and any additional information as required by the executive director. (*Id.*)

Further, the agency requesting the SOI amendment is required to comply with the California Environmental Quality Act ("CEQA") before the Commission may place the SOI amendment request on the agenda of the next meeting. (Gov. Code § 56428(b).) Moreover, in

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July 14, 2022
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order to update SOIs in accordance with the Act, the Commission is required to prepare a written statement of its determinations with respect to each of the following:

- (1) Growth and population projections for the affected area.
- (2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
- (3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
- (4) Financial ability of agencies to provide services.
- (5) Status of, and opportunities for, shared facilities.
- (6) Accountability for community service needs, including governmental structure and operational efficiencies.
- (7) Any other matter related to effective or efficient service delivery, as required by commission policy.

(Gov. Code § 56430(a).)

However, to date, La Quinta has received absolutely zero indication that Coachella has presented any of the foregoing information to the Commission in order to provide it with adequate information to make an informed decision on this matter. Additionally, La Quinta is extremely prejudiced due to Coachella's failure to be forthcoming, transparent, and in compliance with the Act regarding its proposed amendments to the La Quinta SOI in that La Quinta has been deprived of any opportunity, whatsoever, to review and respond to Coachella's reasoning in support of its proposal. In other words, it is unclear as to how the Commission could possibly proceed with a hearing on this matter when there is insufficient evidence to consider.

2. Commission Staff Recommends Against Modifying La Quinta's SOI.

The Municipal Service Review ("MSR") discussion clearly stated that there were no recommended changes to La Quinta's SOI, and staff therefore recommended confirming La Quinta's current SOI boundaries. (See 2021-06-1, 2, 4&5 Countywide City Municipal Service Review and Sphere of Influence Reviews and Potential Amendments, attached hereto as Exhibit 1 and incorporated by reference, at p. 35.) The only recommendation staff made with regard to Coachella's SOI was to remove the open space area east of the city limits, which has no effect on the La Quinta SOI. (See Exhibit 1 at p. 40.) The MSR also states:

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While [Coachella] is in favor of adding the proposed areas . . . **these changes are neither proposed nor recommended** at this time until the City amends its General Plan.

Since general planning work has not been completed, **these changes are not before the Commission at this time**, although the areas are shown for information purposes on the attached exhibits. **Approving to include the proposed areas outside its sphere prior to [Coachella] updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10. No changes are recommended at this time.** The only SOI amendment staff is recommending at this time, is removing the existing SOI area to the east per the City's request. This change is merely technical and likely non-controversial.
(See Exhibit 1 at p. 32, emphasis added.)

Further, during the June 23, 2022 LAFCO meeting wherein proposed SOI modifications were discussed, LAFCO staff was clear in reiterating that Coachella's proposed changes to La Quinta's SOI "were not before the Commission" as Coachella failed to make the requisite changes to its general plan in order for such SOI modifications to even be considered. In fact, during the June 23, 2022 meeting, LAFCO staff explained that, as noted in the staff report, any considerations to proposed SOI amendments that were not consistent with an agency's general plan would be contrary to Commission Policies 2.3.4 and 2.3.10.

3. Inadequate Notice Was Provided to La Quinta That There Would Be Any Consideration of Modifying La Quinta's SOI.

As noted in the staff report, Coachella did not request a review of the request to modify La Quinta's SOI until "the 11th hour." There is also no evidence presented to the Commission, nor to La Quinta for that matter, that Coachella has updated its general plan. In fact, Coachella has not engaged in any outreach or informal notice to La Quinta of any kind.

During the June 23, 2022 meeting, the City of Indio ("Indio") put on the record its objections to Coachella's failure to properly notify affected agencies, such as Indio, regarding Coachella's proposals. Specifically, Indio noted that it is "adamantly opposed" to Coachella's proposed encroachment into Indio's SOI and that such proposal was "news to the City," as there was no prior notification by Coachella regarding the proposal. La Quinta shares and agrees with Indio's statements that the lack of proper notice to both La Quinta and Indio is of concern.

Any consideration by the Commission of Coachella's request to modify La Quinta's SOI (or, for that matter, Indio's SOI) would be (i) arbitrary and capricious, (ii) in violation of Commission Policies adopted to implement applicable state law, (iii) totally lacking in evidentiary

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support, and (iv) highly prejudicial to La Quinta (or, for that matter, Indio) because both La Quinta and Indio were provided inadequate notice that such a request would actually be discussed, considered, and/or decided upon by the Commission at a time when Coachella has not yet met its own obligations—*i.e.*, complete a general plan amendment and provide the Commission and affected parties with the requisite evidence in support of its proposal pursuant to state law.

At the June 23, 2022 Commission meeting, Coachella apparently tried to explain away its failure to update its general plan by claiming a previous plan, from Pre-2015, would be sufficient. (See Video Recording of June 23, 2022 Meeting at approximately 1 hour and 4 minutes into the meeting.) This is specious, and the Commission should neither consider nor make any decisions based on speculative statements. The record evidence establishes, among other facts, that La Quinta's SOI was established and approved by the Commission in 2006 based on the requisite evaluation of services and any other analytical and legal requirements for making that determination (*see*, discussion in Section 3, below). Moreover, Coachella concedes it has not updated its general plan as required by the Commission by, apparently, relying on an outdated, previous general plan. The Commission, therefore, must reject the request and refrain from any consideration of it.

4. Affected Citizens Have Historically Made it Clear That They Desire to Be Within La Quinta's SOI and Would Be Prejudicially Denied Proper Process If the Commission Considers Coachella's Request.

As noted in the Commission's 2005-20-4 Sphere of Influence Review and Potential Amendments regarding the Vista Santa Rosa community, "Easily the majority of the landowners who [were] within the Vista Santa Rosa area, wish[ed] to be within the Sphere of Influence of La Quinta." (See LAFCO 2005-20-4 Sphere of Influence Review and Potential Amendments, attached hereto as Exhibit 2 and incorporated by reference, at p. 7; see also Correspondence from Vista Santa Rosa Citizens Regarding La Quinta's SOI, attached hereto as Exhibit 3 and incorporated by reference.)

Consistent with the Santa Rosa citizens' clear preferences, the Commission's discussion and analysis on the issue included the following:

While residents which staff has spoken with would prefer to not be within any SOI, if they were going to be within a sphere, then their preference seems to be with La Quinta first, Indio second and Coachella third. The reasoning is that La Quinta may do more to preserve their community identity, the southern area of Indio is equestrian with the polo clubs, and lastly Coachella is associated with higher density development.

(See Exhibit 2 at p. 12.)

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Further, with regard to the area down to Avenue 62, and east to Harrison Street/Hwy 86, the Commission has already noted that having these areas within Coachella's SOI was not logical in that Coachella has not shown any strong interest in annexing those areas in the past. Additionally, staff was also concerned with the area north of Avenue 52 becoming an island with either Coachella or La Quinta annexing portions of the areas south. (See Exhibit 2, at p. 13.)

The Commission found that Coachella's requested SOI amendment for the area was unsupportable. (See Exhibit 2 at p. 14.) These staff concerns dating back to 2006 are still valid to this day in that La Quinta reasonably believes that the affected citizens continue to desire to remain within La Quinta's SOI.

Of great importance, the potentially affected citizens, as undeniably valued stakeholders, have been given no notice or opportunity to provide input on Coachella's proposed modifications to La Quinta's SOI. As individual citizens, residents, and property owners, the Commission cannot go forward, as there has been no due process afforded to the persons most impacted by the land use request.

La Quinta urges the Commission to reject Coachella's request. Otherwise, the Commission would proceed to undermine the evidence supporting La Quinta's SOI, and the Commission would ignore its policies that are based on legal requirements whenever a request for a change to a long-established SOI is submitted.¹

5. Coachella's Brief Argument in Support of the SOI Amendment Related to Water Services Fails.

Based on the very limited information that Coachella has provided in support of its proposed SOI amendment affecting the La Quinta SOI, it appears that Coachella is solely relying upon the fact that it provides water services to some residents within La Quinta's SOI. Coachella has been providing utility (water) services to a very small portion of the La Quinta SOI, specifically, the Vista Santa Rosa community, for approximately sixteen (16) years. Clearly, Coachella is required to honor the existing water services contract with the end-user(s) *regardless* of whether the service area is within La Quinta's SOI, which has historically been the case. There is no reason why this should change now. Accordingly, it is unclear as to why Coachella appears to be making an argument that the practice of it providing water to the Vista Santa Rosa community justifies a change to La Quinta's SOI, especially when that service area is miniscule compared to the overall area that Coachella requested to have within its SOI.

¹ At a minimum, the Commission should deny the current request and reschedule at some future date an informational public hearing only that would provide La Quinta and the affected citizens, among other interested parties, adequate notice and time to present for the Commission all relevant evidence so that the Commission can make an informed decision.

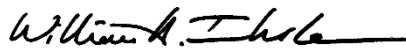
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6. Concluding Remarks.

For the foregoing reasons, La Quinta adamantly objects to Coachella's proposed modifications to La Quinta's SOI and respectfully requests that the Commission deny such proposals.

Should you have any questions, please contact Jon McMillen, City Manager, at jmcmillen@laquintaca.gov or at (760) 777-7030, or contact me at bihrke@rutan.com.

RUTAN & TUCKER, LLP



William H. Ihrke
City Attorney, City of La Quinta

WHI:sl

cc: Jon McMillen, La Quinta City Manager
Linda Evans, La Quinta Mayor

EXHIBIT 1



5.b.
6/23/2022

TO: Local Agency Formation Commission

FROM: Crystal M. Craig, Assistant Executive Officer

**SUBJECT: LAFCO 2021-06-1,2,3,4&5 – COUNTYWIDE CITY MUNICIPAL
SERVICE REVIEW AND SPHERE OF INFLUENCE REVIEWS AND
POTENTIAL AMENDMENTS.**

MUNICIPAL SERVICE REVIEW (MSR) DISCUSSION

A Municipal Service Review (MSR) is a comprehensive study of services provided by cities and/or special districts within a designated geographic area. The service review requirement is codified in CKH and is required to be performed whenever a Sphere of Influence (SOI) update is performed for each agency under LAFCO's purview. The intent of this MSR report is to allow for the conduct of SOI updates for each of the cities. For purposes of this MSR and SOI Update, those cities that provide water and/or wastewater services in conjunction with other services provided, have not been reviewed for water/wastewater. Those services were reviewed during the Countywide Water and Wastewater MSR process in 2019. Staff would like to acknowledge the cooperation of all City, Special District and the County staff that participated in the preparation and review of this report.

Under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 Government Code Section 56430, LAFCOs are required to first conduct a review of municipal services provided within the county by region, sub-region, or other designated geographic area, as appropriate, for the service or services to be reviewed, and prepare a written statement of determinations for seven topics. These topics are outlined in the MSR report. The MSR process does not require LAFCOs to initiate changes of organization based on service review findings. It only requires that LAFCOs make the determinations regarding the provision of public services per Government Code section 56430. The seven determinations are required prior to or in conjunction with SOI reviews or updates.

RSG, Inc. was retained by the Commission to prepare the City MSR and SOI Update. This report will comprehensively review the services of all 28 cities within Riverside County. With this comprehensive MSR, there are three sections that are organized by region within the single

report that been prepared. The MSR have been subdivided into three subregions of the County: 1) Western region, Pass/Mountain regions, and 3) Coachella Valley/Eastern regions.

The MSR and SOI Update has been prepared based on information provided by the affected agencies. It is important to acknowledge that the data presented in this report represents the best information available during the data collection phase, which was largely completed between December 2020 and April 2021. This report represents a snapshot in time, and there may be material changes since then that are not reflected in this report.

The Western County region includes the City of Canyon Lake, City of Corona, City of Eastvale, City of Hemet, City of Jurupa Valley, City of Lake Elsinore, City of Menifee, City of Moreno Valley, City of Murrieta, City of Norco, City of Perris, City of Riverside, City of Temecula, and the City of Wildomar.

The **Pass/Mountain region** includes the City of Banning, City of Beaumont, City of Calimesa, and the City of San Jacinto.

The **Coachella Valley/Eastern County region** includes the City of Blythe, City of Coachella, City of Cathedral City, City of Desert Hot Springs, City of Indian Wells, City of Indio, City of La Quinta, City of Palm Desert, City of Palm Springs, and the City of Rancho Mirage.

Determinations: While the Executive Summary within the MSR provides an overview of the most significant determinations required by statute, the determinations themselves appear at the beginning of the MSR on pages 7-9 for the Western County, pages 9 & 10 for the Pass/Mountain region and pages 10 & 11 for the Coachella Valley/Eastern region, respectively. These determinations are supported by the preceding data and analysis for the required factors. The determinations contained within the MSR highlight several areas in which the Commission may wish to use in consideration of future SOI reviews or changes of organization. Additional proposed MSR determinations are located at the end of each city chapter in the report.

CITY SPHERE OF INFLUENCE REVIEW AND POTENTIAL AMENDMENTS

EXECUTIVE SUMMARY AND GENERAL RECOMMENDATIONS: This report provides a brief review of all 28 cities within the County. Each SOI recommendation and current or future options are discussed in greater detail in each city's analysis within the MSR/SOI report. The proposed SOI determinations made by RSG, Inc. are located at the end of each city chapter in the report. However, staff has altered some

of their recommendations and added additional discussion for each city that are presented below.

SPHERE OF INFLUENCE (SOI)

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) mandated Local Agency Formation Commissions (LAFCOs) to initiate SOI reviews for all cities and special districts once every five years (Govt. Code, § Sec.56425). Government Code Section 56000 et seq. establishes LAFCOs within each county for the primary purpose of establishing boundaries and SOIs for cities and special districts under each LAFCO's purview, and to authorize the provision of services within the approved service areas.

The service reviews provide LAFCOs with a tool to study existing and future public service conditions comprehensively and to evaluate organizational options for accommodating growth, preventing urban sprawl, and ensuring that critical services are provided efficiently.

A "Sphere of Influence" (SOI), as defined by Government Code Section 56076 is "a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission." SOIs are designed to both proactively guide and respond to the need for the extension of infrastructure and delivery of municipal services to areas of emerging growth and development. Spheres of influence are used as a planning tool for agencies to conduct service and facility planning for areas they intend to service in the future. In addition, for any agency that is already providing service through previous agreements, SOI amendments are encouraged.

Consistent with Commission sphere of influence policies, a SOI can a) be coterminous to agency boundaries as the ultimate foreseen configuration of the agency in anticipation of no future growth, b) extend beyond the agency boundaries in anticipation of future growth, c) be smaller, indicating the need to detach areas from the agency boundaries, or d) be designated a "zero sphere," which indicates a potential dissolution of the agency.

LAFCOs are required to make five written determinations in accordance with Government Code section 56425 when establishing, amending, or updating an SOI for any local agency.

General Plans:

Since 1971, California law has required that a city's zoning and subdivision approvals be consistent with an adopted General Plan. Any subordinate land use action, such as zoning, tentative maps or development agreements that are inconsistent with the general plan

are void at the time they are acted upon. Counties are now also required to have an adopted General Plan.

The purpose of the General Plan is to identify various goals of the community and provide "long-term" basis for decision making. In addition, to provide for citizen involvement in the planning process and inform all parties of development rules.

The mandatory General Plan Elements are Land Use, Circulation, Housing, Conservation, Open Space, Noise, Air Quality, Environmental Justice, and Safety. Permissive General Plan Elements in any subject are appropriate where there is a concern in the community to study and plan regarding an issue that is not included in the mandatory elements. Permissive elements might include Resource Management, Endangered Species Protection, Growth Management, Artistic Resources, Cultural Resources, Economic Development, and several more agencies.

General Plans must include Objectives and Policies. Failure to have a legally adequate General Plan can lead to new zoning ordinances being void, land use approvals including permits being void because the City or County lacks the power to approve them, or compliance with the California Environmental Quality Act (California Code of Regulations Section, title 14, section 15000 et seq., "CEQA") being impossible. A legally adequate Environmental Impact Report (EIR) may not be able to be approved for development projects if the General Plan is inadequate, causing new development to be delayed or prohibited. In addition, all map approvals must be consistent with the General Plan and any applicable Specific Plan and be consistent with the applicable zoning regulations. If the General Plan is legally inadequate, legal map findings may not be able to be made. In short, a legally adequate General Plan is the cornerstone of all land use, planning, and environmental review.

Staff will discuss the following court case in how the Commission got litigated on a project when LAFCO was the lead agency on CEQA. This will stem on the importance of General Plans, the significance of CEQA and how LAFCO Commission Policy 2.3.4. was derived.

SOI History and CEQA Litigation: LAFCO 1995-16-1 - Cleveland Ridge Community of Interest (COI) #9 - Designation as an Unincorporated Community and Sphere of Influence Amendment (Removal) to the City of Lake Elsinore concerned a 13.5 square mile area adjacent to the City of Lake Elsinore as an "unincorporated community" and removing the areas known as Cleveland Ridge from the City's SOI, which had been in the City's SOI over a decade at the time. These actions were considered and approved by the Commission on January 22, 1998. The

Commission also found the actions exempt from CEQA under the "common sense exemption" of State CEQA Guidelines section 15061 (b)(3).

On February 20, 1998, the City of Lake Elsinore submitted a Reconsideration request, alleging that the Commission had not complied with CEQA and that the Commission did not have the authority to create a UC designation. The City also requested that LAFCO reconsider its decisions approving the "unincorporated community" designation for Cleveland Ridge and removing Cleveland Ridge from the City's SOI.

On March 26, 1998, the Commission held a public hearing on the Reconsideration Request that was filed on February 20, 1998. After receiving public testimony, LAFCO affirmed its decisions designating Cleveland Ridge as an "unincorporated community" and removing Cleveland Ridge from the City's SOI.

On May 1, 1998, The City of Lake Elsinore filed litigation against Riverside LAFCO in the matter of the Riverside LAFCO's designation of Community of Interest No. 9 - Cleveland Ridge as an Unincorporated Community and Sphere of Influence Amendment to the City of Lake Elsinore (removal).

The City alleged that LAFCO violated CEQA (California Code of Regulations Section, Title 14, Section 15000 et seq.) by improperly finding that the decisions were exempt from CEQA under CEQA Guideline Section 15061 (b)(3).

The City also argued that, although LAFCO has the statutory authority to remove territory from the City's SOI, the Cortese-Knox Local Government Reorganization Act of 1985 (later updated and renamed the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, "CKH" specifically provides that such action cannot be taken until "[a]fter complying the California Environmental Quality Act." (Government Code, §56428(b)). The City further claimed the LAFCO Commissioners failed to adopt any findings or make any determinations concerning the environmental impacts of the project with respect to CEQA.

On November 3, 1998, the court held that LAFCO was required to conduct an environmental assessment of the UC designation and Sphere of Influence Amendment (Removal). The court ordered Riverside LAFCO to set aside its approvals of the resolutions designating the Cleveland Ridge Area as an Unincorporated Community and removing it from City of Lake Elsinore's sphere of influence until LAFCO conducted an environmental assessment of the actions and otherwise complied with CEQA. LAFCO did so on December 9, 1999, and the City filed an amended complaint seeking further mandamus relief challenging the approval

of the resulting negative declaration. The City argued that at least four potentially significant impacts were required to be analyzed in an EIR. LAFCO declined, and the City filed another lawsuit.

Commission Policy pertaining to City SOI's and City General Plans

As a result of losing this CEQA lawsuit, the Commission approved Policy 2.3.4. Commission Policy 2.3.4. states that "One of the factors the Commission shall use in determining a sphere of influence for a city shall be the city's general plan. Prior to any expansion of a city's SOI, the affected city's general plan must contain provisions to adequately demonstrate that the city has planned for the increased needs associated with a larger geographic boundary."

This policy was crafted to avoid issues raised in the City of Lake Elsinore litigation. Under this policy, if the area of SOI request (addition) is not within the city's General Plan, then there is no previously approved CEQA documents of which such approval could rely. Because such an action would likely be the first action by a public agency in relation to the change, LAFCO would likely be the lead agency, requiring that LAFCO must conduct CEQA review, either an Initial Study or EIR, prior to being able to consider the SOI request.

2.3.10 "For the purposes of reviewing a city's sphere of influence, the planning horizon for the sphere shall be the planning horizon used for the affected city's general plan."

CEQA; notice

Under Government Code Section 56428(b) after complying with the California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code, the executive officer shall place the request on the agenda of the next meeting of the commission for which notice can be given. The executive officer shall give notice in the manner provided by Section 56427. On the date and time provided in the notice, the commission may do either of the following:

- (1) Without further notice, consider the amendments to a sphere of influence.
- (2) Set a future date for the hearing on the request.

There are a number of cities that are requesting SOI amendments that are not within their General Plan. Those cities looking to explore SOI expansion need to do the necessary work of updating their General Plan with the proper CEQA documents, and the Commission will review and consider its request and the proper noticing of the CEQA would have to be advertised. Once the City has evaluated its

recommendations, the City may return to LAFCO that is consistent with the recommendation area and submit an application for a SOI amendment or Annexation.

BOUNDARY CHANGES: Although LAFCOs are responsible for reviewing and approving proposed jurisdictional boundary changes, the Commission cannot, by statute, initiate annexation of the "islands or pockets" within this SOI review study. Proceedings for annexation to a city may be initiated by petition (landowner or registered voter) or by resolutions of the governing body of any affected county, city, district, or school district (Govt. Code, §56650). However, the Commission can authorize staff to analyze further potential reorganizations or service provider modifications.

DISADVANTAGED UNINCORPORATED COMMUNITIES (DUCS): On February 25, 2021, the Commission adopted policies to guide staff for the implementation of SB 244, which established various requirements and restrictions related to DUCs. On October 28, 2021, additional changes, corrections, and amendments to the existing DUC Policy were approved. This DUC Policy provides guidance to staff for the identification of DUC boundaries. Mapping the DUCs in conjunction with the current Countywide City MSR & SOI Reviews and Potential Updates report were critical, as they were a tool in aiding agencies in determining SOI updates. Within the same agenda, staff presented the mapping of the DUCs identified for all of Riverside County.

Within the MSR/SOI report, for each city that has a SOI containing at least one identified DUC an overview/vicinity map is provided, along with the current city boundary and SOI boundaries. The maps presented in the MSR illustrate both DUCs adopted in 2012 & 2013, as well as the updated DUCs based on the U.S. Census Bureau American Community Survey ("ACS") 2015-1 data. In addition, unincorporated islands and pockets are identified in the overview/vicinity map, should there be any within the city.

Commission Policy related to Unincorporated Pockets and Islands:

2.1.3 "LAFCO shall support annexation of all islands of unincorporated territory, including Disadvantaged Unincorporated Communities, and areas substantially surrounded by a city located within that city's sphere of influence, as the local provider of services and controls. If an annexation is proposed for only a portion of an island of unincorporated territory, the proponent shall provide adequate justification as to why the entire island should not be annexed. Cities are expected to solicit the opinions of landowners and residents in island and substantially surrounded areas."

In June 2017, the full Commission received a report on unincorporated islands and pockets in Riverside County. The report reviewed applicable statutes and provided brief descriptions and maps for these areas, including islands that had been successfully annexed over the last two decades. The remaining island/pocket areas were divided into two groups: those that could qualify for the streamlined procedures under CKH, whereby the Commission must approve the annexation and waive protest proceedings, and those that do not qualify for the streamlined procedure.

In our Five-Year Strategic Plan, staff had put Unincorporated Islands/Pockets as Strategic Objective (2) and a chart that lists those unincorporated islands and pockets that were identified in June 2017 and their priority.

CITY INTERVIEWS/INPUT ON CURRENT SOI CYCLE: A collaborative approach has been used throughout the preparation of the MSR/SOI Report for the current SOI cycle. Initially, an introductory letter was sent out by staff to each city advising them of the upcoming MSR/SOI process early November of 2020. Cities were then emailed questionnaires between January 23, 2021, and February 12, 2021, and maps for each city were part of the discussion.

For cities that did not respond to RSG, Inc.'s initial emails, Commission staff sent follow up emails and correspondence between February and March 2021. City interviews took place between February and April 2021. During the interviews, the questionnaires were used as a guide for the discussions, and, unless the question was specifically not applicable (the City had already indicated no interest in an SOI amendment/annexation) questions about the SOI were discussed with every city.

In November 2021, the city-section from the overall report was generated and then sent to the specific city for their review and comments. All responses were received by mid-December. The Public Review Draft Report was made available for publication on March 29, 2022, for comments by the public and any agency/organization. Any comments received have been considered and incorporated where appropriate within the Public Review Hearing Draft MSR/SOI Update Report.

The Public Hearing Draft Report was made available for publication on May 25, 2022, addressing any comments received during the public review process as necessary, and scheduled for a noticed public hearing before the LAFCO Commission. Additional comments will be taken during the public hearing and addressed.

City Input: The Cities that are **requesting** SOI amendments or expressed interest in potential future SOI amendments in certain areas include Western Region: **Canyon Lake, Menifee, Perris, Wildomar**, Pass/Mtn Region: **Banning, Calimesa**, Coachella Valley/Eastern region: **Coachella**, and **Indio**. Since general planning work has not been completed by the cities, these changes are not before the Commission at this time. These changes are neither proposed nor recommended at this time. There will be one small technical SOI amendment for the **City of Palm Desert** and a portion of the request for the Cities of **Coachella** and **Indio**.

The Cities that **did not** make a SOI amendment request include Western Region: **Corona, Lake Elsinore, Murrieta, Norco, Riverside**, and Coachella Valley/Eastern region: **Cathedral City and Palm Springs**. However, RSG, Inc. and staff is encouraging annexation of existing unincorporated islands and pockets or DUCs. The area(s) are not within their current City General Plan and the changes are not before the Commission, however, staff will provide discussion within this staff report for informational purposes to give these cities direction.

As a result, sphere of influence reviews were not found necessary for a great majority of our cities (17 out of 28 cities) for one or more of the following reasons:

1. Responses to SOI update letters were a "no" response or a repeated non-response confirming no sphere changes were anticipated.
2. Over the past five years, very limited growth has occurred.

RSG, Inc. and LAFCO staff have concluded that there is not a need to amend the city's SOI at this time for the 25 Cities of Western region: **Canyon Lake, Corona, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, Temecula, Wildomar**, Pass/Mtn region: **Banning, Calimesa, Beaumont, San Jacinto**, Coachella Valley/Eastern region: **Blythe, Cathedral City, Desert Hot Springs, Indian Wells, La Quinta, Palm Springs** and **Rancho Mirage**. An agency with a coterminous sphere, means the agency has no sphere beyond its boundaries. Maps for each city illustrating its corporate boundary and SOI are attached with this staff report.

WESTERN COUNTY REGION:

1. City of Canyon Lake: The City of Canyon Lake is a small master-planned community that is predominantly built out. The City of Canyon Lake does not have a SOI beyond the city boundary which means that the city has a coterminous SOI. Please refer to Exhibit 4 within the staff report, that illustrates the City's current boundaries and SOI boundaries.

RSG, Inc. stated in the MSR/SOI report that City staff indicated that the city is actively evaluating potential annexation of the unincorporated County territory north of the City. RSG, Inc., recommends that Riverside LAFCO consider expanding the Canyon Lake SOI to include the unincorporated Meadowbrook area. Future annexation of this area along State Route 74 is being considered as an economic development opportunity for the City.

If the Canyon Lake SOI were extended to include the Meadowbrook area, the Canyon Lake SOI would then contain two DUCs, including the entirety of DUC1, commonly known as Meadowbrook (North), and the northern portion of DUC2, commonly known as Meadowbrook (South). Please refer to Exhibit 5 within the staff report.

Staff recommends that it would be appropriate for the City to evaluate how much of the unincorporated area known as Meadowbrook the city is considering to expand in its SOI. Neither RSG, Inc., nor LAFCO received a map depicting the area the City is considering. Approving to include an area outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10. LAFCO staff has prepared Exhibit "GP1" of the City's General Plan located that depicts the area and clearly illustrates that the Meadowbrook area is outside the City's General Plan. Please refer to Exhibit "SR1" labeled "City of Canyon Lake" within the staff report as it also depicts Canyon Lake's SOI and City's corporate boundary, Meadowbrook Census Designated Place (CDP) area between Perris' SOI and the boundaries of Canyon Lake and the City of Lake Elsinore's SOI. In addition, this exhibit depicts the Good Hope/Meadowbrook Municipal Advisory Council boundaries to conduct community outreach and alert them of City intentions.

Most importantly, staff recommends coordination with the County of Riverside as it is undergoing its Highway 74 Community Plan efforts. In addition, staff recommends holding discussions with the City of Lake Elsinore on which agency is the best service provider since Pocket 22 is also currently within Lake Elsinore's SOI. The City of Canyon Lake may return to LAFCO once there is a consensus after discussions with the County and the City of Lake Elsinore how much of the Meadowbrook area the City wants to add to their SOI, which will first require updating the City's General Plan and preparing required CEQA documentation.

While the City is in favor of adding the Meadowbrook area to the City's SOI, these changes are neither proposed nor recommended at this time until the City amends its general plan. Since general planning work has not been completed, these changes are not before

the Commission at this time, the attached exhibits are shown for information purposes only.

2. City of Corona: Corona has ten (10) noncontiguous SOI areas, located on the City's western, eastern, and southern boundaries. The City's municipal and SOI boundaries are outlined in Exhibit 6 which also illustrates County Island/Pockets 8, 9 10 & 11. The largest contiguous SOI areas are situated along the City's eastern boundary, with the single-largest SOI area extending southeast of Corona along Interstate 15 to the border of Lake Elsinore's SOI. The City's SOI does not contain any LAFCO-designated DUCs, however two areas known as Home Gardens and a portion of El Cerrito, previously qualified as DUCs with the initial LAFCO DUC mapping years ago. With the new recent DUC mapping, they are no longer DUCs. The City's corporate boundary creates four (4) LAFCO-identified unincorporated islands or pockets, as follows:

- Pocket P8 is commonly known as Coronita. According to City staff, a majority of residents are believed to be against annexation, although the climate may be slowly changing. The area contains mostly housing, as well as an abandoned golf course. It is almost surrounded by the City of Corona, and water service in this area is currently provided by the City of Corona. City staff indicated that this area does not have municipal sewer services - most, if not all, of the area is currently on septic systems.
- Pocket P9 is an unincorporated area within the Corona SOI commonly known as El Cerrito, generally at the intersection of East Ontario Avenue and El Cerrito Road.
- Pocket P10 is commonly known as Home Gardens and is generally located at the intersection of McKinley Street and Magnolia Street in the Corona SOI.
- Pocket P11 is a small area adjacent to Corona's northern border near the Santa Ana River, that also borders Eastvale and the Norco SOI.

RSG, Inc. does not recommend any changes to the Corona at this time, SOI at this time, and staff concurs with this assessment. However, staff is recommending pockets of Coronita (P8) and El Cerrito (P9) be annexed as these areas have deficient services and infrastructure. According to staff, the City provides fire service to Coronita. The City is the most logical service provider for Coronita and El Cerrito. It would make sense for the City to

annex and provide sewer services to these communities, although the capital improvements would likely present a significant fiscal burden. LAFCO staff has prepared Exhibit "GP2" of the City's General Plan that depicts that Pockets 8, 9, 10 & 11 are within the City's General Plan.

The City does not provide services to the unincorporated area of Home Gardens (Pocket 10) area, which is located in the Corona SOI. The Home Gardens area is largely developed and serviced by the Home Gardens Water District and Home Gardens Sanitary District, which are considered functional service providers by City staff.

LAFCO staff recommends adopting the following policy text as part of the Sphere of Influence Review:

- a. Future annexation boundaries should avoid the creation of isolated pockets of unincorporated territory. These isolated pockets of unincorporated territory create costly service provision boundaries and potentially degrade the quality of services provided to those areas. The Commission may consider conditions for service provision agreements to provide service to excluded areas as compliance with this policy.
 - b. The Commission recognizes three inhabited areas of significance within the Corona Sphere of Influence: 1) Coronita (Pocket 8), 2) El Cerrito (Pocket 9), and Home Gardens (Pocket 10). Prior to any future annexations which may impact any of the above inhabited areas(s), the City should solicit input from the community regarding interest in annexation. The city should include those discussions and impacts as part of the application process of the proposed annexation. The Commission may wish to consider the impact of the proposed annexation as part of their review of the proposal.
 - c. The County of Riverside and the City of Corona should continue to work together to promote the development of co-operative land use policies and development standards within the Corona sphere of influence, so that any future development approved within the unincorporated territory by the County would meet the City of Corona's development standards, thus making for a smoother transition for future annexations.
3. City of Eastvale: RSG, Inc. does not recommend any changes to the Eastvale SOI, and staff concurs with this assessment. Staff recommends confirming the current City of Eastvale SOI boundaries. See Exhibit 7.

4. City of Hemet: The City has large areas within its SOI located both west and east of the city. The eastern SOI includes large, inhabited communities known as East Hemet and Valle Vista. The Ramona Bowl, home of the Ramona Pageant and often associated with the City of Hemet, is also in this area. The eastern SOI extends beyond these developed areas, east to the foot of the San Jacinto Mountains and south into Santa Rosa Hills. Much of uninhabited area is hilly and mountainous terrain. The western SOI includes an area south to the Old Newport Road alignment, proceeds north along California Avenue and then zigzags north from Stetson Ave. to the San Jacinto city limits. The irregular zigzag line does not consistently conform to parcels or geographic features. Its origin is unclear. The City last updated its General Plan in 2012.

Seven (7) DUCs are within the Hemet SOI or immediately beyond the City's SOI. The DUCs are described below and illustrated in Exhibit 8 within the MSR/SOI Report.

A group, "Hemet United," filed a Notice of Intent to Circulate Petition for SOI Amendments and Concurrent Annexation to the City of Hemet and Detachment from County Service Areas and County Waste Resources District, which was filed on July 20, 2020. The proposed SOI amendment and annexation would include a total of 34,000 acres, covering most of the present SOI and additional area to the south and southeast of the current SOI. According to City staff, they do not yet have complete details and no analysis or assessment has been made. LAFCO Registered Voter petitions were verified by the Registrar of Voters to meet the required 5% to proceed with a City Inhabited Annexation on April 4, 2022. Please refer to Exhibit "SR2" labeled "City of Hemet" within this staff report that depicts Hemet's SOI and its corporate boundary, and Hemet United's proposed boundaries for SOI amendments and annexation. This map is shown for information purposes only because this proposed change is not currently before the Commission. This exhibit also illustrates the Winchester/Homeland and Nuvview/Romoland Municipal Advisory Council (MAC) boundaries, as the area that Hemet United is pursuing will affect these two MAC's for Hemet United to conduct community outreach and alert them of their intentions of why they are interested in annexation to the City of Hemet. Staff has prepared Exhibit "GP3" of the City's General Plan attached to this staff report. This map depicts the potential SOI amendment and potential annexation. The study areas appear to be within the City's General Plan. Again, this map is shown for information purposes only.

RSG, Inc. does not recommend any changes to the Hemet SOI and staff concurs with this assessment. Staff recommends confirming the current City of Hemet's SOI boundaries. See Exhibit 8.

5. City of Jurupa Valley: RSG, Inc. does not recommend any changes to the Jurupa Valley SOI, and staff concurs with this assessment. Staff recommends confirming the current City of Jurupa Valley's SOI boundaries. See Exhibit 9.
6. City of Lake Elsinore: Staff is currently, recommending no SOI change. However, the Lake Elsinore SOI includes multiple DUCs, including DUC4 (Lakeland Village), which is adjacent to the City-owned lake.

The Lake Elsinore DUCs are described below:

- DUC1 is commonly known as Meadowbrook (Central) and is not within the Lake Elsinore SOI. DUC1 overlaps an area that was also previously classified as a DUC in 2010. Based on conversations with Canyon Lake City staff, there may be interest in including this area in the Canyon Lake SOI. This proposal is discussed in the section of this MSR detailing Canyon Lake.
- DUC2 is commonly known as Meadowbrook (South). About half of DUC2 is within the current Lake Elsinore SOI. The remaining half of DUC2 is within the unincorporated and unsphered area north of Lake Elsinore's SOI.
- DUC3 is commonly known as Warm Springs/North Elsinore, is located entirely within the Lake Elsinore SOI, and overlaps an area previously classified as DUC1 in 2010. City staff indicated that the County would like for the City of Lake Elsinore to annex this area into the City because it is a challenging area for the County to provide services. According to City staff, the area is very under improved with significant road improvements and code enforcement issues that would create a fiscal burden for the City. Therefore, annexation of this area would not make sense from a fiscal perspective. Given the isolation of this community, the City is likely already benefiting from tax revenues as a result of expenditures by residents of this area, although staff does not believe it is sufficient enough to cover the costs to improve the area.
- DUCs 4, 4a, 4b, and 4c overlap an area commonly known as Lakeland Village, located on the southwestern shore of the Lake Elsinore body of water. According to City staff, about ten (10) years ago there were discussions with residents of this area regarding annexation. The City believes that many residents of this area do not understand that they are outside of the City of Lake Elsinore and that this confusion

may be the result of unclear or undefined boundaries. Similarly to DUC3, given the isolation of Lakeland Village from other communities, the residents of this area are likely already providing benefits in the form of tax revenues to the City. City staff indicated that the City's law enforcement, which monitors activities on the Lake Elsinore body of water is already providing informal law enforcement services to the Lakeland Village community along the shoreline of the lake.

The City already provides informal law enforcement services to DUC4 so it is logical to formalize provision of services via annexation. Please refer to Exhibit "SR3" labeled "City of Lake Elsinore" within the staff report. This map also illustrates the City's SOI and City's corporate boundary, Warm Springs Community Council, Lakeland Village Census Designated Place (CDP) and the Good Hope/Meadowbrook Municipal Advisory Council boundaries.

The unincorporated area that includes DUC1 and a portion of DUC2/P22, known as Meadowbrook, should be considered for addition to the City's SOI as well as for annexation. The City of Canyon Lake expressed interest in expanding its SOI to this area as well. The County has expressed challenges associated with service delivery to the Warm Springs area, identified as P23, which includes DUC3 within Lake Elsinore's SOI. Given the isolation of this area, Lake Elsinore may be the most logical service provider.

In addition, staff recommends coordination with the City of Canyon Lake on what agency is the best service provider for DUC2/P22 since DUC2/P22 is currently within Lake Elsinore's SOI. Staff has prepared Exhibit "GP4" of the City's General Plan located attached to this staff report that depicts that DUC2/P22, DUC3/P23 and DUCs 4, 4a, 4b and 4c within the City's General Plan.

P23 which includes DUC3 within Lake Elsinore's SOI, and given the isolation of this area, Lake Elsinore may be the most logical service provider. LAFCO staff is encouraging that Lake Elsinore consider annexation of P23.

RSG, Inc. does not recommend any changes to the Lake Elsinore SOI at this time, and staff concurs with this assessment. Staff is recommending to confirm the current City of Lake Elsinore's current/existing SOI boundaries.

7. City of Menifee: Since the incorporation of Menifee of October 1, 2008, there was a slight SOI amendment (LAFCO 2009-13-3) on the realignment of Railroad Canyon Rd. The City's western boundary is coterminous with the boundaries for the cities of Wildomar, Lake Elsinore, Canyon Lake and Perris. Because Menifee's SOI is coterminous with the City's corporate boundary, the SOI does not contain any DUCs. However, there are five (5) DUCs immediately north of Menifee, and four (4) additional DUCs are northeast of the City. Please refer to Exhibit "11" within this staff report for the City's current boundary and its coterminous boundary.

In addition, please refer to Exhibit "SR4" labeled "**City of Menifee - Winchester/Homeland Area**" within this staff report. This map illustrates the City's current boundary, the Winchester/Homeland Municipal Advisory Council boundaries, and Valley-Wide Recreation and Park District's boundaries, in addition to the nearby DUCs to the north and east of the city.

Menifee staff indicated a desire to expand the SOI to include most of the unincorporated land between the City's eastern boundary and State Route 79. Per City staff, the City Council adopted a Strategic Plan that included an item aiming to expand the Menifee SOI eastward as far as State Route 79.

During the Public Review of this MSR, 112 signatures opposed to any annexation or SOI expansion in the Winchester-Homeland MAC were gathered at the Winchester-Homeland Municipal Advisory Council meeting, Valley-Wide Recreation and Park District Board Meeting, and the Highland Palm community.

In addition, staff recommends that the City of Menifee coordinate with the County of Riverside, Valley-Wide Recreation & Park District as its working on a Winchester Community Plan which is assessing the Winchester Land Use Study and the vision for future development. The City should also hold discussions with the Winchester/Homeland MAC on what the City's intentions are, why it would like to expand, and its intended land uses.

Since general planning work has not been completed, the City's SOI request eastward as far as State Route 79, is not before the Commission at this time. Approving to include an area outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10. Staff has prepared Exhibit "GP5" of the City's General Plan attached to this staff report that depicts that no area between the City's eastern boundary and State Route 79 is within the

City's current General Plan. This map is shown for information purposes only.

In addition, the City must evaluate its General Plan along with conducting community outreach effort, and complying with the appropriate CEQA documents prior to returning to LAFCO to update its SOI. The City of Menifee must also consider the five (5) DUCs immediately north of Menifee, and the four (4) additional DUCs that are northeast of the City when evaluating its General Plan.

Riverside LAFCO staff recommends adopting the following policy text as part of the Sphere of Influence Review:

- a. Since 2012, the County of Riverside is undergoing community efforts on developing the Winchester Community Plan and Land Use Study. The City's proposed SOI boundary to the east will encroach upon the County's Winchester Community Plan. The County of Riverside, the City of Menifee, Valley-Wide Recreation & Park District and the Winchester/Homeland MAC should work together to promote the development of co-operative land use policies and development standards east to HWY 79, so that any future development approved within the unincorporated territory by the County would meet the City of Menifee's development standards, thus making for a smoother transition for future annexations.

On December 18, 2019, the City tasked their staff to provide input on several SOI alternatives and direction. It appears from the Minutes for the December 18, 2019, Special Meeting Workshop to the City Council that the City Council consensus was to move forward with Option/Alternative 3A, as presented by Menifee's staff, and to reach out and communicate with the Winchester/Homeland MAC. However, neither RSG, Inc. nor LAFCO has yet received any formal written SOI request from the City of Menifee, any map depicting what area(s) Menifee is considering for a SOI amendment or a more written geographic description of the City's eastern boundary, that Menifee is considering.

Although LAFCO staff have heard reports of the City wanting to extend its SOI eastward as far as State Route 79, this office has not received formal request. There is no need to amend the City's SOI at this time. However, the City may return to LAFCO once there is a general consensus/agreement with the County of Riverside, the City of Menifee, Valley-Wide Recreation & Park District and the Winchester/Homeland MAC to file application for a SOI Amendment. Staff recommends that it would be appropriate

for the City of Menifee to evaluate and confirm how much area east of State Route 79 the city is considering.

8. City of Moreno Valley: RSG, Inc. does not recommend any changes to the Moreno Valley SOI, and staff concurs with this assessment. Staff recommends confirming the current City of Moreno Valley's SOI boundaries. See Exhibit 12.
9. City of Murrieta: The City of Murrieta's SOI consists of one contiguous area extending northeast beyond the City's corporate boundary. The Murrieta SOI does not contain any DUC, however LAFCO-identified unincorporated island P24 is within the City's SOI, and P25 is adjacent to Murrieta, Wildomar, and Menifee but is not within any city's SOI. Please refer to Exhibit 13 within the staff report, that illustrates the City's current boundaries and SOI boundaries.

Most of the P25 area has been included in the City of Murrieta's proposed Murrieta Hills Specific Plan Amendment. The City filed a Draft Environmental Impact Report for the Specific Plan Amendment on May 8, 2020.¹ The proposed Specific Plan Amendment would include development of 497 single-family residential units, 60 executive single-family residential units, and approximately 13 acres of mixed-use development with 193 multi-family residential units, retail, professional office, and other non-residential uses. City staff more recently indicated that it currently anticipates annexation of a +/-972-acre area west of I-215 and generally located between Baxter and Keller Roads, which would include 750 dwelling units, 18 acres of commercial use, and 652 acres of open space. An application for a SOI amendment and concurrent annexation for most of P25 was submitted by the developer, Pulte Homes last month right when the Public Hearing Draft MSR/SOI Report was published.

Please refer to Exhibit "SR5" labeled "City of Murrieta" within the staff report. This Exhibit illustrates the Murrieta SOI and City's corporate boundary, along with County Island/Pockets 24 & 25, potential SOI amendment and concurrent annexation of the Murrieta Hills application in the dashed red line, the remaining seven (7) parcels, depicted in a solid white line, which is not part of the Murrieta Hills proposal, and the overlapping Multiple Species Habitat Conservation Plan (MSHCP) areas as part of the Murrieta Hills proposal in the green solid line.

¹ Source: State of California Office of Planning and Research, Murrieta Hills Specific Plan Amendment, accessed May 3, 2021.
<https://ceqanet.opr.ca.gov/2014031045/2>

Topography of P25: The site is unique in that it is framed by two significant ridgelines that visually separate much of the developable land from both Menifee and Murrieta. The two valleys on the site open up into a relatively flat area at the northeastern corner of the property at I-215 and Keller Road. The greatest visual impact of development will be to unincorporated residents near that intersection and City residents within Mapleton Ave., just across the freeway.

Staff cannot recommend that the City of Murrieta expand their SOI to include the remaining seven (7) parcels at this time, because the remaining parcels are not within their General Plan. However, it is recommended that the City explore the seven (7) remaining parcels to fill in the existing P25 and update their General Plan to consider expanding its SOI and return to LAFCO with a proposal that is consistent with the recommendation. Attached to this staff report is Exhibit "GP6" of the City's General Plan, which depicts that the seven (7) remaining parcels are not within the City's current General Plan.

1. 384-190-002	19.69 ac
2. 384-190-004	19.82 ac
3. 384-200-001	19.64 ac
4. 384-200-002	19.97 ac
5. 384-200-003	13.87 ac
6. 384-200-004	4.10 ac
7. 384-200-005	18.36 ac
<u>Total acreage:</u>	<u>115.45 ac</u>

Since general planning work has not been completed, for the seven (7) remaining parcels that staff is recommending adding to the City of Murrieta's SOI, this is not before the Commission at this time. Approving to include an area outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10.

10. City of Norco: The City of Norco's SOI consists of two (2) relatively small noncontiguous areas that extend beyond the City's western boundary to the City of Eastvale's corporate boundary. Norco's corporate boundary and SOI boundaries are illustrated in Exhibit 15 within this report. While the SOI does not contain any DUCs, the SOI contains two (2) LAFCO-identified unincorporated islands or pockets, known as P26 and P27.

Pocket P26 is located at the western corner of the intersection of River Road and Bluff Street immediately outside of the City of Norco's corporate boundary. This area

contains several single-family homes. The northern portion of P26 extends into the Santa Ana Riverbed area but is on the Norco-side of the Santa Ana River. The Norco SOI overlaps a 12.4-acre portion of the Prado Basin Park (P26), which is Federally owned and classified as public or quasi-public conserved land under the MSHCP.

Pocket P27 is located on the northwestern side of Bluff Street, beginning about 400 feet south of the intersection with Vista Court and extending southwest to the intersection with Stagecoach Drive. This area may contain up to two (2) dozen single-family homes or accessory dwelling units. Similarly, to P26, this pocket is on the Norco-side of the Santa Ana River.

There are two (2) additional unincorporated pockets outside of the Norco SOI but adjacent to the City of Norco boundary - P11 and P17. Pocket P11 is discussed in greater detail in the context of the City of Corona and P17 is discussed in greater detail in relation to the City of Jurupa Valley.

RSG, Inc. does not recommend any changes to Norco's SOI and staff concurs with this assessment. However, staff is recommending Pockets 26 & 27 be considered for a future annexation by the City of Norco. The municipal boundary for the City is bifurcating residential developments southwest of River Road along Bluff Street, leaving unincorporated residential properties in portions of the Norco SOI on the opposite side of City-maintained streets from incorporated residential properties.

Pockets 26 & 27 are areas that contains several homes that are part of a single-family subdivision in Norco. Therefore, this area would be best served by the City of Norco. City staff also indicated that the City extends services to the homes in this area, including water and wastewater services.

Staff has prepared Exhibit "GP7" of the City's General Plan located attached to this staff report that depicts that Pockets 26 & 27 are not within the City's current General Plan, although these areas are within Norco's current SOI. Since general planning work has not been completed, Pockets 26 & 27, are not before the Commission at this time. Approving to include an area outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10.

11. City of Perris: The Perris SOI has two (2) noncontiguous areas and contains six (6) DUCs and three (3) LAFCO-identified

unincorporated islands or pockets. The Perris SOI, corporate City boundary, DUCs, and pockets are illustrated in Exhibit 16. The largest portion of the SOI is along the City's western boundary, west of Interstate 15 and extending south along State Route 74. According to City staff, the city does not extend services into any portion of the Perris SOI areas or DUCs. The Perris SOI also includes a small area on the City's eastern boundary that is described in more detail below pertaining to P31. The Perris SOI, DUCs, and pockets are described in more detail within the MSR/SOI report.

The City of Perris has requested expansion of the Perris SOI, which is an area along the City's eastern boundary along Dunlap Road and Foothill Blvd, illustrated in Exhibit 17 within this staff report. In addition, staff has prepared Exhibit "SR6", which illustrates the existing City SOI and Perris' corporate boundary, DUCs, County Islands & Pockets, the Nuvview/Romoland MAC boundary, and SOI request.

As the Perris SOI nears a population of 30,000 and contains multiple DUCs, the City of Perris should consider annexing parts of the SOI.

Staff recommends that it would be appropriate for the City of Perris to update their General Plan to coincide with the area of SOI expansion and return to LAFCO with an application that is consistent with the SOI request area. In addition, staff recommends that the City have discussions with the Nuvview/Romoland MAC if residents would like to be a part of the City's SOI.

Staff has prepared Exhibit "GP8" of the City's General Plan attached to this staff report. The area is not within the City's current General Plan. Since general planning work has not been completed, the City's SOI request of the eastern boundary along Dunlap Road & Foothill Blvd, are not before the Commission at this time. Approving to include an area outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10.

12. City of Riverside: The City of Riverside has four (4) noncontiguous SOI areas, which are illustrated in Exhibit 18. The exhibit illustrates the existing City SOI and Riverside's corporate boundary, one DUC, and multiple County islands and pockets.

The City's northern boundary, shared with Jurupa Valley, has five (5) additional LAFCO-identified unincorporated pockets (Pockets 18-21). The City of Riverside did not request a SOI

amendment, however, RSG, Inc. recommends, and staff concurs with the assessment, that the City of Riverside amend their SOI to include existing LAFCO identified islands/pockets P17, P18, P19, P20, and P21 as identified in Exhibits 19-22. These areas are generally located within the Santa Ana Riverbed between the cities of Riverside and Jurupa Valley. City staff indicated that the City maintains the Santa Ana River Trail in these areas and the City maintains interest in future annexation of these unincorporated pockets. However, the City is not actively pursuing any annexations at this time. This recommendation is ultimately designated for the City of Riverside to pursue SOI amendment and annexation by the City.

Attached to this staff report is Exhibit "GP9," which depicts the City's General Plan. This map depicts pockets P17, P18, P19, P20, and P21. Pockets P36 & P37 are also depicted in this map. Pockets 17-21 are not with the Riverside's current General Plan. However, Pockets P36 & P37 are within the City's General Plan. Staff recommends that the city update its General Plan to include Pockets 17-21 and return to LAFCO with a proposal that is consistent with the recommendation area. Since general planning work has not been completed, for the pockets 17-21, these areas are not before the Commission at this time. Approving to include areas outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10.

13. City of Temecula: RSG, Inc. does not recommend any changes to the Temecula SOI, and staff concurs with this assessment. Staff recommends confirming the current City of Temecula's SOI boundaries. See Exhibit 23.
14. City of Wildomar: The City of Wildomar's SOI boundary was established when the City incorporated in 2008, which is coterminous with the City's corporate boundary. The Wildomar SOI and corporate boundary are illustrated in Exhibit 25 within the MSR/SOI Report.

City staff indicated that an unincorporated area to the City's southeast, known as La Cresta, had reached out to the City to discuss annexation at one point. The discussions did not materialize, but the area would be a good fit to be added to the Wildomar SOI, according to City staff. Exhibit 26 within the staff report identifies the La Cresta area and illustrates its proximity to Wildomar.

RSG, Inc. is not recommending changes to the Wildomar SOI, although City staff indicated that there is interest in extending

the Wildomar SOI to include the unincorporated La Cresta community. Attached to this staff report is Exhibit "GP10" of the City's General Plan. This map depicts the La Cresta area that is not within the City's General Plan.

While the City has expressed interest in adding the La Cresta community area to the City's SOI, these changes are neither proposed nor recommended at this time until the City amends its General Plan. Since general planning work has not been completed, these changes are not before the Commission at this time, and the Exhibit 26 is shown for information purposes only. Since general planning work has not been completed, for the La Cresta area, this area is not before the Commission at this time. Approving to include areas outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10.

PASS/MOUNTAIN AREA COUNTY REGION:

15. City of Banning: Large areas of the Banning SOI, particularly along the northern city boundary, may be undevelopable, and service delivery may be difficult or impossible due to mountainous terrain and the Whitewater flood channel. The southern SOI areas may be more accommodative to future development.

The Banning SOI contains (1) one LAFCO designated DUC. DUC1 is commonly known as South Sunset and is located in Banning's southwestern SOI. A portion of DUC1 extends outside of the Banning SOI to the City of Beaumont corporate boundary. Exhibit 27 within the staff report illustrates the location of DUC1. Staff has prepared Exhibit "SR7" labeled "City of Banning" which illustrates, the existing City SOI and Banning's corporate boundary, DUCs, County islands and pockets, Tribal lands (Morongo in the solid orange line), the San Geronio and West Desert MAC boundaries, and the two SOI requests.

Banning's boundaries and its SOI enclose two (2) LAFCO-identified unincorporated islands or pockets (noted as Pla and Plb on Exhibit 27 within the MSR/SOI Report).

- Pla - this is a residential area known as the Black Bench. There was a development proposal in this area in 2006, but it was met with resistance from the community². This pocket

² Source: Record Gazette "Black Bench: Banning's Development Drama" dated April 12, 2006.

https://www.recordgazette.net/news/black-bench-bannings-development-drama/article_b3c1c432-0f48-532e-9206-df9385e1b635.html

is entirely surrounded by the City's corporate boundary and SOI.

- Plb - this is a residential area known as the Banning Bench. According to City staff, Banning may have challenges trying to provide services to this area if annexed. This pocket is entirely surrounded by the City's corporate boundary and SOI.

The City has expressed interest in two (2) SOI expansions to the southern border, the Morongo/Cabazon SOI amendment illustrated in Exhibit 28 and the South Bobcat SOI amendment illustrated in Exhibit 29. DUC1 is entirely within the area known as South Bobcat. Almost all of the Morongo/Cabazon area, would overlap the existing Morongo Reservation boundaries. The proposed Morongo/Cabazon SOI request by the City would include an unincorporated DUC (u11).

Both proposed SOI expansions would designate existing DUCs, or portions thereof, for future annexation.

Morongo/Cabazon Sub-area: At various times in the past, the City has expressed interest in portions of the Cabazon area notably the Cabazon Outlet Centers. Contiguity with the City has always represented a challenge, as it is restricted by Tribal Lands. At this time no amendments are recommended by staff. The Morongo/Cabazon area is not within the City's General Plan. The area falls within the West Desert MAC, to conduct community outreach and alert them of their intentions

South Bobcat Sub-area: RSG, Inc. recommends no SOI change at this time, however, the City has proposed expansion of the SOI to the south as the City refers the area as "South Bobcat" sub-area. This area is within the City's General Plan. The South Bobcat area falls within the San Gorgonio MAC boundaries and staff recommends coordinating with the MAC on review of proposed SOI expansions to the South Bobcat area.

Attached to this staff report is Exhibit "GP11," which depicts the City's General Plan. This map depicts that the Morongo/Cabazon area is not within the City's General Plan. However, the South Bobcat area is within the City's General Plan.

RSG, Inc. is not recommending any changes to the Banning SOI at this time, and it was recommended that the City and LAFCO engage in further conversations to understand the intent and possibility of the proposed SOI expansions. However, since general planning work has not been completed, for the Morongo/Cabazon area, this

area is not before the Commission at this time. Approving to include areas outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10. While the City has interest of adding, the Morongo/Cabazon area to the City's SOI, these changes are neither proposed nor recommended at this time.

The "South Bobcat" sub-area is included within the City's General Plan and includes a DUC, as this would be a positive move for the City to potentially annex this area to provide enhanced municipal services to this area. Most of the "South Bobcat" area is vacant with scattered residences. Staff recommends that the City provide the necessary CEQA documentation and return to LAFCO to file an application for a SOI amendment that is consistent with the recommendation area of "South Bobcat" sub-area.

16. City of Beaumont: RSG, Inc. does not recommend any changes to the Beaumont SOI, and staff concurs with this assessment. Staff recommends confirming the current City of Beaumont's SOI boundaries. See Exhibit 30.
17. City of Calimesa: There are two (2) unincorporated areas adjacent to the City that have inquired about annexation into Calimesa. The City's municipal and SOI boundaries are illustrated in Exhibit 32.

One area, commonly referred to Cherry Valley Boulevard and Roberts Street, is located northeast of the intersection of Cherry Valley Boulevard and Roberts Street, and recently submitted a parcel map for subdivision and road realignment (parcels 407-220-018 and 407-220-019). City staff indicated there is interest by both the property owner and City to proceed with extension of the Calimesa SOI and future annexation of a rectangular un-sphered and unincorporated area roughly 230 acres in size, this area may contain some improvements but is largely undeveloped. However, development has begun to occur; for example, on October 28, 2021, Riverside LAFCO Commission approved a Request for Extra-Territorial Service Provision (LAFCO 2021-09-5) to provide expedited water and wastewater services to approximately 246 acres within Yucaipa Valley Water District's (YVWD) SOI boundaries of three parcels (407-220-018 and 407-220-019, and 413-270-022).

The property owners on the City's southeastern boundary, adjacent to Interstate 10, in an area commonly referred to as the "Golden Triangle", which is located immediately southwest of the above-mentioned Cherry Valley Boulevard and Roberts Street is primarily vacant (parcels 407-230-030 and 407-230-006 have a Truck,

Equipment & Tire repair business). City staff mentioned that a property owner intends to develop the property with commercial uses and will need to pursue annexation in order to have certain municipal improvements, such as water, wastewater, and other infrastructure, to support the commercial operations.

The Cherry Valley Boulevard and Roberts Street, and Golden Triangle focus areas are illustrated with a detailed view of these areas in Exhibit 33 within this staff report.

Staff is recommending the City to update their General Plan to coincide with the two areas of SOI interest (the "Cherry Valley Boulevard & Roberts Street" area and the "Golden Triangle"). Staff has prepared Exhibit "GP12" of the City's General Plan located within the staff report that depicts these two areas and clearly illustrates that these two areas are outside the City's General Plan. Please refer to Exhibit "SR8" labeled "City of Calimesa" within the staff report as it also depicts the two areas along with the San Gorgonio Municipal Advisory Council boundaries.

Since general planning work has not been completed, for the "Cherry Boulevard and Roberts Street" and "Golden Triangle" areas, this area is not before the Commission at this time, the attached exhibits are shown for information purposes. Approving to include areas outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10. However, another alternative that would be appropriate, is when the landowner(s)/developer(s) are ready to annex "The Cherry Valley Boulevard and Roberts Street", and "Golden Triangle" areas, that the interested party request a sphere of influence amendment along with the application requesting annexation, since the areas are development driven areas.

While the City and several affected landowners are in favor of adding these changes to the City's SOI, these changes are neither proposed nor recommended at this time until the City amends its General Plan.

18. City of San Jacinto: RSG, Inc. does not recommend any changes to the San Jacinto SOI, and staff concurs with this assessment. Staff recommends confirming the current City of San Jacinto's SOI boundaries. See Exhibit 34.

COACHELLA VALLEY/EASTERN REGIONS:

19. City of Blythe: RSG, Inc. does not recommend any changes to the Blythe SOI, and staff concurs with this assessment. Staff

recommends confirming the current City of Blythe's SOI boundaries. See Exhibit 35.

20. City of Cathedral City: The City of Cathedral City has one SOI area located on the City's northeastern boundary, extending southeast along Interstate 10 and containing three (3) DUCs. The City's southern boundary is adjacent to one unincorporated pocket P30 which is within the City of Palm Springs SOI but is only accessible from the City of Cathedral City. One additional LAFCO-identified pocket P35 is adjacent to the Cathedral City corporate boundary but within the Rancho Mirage SOI. The City's three (3) DUCs and two (2) adjacent LAFCO-identified unincorporated pockets are illustrated in Exhibit 36.

Pocket 30 appears to be inhabited and is located in the Palm Springs SOI but is only physically accessible from Cathedral City as depicted in Exhibits 36 & 50 within the staff report. Palm Springs does not have a road or right-of-way that physically connects to this portion of its SOI. It is unclear how this pocket formed, but the likely service provider for this area is Cathedral City primarily due to physical access. Despite P30 being with the Palm Springs SOI, Cathedral City is the likely service provider to P30 and due to the remote nature and physical accessibility characteristics of this area, the City of Cathedral City may be providing informal services to this area already. This change is merely technical and likely non-controversial. See the Palm Springs section for the same discussion.

RSG, Inc. is recommending no SOI change at this time and staff concurs with this assessment. However, the City of Palm Springs should consider a future detachment of Pocket P30 from its city SOI and boundaries, and Cathedral City should consider adding this area to the Cathedral City SOI and annexing it. P30 is within Palm Spring's General Plan as depicted in Exhibit "GP17". Pocket 30 would need to be updated within Cathedral's City General Plan, should the City of Palm Springs wish to Detach P30 and should Cathedral City wish to annex P30.

Since general planning work has not been completed for the P30 area, this area is not before the Commission at this time. Approving to include areas outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10.

21. City of Coachella: Coachella's SOI is depicted in Exhibit 38, including the incorporated City boundaries and the unincorporated SOI area. In addition, staff has prepared Exhibits "SR9a and SR9b" labeled "City of Coachella SOI Expansion Request - Alternative A" & "City of Coachella SOI Expansion Request - Alternative B." These two maps are important as it is going to lay out all the issues and discuss the City's SOI request.

The City's SOI does not contain any DUCs but overlaps a portion of one LAFCO-identified unincorporated P7. Additionally, there is one DUC and three (3) pockets (P14, P15, and P16) outside the City's northwestern corporate boundary and within the City of Indio SOI.

Pocket 7:

Staff is going to concentrate its discussion on P7. P7 is commonly known as Jackson Street and 52nd Avenue within the Vista Santa Rosa area and is illustrated in Exhibit 39 in this staff report. P7 was originally created in 2006, when LAFCO adopted SOI's for the cities of La Quinta, Indio and Coachella. The City of La Quinta later indicated that it would be difficult to provide services to this area. LAFCO also received letters from several property owners in P7 indicating a preference to be excluded from the Coachella SOI and requesting an opportunity to investigate inclusion in the Indio SOI. Subsequently, many property owners expressed support at a Vista Santa Rosa Community Council meeting to be included in the Coachella SOI. Based on these findings, in 2006, LAFCO staff made no recommendation for the area, stating that "it appears that this area will be a classic case of landowner/developers vs. registered voter/residents."³

Additionally, at the time P7 was being considered for SOI inclusion, Coachella's water and sewer service was not extended into P7. City staff provided a staff report and agreement⁴ that was approved by the City Council in 2007 and countersigned by Coachella Valley Water District ("CVWD"), indicating that the two parties would work together to provide water and sewer services to areas within the Coachella SOI and P7, and specifically mentions that "the City will provide water and sewer services within the City's current boundaries

³ Source: Riverside LAFCO, "Status report on portion of Vista Santa Rosa North of Avenue 52 which was not included within any city sphere." Dated August 3, 2006

⁴ Source: City of Coachella, "Request Approval of an Agreement Between the City of Coachella and the Coachella Valley Water District," dated December 12, 2007. The City of Coachella provided two signed and countersigned versions of this document, dated December 21, 2007 (signed by the City of Coachella City Manager and Coachella Valley Water District General Manager), and dated January 8, 2008 (signed by the City of Coachella Mayor, and Coachella Valley Water District President).

and Sphere of Influence that is north of Avenue 56, as well as provide water and sewer services east of Jackson and north of Avenue 56" despite the fact that this area was outside the Coachella SOI at the time. The area east of Jackson and north of Avenue 56 includes the entirety of P7. In 2009, Coachella and CVWD entered into a Memorandum of Understanding ("2009 MOU") that was designed to secure a water supply for future development within Coachella and the Coachella SOI. In 2013, Coachella and CVWD entered into a MOU designed to implement the provisions of the 2009 MOU.⁵

Government Code Section 56133 requires LAFCO approval for extension of services outside a SOI prior to a City extending services by contract or agreement outside its jurisdictional boundary. The Service Agreement that was executed between the City of Coachella and CVWD in 2009 is an issue that is beyond this scope of work and will have to be re-visited. However, in brief, this became an issue with City of Coachella annexations as CVWD service boundaries overlap with the City of Coachella, which also offers water and wastewater services.

Additionally, before designating any portion of Pocket P7, RSG, Inc. recommends reviewing the capacity of all potential service providers for this area. Staff concurs with this recommendation.

Staff also wants to note that the last SOI boundaries for the Cities of La Quinta, Coachella, and Indio were established were to correspond with the Coachella & CVWD Service Agreement.

In early 2021, the Cities of Indio and Coachella both expressed interest in P7. The two cities had informally negotiated splitting this area roughly in half along a new north-south boundary. The western half of P7 would be included in the Indio SOI and the eastern half of Pocket P7 would be included in the Coachella SOI.

The City of Indio also indicated that there is an 18" water main on Jackson Street that could provide water service to this area. The City of Coachella more recently has reconsidered the informal negotiation with the City of Indio, presenting the aforementioned evidence that Coachella has pre-existing agreements to provide water and sewer service to the entirety of P7.

⁵ Source: Coachella Valley Water District, "2020 Coachella Valley Regional Urban Water Management Plan," page 5-17, dated June 30, 2021, (accessed on May 10, 2022) <http://www.cvwd.org/DocumentCenter/View/5482/Coachella-Valley-RUWMP>

Pocket 14:

The southeastern portion of P14 (Cabazon Trail), specifically the area south of Dillon Road, which includes land that is currently in the Indio SOI and Indio's corporate boundary, is proposed for a SOI reduction from Indio. Indio requested a sphere reduction for the portions of this area that are unincorporated, and this has been discussed by Coachella and Indio.

The Dillon Road Focus Area is identified in corrected Exhibit 45, P14 is within the Cabazon tribal boundaries of this exhibit.

Since the release of the Public Hearing Draft, this exhibit has been corrected, at the request of the City of Indio and is attached within this staff report. This area was proposed for SOI detachment by Indio, and the City of Coachella is neutral on adding this area to the Coachella SOI, the proposed changes will not create an irregularly shaped area (pages 17, 615, 638 and 721 will be corrected in the Final Report about this within the sections of Coachella and Indio), which was going to present issues associated with future service delivery.

Since the release of the Public Review Draft, the City of Indio requested that the area on Dillon Road be removed from its SOI. However, the corporate area (P14) is not being detached from the City of Indio at this time. The agency would need to file an application to do so when ready as the Commission cannot initiate a boundary change.

In a corresponding change, this area would be added to the Coachella SOI. City of Indio staff indicated that both the City of Indio and City of Coachella had previously agreed to this realignment.

Alternatives "A" & "B":

At the 11th hour, the City of Coachella requested review of preferred SOI amendment alternatives that had not been discussed with RSG, Inc. nor staff during the SOI process. The City's comment letter is attached.

Staff prepared Exhibit of "SR9a" of the City's request expanding its SOI. The City's SOI request would encroach upon La Quinta's SOI. This area was added to La Quinta's SOI as part of La Quinta's SOI review (LAFCO 2005-20-4).

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Within the same Exhibit of "SR9a", the City is requesting SOI expansion, depicted in a dashed red line, north of the City's boundary for a proposed residential development of 818 acres at the southeast corner of Dillon Rd. and Fargo Canyon Road. This area would encroach upon Indio's SOI. This area was added to Indio's SOI as part of LAFCO 2007-09-4.

Staff prepared Exhibit of "SR9b", the City's secondary alternative to expanding its SOI, depicted in a dashed red line. This alternative would encroach upon Indio and La Quinta's SOI. "Alternative B" includes areas that are subject to the City of Coachella and CVWD Water & Sewer Boundary Agreement (see attached agreement).

In addition, the City is requesting removal of existing SOI areas to the east (Refer to Exhibits "SR9a & SR9b" with the hatched black lines) of the City Boundary due to the topography features in this area and seismic issues that make the area difficult and costly for future development. The areas are identified by the City for future conservation land used in the City of Coachella's 2035 General Plan. Staff is recommending at this time, the City of Coachella's SOI request of removing the existing SOI area to the east as this is more of a technical boundary change.

RSG, Inc. recommends that both Indio and Coachella begin community outreach with the intent of identifying a solution that is mutually acceptable to Indio, Coachella, and the property owners and residents of P7. Additionally, before designating any portion of P7, RSG, Inc. recommends reviewing the capacity of all potential service providers for this area. Staff concurs with this recommendation. Most importantly, since the City of Indio is also interested in Pocket 7, and both cities should conduct community outreach meetings within the Vista Santa Rosa Community Council and residents.

Staff recommends that the City of Coachella also have discussions with the Cities of La Quinta and Indio as the City of Coachella is interested in encroaching into Indio and La Quinta's SOI with Alternative A & B. (Refer to Exhibits "SR9a & SR9b").

The unincorporated area within Pocket 7 is not within Coachella's General Plan. Attached to this staff report is Exhibit "GP14," which depicts the City's General Plan located within the staff report that depicts that both Alternative A & B and the Dillon Road Focus Area are clearly outside the City's General Plan.

While the City is in favor of adding the proposed areas with either Alternative A or B, including a neutral stance on the Dillon Road Focus Area to the City's SOI, these changes are neither proposed nor recommended at this time until the City amends its General Plan.

Since general planning work has not been completed, these changes are not before the Commission at this time, although the areas are shown for information purposes on the attached exhibits. Approving to include the proposed areas outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10. No changes are recommended at this time. The only SOI amendment staff is recommending at this time, is removing the existing SOI area to the east per the City's request. This change is merely technical and likely non-controversial.

22. City of Desert Hot Springs: RSG, Inc. does not recommend any changes to the Desert Hot Springs SOI, and staff concurs with this assessment. Staff recommends confirming the current City of Desert Hot Spring's SOI boundaries. See Exhibit 40.
23. City of Indian Wells: RSG, Inc. does not recommend any changes to the Indian Wells SOI, and staff concurs with this assessment. Staff recommends confirming the current City of Indian Well's SOI boundaries. See Exhibit 41.
24. City of Indio: The Indio SOI and City's corporate boundary are illustrated in Exhibit 42 within the MSR and SOI Update. In early 2021, the cities of Indio and Coachella both expressed interest in P7. The two cities had informally negotiated splitting this area roughly in half along a new north-south boundary. The western half of P7 would be included in the Indio SOI and the eastern half of P7 would be included in the Coachella SOI. P7 is illustrated in Exhibit 44.

Pocket 7:

P7, which is sometimes commonly referred to as either the Vista Santa Rosa area, or the area east of Jackson Street between Avenues 50 and Avenue 52, is not within the Indio SOI. Portions of pocket P7 are within the Coachella SOI and the southwestern portion of P7 is unincorporated. P7 is also discussed in the City of Coachella section.

RSG, Inc. and staff understands that there is interest from both Indio and Coachella in assignment of the territory to their respective SOIs. Given the history of this area, RSG, Inc.

recommends that both Indio and Coachella begin community outreach work to seek to find a solution that is mutually acceptable to Indio, Coachella, and the property owners and residents of the Vista Santa Rosa area and Vista Santa Rosa Community Council of Pocket P7.

The City of Indio also indicated that there is an 18" water main on Jackson Street that could provide water service to this area. The City of Coachella more recently has reconsidered the informal negotiation with the City of Indio, presenting the aforementioned evidence that Coachella has pre-existing agreements to provide water and sewer service to the entirety of Pocket P7. The discussion on the Service Agreement that was executed between the City of Coachella and Coachella Valley Water District in 2009 is discussed within the City of Coachella's section of the report.

Additionally, before designating any portion of Pocket P7, RSG, Inc. recommends reviewing the capacity of all potential service providers for this area. Staff concurs with this recommendation. Staff has prepared Exhibit "GP15" of the City of Indio's General Plan located within the staff report that depicts that Pocket 7 is clearly outside the City's General Plan.

While the City is in favor of adding Pocket 7, these changes are neither proposed nor recommended at this time until the City amends its General Plan. No changes are recommended at this time. Since general planning work has not been completed, these changes are not before the Commission at this time. Approving to include the proposed areas outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10.

Pocket 14:

The southeastern portion of P14 (Cabazon Trail), specifically the area south of Dillon Road, which includes land that is currently in the Indio SOI and Indio's corporate boundary, is proposed for a SOI reduction from Indio. Indio requested a sphere reduction for the portions of this area that are unincorporated and has discussed the issue with Coachella.

The Dillon Road Focus Area is identified in corrected Exhibit 45, P14 is within the Cabazon tribal boundaries of this exhibit.

Since the release of the Public Hearing Draft, this exhibit has been corrected at the request of the City of Indio and is attached within this staff report. This area was proposed for

SOI detachment by Indio, and the City of Coachella is neutral on adding this area to the Coachella SOI, the proposed changes will not create an irregularly shaped area (pages 17, 615, 638 and 721 will be corrected in the Final Report about this within the sections of Coachella and Indio), which was going to present issues associated with future service delivery.

Since the release of the Public Review Draft, the City of Indio requested that the area on Dillon Road be removed from its SOI. However, the corporate area (P14) is not being detached from the City of Indio at this time. The agency would need to file an application to do so, when ready as the Commission cannot initiate a boundary change.

In a corresponding change, this area would be added to the Coachella SOI. City of Indio staff indicated that both the City of Indio and City of Coachella had previously agreed to this realignment.

Staff recommends the proposed SOI reduction on Dillon Road per the City of Indio's request on Exhibit 45.

While the City of Indio requested the removing Pocket 14 from its SOI, the addition of this area cannot be designated in Coachella's SOI at this time until the City of Coachella amends its General Plan. Since general planning work has not been completed, this particular change of adding P14 to the City of Coachella's SOI is not before the Commission at this time. Approving to include the proposed areas outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10. Once the City of Coachella amends its General Plan, the City of Coachella may return to LAFCO that is consistent with the study area of P14 (Exhibit 45) and apply for a SOI amendment.

Sun City Sphere Reduction: The City of Indio proposed that two (2) small areas that are currently within P29 be detached from the Indio SOI and added to the Palm Desert SOI in a corresponding change. The two (2) small areas are readily accessible from the Sun City community (Del Webb) in the Palm Desert SOI. The two (2) areas proposed for realignment are illustrated in Exhibit 46 within the staff report.

The westerly pocket that is currently within Indio's SOI is not within the City of Palm Deserts General Plan. This area is predominately built out with high end residential homes with the exception of one vacant parcel (752-030-054). See discussion within the City of Palm Desert section.

The easterly pocket that is currently within Indio's SOI is recommended to be removed from Indio's SOI and added to Palm Desert's SOI since the parcel (752-030-046) is currently in Palm Desert's General Plan and is built-out with the existing Sun City Palm Desert Golf Course. In addition, the Greenbelt Dog Park is also located on this parcel. The two (2) small areas are readily accessible from the Sun City community (Del Webb) in the Palm Desert SOI.

Staff has prepared Exhibit "GP 15" of the City's General Plan located within the staff report that depicts the two pocket areas. It illustrates that both pockets are not within the City of Indio's General Plan, however, the easterly pocket is within the City of Palm Desert's General Plan.

If the City of Palm Desert agrees to this recommendation, the city must update their General Plan to coincide with the westerly pocket area of SOI expansion and may return to LAFCO that is consistent with the General Plan.

Staff is recommending at this time that the easterly pocket be detached from Indio's SOI and be added to Palm Desert's SOI since this parcel is built-out and within Palm Desert's General Plan and is readily accessible from the Sun City community (Del Webb) in the Palm Desert SOI. This is more of a technical boundary change.

25. City of La Quinta: RSG, Inc. does not recommend any changes to the City of La Quinta SOI, and staff concurs with this assessment. Staff recommends confirming the current City of La Quinta SOI boundaries. See Exhibit 48.
26. City of Palm Desert: The Palm Desert SOI currently includes the majority of Pocket P29. The City of Indio proposed that two (2) small areas that are currently within P29 be detached from the Indio SOI and added to the Palm Desert SOI in a corresponding change. The two (2) small areas are readily accessible from the Sun City community (Del Webb) in the Palm Desert SOI. The two (2) areas proposed for realignment are illustrated in Exhibit 46 within the staff report. See the City of Indio section for this same discussion.

The Palm Desert SOI contains one (1) LAFCO-identified DUC, which is described in the MSR report, and two (2) additional DUCs that are located in the Cathedral City SOI immediately north of the City, outside the current incorporated Palm Desert boundary. Staff also wants to note that on May 26, 2022, the Commission

approved having DUC2 removed from the City of Palm Desert DUC inventory list within the Del Webb Community.

The westerly pocket that is currently within Indio's SOI is not within the City of Palm Desert's General Plan. This area is predominately built out with high end residential homes with the exception of one vacant parcel (752-030-054).

The easterly pocket that is currently within Indio's SOI is recommended to be removed from Indio's SOI and adding it to Palm Desert's SOI since the parcel (752-030-046) is currently in Palm Desert's General Plan and is built-out with the existing Sun City Palm Desert Golf Course. In addition, the Greenbelt Dog Park is also located on this parcel. The two (2) small areas are readily accessible from the Sun City community (Del Webb) in the Palm Desert's SOI.

Staff has prepared Exhibit "GP16" the City's General Plan located within the staff report that depicts the two pocket areas. It illustrates that the westerly pocket is not within the City of Palm Desert's General Plan, however, the easterly pocket is within the City of Palm Desert's General Plan.

If the City of Palm Desert agrees to this recommendation, the city would need to update their General Plan to coincide with the westerly pocket area of SOI expansion and then could return to LAFCO with a proposal that is consistent with the one (1) westerly pocket area, which appears to be accessible from Palm Desert's existing SOI but, which is currently in the Indio SOI.

Staff is recommending at this time that the easterly pocket be detached from Indio's SOI and be added to Palm Desert's SOI since this parcel is built-out and within Palm Desert's General Plan.

27. City of Palm Springs: The Palm Springs SOI includes six (6) noncontiguous unincorporated areas and corporate boundary are illustrated in Exhibit 50. Two (2) of the SOI areas are located on the City's northeastern and northern boundary, extending to Interstate 10. One of the City's most unusual SOI areas, which is also LAFCO-identified unincorporated island or P30, is located on the City's eastern boundary, adjacent to the City of Cathedral City and containing the Dunn Road Access Trail off Channel Drive in Cathedral City. The City also has two (2) SOI areas on the City's southeastern boundary, extending eastward to the City of Palm Desert's SOI. The fifth and largest unincorporated SOI area is on the City's western boundary in the Santa Rosa and San Jacinto Mountain National Monument. While the Palm Springs SOI does not contain any

DUCs, four (4) DUCs, described below, are located near the City and Palm Springs SOI.

- DUC1 is commonly known as San Gorgonio (West) and is north of Interstate 10 near the intersection of Tamarack Road and Rushmore Avenue. DUC1 is west of the Palm Springs SOI.

Pocket 30 appears to be inhabited and is located in the Palm Springs SOI but is only physically accessible from Cathedral City as depicted in Exhibits 36 & 50 within the staff report. Palm Springs does not have a road or right-of-way that physically connects to this portion of its SOI. It is unclear how this pocket formed, but the likely service provider for this area is Cathedral City primarily due to physical right-of-way access. Despite P30 being within the Palm Springs SOI, Cathedral City is the likely service provider to P30 and due to the remote nature and physical accessibility characteristics of this area, the City of Cathedral City may be providing informal services to this area already. This change is merely technical and likely non-controversial. See the City of Cathedral City section for this same discussion.

RSG, Inc. is recommending no SOI change at this time and staff concurs with this assessment. However, the City of Palm Springs should consider a future detachment of P30 from its city and addition of this area to the Cathedral City SOI, with possible future annexation to Cathedral City. P30 is within Palm Spring's General Plan as depicted in Exhibit "GP17". Pocket 30 would need to be updated within Cathedral City's General Plan, should the City of Palm Springs wish to detach and if Cathedral City wishes to annex P30. Note: pages 17 and 804 will be corrected to coincide with the Cathedral City recommendation on page 16 to the Final Report).

Since general planning work has not been completed for the P30 area, this area is not before the Commission at this time. Approving to include areas outside its sphere prior to the City updating its General Plan would be contrary to Commission Policies 2.3.4 & 2.3.10

28. City of Rancho Mirage: RSG, Inc. does not recommend any changes to the City of Rancho Mirage SOI, and staff concurs with this assessment. Staff recommends confirming the current City of Rancho Mirage SOI boundaries. See Exhibit 51.

COMMENTS FROM AFFECTED AGENCIES/INTERESTED PARTIES: Each city and special district has had the opportunity to provide input throughout

the development of the MSR & SOI Report during the public review period.

Representatives from the Cities, Special District and residents have responded. Attached is an inventory chart of comments received. Staff notated the date in which the comment received and a very brief description as to the nature of the letter. All letters are attached to this staff report, whether they were technical comments or letters expressing support or opposition to an issue. It is requested that the Commission consider these comments.

CEQA Compliance: LAFCO, as Lead Agency for this MSR and SOI Update since initiated by LAFCO, shall make findings related to the California Environmental Quality Act (CEQA).

CEQA Guidelines Section 15306 consists of "basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded." The ultimate outcome of conducting a service review, however, may result in LAFCOs making recommendations on a change of organization or reorganization to a local agency. This would require a process separate from the periodic MSR process.

For Cities of Coachella, Palm Desert and Indio: SOI confirmations are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment. Section 15061(b)(3) states: "The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Establishing or modifying an SOI in a way that is already consistent with the city in question's previously approved general plan, does not induce any impact on the environment as an SOI only identifies existing and potential future boundaries of a local agency in a way consistent with the city's existing general plan, which previously received environmental review. In addition, areas being added to SOIs are consistent with current provision of services or to ensure the city most able to expand services into that area has the area within its SOI. Therefore, this would be exempt since these are technical boundary clean ups with no potential for significant impacts to the environment.

SOI CONCLUSIONS: At this time, only technical modifications are recommended. The **City of Coachella** requested SOI removal of open space area east of as depicted in Exhibits "SR 9a & 9b". The **City of Indio** has expressed interest in amending its SOI for by removing the two areas, as indicated on Exhibit 45 along Dillon Rd., in addition to the two pockets within the Sun City area, as indicated on Exhibit 46. Staff is recommending that the one of the two pockets, which is the easterly pocket be added to the **City of Palm Desert's** SOI, since this area is within Palm Desert's General Plan; however, the westerly pocket is not within Palm Desert's General Plan. The City of Palm Desert will need to update its General Plan to include the westerly pocket and return to LAFCO.

In conclusion, for cities requesting potential expansion areas or SOI amendments outside their General Plan, it is the staff position that it is premature for the Commission to address additional areas until acquisition/General Plan updates are complete. If there is an area where a city may anticipate future growth that is outside its current sphere and outside of its current General Plan, the best option is for the city to amend its General Plan to include those areas. For cities requesting SOI amendments (additions) that are not in conformance with the City's General Plan, it is recommended that the city include conducting outreach meetings to those unincorporated communities including affected Municipal Advisory Committees (MAC), Community Councils (COC), and the County of Riverside prior to amending the General Plan, in order to maximize public outreach and participation.

Should the Commission feel there are additional city sphere of influence reviews necessary, input is encouraged at this time.

Public Hearing: **Jim Simon**, Principal/Engagement Manager and **Brandon Fender**, Associate/Project Manager with RSG, Inc., will present an overview of the City MSR to the Commission at the public hearing. At this meeting, staff is requesting that the Commission open the public hearing, discuss the significant issues identified below and provide staff with direction as appropriate.

MSR STAFF RECOMMENDATION: Based on the factors above, it is recommended the Commission:

1. Conduct the public hearing and take testimony on the MSR & SOI Reviews and Potential Amendments.
2. Specify any modifications to the MSR and/or SOI Statement of Determinations as deemed appropriate by the Commission.

3. Adopt the required attached MSR Statement of Determinations for each of the twenty-eight cities for the three subregions.
4. Find the Municipal Service Review is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15306 of the CEQA Guidelines in that the municipal service reviews consist of basic data collection, research, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource.
5. Receive and file the **LAFCO 2020-06-1,2,3,4 & 5 - Countywide City Municipal Service Review - Western County Region, Pass Mountain Region, & Coachella Valley/Eastern Region and Sphere of Influence Reviews and Potential Amendments.**
6. Authorize the Executive Officer to post additional information received as appendices or errata to the Final MSR on the LAFCO website.

SOI STAFF RECOMMENDATION: Based on the factors above, it is recommended the Commission:

1. Confirm the current spheres of influence for the cities of Western Region: **Canyon Lake, Corona, Eastvale, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Norco, Perris, Riverside, Temecula, Wildomar,** Pass/Mtn Region: **Banning, Calimesa, Beaumont, San Jacinto, Blythe,** Coachella/Valley/Eastern Region: **Cathedral City, Desert Hot Springs, Indian Wells, La Quinta, Palm Springs and Rancho Mirage.**
2. Provide direction to staff as necessary.
3. Amend the SOI for the **City of Coachella (easterly part of current SOI)** to remove the open space area east of the city limits, as indicated on Exhibits "SR 9a & 9b";

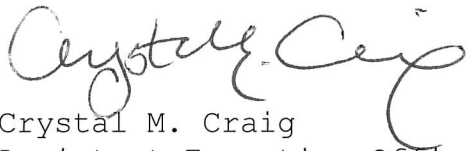
Amend the SOI for the **City of Indio (Dillon Rd. and Sun City pockets)** to remove the area as indicated on Exhibit 45 from the City of Indio's current SOI, along Dillon Rd.

In addition, to remove the two pockets within the Sun City area that are currently within Indio's SOI, as indicated on Exhibit 46; and add the easterly pocket to the Palm Desert SOI. The easterly pocket is within Palm Desert's General Plan, however, the westerly pocket is not within Palm Desert's General Plan. The City of Palm Desert will need to update its General Plan to include the westerly pocket and return to LAFCO to apply for a SOI amendment.

CITY MSR & SOI UPDATE

4. Amend the SOI for the **City of Palm Desert (easterly pocket)** to include the easterly pocket within the Sun City area, and adding it to City of Palm Desert's SOI as indicated on Exhibit 46;
5. Find the proposed sphere of influence amendments for the **City of Coachella, City of Indio, City of Palm Desert**, are exempt from the California Environmental Act pursuant to CEQA Guidelines Section 15061 (b) (3), as it can be seen with certainty that the proposal will not have a significant effect on the environment for the reasons set forth above;
6. Adopt the attached SOI Statement of Determinations.

Respectfully submitted,



Crystal M. Craig
Assistant Executive Officer

Attachments:

- 1) Statement of Determinations
- 2) Exhibits: Staff Report Maps, Exhibit Maps, and City General Plan Maps
- 3) Comments Received

STATEMENT OF DETERMINATIONS

- CITY OF COACHELLA
 - CITY OF INDIO
 - CITY OF PALM DESERT
-

STATEMENT OF DETERMINATIONS FOR LAFCO 2021-06-1,2,3,4 & 5 LAFCO
2021-06-1,2,3,4&5 – COUNTYWIDE CITY MUNICIPAL SERVICE REVIEW AND
SPHERE OF INFLUENCE REVIEWS AND POTENTIAL AMENDMENTS.

CITY OF COACHELLA – SOI REDUCTION/REMOVAL

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

The only SOI amendment staff is recommending at this time, is removing the existing SOI area to the east per the City of Coachella's request. This change is merely technical and likely non-controversial. Refer to Exhibits "SR9a & SR9b" with the hatched black lines.

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

Due to the topography features in this area and seismic issues that make the area difficult and costly for future development.

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

The area identified by the City of Coachella within the eastern portion of Coachella's SOI is for future conservation land used in the City of Coachella's 2035 General Plan.

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

There are no social or economic communities of interest within the eastern portion of the City of Coachella's SOI.

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 WITHIN THE
EXISTING SPHERE OF INFLUENCE:

Riverside LAFCO has determined that there are no DUCs within the eastern portion of Coachella's SOI nor any adjacent within the eastern SOI boundary.

STATEMENT OF DETERMINATIONS FOR LAFCO 2021-06-1,2,3,4 & 5 LAFCO
2021-06-1,2,3,4&5 – COUNTYWIDE CITY MUNICIPAL SERVICE REVIEW AND
SPHERE OF INFLUENCE REVIEWS AND POTENTIAL AMENDMENTS.

CITY OF INDIO – SOI REDUCTION/REMOVAL
SUN CITY & POCKET 14 (DILLON RD.)

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

The only two SOI amendments staff is recommending at this time, is removing portions from the existing SOI area per the City of Indio's request.

Pocket 14: The southeastern portion of P14 (Cabazon Trail), specifically the area south of Dillon Road, which includes land that is currently in the Indio SOI and Indio's corporate boundary, is proposed for a SOI reduction from Indio. The City of Indio requested that the area on Dillon Road be removed from its SOI. However, the corporate area (P14) is not being detached from the City of Indio at this time. The area is within the Cabazon and Twenty-nine Palms tribal boundaries.

Sun City: The City of Indio proposed that two (2) small areas that are currently within P29 be detached from the Indio SOI and added to the Palm Desert SOI in a corresponding change. The two (2) small areas are readily accessible from the Sun City community (Del Webb) in the Palm Desert SOI. The two (2) areas proposed for realignment are illustrated in Exhibit 46 within the staff report. This change is merely technical and likely non-controversial.

However, the easterly pocket that is currently within Indio's SOI is recommended to be removed from Indio's SOI and added to Palm Desert's SOI since the parcel (752-030-046) is currently in Palm Desert's General Plan and is built-out with the existing Sun City Palm Desert Golf Course. In addition, the Greenbelt Dog Park is also located on this parcel. The two (2) small areas are readily accessible from the Sun City community (Del Webb) in the Palm Desert SOI.

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

Pocket 14: Primarily tribal territory that is vacant will need water and wastewater services in the future.

The southeastern portion of LAFCO-identified Pocket P14 (Cabazon Trail), specifically south of Dillon Road, which includes land

that is currently in the Indio SOI and Indio's corporate boundary, is proposed for detachment and SOI reduction from Indio. This area is identified in Exhibit 45 as the Dillon Road Focus Area, within the Indio section of this MSR. In a corresponding change, this area would be added to the Coachella SOI. City of Indio staff indicated that both the City of Indio and City of Coachella had previously agreed to this realignment.

Sun City: The westerly pocket that is currently within Indio's SOI is not within the City of Palm Deserts General Plan. This area is predominately built out with high end residential homes with the exception of one vacant parcel (752-030-054).

The easterly pocket that is currently within Indio's SOI is recommended to be removed from Indio's SOI and added to Palm Desert's SOI since the parcel (752-030-046) is currently in Palm Desert's General Plan and is built-out with the existing Sun City Palm Desert Golf Course. In addition, the Greenbelt Dog Park is also located on this parcel. The two (2) small areas are readily accessible from the Sun City community (Del Webb) in the Palm Desert SOI.

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

The City of Indio does not provide services in the SOI. City staff indicated that the SOI lacks adequate storm water drainage and wastewater facilities.

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

There are no social or economic communities of interest within the two areas. Pocket 14 is within tribal territory and the two Sun City pockets are adjacent to the Del Webb community.

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 WITHIN THE EXISTING SPHERE OF INFLUENCE:

Riverside LAFCO has determined that there are no DUCs within Pocket 14 and the two Sun City pocket area.

STATEMENT OF DETERMINATIONS FOR LAFCO 2021-06-1,2,3,4 & 5 LAFCO
2021-06-1,2,3,4&5 – COUNTYWIDE CITY MUNICIPAL SERVICE REVIEW AND
SPHERE OF INFLUENCE REVIEWS AND POTENTIAL AMENDMENTS.
CITY OF PALM DESERT – SOI REDUCTION/REMOVAL

SUN CITY (EASTERLY POCKET ONLY)

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

Sun City: The City of Indio proposed that two (2) small areas that are currently within P29 be detached from the Indio SOI and added to the Palm Desert SOI in a corresponding change. The two (2) small areas are readily accessible from the Sun City community (Del Webb) in the Palm Desert SOI. The two (2) areas proposed for realignment are illustrated in Exhibit 46 within the staff report. This change is merely technical and likely non-controversial.

The easterly pocket that is currently within Indio's SOI is recommended to be removed from Indio's SOI and added to Palm Desert's SOI since the parcel (752-030-046) is currently in Palm Desert's General Plan and is built-out with the existing Sun City Palm Desert Golf Course. In addition, the Greenbelt Dog Park is also located on this parcel. The two (2) small areas are readily accessible from the Sun City community (Del Webb) in the Palm Desert SOI.

The only addition to Palm Desert's SOI is adding the easterly pocket from Indio's SOI.

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

The City of Indio does not provide services in the SOI. City staff indicated that the SOI lacks adequate storm water drainage and wastewater facilities. Since parcel 752-030-046 that is being added to Palm Desert's SOI as it is the existing Sun City Palm Desert Golf Course. In addition, the Greenbelt Dog Park is also located on this parcel and is already receiving water services from Coachella Valley Water District.

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

The City of Indio does not provide services in the SOI. City staff indicated that the SOI lacks adequate storm water drainage and wastewater facilities. Since parcel 752-030-046 that is getting added to Palm Desert's SOI is the existing Sun City Palm Desert Golf Course. In addition, the Greenbelt Dog Park is also located on this parcel and is already receiving water

services from Coachella Valley Water District. The easterly pocket area is readily accessible from the Sun City community (Del Webb) in the Palm Desert SOI.

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

There are no social or economic communities of interest within the Sun City pocket are adjacent to the Del Webb community.

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 WITHIN THE EXISTING SPHERE OF INFLUENCE:

Riverside LAFCO has determined that there are no DUCs within the two Sun City pocket areas. Since the SOI amendment (addition) is to Palm Desert's SOI, there is no DUC in the easterly pocket.

Due to the size of the Staff Report please see additional links on the LAFCO website for attachments:

- Exhibits
- Comments Received

EXHIBIT 2

3.e.f.g.
01/26/2006

TO: Local Agency Formation Commission

FROM: Wayne M. Fowler, Local Government Analyst III

SUBJECT: LAFCO 2005-20-4-SPHERE OF INFLUENCE REVIEW and POTENTIAL AMENDMENTS - CITY OF LA QUINTA & LAFCO 2005-21-4-SPHERE OF INFLUENCE REVIEW and POTENTIAL AMENDMENTS - CITY OF INDIO & LAFCO 2005-22-4-SPHERE OF INFLUENCE REVIEW and POTENTIAL AMENDMENTS - CITY OF COACHELLA.

EXECUTIVE SUMMARY AND GENERAL RECOMMENDATION:

When the major review of the existing Cortese-Knox Local Government Reorganization Act of 1985 was finished and the resulting Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH-2000) adopted several new and significant requirements concerning Spheres of Influence were introduced. Contained within the Act, a new code section, Government Code Section 56430 required Municipal Service Reviews (MSR) to be prepared either in conjunction or prior to review of an agencies Sphere of Influence. Additional changes in the sphere section of CKH-2000 included Code Section 56425(f) requiring that spheres be reviewed not less than once every five years. These proposals today, follow the Southern Coachella Valley MSR received and filed by the Commission in February 2005 and are part of the comprehensive review of all local agencies spheres of influence within Riverside County.

Today, the Commission can open the public hearing, take public comments and give direction to staff as to where the Commission feels that Sphere of Influence amendments, if any, should be made. Then the Commission should continue the hearing to the March 23, 2006 agenda so that the Initial Study and Notice of Determination can be brought before the Commission for adoption and final action to amend the Spheres.

BACKGROUND:

The Riverside Local Agency Formation Commission is initiating Sphere of Influence (SOI) reviews for all cities and special districts pursuant to the Cortese Knox Hertzberg Local

January 26, 2006

Government Reorganization Act of 2000 (CKH 2000), specifically Government Code Section 56425. State law requires the Commission to review all city and special district spheres of influence at least once every five years.

A Sphere of Influence, as defined by Government Code Section 56425 is a "...plan for the probable physical boundaries and service area of a local agency, as determined by the Commission...". Spheres of Influences are a planning tool used by agencies to conduct service and facilities planning for areas it intends to annex and serve in the future.

Per the Commission's Policy guidelines, the establishment or amendment of a Sphere of Influence by the Commission may take several forms. A sphere may be coterminous to an agency's boundaries indicating that the agency is currently in its ultimate configuration with no future growth anticipated. A sphere may extend beyond the agencies boundaries in anticipation of future growth. A sphere may be smaller than the existing boundaries of an agency, indicating that future detachments from the agency would be appropriate. Lastly, a "Zero" Sphere of Influence would indicate that the potential dissolution of the agency. One of the factors the Commission shall use in determining a SOI shall be the affected city's general plan. Prior to any expansion of a city's SOI, the affected city's general plan must contain provisions to adequately demonstrate that the city has planned for the increased needs associated with a larger geographic boundary.

ANALYSIS:

LAFCO 2005-20-4 - City of La Quinta:

HISTORY: The City of La Quinta incorporated in May of 1982 as the county's 20th incorporated city. The city was incorporated as a general law city, but became a charter city with the voters adoption of the city's charter in November of 1996. The current city boundaries encompasses approximately 22,552 acres of territory (35.25 square miles) and has an existing sphere of influence of approximately 119 acres. The City of La Quinta has an estimated population of 33,000 residents.

Services provided by the City include, police (via contract with Riverside County Sheriff's Department), Fire (via contract with CDF/Riverside County Fire), Public Works, Parks, Recreation, Planning, Building, Waste Management (via contract), Animal Control and Senior Services.

During the City's 23 year history, there have been 16 annexation proposals and 11 sphere reviews/amendments. The last comprehensive review of La Quinta's sphere was in 1987, which established Monroe Street as the eastern boundary of the City's sphere. The City has now annexed all but 119 acres (located north of the City in the Bermuda Dunes area) of their established sphere area.

The City of La Quinta's current general plan was adopted March 2002 and included approximately 18 square miles outside of the current SOI in anticipation of future growth of the City into areas east of Monroe Street.

LAFCO 2005-21-4 - City of Indio:

HISTORY: The City of Indio incorporated in May 1930 as the county's 10th incorporated city and is the oldest incorporated city in the Coachella Valley. Current City boundaries include approximately 16,868 acres of territory (26.35 square miles) and an existing sphere of influence of approximately 8,837 acres (13.8 square miles). The City of Indio has an estimated population of 62,000 residents.

Services provided by the City include police, Fire (via contract with CDF/Riverside County Fire), Water, Public Works, Parks, Recreation, Planning, Waste Management (via contract), and Animal Control.

In the City of Indio's 75 year existence, the city has had some 82 annexation proposals and 6 sphere reviews/amendments. Indio's first sphere of influence was established in 1974. Major reviews of the established sphere have taken place in 1985, 1989 and 1997. During the last decade all city annexations have taken place north of Interstate 10.

The City of Indio's current general plan was adopted in late 1993. No areas outside of the existing sphere of influence were included in the City's adopted General Plan.

LAFCO 2005-22-4 - City of Coachella:

HISTORY: The City of Coachella incorporated in December 1946 as the county's 12th incorporated city. The current City boundaries encompass approximately 18,795 acres (29.36 square miles) of territory and the City has an existing sphere extending approximately 3,323 acres (5.2 square miles) beyond the

incorporated city boundaries. The City of Coachella has an estimated population of 29,200 residents.

Services provided by the City of Coachella include, police (via contract with Riverside County Sheriff's Department), Fire (via contract with CDF/Riverside County), Water, Wastewater Collection, Public Works, Parks, Planning, Building, Waste Management (via contract) and Animal Control.

In the City's 60 years of existence the city has had approximately 54 annexation proposals and 7 sphere of influence reviews/amendments. The first City sphere was adopted in 1974. The last significant sphere review took place in 2001. This review added some 6 square miles (north of I-10 and east of existing City territory) into the existing sphere, which was also part of a large annexation into the city. Several additional areas which were requested to be added to the City's SOI were denied by the Commission as being pre-mature in light of the large annexation. These areas which were not included in the Commission's 2001 approval are included in today's sphere review.

The City of Coachella's current general plan was adopted in October 1998. The adopted general plan included significant area, approximately 43 square miles, which are outside of the existing sphere of influence in anticipation of future growth.

SIGNIFICANT ISSUES:

Last March 2005 LAFCO staff sent letters to the City Managers of La Quinta, Indio and Coachella asking that the city begin reviewing their existing Spheres of Influence and return written recommendations for any proposed changes to their spheres. Each of the cities has responded with information for proposed amendments to their respective city SOI's. In addition staff has met with staff of the three cities, landowners and residents several times during the past few months in an attempt to better understand some of the significant issues in the Southern Coachella Valley. All three cities sphere proposal overlap within portions of the Vista Santa Rosa community. Most of the focus of the sphere reviews have centered in the Vista Santa Rosa community.

Vista Santa Rosa: The Vista Santa Rosa (VSR) CC was created as a separate entity from the Thermal CC in 2000. The area known as Vista Santa Rosa is a fairly new named area, coming into existence in about 2000. This is an area of agricultural and

equestrian land uses easterly of La Quinta, southerly of Indio and westerly of Coachella. VSR first came to LAFCO's attention with the submission of an application for the formation of a Community of Interest for the Vista Santa Rosa community, LAFCO 2001-01-4. The proponents of the VSR Community of Interest desired to preserve the rural equestrian lifestyle existing within the area. This application was denied by the Commission primarily because it became clear that the Community of Interest proponents and the large agricultural landowners did not have the same vision. One of the requirements within COI policy was for the proponents of the COI to have the support of the large vacant or agricultural landowners if their COI proposal included significant areas of open space. Vista Santa Rosa is not unique in their situation of having a lifestyle threatened by urban growth.

The demand for housing in the southern Coachella Valley has reached unprecedented levels, and the pressures of urbanization are being felt by local agencies, cities, school districts and communities, all across the valley. The County Planning department has developed a Community Policy Area for the VSR community with specific development standards and policies. The Policy has a Community Overlay which covers the mid-section of the VSR community which would allow for 1-3 dwelling units per acre, with a one acre lot size buffer between the higher density parcels and the agricultural/equestrian areas proper.

Thermal: Existing south of the City of Coachella is the community of Thermal, established in late 1902 by the filing of a new town site and survey with the County of Riverside. The name was changed from the name of Kokell, a town site established at a railroad station (a watering station for the steam locomotives then in use) in 1901 to Thermal to reflect the summer heat. J. Smeaton Chase one of the early travelers in the area, after experiencing a late summer's day in Thermal called the name, "overly modest".

Thermal today exists as a small farming community of perhaps a thousand individuals, with the inhabited core located on the southeast corner of Airport Blvd. and Polk Street. It is the location of a post office and two schools. Adjacent to the community is the Jacqueline Cochran Airport, named after one of the most significant aviators in U.S. history and a resident of Indio (Odlum Ranch) until her death in 1980. The Airport is owned by the County of Riverside and is also the site of a county fire station which serves this area.

In 1999 the Thermal Community Council was established as an advisory group to the County Supervisor, 4th District. Community Councils are described in County Policy A-51, as bodies which are created to... "advise and recommend proposed action to the Board regarding such matters which relate to the area upon which such advice or recommendation is specifically requested by the Board. The CC/MAC shall not represent the community to any state, county, city, special district, agency or commission, or any other organization on any matter unless specifically authorized by the Board to do so".

County Land Use Plans / Approvals: As mentioned above, the development pressure in the southern Coachella Valley is unprecedented. Beginning with the approval of the Kohl Ranch Specific Plan #303 by the County of Riverside, the door has been wide open to development. The Kohl Ranch project at the time was 5 miles distant from the nearest development, and was in the middle of prime agricultural farm land. The County has embarked on an aggressive land use plan which would result in the approval of between 30,000 to 45,000 new homes along a corridor stretching between Monroe Street and the community of Mecca, generally along Avenue 62. These developments in total would create a city sized urbanized unincorporated area, with the requirement of urban levels of service, yet with service levels generally lower than within the surrounding cities. The infrastructure requirements of this level of development will extend urban inducing services through the agricultural heart of those areas that the county has wanted to keep rural/agricultural in nature as a buffer between urban development areas.

The core Vista Santa Rosa area is the subject of a specific Policy Overlay with design and development guidelines specific to the Vista Santa Rosa area. The availability of services (water, sewer, roads) to the proposed development areas along Avenue 62 will only increase the demand for development in the agricultural areas which remain within the VSR community.

LAFCO's across the state steer urban development into cities so that development takes place in a logical order. Bringing urban levels of development into unincorporated areas often create a hop-scotch development pattern which in turn creates problems for both efficient service provision and agricultural land uses.

Riverside LAFCO Commission policy 2.3.8 states that ..."LAFCO shall encourage all developed urban land inside a city's Sphere of Influence to annex into the city. The burden of proof as to

why any such areas should not be annexed shall rest with the residents and owners of the property being annexed".

Support from Affected Landowners and Residents: A large amount of correspondence has been received by LAFCO from landowners and residents about the Sphere of Influence review. Easily the majority of the landowners who are within the Vista Santa Rosa area, wish to be within the Sphere of Influence of La Quinta. Staff has also held several community meetings with residents/landowners of the Vista Santa Rosa community. It is clear that these residents feel a great deal of concern over the urbanization pressure within their community and the potential loss of the rural nature of the area. The residents who live in the VSR community would generally prefer to not be within any city SOI. They are also realist, who understand that even if they were not within an SOI, the development proposed south along Avenue 62 will have a significant impact upon their area. The second choice for many would be to be within La Quinta's sphere.

Agricultural lands: Government Code Section 56426.5 states that... "the Commission shall not approve a change to the Sphere of Influence of a local government agency of territory that is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, if that local government agency provides or would provide facilities or services related to sewers, nonagricultural water, streets and roads to the territory, unless these facilities or services benefit land uses that are allowed under the contract and the landowner consents to the change of Sphere..." Many of the large farming parcels are shown by county mapping to be within Williamson Act - Agricultural Preserve contracts. Many of the contracts may recently have notices of non-renewal filed upon them. These agricultural areas would preclude the Commission from taking action to amend the Spheres of Influence's of any of the cities into the Vista Santa Rosa, Thermal or Mecca communities. It is clear that the State wishes to keep development out of land engaged in agricultural uses and to protect this important and vital industry. However, the Code section goes on to state..."(b)Notwithstanding subdivision (a - cited above), the Commission may nevertheless approve a change for that territory if it finds either of the following: (1)that the change would facilitate planned, orderly and efficient patterns of land use or provision of services, and the public interest in the change substantially outweighs the public interest in the current continuation of the contract beyond its current expiration date. Or (2) that the change is not likely to adversely affect the

continuation of the contract beyond its current expiration date".

Agricultural production in Riverside County has declined in recent years, dropping from a statewide ranking of 9th in 2001 to 12th in 2003. However, the agricultural resources within the County still generated in excess of 815 million dollars in crop value in 2004. The net financial impact within the County is estimated to be almost 4 billion dollars. The Farmland Mapping and Monitoring Program of the California Department of Conservation (DOC) ranks Riverside County as having the most Urban/agricultural interface boundaries - approximately 802 miles, of any county within the State. This means that Riverside County has more farmlands impacted by urbanization than any other county. However, this interface area is somewhat misleading. The Department of Conservation is mapping city boundaries and is not mapping urbanization taking place within the unincorporated areas of the County. If we were to factor in the urban interface associated with County approved development the number of miles of urban/agricultural interface would be a much higher.

What are the problems that arise for farmers when urbanization takes place in close proximity to land in agricultural uses? The farmer becomes restricted on hours of operation as neighbors begin to complain about heavy equipment use in the early dawn hours, a real issue in the Coachella Valley where the early morning hours are the coolest. The use of pesticides and fertilizer becomes difficult with families and children close by. Trespassing becomes a problem for the farmer, theft, vandalism and litter increase on the agricultural lands. Problems with domestic pets from the neighborhood, and increased traffic on local roads which must intermix with farming equipment. These effects lead to a cessation of farming and land being sold for development. The affect on farming resources may extend a mile or more from the urban areas.

The Department of Conservation recommends that LAFCO's concentrate urban growth within cities, and limit residential development in agricultural areas. The Department of Conservation also encourages County-City agreements on the direction of urban development, something which has not been taking place within Riverside County, but something which the current County Planning Director is attempting to do in the Southern Coachella Valley.

In staff's opinion County land use approvals and development plans along Avenue 62, starting with the approval of the Kohl Ranch Specific Plan, already have adversely affected the agricultural heart of the southern Coachella Valley. Land use approvals (tract maps and specific plans) are being approved on lands which were until recently engaged in agricultural land uses. The infrastructure demands created within this area will affect the viability of the remaining agricultural land uses all the way to the Salton Sea (less than 4 miles south of the southern most known development). County approved development has already adversely affected agricultural lands and agricultural land uses in this area. Staff feels that subdivision (b) cited above should apply in the areas north of Avenue 62. This would help facilitate orderly development patterns which would benefit service provision and roadway infrastructure.

Thermal Redevelopment Area. Located in the middle of everything, the areas under consideration for sphere of influence, the Vista Santa Rosa community, the agricultural areas is the Thermal Redevelopment Area. This redevelopment area was established to help promote the economic growth within the Thermal area and the airport. The Redevelopment area's purpose was to be an economic engine to bring vital cash flow into an impoverished area. Cities annexing land within this redevelopment area will not collect any significant property tax increment, as all taxes are captured by the RDA for use in the local community. Without ad velorum property tax cities cannot afford to provide even very basic services into newly annexed areas. In fact, the monies collected from property taxes in residential developments do not even pay for basic levels of services provided by the City. The interesting thing about the Thermal RDA is that it appears to be used as a tool to keep development out and agricultural buffers in place in the Vista Santa Rosa community. Almost all county development proposals are in areas outside of the RDA. The county plans for the area in the preservation of open space and agricultural lands, keep them next to the cities and within the RDA. This has created in staff's opinion, the very worst of urban development patterns, with areas next to cities being kept in ag and development taking place miles away from any existing urban development. This, as mentioned before, drags growth inducing infrastructure through the existing agricultural areas, putting increased development pressure on the remaining ag areas.

LAFCO 2005-20-4 -- La Quinta's Requested SOI Amendments: The City of La Quinta has requested that the Commission consider an area of approximately 7,500 acres (11.75 sq. miles) to be added to their existing 119 acres of sphere. The area in question is generally bounded by Monroe Street on the west, Avenue 62 to the south, Avenue 52 to the north and Harrison Street to the east. This area includes almost the entire Vista Santa Rosa community. This entire area is within the City's general plan area. The City's general plan goes further east and also includes the Kohl Ranch Specific Plan.

LAFCO 2005-21-4 -- Indio's Requested SOI Amendments: The City of Indio has requested two areas be considered in review their existing sphere of Influence. The City of Indio's existing Sphere of Influence is broken up into three separate areas. The largest and most undeveloped area is north of the City and is generally bounded by Dillon Road to the east and Adams Street to the west. This area is approximately 6,800 acres (a bit over 11 sq. miles). The second area is an island area of approximately 200 acres in size entirely surrounded by the City. The third area is tribal reservation lands, which were part of an earlier annexation (LAFCO 69-78-4 Annexation 23). This area was annexed over the objection of the Cabazon Band of the Mission Indians and the US Department of the Interior. Litigation resulted in the US 9th Circuit Court removing the reservation lands from the annexation. The City has requested that approximately 1,200 acres north of the existing Sphere, west of Dillon Road be added to the City's SOI. This is the site of a proposed Specific Plan (Lemon Drop Ranch). The City has amended their General Plan to include this proposal. The second area is an approximately 520 acre area within the Vista Santa Rosa community. The area is bounded by Van Buren Street on the east, Avenue 50 to the north, Jackson Street on the west and Avenue 52 to the south. None of this area is within the City's General Plan area. LAFCO 2005-52-4, a 20 acre annexation into the City of Coachella was approved by the Commission in December 2005. This application was approved conditionally, with the condition of annexation of an additional 120 acres into the City of Coachella. Both of these areas are along Van Buren Street and are within the boundaries of the area requested by Indio.

In addition to the two areas the City has asked be added to their Sphere, staff would recommend one small area within Del Webb Specific Plan be removed from Indio's current Sphere. This area was amended into Indio's Sphere in anticipation of the Adams Ranch Specific Plan, which was approved by the County in the early 1990's. The later Del Webb development and an amended

area of the Adam's Ranch Specific plan left this small approximately 10 acre area within the Del Webb development and outside of the recently approved LAFCO 2005-63-4, annexation of the Fiesta de Vida development to the City of Indio.

LAFCO 2005-22-4 -- Coachella's Requested SOI Amendments: The City of Coachella has requested that their Sphere be amended to include all areas included in their General Plan. This would extend the existing sphere on the west which extends to Monroe Street, south of Airport Boulevard to Avenue 62 and then east to Johnson Street. This would add approximately 46 sq. miles to the existing City SOI.

Areas of development outside of the general plan area: There are several areas of significant development which are outside any of the cities general plan areas. These include development south of Avenue 62, and areas north of Indio. The Commission may wish to encourage the cities to include these areas within future general plan amendments and request to amend these areas to their Sphere of Influence's.

Commission Sphere Policies: Commission adopted policies for Sphere of Influence, seek to "Utilize Spheres of Influence to Guide Future Development of Agency Boundaries". A Sphere of Influence is defined as the "probable boundary and service area of a local agency". One of the policies adopted by the Commission is policy 2.3.4: which list one of the factors the Commission shall use in determining a SOI shall be a city's general plan. Prior to expansion of a city's SOI, the affected city's general plan must contain provisions to adequately demonstrate that the city has planned for the increased needs associated with a larger geographic boundary.

Sphere of Influence Amendment Discussion: Early on in the initial discussions about where SOI's should be drawn, there was an informal starting point between the staffs of Coachella and La Quinta to draw the SOI dividing line at Jackson Street. The City of Coachella would in these informal discussion roll back their SOI north of Airport Blvd., to Jackson Street and La Quinta would add the area between the City (Monroe Street) and Jackson into their SOI. Indio at that time was not a participant in the SOI discussion within this area. When LAFCO received the formal request from Coachella it included the entire area as discussed under Coachella's section above with no mention of Jackson Street as a boundary. La Quinta's formal request to LAFCO likewise went east beyond the anticipated Jackson Street limit. Indio's request to have a portion of the

Vista Santa Rosa community included in their SOI was received by LAFCO on January 10th, 2006.

During the past 6 months, staff has had the opportunity to meet with staff from each of the cities, county representatives, residents and landowners within the Vista Santa Rosa community many times. Staff is very appreciative of the time and effort each of the interested parties has made to meet, discuss and share ideas.

LAFCO has received letters from many of the affected landowners and residents, these letters are attached with this staff report. If we received several letters from the same landowner for the same parcel, only the most recent letter is attached with the staff report. Plotting out these letters on a map shows landowners representing about 50% of the total land area request being placed within La Quinta's Sphere.

Many of the residents of the Vista Santa Rosa community, who enjoy an equestrian lifestyle, who may own small farms and who moved into the area for the rural lifestyle, do not wish to be within any city sphere of influence. It must be mentioned at this point that about the northern ½ of the Vista Santa Rosa area, from about 660 feet south of Airport Blvd. are within the current Sphere of Influence of the City of Coachella. Many of the above residences feel that being within a sphere, invites annexation and high density residential development. The residents fear being within a sphere would result in the loss of the lifestyle they moved into the area to enjoy.

The effects of urbanization can clearly be seen in the letters representing existing agricultural interest, wishing to be within a city sphere and abandon farming in this area of the Southern Coachella Valley. Skyrocketing land prices, and urban encroachment affecting their ability to continue with agricultural enterprises, have lead many in the farming community to see that their time is now to sell and move on. While residents which staff has spoken with would prefer to not be within any SOI, if they were going to be within a sphere, then their preference seems to be with La Quinta first, Indio second and Coachella third. The reasoning is that La Quinta may do more to preserve their community identity, the southern area of Indio is equestrian with the polo clubs and lastly Coachella is associated with higher density development.

In drawing the proposed Sphere lines, there are logical analytical lines, then there are the practical lines, there are the political lines and lastly there are the realistic lines.

La Quinta's requested Sphere amendment generally includes most of the Vista Santa Rosa community down to Avenue 62, and east to Harrison Street/Hwy 86. All areas which La Quinta requested are included within the City's general plan. The City in a concession to Coachella has excluded the Coachella Valley Cemetery and the Cahuilla Academy from their proposed SOI. Both of these front on Avenue 52, and are west of Jackson Street. The City of Coachella has expressed strong interest in retaining these within their SOI as the City has helped to support and fund both. In discussions about these two areas, staff is not convinced that keeping these two areas within Coachella's SOI is logical. If Coachella has been supporting the school and cemetery, why hasn't the City shown strong interest in annexing these areas in the past? Staff is also concerned that the area north of Avenue 52 could become an island with either Coachella or La Quinta annexing portions of the areas south.

Staff's Sphere recommendation for this area is the removal of Coachella's existing Sphere west of Calhoun Street and south of Avenue 52. This would leave a ½ mile wide area between Calhoun Street and Van Buren Street (City of Coachella boundary) where many of the landowners have already begun discussions and processing development proposals with the City of Coachella. The staff recommended line for Coachella's SOI in this area would extend south on Calhoun Street to Avenue 55, and then east along Avenue 55 to the City of Coachella boundaries. Staff also recommends that Coachella's sphere be removed south of Airport Blvd. between the western boundaries of the City (Coachella Valley HS) and Harrison Street.

Staff would recommend that La Quinta's Sphere boundary be drawn along Avenue 52, extending east from Monroe Street to Calhoun Street, then south along Calhoun Street to Avenue 55. Then east along Avenue 55 to the City of Coachella boundary (Coachella Valley HS). Then south along the City of Coachella boundaries to Airport Blvd. and then east along Airport Blvd. to Harrison Street. Then south along Harrison Street to Avenue 60. and then east along Avenue 60 to Polk Street. Then south on Polk Street to Avenue 66. West along Avenue 66 to Tyler Street then north along Tyler to Avenue 62. Then west along Avenue 62 to Monroe Street and the City of La Quinta boundaries. This would include most of Vista Santa Rosa, and the Kohl Ranch project. This

would add approximately 16 square miles to La Quinta's Sphere. Staff would also recommend, in the interest shaping future city and service boundaries placing those areas south of Avenue 62 and west of the Kohl Ranch, where the County is approving development within a designated area of interest which the City of La Quinta would be encouraged to consider placing in future general plan amendments and to seek SOI amendments to include them in La Quinta's sphere.

Coachella's requested Sphere amendment included all areas included in the City's General Plan document. Strong landowner support for those areas west of Harrison Street, and within Vista Santa Rosa, for inclusion into La Quinta's Sphere, make Coachella's proposed SOI amendment in these areas unsupportable by LAFCO staff. Staff is recommending that Coachella's sphere be amended to match the La Quinta proposed SOI along Avenue 52, Calhoun Street and Avenue 55. Since much of the proposed development showing interest in annexing into Coachella are in areas southerly and easterly of the city, staff proposes that Coachella's SOI be amended to extend south along Harrison Street to Avenue 60 then east along Avenue 60 to Polk Street. Then south along Polk Street to Avenue 62 and then east along Avenue 62 to Lincoln Street. Then north along Lincoln Street to the existing City boundaries. These revisions would amend the City of Coachella boundaries by removing an estimated 3.5 square miles from the existing SOI in the western area, and adding an estimated 25.5 square miles to the City's SOI, southerly and easterly. As with La Quinta, staff also recommends in the interest of shaping future city and service boundaries placing those areas south of Avenue 62, which may include the Mecca Master Planning area, within a designated area of interest which the City of Coachella would be encouraged to consider placing in future General Plan amendments and to seek future SOI amendments to include those areas within Coachella's Sphere of Influence.

The City of Indio for the most part has shown interest in areas north of the existing City SOI. The most immediate area of interest is an approximately 1200 acre area associated with the planned Lemon Drop Ranch Specific Plan. Approximately 1/3 of the proposed Specific Plan is already within the City of Indio's existing Sphere. Staff would recommend that ideally the SOI be extended to the north line of Section 31, T4S R8E, however the recently amended General Plan of the City, only includes those areas within the proposed Specific Plan. The City of Indio has also expressed interest in a later Sphere amendment to include significant territory within their SOI north and east of the existing SOI. There have been several landowners who are

outside of the existing and proposed sphere for Indio who have expressed interest in annexation into the City. A letter from one of those landowners is included with this staff report.

The second area which Indio has very recently formally shown interest in, for inclusion into their SOI, is an approximately 520 acre area south and east of the City currently within the Sphere of Coachella. This area is also within the Vista Santa Rosa community. In staff analysis of this area, staff did not recommend removal of this area from Coachella's SOI because of a recent approved annexation to Coachella which was conditioned for the future annexation of an additional 120 acres. These annexations are located westerly of Van Buren Street, north of Avenue 51 and would extend north to the existing City boundaries. This area which Indio has expressed interest in is not currently within the City of Indio's general Plan. In some ways however, the western portion of this area would seem to fit better with the existing equestrian life style in southern Indio than with Coachella. The residents who live in this area may also prefer being within Indio's Sphere rather than to be within Coachella's sphere as they are presently. This area may warrant further consideration.

Today, it is expected that the Commission may be able to direct staff as to where the Commission wishes to draw amended Sphere of Influence boundaries for the three affected cities. This will give LAFCO's environmental consultant LSA, boundaries defined by the Commission from which the Initial Study could be finalized and an Notice of Determination prepared.

SPECIFIC RECOMMENDATIONS:

IT IS RECOMMENDED that the Commission:

1. Open the hearing and take testimony.
2. Continue the hearing for two months to the March 23, 2006 LAFCO agenda to allow the Initial Study and associated CEQA documentation to be finalized for Commission action.
3. Provide direction to staff as necessary.

Respectfully submitted,

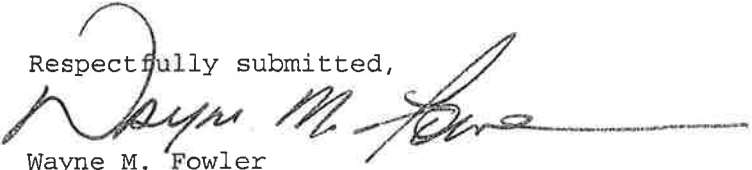

Wayne M. Fowler
Local Government Analyst III

EXHIBIT 3

SCHMID ENGINEERING

RICHARD SCHMID - Civil Engineer

file -
SOF

17332 Irvine Blvd., Suite 250 • Tustin, CA 92780 • (714) 505-3085 • Fax (714) 734-6090

January 25, 2006

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine Street, Suite #110
Riverside, California 92507-4277

Via Fax: (951) 369-8479

RE: Support Sphere of Influence of La Quinta,
APN #767-250-001-8 & #767-250-002-9,
37 Acres


Dear Mr. Fowler:

Please be advised that I am the owner of the grapefruit grove @ the Northeast Corner of Jackson & Avenue 53. Our family has owned and farmed this property since the early 1960's. I understand that LAFCO staff is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Avenue 52 and Avenue 62, and between Monroe Street and Harrison Street. I am a very strong supporter of the City of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you for your consideration.

Sincerely,



Richard R. Schmid
Owner

RRS:ds

cc: Doug Evans, City of La Quinta
cc: Vista Santa Rosa Community Coalition

RECEIVED
JAN 19 2006

January 14, 2006

Ann Hertel
816 Shoreside Drive
Sacramento, CA 95831
work 916-421-2197
fax 916-421-0511
home 916-422-9996
annhertel@hotmail.com

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Mr. Wayne Fowler
LAFCO
3850 Vine St., Suite 110
Riverside, CA 92507-4277

Re: Sphere of Influence

Dear Mr. Fowler:

This concerns LAFCO's consideration of assigning a sphere of influence for the area presently known as Vista Santa Rosa Community Council. A hearing on this matter is presently scheduled for January 26, 2006.

My brother William L. Johnson and I presently own 6 acres situated at the southwest corner of Airport Blvd. and Jackson Street, consisting of parcels 764100006-8 and 764100007-9.

My preference is to have these parcels assigned to the sphere of influence of the City of La Quinta.

Thank you for your help in this matter,

Ann Hertel

Ann Hertel

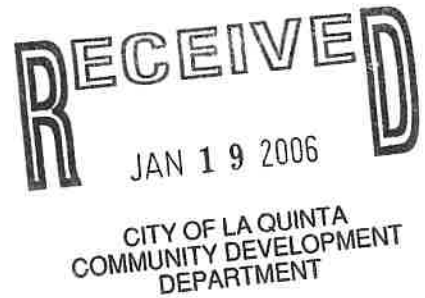
Cc:
John Powell, Jr., Vista Santa Rosa City Council, c/o Peter Rabbit Farms, 85810 Peter Rabbit Lane, Coachella, CA 92236.

✓ Mr. Doug Evans, City of La Quinta, P O Box 1504, La Quinta, CA 92247-1504.

W D YOUNG & SONS

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 759-120-005, 41.50 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

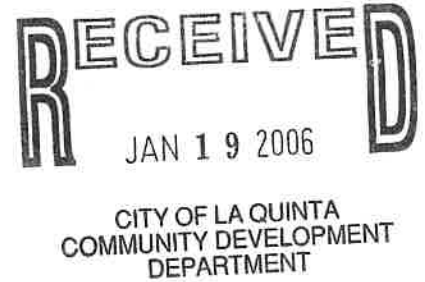
Sincerely,

A handwritten signature in dark ink, appearing to be "W.D. Young", written in a cursive style.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

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APN's: 759-110-004, 40.00 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

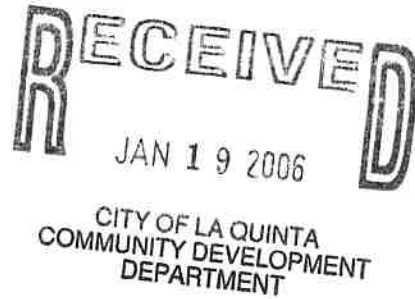
Sincerely,

A handwritten signature in dark ink, appearing to be "D. Evans", written over a horizontal line.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

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APN's: 759-110-005, 41.50 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,

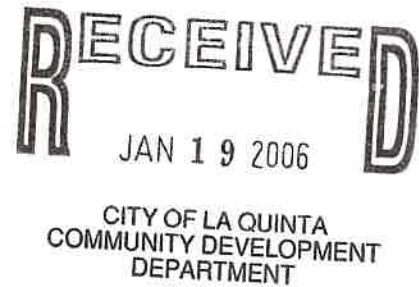
A handwritten signature in dark ink, appearing to be "D. [unclear]", written over a horizontal line.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

Via Fax: 760-777-7101



RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 759-090-007, 119.09 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

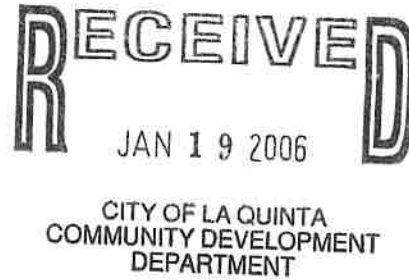
Sincerely,

A handwritten signature in blue ink, appearing to be "D. Evans", written over a horizontal line.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 759-110-011, 41.50 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

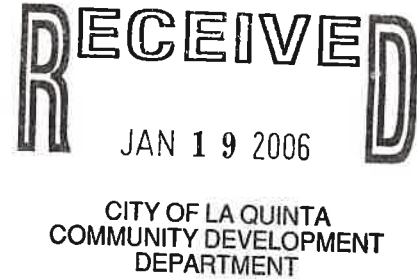
Sincerely,

A handwritten signature in black ink, consisting of a stylized 'D' followed by a long, horizontal, wavy line.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 759-090-005, 18.55 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,

A handwritten signature in blue ink, consisting of a stylized first name followed by a long, horizontal flourish.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

RECEIVED
JAN 19 2006

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 759-110-001, 34.70 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,



COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 759-110-002, 40.00 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,

A handwritten signature in dark ink, consisting of a stylized, cursive script that appears to be the name of the sender.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

RECEIVED
JAN 19 2006
CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 759-110-003, 34.91 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

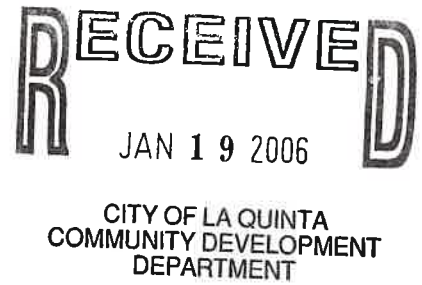
Sincerely,



COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-290-003, 79.09 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

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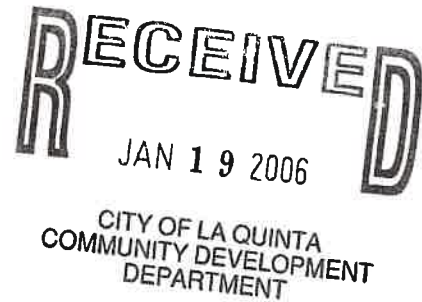
Sincerely,

A handwritten signature in blue ink, appearing to be "D. Evans", written over a horizontal line.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-230-006, 9.88 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

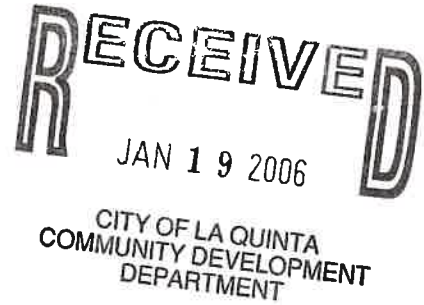
Sincerely,

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COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

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APN's: 764-230-007, 29.60 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

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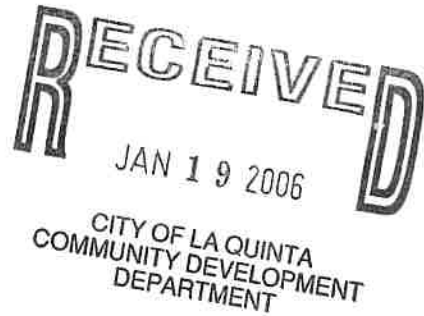
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COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-320-013, 22.12 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,

A handwritten signature in black ink, appearing to be "D. Evans", written over a horizontal line.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

RECEIVED
JAN 19 2006

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-170-012, 10.00 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

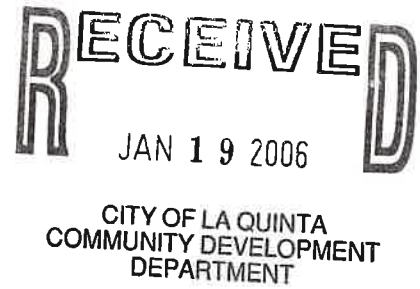
Sincerely,

A handwritten signature in dark ink, appearing to be a stylized 'D' followed by a long horizontal stroke.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-170-013, 5.00 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,

A handwritten signature in blue ink, consisting of a stylized first letter and a long, sweeping horizontal stroke.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

RECEIVED
JAN 19 2006

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

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APN's: 764-170-014, 5.00 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

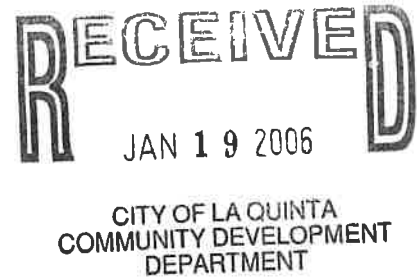
Sincerely,



COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

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APN's: 764-170-015, 39.60 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,

A handwritten signature in dark ink, appearing to be a stylized name, possibly "Doug Evans".

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

Via Fax: 760-777-7101

RECEIVED
JAN 19 2006

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-170-009, 19.54 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,



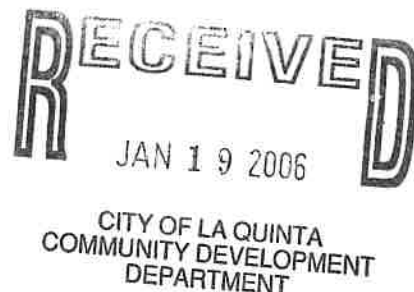
COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta



Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-260-003, 38.36 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,

A handwritten signature in dark ink, consisting of a stylized first letter followed by a long, horizontal, slightly wavy line.

COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

RECEIVED
JAN 19 2006

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-260-006, 20.56 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,



COCOPAH NURSERIES

January 12, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

RECEIVED
JAN 19 2006

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Via Fax: 760-777-7101

RE: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans,

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-310-001, 38.18 Acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,



01-10-06

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



CORPORATE OFFICE:
13745 SEMINOLE DRIVE, CHINO, CA 91710
TEL: 909.627.3651
WWW.THEBERGMAN.COM

Via Fax: 760-777-7101

Re: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans:

Please be advised that I am the owner of the properties listed below located between Ave 52 and Ave 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-230-009, 30.80 acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

A handwritten signature in blue ink is located at the bottom of the page. The signature is stylized and appears to be a cursive representation of a name, possibly "Doug Evans".

01-10-06

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

Via Fax: 760-777-7101

Re: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans:

Please be advised that I am the owner of the properties listed below located between Ave 52 and Ave 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 767-370-001, 18.88 acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

01-10-06

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

Via Fax: 760-777-7101

Re: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans:

Please be advised that I am the owner of the properties listed below located between Ave 52 and Ave 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-290-003, 75.23 acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping, sweeping strokes that form a cursive-like shape.

01-10-06

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

Via Fax: 760-777-7101

Re: LAFCO 2005-20-4, Support of La Quinta

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APN's: 767-300-003; 767-310-002; 767-310-003, 105.51 acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

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01-10-06

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Community Development Director
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78495 Calle Tampico
La Quinta, CA 92258

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Re: LAFCO 2005-20-4, Support of La Quinta

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APN's: 767-290-002, 38.18 acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

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Thank you.

Sincerely,



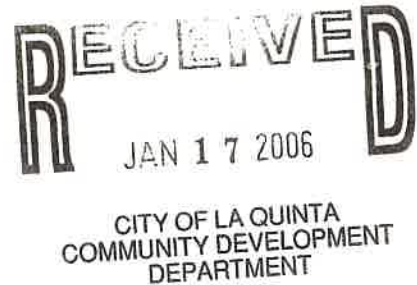
**ALICIA
TURNER
FOSTER**

Leadership
&
Team
Development
Consultant

Training
Coaching
Mediation
Facilitation

January 7, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258



RE: LAFCO 2005-22-4, Support of La Quinta

Dear Mr. Evans:

Please be advised that I am the owner of the properties listed below located between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Parcels I own are the corner of 53rd and Monroe and on 62nd west of Jackson.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the City of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,

Alicia Turner Foster

RECEIVED
JAN 10 2006

January 5, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, Ca. 92253

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Via Fax: 760-777-7101

Re: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans:

Please be advised that we are the owner of the properties listed below located between Ave. 52 and Ave 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. We understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 767-360-011, 767-360-012 77acres NWC Jackson & Airport Blvd.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave. 52 and Ave. 62 and between Monroe Street and Harrison Street.

We are a very strong supporter of the city of La Quinta and would like to see our property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,
CCI Airport 77, LLC
Beaty Pacific Development



Thomas R. Beaty
President



#220 - 6911 GRAYBAR ROAD
RICHMOND, B.C. V6W 1H3
TELEPHONE: (604) 273-7505
FAX NO.: (604) 273-4696

AFFILIATED COMPANIES
McPhail's Equipment Co. Ltd.
Farrell Estates Ltd.
Fraser River Realty Ltd.
Shelter Island Marina Inc.

January 4, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

Via Fax: 760-777-7101

Re: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans:

Please be advised that I am the owner of the properties listed below located between Ave 52 and Ave 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-290-014, 10.07 acres
 764-290-015, 9.20 acres
 764-290-013, 10.06 acres
 764-290-012, 9.20 acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

Gary McPhail
President

RECEIVED
JAN 11 2006

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT



#220 - 6911 GRAYBAR ROAD
RICHMOND, B.C. V6W 1H3
TELEPHONE: (604) 273-7505
FAX NO.: (604) 273-4696

AFFILIATED COMPANIES

McPhail's Equipment Co. Ltd.
Farrell Estates Ltd.
Fraser River Realty Ltd.
Shelter Island Marina Inc.

RECEIVED
JAN - 4 2006

January 4, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Via Fax: 760-777-7101

Re: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans:

Please be advised that I am the owner of the properties listed below located between Ave 52 and Ave 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 764-290-014, 10.07 acres
764-290-015, 9.20 acres
764-290-013, 10.06 acres
764-290-012, 9.20 acres

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

Gary McPhail
President



City of La Quinta

P.O. Box 1504
LA QUINTA, CALIFORNIA 92247-1504
78-495 CALLE TAMPICO
LA QUINTA, CALIFORNIA 92253

(760) 777-7000
FAX (760) 777-7101

January 11, 2006

Mr. Gary McPhail
McPhail Properties International
#220 – 6911 Graybar Road
Richmond, B.C. V6W 1He

SUBJECT: ANNEXATION

Dear Mr. McPhail

We received your letter regarding annexation of your property into the City of La Quinta. As you may or may not be aware, the Local Agency Formation Commission (LAFCO) is responsible for approving all annexation. Currently, a public hearing has been scheduled by LAFCO for January 26th to review the Sphere of Influence for the Cities of Indio, Coachella and La Quinta. We would suggest that you contact them regarding your desire to be annexed into La Quinta before the 26th. They can be reached at one of the following:

3850 Vine Street, #110
Riverside, Ca 92507-4277

951-369-0631 phone
951-369-8479 fax

Should you have any other questions, please do not hesitate to contact us.

Sincerely,


Betty J. Sawyer
Executive Secretary



SUNDESERT FARMS

42-311 May Pen Road

Bermuda Dunes, CA 92203

1/04/06

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92258

RECEIVED
JAN 17 2006

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Via Fax: 760-777-7101

Re: LAFCO 2005-20-4, Support of La Quinta

Dear Mr. Evans:

Please be advised that I am the owner of the properties listed below located between Ave 52 and Ave 62, and between Monroe Street and Harrison Street in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN 764-300-001

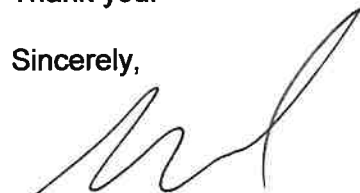
9.04 acres SEC Monroe and Avenue 61

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



Richard E. Fausel, D.O.

January 3, 2006

Mr. Doug Evans
Community Development Director
City of La Quinta
78495 Calle Tampico
LaQuinta, CA 92258

Via Fax 760-777-7101

RE: LAFCO 2005-20-4 - Support of LaQuinta

Dear Mr. Evans:

We are the owners of approximately sixty acres on Jackson Avenue between Airport Boulevard and 54th in the County of Riverside and east of the current LaQuinta city limits.

Our APN numbers are: 767360007-4, 767360008-5, 767340009-4

We understand LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

We are strong supporters of the city of LaQuinta and would like to see our property covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

Raymon A. Brown
Raymon and Nora Brown
1400 Calle de Maria
Palm Springs, CA 92264
760-323-3318

RECEIVED
JAN - 4 2006

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Doug Evans

From: Dianne Domingo-Foraste [dianne@fourpalms.org]
Sent: Sunday, June 05, 2005 11:52 PM
To: district@rcbos.org
Cc: jsullivan@cvag.org; jfoote@ca.blm.gov; rwilson@rcbos.org;
park.pfrandse@co.riverside.ca.us; Doug Evans
Subject: Vista Santa Rosa

June 6, 2005

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon St., 5th floor
Riverside, Ca. 92501

Dear Riverside County Board of Supervisors:

RE: VISTA SANTA ROSA

I've already submitted a letter requesting continuation of Vista Santa Rosa as an unincorporated area of Riverside County. Annexation by any of the surrounding cities will compromise its unique ranch and agricultural qualities, and destroy the intrinsic land value of the area properties. However, I was in a similar area of Los Angeles County, where I saw the highest property values in the horse-keeping area of an inner urban city area.

I was in Compton over the weekend. This area has improved over the years, but has started from a more challenging position than wealthier communities like South Pasadena, La Canada and Mailbu (all horse-keeping cities). In the Richland Farms neighborhood, I had the opportunity to visit a 503-C organization named the Compton Jr. Posse. It's mission is to offer responsible horsemanship programs to direct inner-city children toward a brighter future.

Most of these children come from single-parent families, and are predominantly black. I work in East Los Angeles, with a predominantly Hispanic disadvantaged population. The difference in my area is that the property values are diminished by graffiti and uncared houses. The striking difference in Richland Farms is the pristine, neat and well-kept large acre parcels. I drove through Compton. That horse-keeping neighborhood was one of the best maintained in the City. People around farms and ranches value their animals, their land, and their neighborhood. All this pride and interest in ownership is reflected in higher property values.

Apart from the easily measurable parameter of increased property values, there is another, intangible advantage of preserving open space. I didn't realize that until this past weekend. The urban pressure is to accommodate more housing, with little regard for style and attributes. Non-residential and non-commercial zoning become eliminated. Cities blend homogenously with the next city. Municipal politics then becomes saddled with the responsibility of maximizing green space, spending money to maintain unkept neighborhoods, and minimizing crime in higher density areas created by expanding municipalities interested in high-density housing.

Look at the incredible benefit to the Compton Community of their horse-keeping area. The children develop solid ethics, pursue careers rather than crime, and learn to keep their horses and neighborhood clean in Los Angeles County in a more productive fashion. How can we put a price on the future of these less-disadvantaged children? In fact, if the usual course is not changed, the ultimate cost to the Cities and County of Los Angeles is addressing ill-maintained properties, increased

crime, and denial of a productive future to these children. In fact, there is much pressure to have open space opportunities for the children and adults of Los Angeles County. Besides promoting a healthier lifestyle for people, it's been found critical for L.A. urbanites to have open space within the County limits to maintain their psychological equilibrium. Every County area needs to have lesser-developed areas, such as unincorporated Vista Santa Rosa, for the well-being of their population. If these areas are lost to municipal development, Riverside County will never be able to replace these open space opportunities. This would reflect poor planning.

How can we deny the children and adults of Riverside County access to open ranch, farm and horse-keeping areas like Vista Santa Rosa? And the County will incur more cost with increased crime, loss of property values, and lose a resource for all County residents to escape urban pressures. I challenge the Board of Supervisors to consider imperative an open space program to address the pressures of future Riverside County residents. No replacement cost can be calculated nor replacement found if areas of Vista Santa Rosa are lost. If Vista Santa Rosa is annexed by adjacent Cities, Riverside County will lose a unique opportunity and asset for their residents. This is very short-sighted in my opinion, since there can be no replacement of the area once annexed and developed by cities. Please maintain Vista Santa Rosa as is. That is your duty and responsibility to safeguard the well-being of future Riverside County Residents.

Yours truly,

Dianne Domingo-Foraste M.D.
Concerned Citizen
Property Owner in Thermal
409 Hermosa Place
South Pasadena, Ca. 91030
626 441-2727
dianne@fourpalms.org

cc--James Sullivan, AICP, CVAG Director of Environmental Resources
Jim Foote, Bureau of Land Management
Roy Wilson, Ed.D, Riverside County Supervisor Fourth District
Paul Frandsen, Riverside County Parks and Open Space District
Doug Evans, City of La Quinta, Community Development Director

file

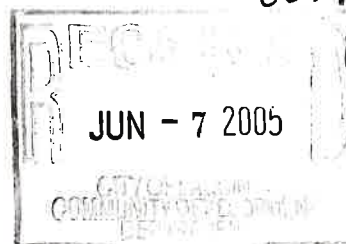
6 2005

HENRY G. WRIGHT
82-425 AVENUE 64
VISTA SANTA ROSA, CA 92274 - 9421

e-mail: wrighthahn@earthlink.net

June 1, 2005

The Mayor and City Council Members
City of La Quinta
P.O. Box 1504
La Quinta, CA 92247-1504



Re: Vista Santa Rosa

Dear Ladies and Gentlemen,

I am a current resident/landowner of Vista Santa Rosa (VSR), having moved out here in 1999 from La Quinta, where I was also a resident/landowner for twelve years. I moved out here to escape the congestion, noise, and degrading quality of life in a city to find a better way to live in an open, quiet, peaceful place. I have learned that La Quinta and other cities would now like to annex part or all of my community. I respectfully ask that you make my absolute opposition to the inclusion of VSR, or any part of it, into the Sphere of Influence of any city, part of the record. I also absolutely oppose the annexation of VSR in whole or part by any city, and also ask that this objection be recorded.

As you know VSR has been identified in the County's General Plan as a "special community" deserving of "detailed attention and focused policies". The preservation of VSR's "special" status can be maintained only by VSR's independence. We all, as residents of this valley, have a unique opportunity, to preserve as a model for living, a way that is special, different, and better than the high density congestion of urban sprawl. Those who have moved out here from larger cities to escape all the negative aspects of high-density living understand the need to create a better way to live. Currently, high-density urban sprawl, is the only model which has been employed by any city. Do we have the imagination and foresight to create a better way to live?

Thank you for your attention.

Sincerely,

Henry G. Wright

Henry G. Wright

May 27, 2005

LAFCO
Attn. Executive Officer
George Spiliotis



Re. APN 767-370-001
83237 54th Avenue
Thermal, California 92274

Dear Mr. Spiliotis,

I own an 18.39 acre property located at the Southeast corner of Jackson and 54th Avenue in Thermal, California. Please include this property in the sphere of influence for the City of La Quinta. I would also like this property to be annexed into the City of La Quinta.

Thank you for your time.

Sincerely,

Dr. Frank Kerrigan

BEATY PACIFIC
DEVELOPMENT, INC.

cc: Mayor
Council
CM
CD ✓
cc: [signature]

MAY 20 2005

May 16, 2005

MAY 23 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St., Ste. 110
Riverside, CA 92507

Via Fax: (951) 369-8479

RE: Support of La Quinta, APN 767-360-011, 767-360-012, 77 Acres

Dear Mr. Spiliotis:

Please be advised that we are the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

I am a strong supporter of the City of La Quinta and would like to see my property in this area annexed into La Quinta. Thank you.

Sincerely,



Thomas R. Beaty, President
Beaty Pacific Development, Inc.
CIC/Airport 77, LLC

CC: Mayor Don Adolf
City of La Quinta

Grady Nolan Sparks
79-285 Rancho La Quinta Drive
La Quinta, CA 92253

17 2005

May 13, 2005

Mr. Don Adolph
Mayor
City of La Quinta
Post Office Box 1504
La Quinta, CA 92247-1504



cc: mayor
Council
CM
CD ✓
cc/ek

RE: Sphere of Influence

Dear Mayor Adolph:

I am a landowner in the Vista Santa Rosa area of the southern Coachella Valley, and I would like to request that the property be included within the Sphere of Influence of the City of La Quinta.

The property consists of twenty (20) acres on the north side of 59th Avenue, east of Van Buren (APN 759-080-011).

Thank you for your consideration.

Sincerely,

Grady Sparks
GS/me

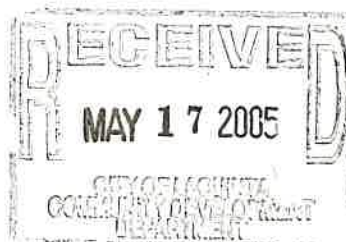
Charles F. Rechlin

17 2005

82-480 Avenue 54
Vista Santa Rosa, CA 92274
Tel: (760) 398-1950
Fax: (760) 398-2630
E-Mail: cr72246@aol.com

May 13, 2005

The Mayor and Members of the City Council
City of La Quinta
P.O. Box 1504
La Quinta, CA 92247-1504



cc: Mayor
Council
CM
CD ✓
Celene

Re: Vista Santa Rosa

Ladies and Gentlemen:

I enclose a letter I have submitted to the Riverside Local Agency Formation Commission (LAFCO) with respect to changes in the Spheres of Influence (SOIs) of, or annexations of unincorporated territory by, the Cities of Indio, La Quinta and Coachella potentially resulting from LAFCO's current Municipal Services Review for the Southern Coachella Valley.

For the reasons stated in that letter, as both a resident of, and landowner in, Vista Santa Rosa (VSR), I strongly favor the preservation of VSR as an independent community within the County, and oppose the inclusion of VSR, or any part of it, in the SOI of any neighboring city. I also oppose the annexation of all, or any part, of VSR by any city, including any annexation that would effectively deprive registered voters residing in VSR of protest and voting rights granted under state law.

In this regard, based upon my participation in community meetings and discussions with neighbors, I believe that a majority of VSR residents agree that the open, uncrowded, rural character of VSR should be preserved, and would oppose efforts to change that character through piecemeal annexations by neighboring cities at the behest of developers and absentee landowners. I trust you will give serious consideration to the views of VSR residents in any deliberations you may have on future changes in SOIs or annexations that involve VSR.

Thank you for your attention.

Sincerely,

Charles F. Rechlin

(Enclosure)

Charles F. Rechlin

82-480 Avenue 54
Vista Santa Rosa, CA 92274
Tel: (760) 398-1950
Fax: (760) 398-2630
E-Mail: cr72246@aol.com

May 13, 2005

Riverside Local Agency Formation Commission
3850 Vine Street
Suite 110
Riverside, CA 92507-4277

Re: Municipal Services Reviews for the Southern Coachella Valley

Ladies and Gentlemen:

This will supplement the letters that I, together with other residents of the Vista Santa Rosa Policy Area of Riverside County (VSR), have submitted with respect to changes in the Spheres of Influence (SOIs) of, or annexations of unincorporated territory by, the Cities of Indio, La Quinta and Coachella potentially resulting from the current Municipal Services Review for the Southern Coachella Valley.

I am a retired corporate and securities lawyer who moved to VSR in 2003 after living and working in New York City and Los Angeles for more than thirty years. I came to this area hoping to spend my retirement years in a community that, unlike my prior residences, was rural, open and uncrowded. Based on the belief—confirmed, I thought, in the County's October 2003 General Plan—that VSR was such a community, likely to remain that way for the foreseeable future, I invested substantial sums acquiring and improving a five-acre "country estate" on Avenue 54, between Monroe and Jackson Streets. I believe that many other VSR residents have followed similar paths, investing significant time, effort and money in unique homes and distinctive properties in the area.

As both a resident of, and landowner in, VSR, I strongly favor the preservation of VSR as an independent community within the County. I believe that continuing the independent status of VSR (identified in the County's General Plan as a "special community," deserving of "detailed attention and focused policies") represents the only way that the open, rural character of our area can be maintained and enhanced for the benefit of both residents and landowners alike. In my judgment, absorption of all or any part of VSR into its surrounding cities—which have adopted general plans significantly at variance with the County's, and which have substantial financial incentives for maximizing residential and commercial development featuring high-density housing, walled-off, gated communities and special assessment districts to support the provision of needed services—will result only in the further eastward and southward

extension of the undesirable urban sprawl that has consumed the Coachella Valley, with its concomitant negative impacts on aesthetics, lifestyles, infrastructure and water resources.

For these reasons, I oppose the inclusion of VSR, or any part of it, in the SOI of any neighboring city. I also oppose the annexation of all, or any part, of VSR by any city.

In this regard, I urge LAFCO to reject any attempt by neighboring cities to annex our community on a "piecemeal" basis, particularly if such annexation has the effect of depriving registered voters, as such, of the right to protest, and vote upon, the annexation pursuant to the Cortese-Knox-Hertzberg Act—for example, by purporting to divide up VSR into a series of "uninhabited" territories for seriatim acquisition based upon the acquiescence only of "landowners" who may not be residents of VSR. Given the General Plan's recognition of VSR as a separate "community," I believe that state law mandates that any annexation proposal that is part of a larger plan of territorial acquisition effectively be presented, for approval or disapproval, to all registered voters residing in VSR.

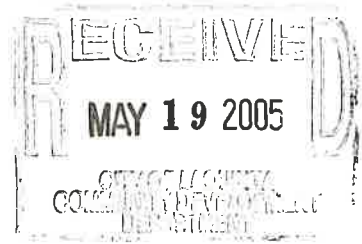
Thank you for your attention.

Sincerely,

Charles F. Rechlin

May 12, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St Ste 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 764-320-010 39.04 acres
764-320-006 29.57 acres

Dear Mr. Spiliotis:

In our letter to you of May 2, in which we stated our strong support of the city of La Quinta's annexation of our properties into La Quinta, we neglected to note that our above-referenced properties are East of Jackson Street and between Ave. 52 and Ave. 62.

Thank you.

Sincerely,

Miriam Landau

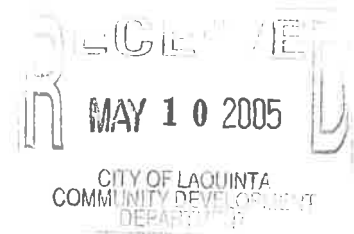
Benjamin Landau

Tel. 310 791-8795
Fax 310 791-8795

e-mail aumano1@cox.net

cc: Doug Evans

Doug Evans, Head Planner
Planning for Community Development
78495 Calle Tampico
La Quinta, Ca. 92253



Dear Mr. Evans:

We are sending you a copy of our letter/request to Mr. George Spiliotis regarding our 70 acres in Thermal which we fervently hope will be annexed to La Quinta.

Thank you very much for your time and consideration.

Sincerely,

Miriam Landau

Benjamin Landau

Tel. 310 791-8795
Fax 310 791-8795

e-mail aumano1@cox.net

May 2, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St Ste 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 764-320-010 39.04 acres
764-320-006 29.57 acres

Dear Mr. Spiliotis:

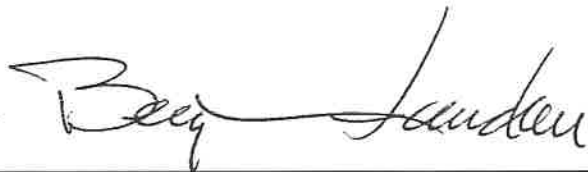
Please be advised that we are the owners of the above-referenced property. We understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence. We are very strong supporters of the city of La Quinta and would like to see our above-listed property annexed into La Quinta.

Thank you.

Sincerely,



Miriam Landau



Benjamin Landau

Tel. 310 791-8795
Fax 310 791-8795

e-mail aumano1@cox.net

17 2005

Van Buren Estates, L.L.C.

750 Menlo Avenue

Suite 250

Menlo Park, CA 94025

(650) 365-0673

May 11, 2005

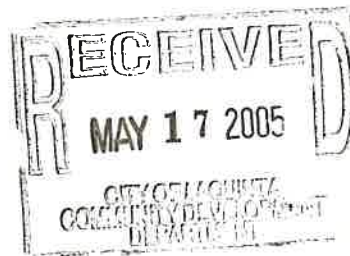
Don Adolph

Mayor

City of La Quinta

P.O. Box 1504

La Quinta, CA 02247-1504



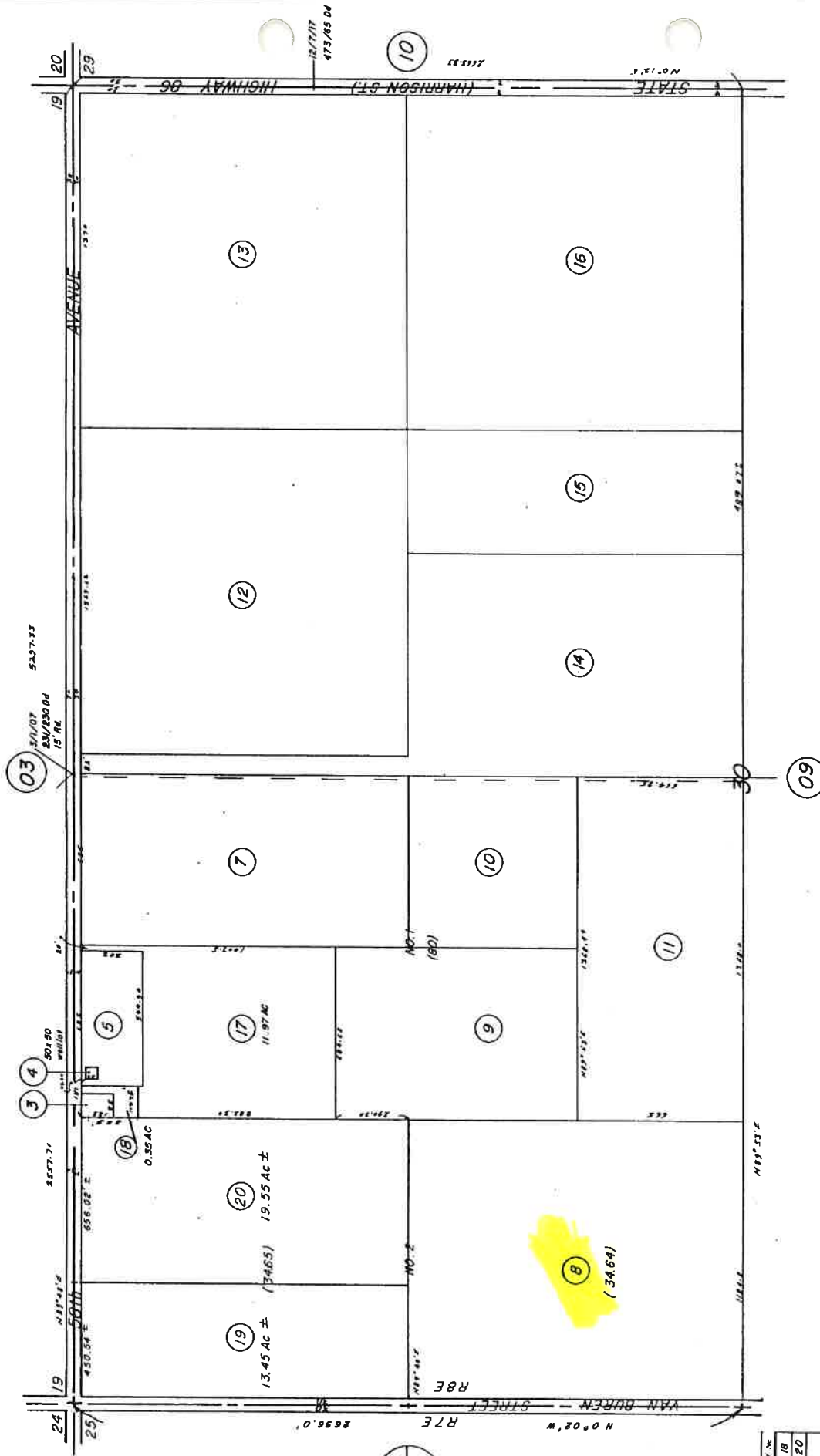
Re: The City's Sphere of Influence 759-080-008

Dear Mr. Adolph,

We own 144 acres in the Vista Santa Rosa area of the Coachella Valley at the intersection of 60th Street and Van Buren Street. I am writing to request that our property be included with the sphere of influence of the City of La Quinta. Should you need any other information about the property, please contact me.

Sincerely,

Thomas E. Lodato



May 7, 2005

**LAFCO
Attn. Executive Officer
George Spiliotis**

**Re. APN 759-120-044
84-211 Lovely Sage Pl.
Thermal, California 92274**



Dear Mr. Spiliotis,

We own a five acre horse ranch located at the Northeast corner of Van Buren and 62nd. Please include this property in the sphere of influence for the City of La Quinta. I would also like this property to be annexed into the City of La Quinta.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine and Christian Moon". The signature is written in a cursive, flowing style.

Katherine and Christian Moon

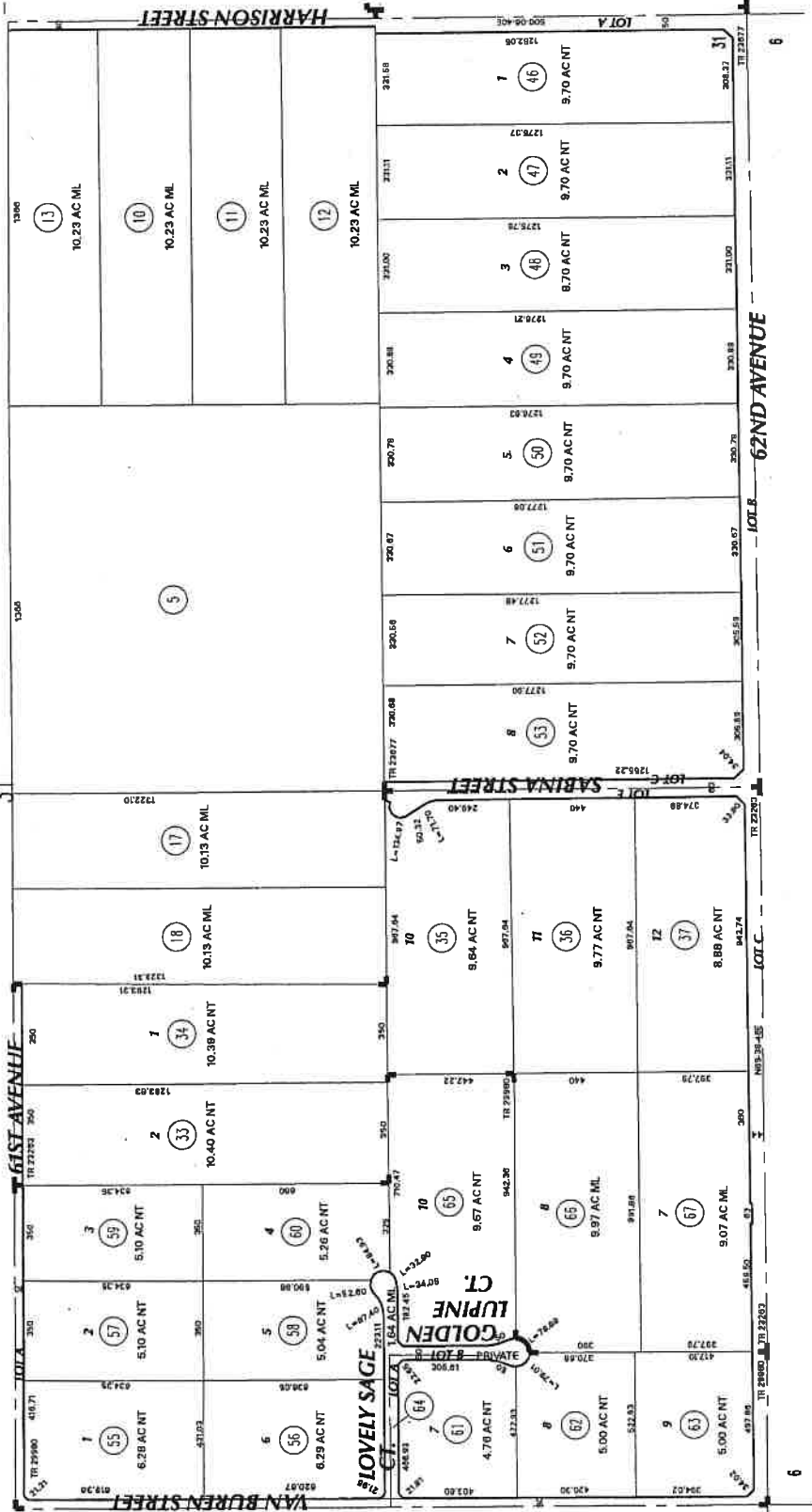
APR 12 2005

764

31

F

13

$$\angle HGE = 40^\circ$$


DATE	OLD NUMBER	NEW NUMBER	DATE	OLD NUMBER	NEW NUMBER
1/1/71		14	1/1/71		16
1/1/72		15	1/1/72		17
1/1/73		16	1/1/73		18
1/1/74		17	1/1/74		19
1/1/75		18	1/1/75		20
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1/1/86		29	1/1/86		31
1/1/87		30	1/1/87		32
1/1/88		31	1/1/88		33
1/1/89		32	1/1/89		34
1/1/90		33	1/1/90		35
1/1/91		34	1/1/91		36
1/1/92		35	1/1/92		37
1/1/93		36	1/1/93		38
1/1/94		37	1/1/94		39
1/1/95		38	1/1/95		40
1/1/96		39	1/1/96		41
1/1/97		40	1/1/97		42
1/1/98		41	1/1/98		43
1/1/99		42	1/1/99		44
1/1/00		43	1/1/00		45
1/1/01		44	1/1/01		46
1/1/02		45	1/1/02		47
1/1/03		46	1/1/03		48
1/1/04		47	1/1/04		49
1/1/05		48	1/1/05		50
1/1/06		49	1/1/06		51
1/1/07		50	1/1/07		52
1/1/08		51	1/1/08		53
1/1/09		52	1/1/09		54
1/1/10		53	1/1/10		55
1/1/11		54	1/1/11		56
1/1/12		55	1/1/12		57
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1/1/20		63	1/1/20		65
1/1/21		64	1/1/21		66
1/1/22		65	1/1/22		67
1/1/23		66	1/1/23		68
1/1/24		67	1/1/24		69
1/1/25		68	1/1/25		70
1/1/26		69	1/1/26		71
1/1/27		70	1/1/27		72
1/1/28		71	1/1/28		73
1/1/29		72	1/1/29		74
1/1/30		73	1/1/30		75
1/1/31		74	1/1/31		76
1/1/32		75	1/1/32		77
1/1/33		76	1/1/33		78
1/1/34		77	1/1/34		79
1/1/35		78	1/1/35		80
1/1/36		79	1/1/36		81
1/1/37		80	1/1/37		82
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1/1/42		85	1/1/42		87
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1/1/44		87	1/1/44		89
1/1/45		88	1/1/45		90
1/1/46		89	1/1/46		91
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1/1/53		96	1/1/53		98
1/1/54		97	1/1/54		99
1/1/55		98	1/1/55		100
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1/1/59		102	1/1/59		104
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1/1/61		104	1/1/61		106
1/1/62		105	1/1/62		107
1/1/63		106	1/1/63		108
1/1/64		107	1/1/64		109
1/1/65		108	1/1/65		110
1/1/66		109	1/1/66		111
1/1/67		110	1/1/67		112
1/1/68		111	1/1/68		113
1/1/69		112	1/1/69		114
1/1/70		113	1/1/70		115
1/1/71		114	1/1/71		116
1/1/72		115	1/1/72		117
1/1/73		116	1/1/73		118
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1/1/78		121	1/1/78		123
1/1/79		122	1/1/79		124
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1/1/81		124	1/1/81		126
1/1/82		125	1/1/82		127
1/1/83		126	1/1/83		128
1/1/84		127	1/1/84		129
1/1/85		128	1/1/85		130
1/1/86		129	1/1/86		131
1/1/87		130	1/1/87		132
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1/1/18		261	1/1/18		263
1/1/19		262	1/1/19		264
1/1/20		263	1/1/20		265
1/1/					

DATA: G.L.O. PLAT. R/W-VII-RIV-26-F-7
R/S 17/5, 17/45, 6/40, 11/91, 17/4
50° Rds per inst. 32692 4/59

753 ASSESSOR'S MAP BK759 PG.12
11 Riverside County, Calif.

753	11
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MB	199/69-74	TRACT MAP NO. 23263
MB	227/75-76	TRACT MAP NO. 23677
MB	358/85-88	TRACT MAP NO. 29980

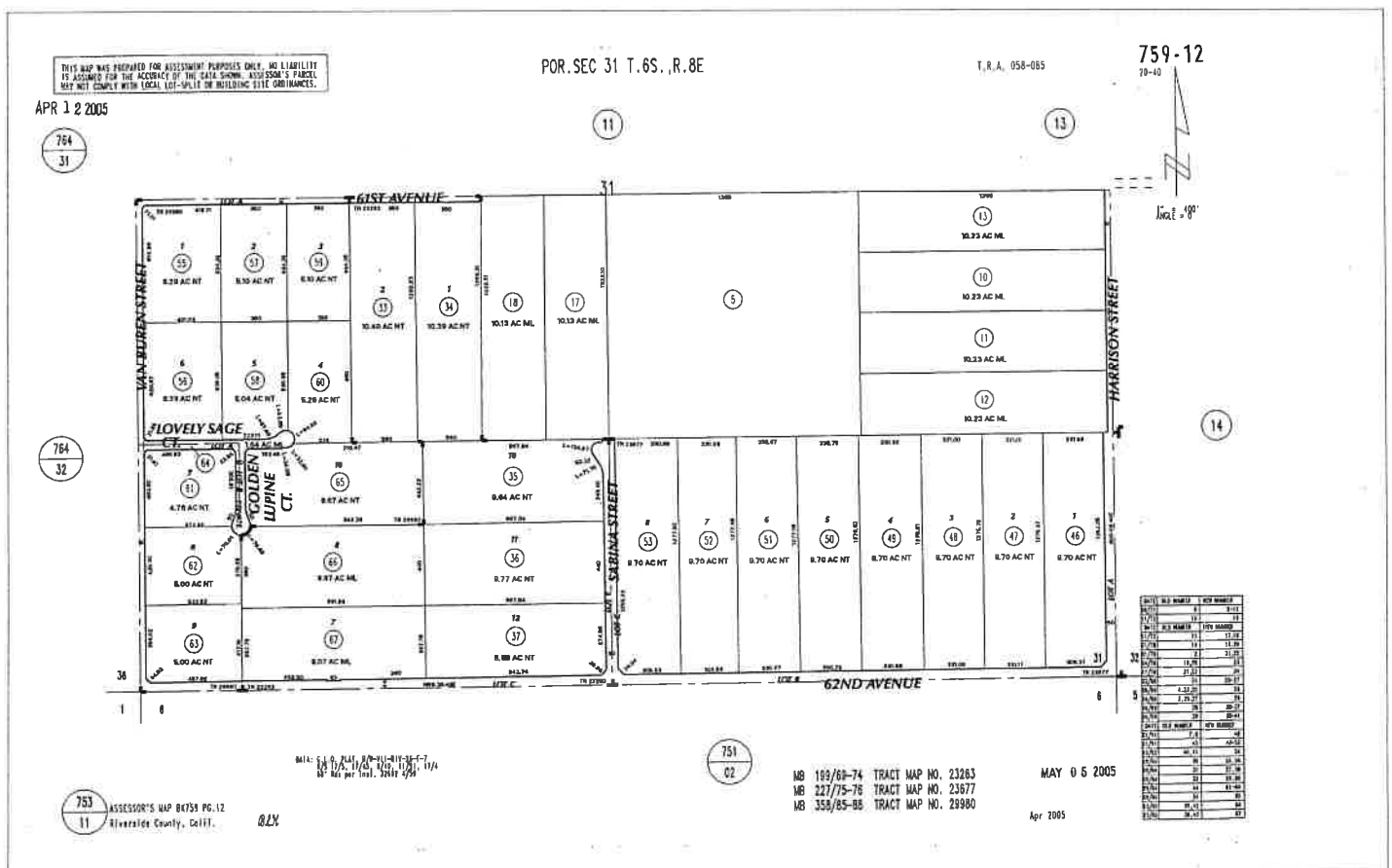
MAY 05 2005

Apr 2005

MetroScan / Riverside (CA)

Parcel	: 759 120 044	Pos Int	:	Ref APN	: 000 000 000
Owner	: Moon Christian A/Katherine A	Land	: \$126,621	Struct	: \$18,237
CoOwner	:	Other	:	Total	: \$144,858
Site	: 84211 Lovely Sage Pl Thermal 92274	Doc #	: 676885	Exempt	:
Mail	: 49265 Garland St Indio Ca 92201	Deed	: Grant Deed	Type	:
Xfered	: 08/26/2004	Loan	: Seller	% Imprvd	: 13
Price	: Non-disc	IntTyp	: Fixed	% Owned	: 100
LoanAmt	: \$200,000			Tax Area	: 58-085
Lender	: Seller			04-05 Tax	: \$1,761.22
VestTyp	: Married Persons			Map Grid	: 5591 A3
Use	: A12 Agr, Horse Ranches			OwnerPh	:
Plat	: 199			Tenant Ph	:
Census	: Tract : 456.05	Block	: 1		
S :	T :	R :	Q :		

Bedrms	:	Stories	:	Acres	: 14.66	Year Built	:
BthFull	:	Fireplace	: No	LotSqFt	: 638,589	Street Type	: Unpaved
Bth3Qt	:	Pool	: No	Bldg SF	:	Waterfront	:
BthHalf	:	RmAddtns	: No	AddOnSF	:	Gas Service	: None
CntlHt	: No	AddPkgTyp	:	GarSqFt	:	Water Source	: None
CntlA/C	: No	Roof Type	:	Gar Type	:	Sewer Type	: None
						Agri Preserve	:



COCOPAH NURSERIES

(760) 347-7906
donnawdy@aol.com

81-880 ARUS AVE.
INDIO, CA 92201

cc: Mayor
Council
CM
CD
Celen

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APA 764-170-009

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand That LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of Influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank You.

A handwritten signature in black ink, appearing to read "Donna Smith", written over a horizontal line.

Sincerely,
Donna Smith
Office Manager

COCOPAH NURSERIES

(760) 347-7906
donnawdy@aol.com

81-880 ARUS AVE.
INDIO, CA 92201

May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 764-170-015

Dear Mr. Spiliotis:


Please be advised that I am the owner of the above named property. I understand That LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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Thank You.


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Office Manager**

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donnawdy@aol.com

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INDIO, CA 92201

May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

**Re: Support of La Quinta, APA 764-170-014
Dear Mr. Spiliotis:**

Please be advised that I am the owner of the above named property. I understand That LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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Office Manager**

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May 5, 2005

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Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 764-170-013

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May 5, 2005

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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 764-310-001

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand That LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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**Sincerely,
Donna Smith
Office Manager**

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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 764-260-003

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand That LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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Donna Smith
Office Manager**

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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 759-030-018

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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Donna Smith
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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 759-030-007

Dear Mr. Spiliotis:

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Donna Smith
Office Manager**

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INDIO, CA 92201

May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 759-090-007

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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**Sincerely,
Donna Smith
Office Manager**

COCOPAH NURSERIES

(760) 347-7906
donnawdy@aol.com

81-880 ARUS AVE.
INDIO, CA 92201

May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 759-110-011

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

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**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 759-110-005

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 759-110-004

Dear Mr. Spiliotis:

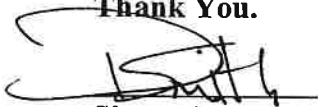
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Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 759-110-003

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 759-110-002

Dear Mr. Spiliotis:

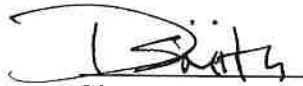
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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 759-110-001

Dear Mr. Spiliotis:

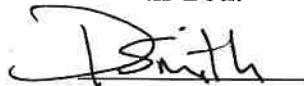
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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 753-140-026

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 753-140-020

Dear Mr. Spiliotis:

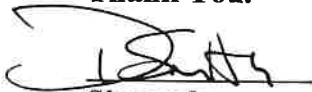
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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 753-140-010

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 753-140-009

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 753-140-007

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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Via Fax: 951-369-8479

Re: Support of La Quinta, APA 753-140-013

Dear Mr. Spiliotis:

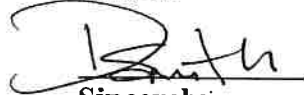
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Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 753-140-012

Dear Mr. Spiliotis:


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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 764-230-007

Dear Mr. Spiliotis:

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May 5, 2005

**Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 764-230-006

Dear Mr. Spiliotis:

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May 5, 2005

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Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 764-320-007

Dear Mr. Spiliotis:

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May 5, 2005

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Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 764-290-003

Dear Mr. Spiliotis:

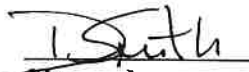
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May 5, 2005

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Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507**

Via Fax: 951-369-8479

Re: Support of La Quinta, APA 764-260-006

Dear Mr. Spiliotis:

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Sincerely,

**Donna Smith
Office Manager**

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 764-160-002, 76.97 acres

Dear Mr. Spiliotis:

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Thank you.

Sincerely,



John Powell, Jr.
President/CEO
Peter Rabbit Farms



cc: Mayor
Council
CM
CD
Clerk

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479



Re: Support of La Quinta, APN 759-090-008, 39.09 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

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John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479



Re: Support of La Quinta, APN 759-080-017, 11.97 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Powell, Jr.", with a large, stylized flourish at the end.

John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-080-016, 39.09 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Powell, Jr.", written in a cursive style.

John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-080-015, 15.00 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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John Powell, Jr.
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Peter Rabbit Farms



May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-080-014, 27.50 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

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Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Powell, Jr.", is written over the word "Sincerely,".

John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-080-012, 37.50 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

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John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-080-010, 10.00 acres

Dear Mr. Spiliotis:

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3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-080-009, 14.40 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank you.

Sincerely,



John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-080-007, 20.00 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

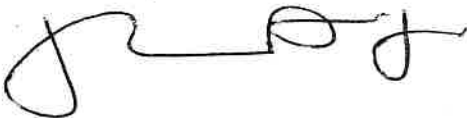
Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank you.

Sincerely,



John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-030-020, 57.26 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank you.

Sincerely,



John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-030-019, 3.71 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank you.

Sincerely,



John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-030-006, 41.65 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank you.

Sincerely,



John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-030-002, 40.00 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank you.

Sincerely,



John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507



Via Fax: 951-369-8479

Re: Support of La Quinta, APN 759-030-001, 34.34 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta

I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Powell, Jr.", with a stylized flourish at the end.

John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

Mr. George Spiliotis
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479



Re: Support of La Quinta, APN 759-020-005, 74.13 acres

Dear Mr. Spiliotis:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Powell, Jr.", written in a cursive style.

John Powell, Jr.
President/CEO
Peter Rabbit Farms

May 5, 2005

**LAFCO
Attn. Executive Officer
George Spiliotis**


**Re. APN 753-140-008
40 Acres on Van Buren and 65th
Thermal, California**

Dear Mr. Spiliotis,

Please include this property in the sphere of influence for the City of La Quinta. I would also like this property to be annexed into the City of La Quinta.

Thank you for your time.

Sincerely,


Michael Rothbard, Property Owner



SUNDESERT FARMS

42-311 May Pen Road
Bermuda Dunes, CA 92203

RECEIVED
OCT 31 2005

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

October 27, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 764-300-001
9.04 acres SEC Monroe and Avenue 61

Dear Mr. Fowler:

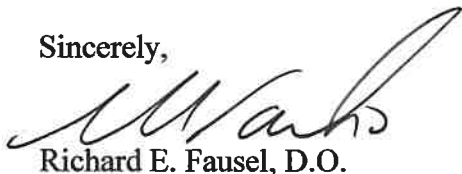
Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



Richard E. Fausel, D.O.

Cc: Doug Evans, City of LaQuinta
PO Box 1504
LaQuinta, CA 92253

Jerry Santillan
City of Coachella
1515 6th St
Coachella, CA 92236

TURNER

Mop & file

October 11, 2005

RECEIVED
OCT 14 2005

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT
DEPARTMENT

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine Street - Suite 110
Riverside, CA 92507-4277

Via Fax: 951-369-8479

Re: Support of La Quinta
Avenue 61 (just east of Jackson) – 35.78 gross acres
APN 761-350-016-9; 761-350-017-0; 761-350-018-1; 761-350-019-2
The NE Corner of 53rd and Monroe – 38.2 Acres
APN 767-220-004-8

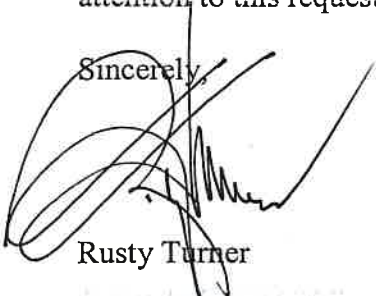
Dear Mr. Fowler:

Please be advised that I am the owner of the above referenced properties. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my properties be covered by the La Quinta's sphere of influence. Thank you for your attention to this request.

Sincerely,



Rusty Turner

cc: Mr. Doug Evans, City of LaQuinta
Mr. Jerry Santillan, City of Coachella

Turner Development Corporation
1500 Quail Street, Suite 150
Newport Beach, California 92660-2750
949.955.9131 / FAX 949.955.1328
TDC@turnerdev.com

Van Buren Estates, LLC
750 Menlo Avenue
Suite 250
Menlo Park, CA 94025
Tel: (650) 365-0673

OCT 26 2005

October 11, 2005

cc: Mayor
Council
CM
CD
CCHK

Mr. Donald Adolph
Mayor
City of La Quinta
P.O. Box 1504
La Quinta, CA 92247-1504

Re: LAFCO 2005-20-4
APN 759-090-001, APN 759-090-002, APN 759-090-003, APN 759-080-008,
APN 759-080-011,
163.87 acres

Dear Mr. Adolph:

Please be advised that I am the manager and member of the limited liability co. that owns the above named property located on the NE corner of Van Buren Street and 60th Avenue. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street, which I believe is the intent of the La Quinta General Plan.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta. Please communicate my desires to LAFCO.

Thank you.

Sincerely,



Tom Lodato
Manager

file

October 10, 2005

Doug Evans, Head Planner
Planning for Community Development
78495 Calle Tampico
La Quinta, Ca. 92253

Via Fax: 760-777-1233

764-320-006 29.57 acres

Dear Mr. Evans:

Please be advised that we are the owners of the above-referenced property. These properties are East of Jackson Street and between Ave. 52 and Ave. 62.

We understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

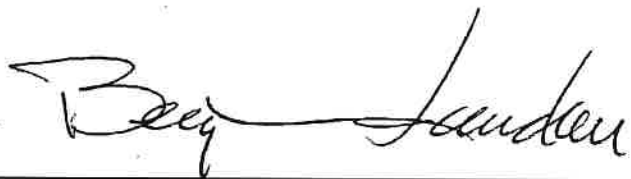
We are very strong supporters of the city of La Quinta and would like to see our above-listed property included in the sphere of influence of La Quinta.

Thank you.

Sincerely,



Miriam Landau



Benjamin Landau

Tel. 310 791-8795
Fax 310 791-8795

e-mail aumano1@cox.net

October 10, 2005

Doug Evans, Head Planner
Planning for Community Development
78495 Calle Tampico
La Quinta, Ca. 92253

Via Fax: 760-777-1233

Re: Support of La Quinta, LAFCO 2005-20-4 Opposition to LAFCO 2005-222-4

APN 764-320-010 39.04 acres
764-320-006 29.57 acres

Dear Mr. Evans:

Please be advised that we are the owners of the above-referenced property. These properties are East of Jackson Street and between Ave. 52 and Ave. 62.

We understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

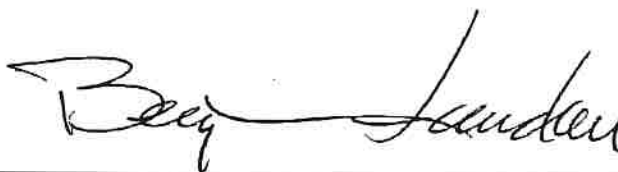
We are very strong supporters of the city of La Quinta and would like to see our above-listed property included in the sphere of influence of La Quinta.

Thank you.

Sincerely,



Miriam Landau



Benjamin Landau

Tel. 310 791-8795
Fax 310 791-8795

e-mail aumano1@cox.net

cc: Mayor
Council
CM
CD ✓
Celen

Wanda Wise-Latta

From: CR72246@aol.com
Sent: Friday, October 07, 2005 5:50 PM
To: Wanda Wise-Latta
Subject: Spheres of Influence

Charles F. Rechlin

82-480 Avenue 54
Vista Santa Rosa, CA 92274
Tel: (760) 398-1950
Fax: (760) 398-2630
E-Mail: cr72246@aol.com

October 7, 2005

Hon. Donald Adolph
Mayor
City of La Quinta
PO Box 1504
La Quinta, CA 92253

Re: Spheres of Influence

Dear Mayor Adolph:

As a resident of Vista Santa Rosa (VSR), I want to express my appreciation to you and the other City Council members for your action on October 4, 2005 requesting LAFCO approval of the extension of La Quinta's sphere of influence into our community.

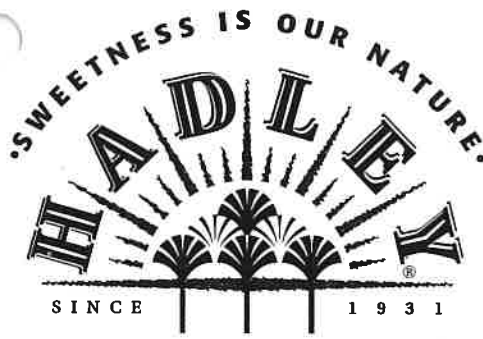
As I told the Council, although the overwhelming majority of VSR residents support the principles of an open, rural community expressed in the Riverside County General Plan, some of us have become disenchanted with the County's implementation (or, perhaps more accurately, failure to implement) that Plan. Inclusion of our area in La Quinta's sphere of influence should afford VSR residents an alternative forum in which to attempt to resolve land use and planning issues with government officials, outside landowners and developers. Hopefully, the process will result in an agreement involving a generous allotment to VSR of large lot "country estate" and "gentleman rancher" developments along the lines advocated by Gayle Cady and me—developments that will enhance La Quinta's reputation as an "upscale" community.

Thank you again for your action.

Sincerely,

Charles F. Rechlin

PS. I neglected to mention at the meeting that I am a member of PGA West, where I play golf three days a week with Marv Landon and other year-round La Quinta residents. I also experienced the pleasure (or maybe I should say the frustration) of playing Silver Rock for the first time on Wednesday. Way too tough for a hacker like me!



Copy to Doug Evans
10/5/2005
8:11 a.m.
jgg

October 4th, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92258

Via Fax: 760-777-7101

Re: LAFCO 2005-20-4

Dear Mr. Evans:

Please be advised that we are the owner of the properties listed below located north and south of Airport Boulevard between Jackson and Van Buren Streets in the County of Riverside east of the current city limits of La Quinta. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

APN's: 76746004-0, 19.7 ac; 767460005-1, 38.2 ac; 764160001-9, 79.09 ac;
767410010-0, 18.6 ac; 767440001-5, 19.5 ac; 767440004-8, 36.45 ac;
767440005-9, 0.11 ac; 764140007-3, 39.31 ac; 616130035-5, 40.0 ac.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

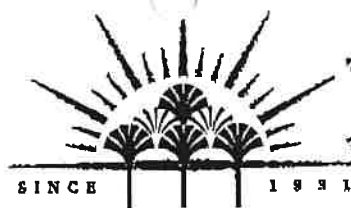
This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

We are a very strong supporter of the city of La Quinta and would like to see our property in this area annexed into La Quinta.

Thank you.

Sincerely,

Albert P. Keck
President
Hadley Date Gardens, Inc.

**HADLEY®****SWEETNESS IS OUR NATURE**

83-555 Airport Blvd., Thermal, CA 92274

phone: 760-399-5191

fax: 760-399-1311

To: Doug EVENS From: albert keck
Company: City of La Quinta Company: Hadley Date Gardens
FAX: 777-7101 Date: 10-4-05
Pages: 10 Re: _____
Phone: _____ CC: _____

Urgent**For Review/Processing****Please Comment****Please Reply****COMMENTS:** _____

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND/OR EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW.

IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.



October 4th, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 764140007-3, 39.31 acres

Dear Mr. Fowler:

Please be advised that we are the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

We are a very strong supporter of the city of La Quinta and would like to see our property in this area annexed into the La Quinta.

Thank you.

Sincerely,

Albert P. Keck
President
Hadley Date Gardens, Inc.

cc: Doug Evans



October 4th, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 767440004-8, 36.45 acres

Dear Mr. Fowler:

Please be advised that we are the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

We are a very strong supporter of the city of La Quinta and would like to see our property in this area annexed into the La Quinta.

Thank you.

Sincerely,

Albert P. Keck
President
Hadley Date Gardens, Inc.

cc: Doug Evans



October 4th, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 767440001-5, 19.50 acres

Dear Mr. Fowler:

Please be advised that we are the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

We are a very strong supporter of the city of La Quinta and would like to see our property in this area annexed into the La Quinta.

Thank you.

Sincerely,

Albert P. Keck
President
Hadley Date Gardens, Inc.

cc: Doug Evans



October 4th, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 764160001-9, 79.09 acres

Dear Mr. Fowler:

Please be advised that we are the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

We are a very strong supporter of the city of La Quinta and would like to see our property in this area annexed into the La Quinta.

Thank you.

Sincerely,

Albert P. Keck
President
Hadley Date Gardens, Inc.

cc: Doug Evans



October 4th, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 767460005-1, 38.20 acres

Dear Mr. Fowler:

Please be advised that we are the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

We are a very strong supporter of the city of La Quinta and would like to see our property in this area annexed into the La Quinta.

Thank you.

Sincerely,

Albert P. Keck
President
Hadley Date Gardens, Inc.

cc: Doug Evans



October 4th, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 767460004-0, 19.70 acres

Dear Mr. Fowler:

Please be advised that we are the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

We are a very strong supporter of the city of La Quinta and would like to see our property in this area annexed into the La Quinta.

Thank you.

Sincerely,

Albert P. Keck
President
Hadley Date Gardens, Inc.

cc: Doug Evans



October 4th, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 767410010-0, 18.60 acres

Dear Mr. Fowler:

Please be advised that we are the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

We are a very strong supporter of the city of La Quinta and would like to see our property in this area annexed into the La Quinta.

Thank you.

Sincerely,

Albert P. Keck
President
Hadley Date Gardens, Inc.

cc: Doug Evans



October 4th, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 767440005-9, 0.11 acres

Dear Mr. Fowler:

Please be advised that we are the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

We are a very strong supporter of the city of La Quinta and would like to see our property in this area annexed into the La Quinta.

Thank you.

Sincerely,

Albert P. Keck
President
Hadley Date Gardens, Inc.

cc: Doug Evans



October 4th, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 616130035-5, 40.0 acres

Dear Mr. Fowler:

Please be advised that we are the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

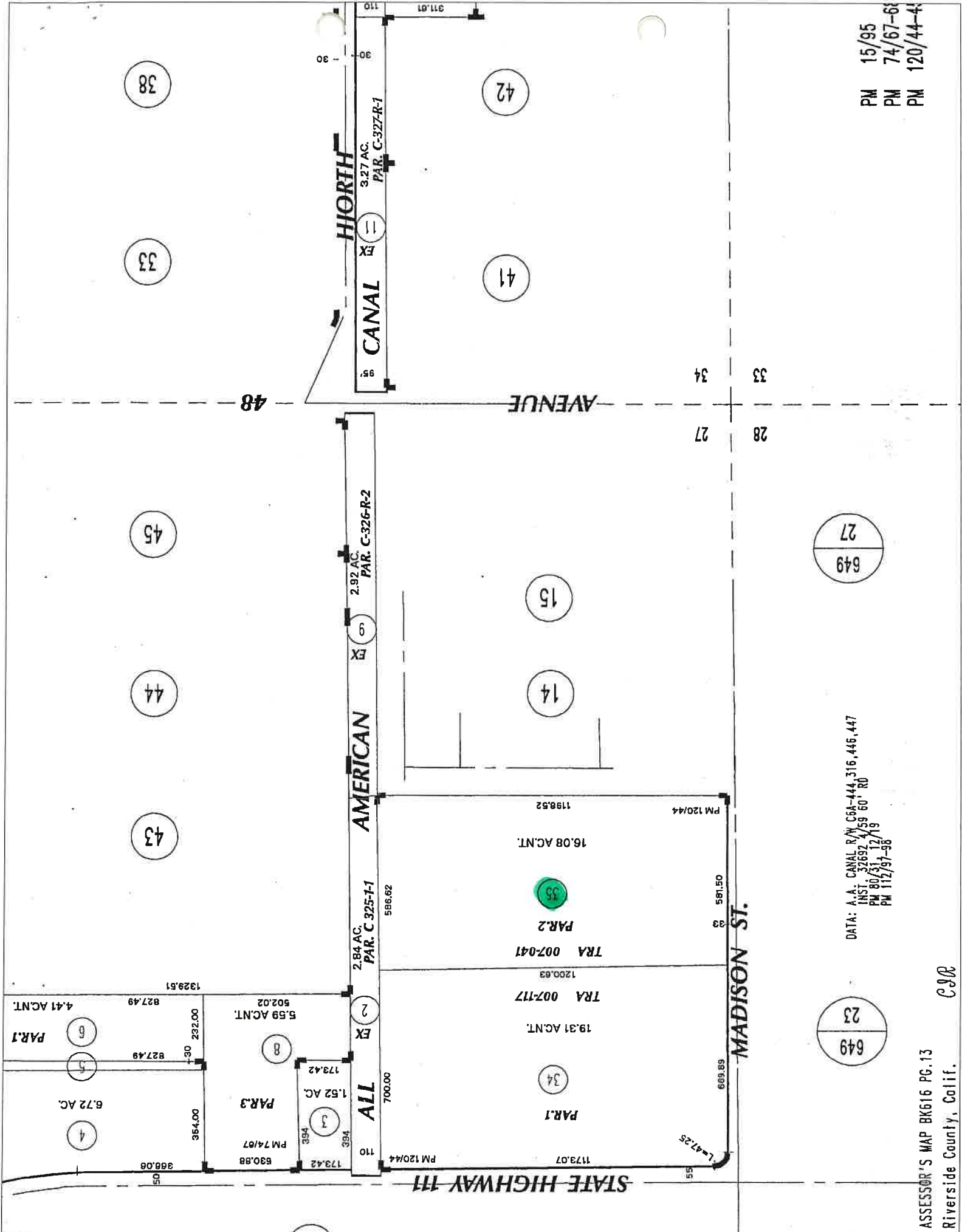
We are a very strong supporter of the city of La Quinta and would like to see our property in this area annexed into the La Quinta.

Thank you.

Sincerely,

Albert P. Keck
President
Hadley Date Gardens, Inc.

cc: Doug Evans



DATA: A.A. CANAL R/W C6A-444,316,446,447
INST. 32692 4/59 60' RD
PM 80/31 12/19
PM 112/97-98

PM 15/95
PM 74/67-68
PM 120/44-45

Searsville Land Co., LLC
700 Larkspur Landing Circle
Suite 199
Larkspur, CA 94939
Tel: (415) 461-2811

cc: Mayor
Council
CM
CD
Clerk

OCT 6 2005

September 30, 2005

Mr. Donald Adolph
Mayor
City of La Quinta
P.O. Box 1504
La Quinta, CA 92247-1504

OCT - 6

Re: LAFCO 2005-20-4
APN 764-240-008, 39.55 acres

Dear Mr. Adolph:


Please be advised that I am the manager and member of the limited liability co. that owns the above named property located west of Jackson Street, north of 60th Avenue. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street, which I believe is the intent of the La Quinta General Plan.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta. Please communicate my desires to LAFCO.

Thank you.

Sincerely,


Hank Skade
Manager

Encls.

Searsville Land Co., LLC
700 Larkspur Landing Circle
Suite 199
Larkspur, CA 94939
Tel: (415) 461-2811

file & map
cc: Mayor ✓
Ceres ✓
CM
CD ✓
CCher

September 30, 2005

Mr. Stanley Sniff
Mayor Pro Tem
City of La Quinta
P.O. Box 1504
La Quinta, CA 92247-1504

OCT - 6

Re: LAFCO 2005-20-4
APN 764-240-008, 39.55 acres

Dear Mr. Sniff:

Please be advised that I am the manager and member of the limited liability co. that owns the above named property located west of Jackson Street, north of 60th Avenue. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street, which I believe is the intent of the La Quinta General Plan.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta. Please communicate my desires to LAFCO.

Thank you.

Sincerely,



Hank Skade
Manager

Encls.

September 29, 2005

OCT - 3 2005

Mr. Wayne Fowler
Local Agency Formation Commission
3850 Vine Street Suite 110
Riverside, Ca. 92507

Re: 2005-20-4 LaQuinta Sphere

Dear Wayne:

Re: 759-030-024 20.76 acres

We are property owners, residents, and registered voters in what is called the "Vista Santa Rosa" area. It was never our desire to be included in that so-called area and in fact, our property is located on the extreme Eastern edge of VSR.

We are long time residents of the Thermal area, having been very active in local issues, other than the Vista Santa Rosa formation. We woke up one morning and read in the paper that we were included in that area and protested loudly and long with our desire to be excluded but to no avail.


We have supported many endeavors for the purpose of planning and aiding in the future of the Thermal area only to be thrown into the mix of a group that wants absolutely no development.

It is our desire to make known that we wish to be included in the LaQuinta Sphere of Influence with the possibility of eventual annexation into that City.

We feel that the most orderly, quality development, with housing available to people of all walks of life, will come through the inclusion of the Sphere of Influence of LaQuinta.

We would appreciate your utmost consideration of this request to be included in the LaQuinta Sphere of influence. Thank you.

Sincerely yours,


Jack R. Cotton
84-850 Avenue 58
Thermal, Ca. 92274


Treasa M. Cotton

CC: Doug Evans, City of LaQuinta
Donald Adolph - Mayor
Terry Henderson - Council Member
Stanley Sniff - Council Member
Ron Perkins - Council Member
Lee Osborne - Council Member

MAY 16 2005

March 7, 2005

Mr. George Spiliotis
Local Agency Formation Commission
3850 Vine Street Suite 110
Riverside, Ca. 92507



cc: Mayor
Council
CM
CD
Clerk

Re: 759-030-024 20.76 acres

Dear George:

It has come to our attention that there will be a hearing very soon regarding the Spheres of Influence in the Southern Coachella Valley, namely between Indio, Coachella, and LaQuinta.

We are property owners, residents, and registered voters in what is newly called the "Vista Santa Rosa" area. It is our desire to make known that we wish to be included in the LaQuinta Sphere of Influence with eventual annexation to the City of LaQuinta.

We are long time residents of the Thermal area, having been very active in local issues such as the formation of the Southern Coachella Valley Community Services District, Thermal Chamber of Commerce, Friends of Thermal Airport, served on the task force for the master plan, and supported the Redevelopment area. All of the above endeavors were for the purpose of planning and aiding in the future of the Thermal area. In the past we also appeared several times before the LAFCO Board regarding issues of growth in this area.

We feel that the most orderly, quality development, with housing available to people of all walks of life, will come through our eventual annexation by the City of LaQuinta.

We would appreciate your utmost consideration of this request to be included in the Sphere of Influence of the City of LaQuinta. Thank you.

Sincerely yours,


Treesa M. Cotton

Jack R. Cotton
84-850 Avenue 58
Thermal, Ca. 92274

760-399-5943

cc: City of LaQuinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277

Via Fax: 951-369-8479

Re: Support Sphere of Influence of La Quinta, APN 764-240-006, 38.18 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

SEP 30 2005

SEP 30 2005



SEP 29 2005

Peter Rabbit Farms

It has to be fresh for Peter Rabbit

cc: mayor
Council
CM
CD ✓
Cdele

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479

Re: Support Sphere of Influence of La Quinta, APN 764-160-002, 76.97 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479



Re: Support Sphere of Influence of La Quinta, APN 764-130-029, 39.09 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479

Re: Support Sphere of Influence of La Quinta, APN 764-130-028, 40.00 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479

Re: Support Sphere of Influence of La Quinta, APN 759-090-008, 39.09 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479



Re: Support Sphere of Influence of La Quinta, APN 759-080-017, 11.97 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479



Re: Support Sphere of Influence of La Quinta, APN 759-080-016, 39.09 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479



Re: Support Sphere of Influence of La Quinta, APN 759-080-015, 15.00 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479

Re: Support Sphere of Influence of La Quinta, APN 759-080-014, 27.50 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479

Re: Support Sphere of Influence of La Quinta, APN 759-080-012, 37.50 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479

Re: Support Sphere of Influence of La Quinta, APN 759-080-010, 10.00 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479



Re: Support Sphere of Influence of La Quinta, APN 759-080-009, 14.40 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479

Re: Support Sphere of Influence of La Quinta, APN 759-080-007, 20.00 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479

Re: Support Sphere of Influence of La Quinta, APN 759-030-020, 57.26 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277

Via Fax: 951-369-8479



Re: Support Sphere of Influence of La Quinta, APN 759-030-019, 3.71 acres

Dear Mr. Fowler:

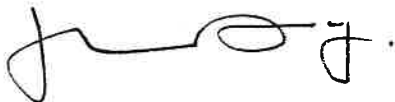
Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479



Re: Support Sphere of Influence of La Quinta, APN 759-030-006, 41.65 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John P. Powell, Jr.", written in a cursive style.

John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277

Via Fax: 951-369-8479



Re: Support Sphere of Influence of La Quinta, APN 759-030-002, 40.00 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John P. Powell, Jr.", written in a cursive style.

John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277

Via Fax: 951-369-8479



Re: Support Sphere of Influence of La Quinta, APN 759-030-001, 34.34 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta

September 26, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479

Re: Support Sphere of Influence of La Quinta, APN 759-020-005, 74.13 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,

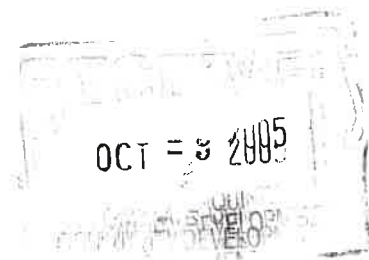


John P. Powell, Jr.
President/CEO

Cc: Doug Evans, City of La Quinta



101 Coastal Investors, LLC
171 Saxony Road, Suite 206
Encinitas, CA 92024
Tel 760-635-0940 Fax 760-635-0970



September 25, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507-4277

Via Fax: 951-369-8479

Re: 56300 Monroe Street (APN#764-080-002)


Dear Mr. Fowler:


We are the owners of the property located in Thermal adjacent to the City of La Quinta. We understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

We are strong supporters of the city of La Quinta and would like to see our property be covered by the sphere of influence of La Quinta.

Thank you.


Vance D. Campbell Jr
Managing Member


Ralph C. Dawson
Managing Member

cc: DOUG EVANS

Wanda Wise-Latta

From: Vance Campbell [vanzcam@yahoo.com]
Sent: Thursday, September 29, 2005 10:54 AM
To: Wanda Wise-Latta
Subject: Please Distribute to all La Quinta City Council Members

SEP 30 2005

cc: Mayor
Council
CM
CD ✓
CCHK

Honorable City Council Members:

We are owners of the property located at 56300 Monroe Street (APN#764-080-002). Our property is directly east across the street from the "Palms" development and the City of La Quinta boundary. We want to emphatically stress to you our desire that our property, and the general area around us, be included within the La Quinta sphere of influence, and hope that the City will take action that will result in our inclusion.

Don't hesitate to contact us if there's anything we can do that will be helpful in the process.

Vance Campbell
Managing Member

Vance D. Campbell Jr.

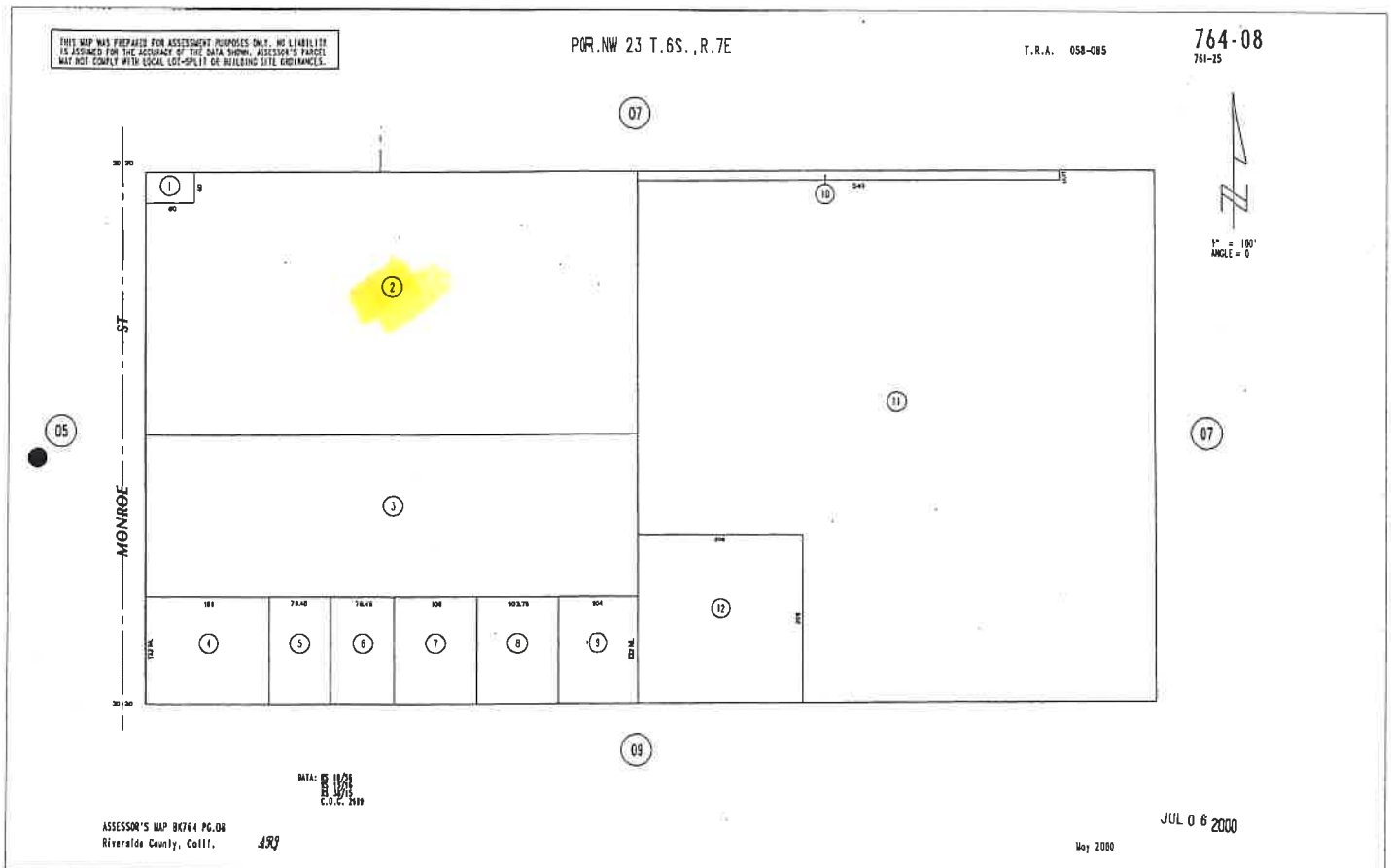
AppTek
101 Coastal Investors LLC
171 Saxony Road, Suite 206
Encinitas, CA 92024
760-635-0940
760-635-0970 Fax
619-884-7763 Cell

9/29/2005

MetroScan / Riverside (CA)

Parcel	: 764 080 002	Pos Int	:	Ref APN	: 000 000 000
Owner	: Atkins Theodore/Barbara L			Land	: \$105,981
CoOwner	:			Struct	: \$217,263
Site	: 56300 Monroe St La Quinta 92253			Other	:
Mail	: 56300 Monroe St La Quinta Ca 92253			Total	: \$323,244
Xfered	: 11/17/2000	Doc #	: 460349	Exempt	:
Price	: \$305,000 Full	Deed	: Grant Deed	Type	:
LoanAmt	: \$244,000	Loan	: Conventional	% Imprvd	: 67
Lender	: Washington Mutual Bank	IntTyp	: Fixed	% Owned	: 100
VestTyp	: Married Persons			Tax Area	: 58-085
Use	: R01 Res, Single Family Residences			04-05 Tax	: \$3,793.38
Plat	:			Map Grid	: 5530 E5
Census	: Tract : 456.03	Block	: 3	OwnerPh	:
S : 23	T : 06S	R : 07E	Q : NW	Tenant Ph	:

Bedrms	: 3	Stories	: 1	Acres	: 4.72	Year Built	: 1958
BthFull	: 2	Fireplace	: Yes	LotSqFt	: 205,603	Street Type	: Paved
Bth3Qt	:	Pool	: No	Bldg SF	: 2,062	Waterfront	:
BthHalf	:	RmAddtns	: Yes	AddOnSF	:	Gas Service	: Developed
CntlHt	: Yes	AddPkgTyp	:	GarSqFt	:	Water Source	: Developed
CntlA/C	: Yes	Roof Type	: Tile	Gar Type	:	Sewer Type	: Developed
						Agri Preserve	:



Searsville Land Co., LLC
700 Larkspur Landing Circle
Suite 199
Larkspur, CA 94939
Tel: (415) 461-2811

September 21, 2005

SEP 26 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine Street
Suite 110
Riverside, CA 92507-4277

Via Facsimile: 951-369-8479

Re: Support of La Quinta, APN 764-240-008, 39.55 acres

Dear Mr. Fowler:

Please be advised that I am the manager and member of the limited liability co. that owns the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



Hank Skade
Manager

Encls.

✓ cc. Doug Evans

Searsville Land Co., LLC
700 Larkspur Landing Circle
Suite 199
Larkspur, CA 94939
(415) 461-2811

May 16 2005

May 9, 2005



cc: Mayor
Council
CM
AD ✓
CCLERK

Don Adolph
Mayor
City of La Quinta
P.O. Box 1504
La Quinta, CA 92247-1504


I am a landowner in the Vista Santa Rosa area of the southern Coachella Valley, and I would like to request that the property be included within the Sphere of Influence of the City of La Quinta.

The property consists of 39.55 acres on the west side of Jackson St., just north of 60th Avenue. It is known as APN 764-240-008-3. The legal description is as follows:

The north half of the south half of the southwest quarter of Section 26, Township 6 South, Range 7 East, San Bernardino Base and Meridian, according to the official plat thereof.

Thank you very much for your consideration.

Sincerely,

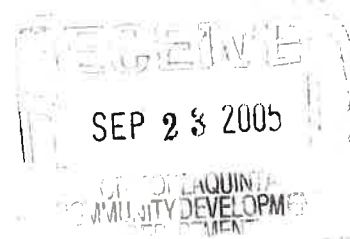

Hank Skade,
Manager

JCM Farming, Inc.

201 Lomas Santa Fe Drive, Suite #400
Solana Beach, CA 92075
Telephone (858) 724-0840
Facsimile (858) 724-0845

September 16, 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vice Street Suite 110
Riverside, CA 92507-4277



Via Fax: 951-369-8479

Re: Support of La Quinta, APNs: 767340013-7, 767340014-8, 767340015-9, 767340015-9
Supp. & 767340016-0

Dear Mr. Fowler:


Please be advised that I am the attorney for the owner of the above named property. We understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider this letter our very strong support for expanding La Quinta's sphere of influence to include the area between Avenue 52 and Avenue 62, and between Monroe Street and Harrison Street

We are very strong supporters of the City of La Quinta and would like to see our above referenced properties in this area be covered by the sphere of influence of La Quinta.

Thank You.

Sincerely,


Nannette Souhrada, Esq.
JCM Farming, Inc.

Cc: Mr. Doug Evans
City of La Quinta
PO Box 1504
La Quinta, CA 92247-1504

*file*

September 15, 2005



Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St., Ste. 110
Riverside, CA 92507-4277

Via Fax: 951.369-8479

Re: Support of La Quinta,, Ref: APN 767-220-007 – 77 Acres

Dear Mr. Fowler:

Please be advised that I am the owner if the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's shphere of influence to include the area between Ave 52 and Ave 62. and between Monroe Street and Harrison Street.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you,

Sincerely,

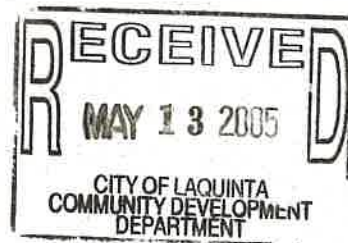
A handwritten signature in black ink, appearing to read 'Danavon Horn'.

Danavon Horn

cc: Doug Evans

PALM DESERT DEVELOPMENT COMPANY

Building Strong Communities



May 9, 2005

Douglas R. Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92253-1504

Re: Support of La Quinta,
77.45 acres located at the northwest corner of 53rd Ave. and Jackson Street.
APN: 767-220-007

Dear Mr. Evans:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Jackson Street and Harrison Street.

This sphere change will pave the way for the future annexation of this property into the City of La Quinta.

I am a very strong supporter of the city of La Quinta and would like to see my property in this area annexed into the La Quinta.

Thank you.

Sincerely,


Dan Horn
President
Palm Desert Development

file

September 14, 2005

SEP 20 2005

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St., Ste. 110
Riverside, CA 92507-4277

Via Fax: 951-369-8479

Re: Support of La Quinta, APN 764-170-007 and APN 764-170-001, 39.5 acres

Dear Mr. Fowler:

Please be advised that we are the owners of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider our very strong support for expanding La Quinta's sphere of influence to include the area between Ave 52 and Ave 62, and between Monroe Street and Harrison Street.

We support the city of La Quinta and would like to see our property in this area be covered by the sphere of influence of La Quinta.

Thank you.

Sincerely,



Don Christopher
Christopher Generations, LLC
Headstart Nursery

Cc: Doug Evans

September 10, 2005

Mr. Doug Evans
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92253

SEP 21 2005

RE: APN # 764-320-011

Dear Mr. Evans and City Council:

I have an ownership interest in a 40 acre parcel in Vista Santa Rosa, located at the corner of Avenue 62 and Van Buren. I would prefer that this parcel be included in the sphere of influence of La Quinta.

I would also appreciate updates from the City of La Quinta regarding annexation or other development issues related to the Vista Santa Rosa area. My address is 1704 Lincoln Ave NE, Devils Lake, ND 58301. My email address is Steve.Boone@sendit.nodak.edu.

Thank you for your assistance.

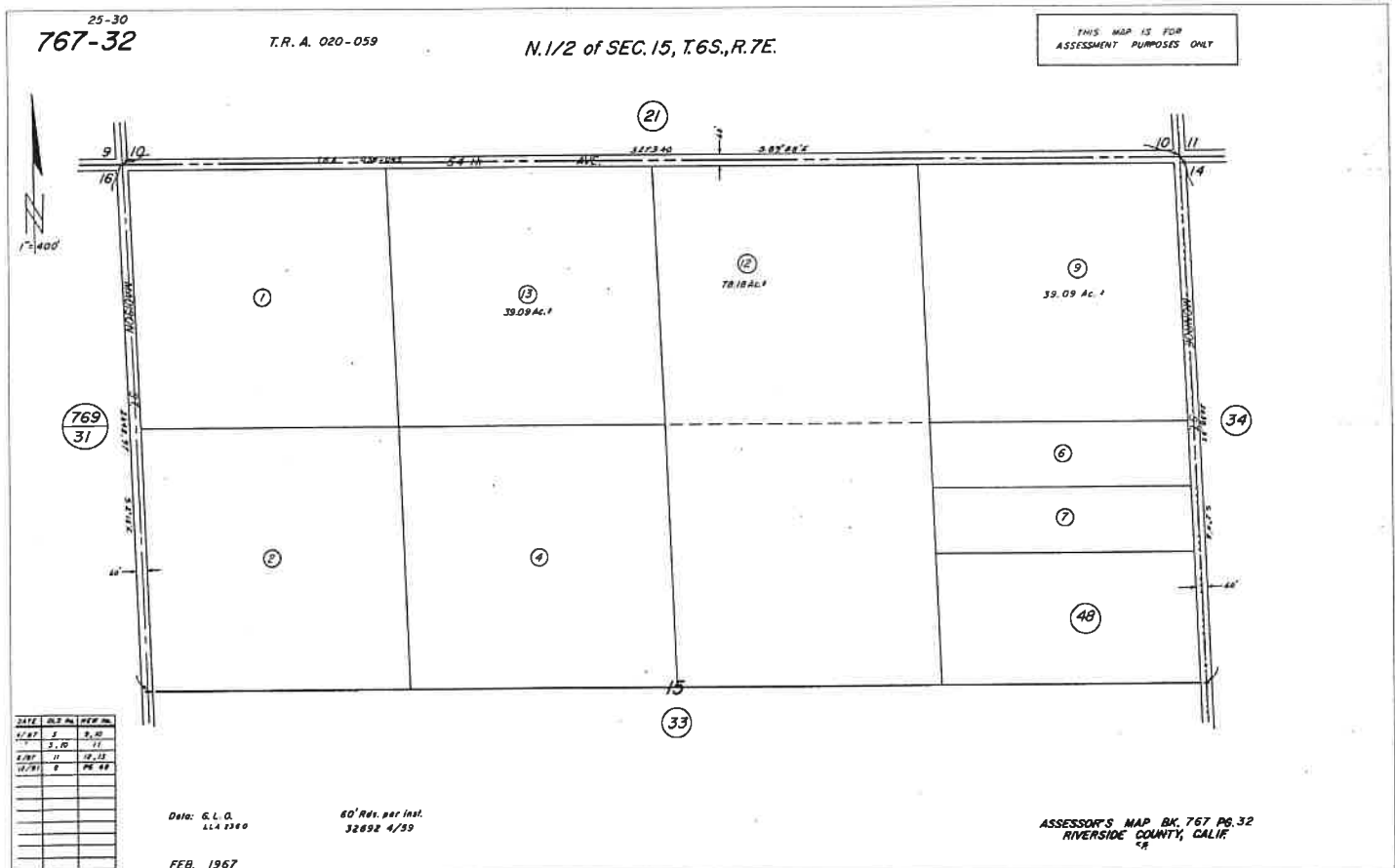
Sincerely,

Stephen J. Boone
Stephen J. Boone

MetroScan / Riverside (CA)

Parcel	: 767 320 012	Pos Int	:	Ref APN	: 000 000 000
Owner	: Mccomic Griffin Llc	Land	: \$2,039,803	Struct	: \$28,074
CoOwner	:	Other	:	Total	: \$2,067,877
Site	: *no Site Address*	Doc #	: 125526 Multi-parcel	Exempt	:
Mail	: 7979 Ivanhoe Ave #550 La Jolla Ca 92037	Deed	: Grant Deed	Type	:
Xfered	: 02/16/2005	Loan	: Seller	% Imprvd	: 1
Price	: Non-disc	IntTyp	: Fixed	% Owned	: 100
LoanAmt	: \$4,000,000	Tax Area	: 20-059	04-05 Tax	: \$22,152.74
Lender	: Private	Map Grid	:	OwnerPh	:
VestTyp	: Corporation	Tenant Ph	:		
Use	: Y04 Vacant, Other				
Plat	:				
Census	: Tract :	Block	:		
S : 15	T : 06S	R : 07E	Q : NW		

Bedrms	:	Stories	:	Acres	: 78.18	Year Built	:
BthFull	:	Fireplace	: No	LotSqFt	: 3,405,520	Street Type	: Unpaved
Bth3Qt	:	Pool	: No	Bldg SF	:	Waterfront	:
BthHalf	:	RmAddtns	: No	AddOnSF	:	Gas Service	: None
CntlHt	: No	AddPkgTyp	:	GarSqFt	:	Water Source	: None
CntlA/C	: No	Roof Type	:	Gar Type	:	Sewer Type	: None
						Agri Preserve	:



March 11, 2005

Mr. George Spiliotis
LAFCO
3850 Vine Street
Suite 110
Riverside, Ca. 92507



Dear Mr. Spiliotis:

I presently own acreage in the Thermal area. I understand that there will soon be a Sphere of Influence hearing to determine whether we will be in the Sphere of either the City of LaQuinta or the City of Coachella.

My property consists of the following:

Parcel number 759-030-008 and 759-030-009 36,29 acres

I wish to make it known that my preference would be to be included in the Sphere of Influence of the City of LaQuinta.

Thank you for your consideration.

Sincerely yours,

Mrs. Jesper Petersen

Mrs. Jesper Petersen

March 11, 2005

Mr. George Spiliotis
LOCAL AGENCY FORMATION
3850 Vine Street
Riverside, Ca. 92507

ON COMMISSION
Suite 110



Dear Sir:

Please be advised that I am the owner of the property listed
below:
54 acres 761-410-001

We are also the residents of the above listing and are also
registered voters.

We would like to go on record that it is our desire to be
located in the sphere of influence of the City of LaQuinta.

Thank you for your attention to the above matter.

Delbert Johnson

Delbert Johnson

cc: City of LaQuinta

Very truly yours,

Carrie Johnson

Carrie Johnson
59-160 Jackson
Thermal, Ca. 92274

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

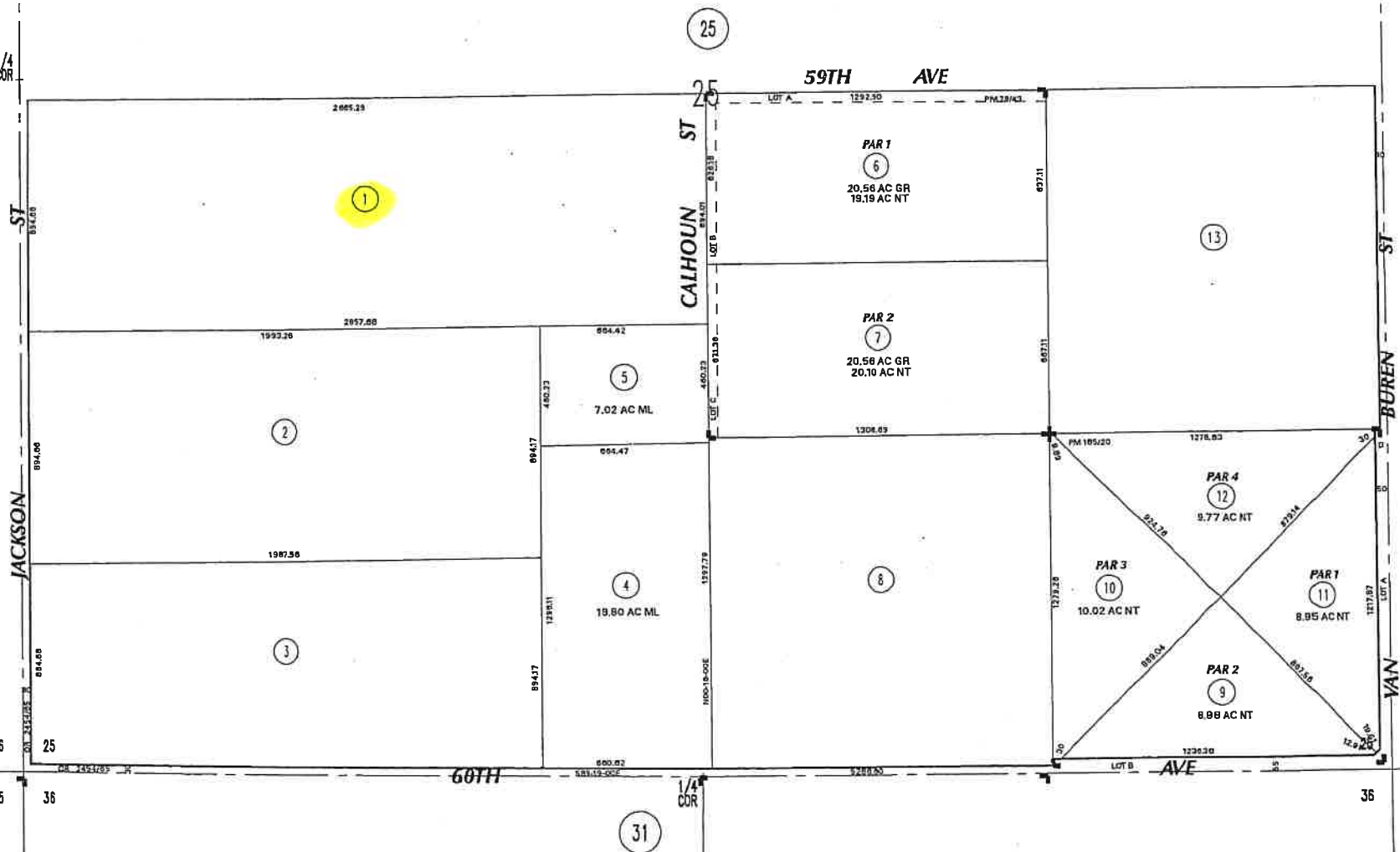
SEC.25 T.6S.,R.7E

T.R.A. 058-085

764-26
761-41



1" = 400'
ANGLE = 0'



DATA: RS 5/6
RS 8/72
RS 95/23

ASSESSOR'S MAP BK764 PG.26
Riverside County, Calif. *ARJ*

PM 78/43 PARCEL MAP NO. 14994
PM 185/20-21 PARCEL MAP NO. 27833

May 2000

JUL 06 2000

MetroScan / Riverside

Parcel :764 260 001 Pos Int :
 Owner :Johnson Delbert R
 CoOwner :Johnson Carrie B
 Site :59160 Jackson St Thermal 92274
 Mail :59160 Jackson St Thermal Ca 92274
 Xfered :01/01/2000 Doc # :172571
 Price : Deed :Misc
 LoanAmt : Loan :
 Lender : IntTyp:
 VestTyp :
 Use :A01 Agr,Irrigated Farmland
 Plat :
 Census :Tract:456.03 Block:3
 S:25 T:06S R:07E Q:SW

Rel APN :000 000 000
 Land :\$83,301
 Struct :\$29,610
 Other :\$5,214
 Total :\$118,125
 Exempt :\$7,000
 Type :Homeowners
 % Imprvd :26
 % Owned :
 Tax Area :58-085
 04-05Tax :\$1,428.00
 Map Grid :5590 H1
 OwnerPh :
 TenantPh :

Bedrms :	Stories :	Acres :54.00	Year Built :
BthFull :	Fireplace:No	LotSqFt :2,352,240	Street Type :Unpaved
Bth3Qtr :	Pool :No	Bldg SF :	Waterfront :
BthHalf :	RmAddtns :No	AddOnSF :	Gas Service :None
CntlHt :No	AddPkgTyp:	GarSqFt :	Water Source :None
CntlA/C :No	Roof Type:	GarType :	Sewer Type :None
			AgriPreserve :

March 8, 2005

Mr. George Spiliotis
Local Agency Formation Commission
3850 Vine Street Suite 110
Riverside, Ca. 92507



Re: 759-080-005

2.98 acres

Dear Mr. Spiliotis:

I am the owner of the above referenced property.

I am writing to tell you that my wish for this property is to be included in the LaQuinta Sphere of Influence.

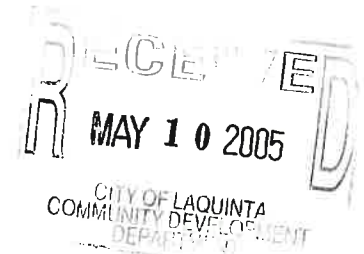
Thank you.

Sincerely yours,

Linda Elkins
Linda Elkins
84-277 Avenue 58
Thermal, Ca. 92274

cc: LaQuinta

March 4, 2005



Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

X 

Morgan Sloan/Mellissa Tabler
54751 Bodine Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-591-015

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR.W 13 T.6S.,R.7E

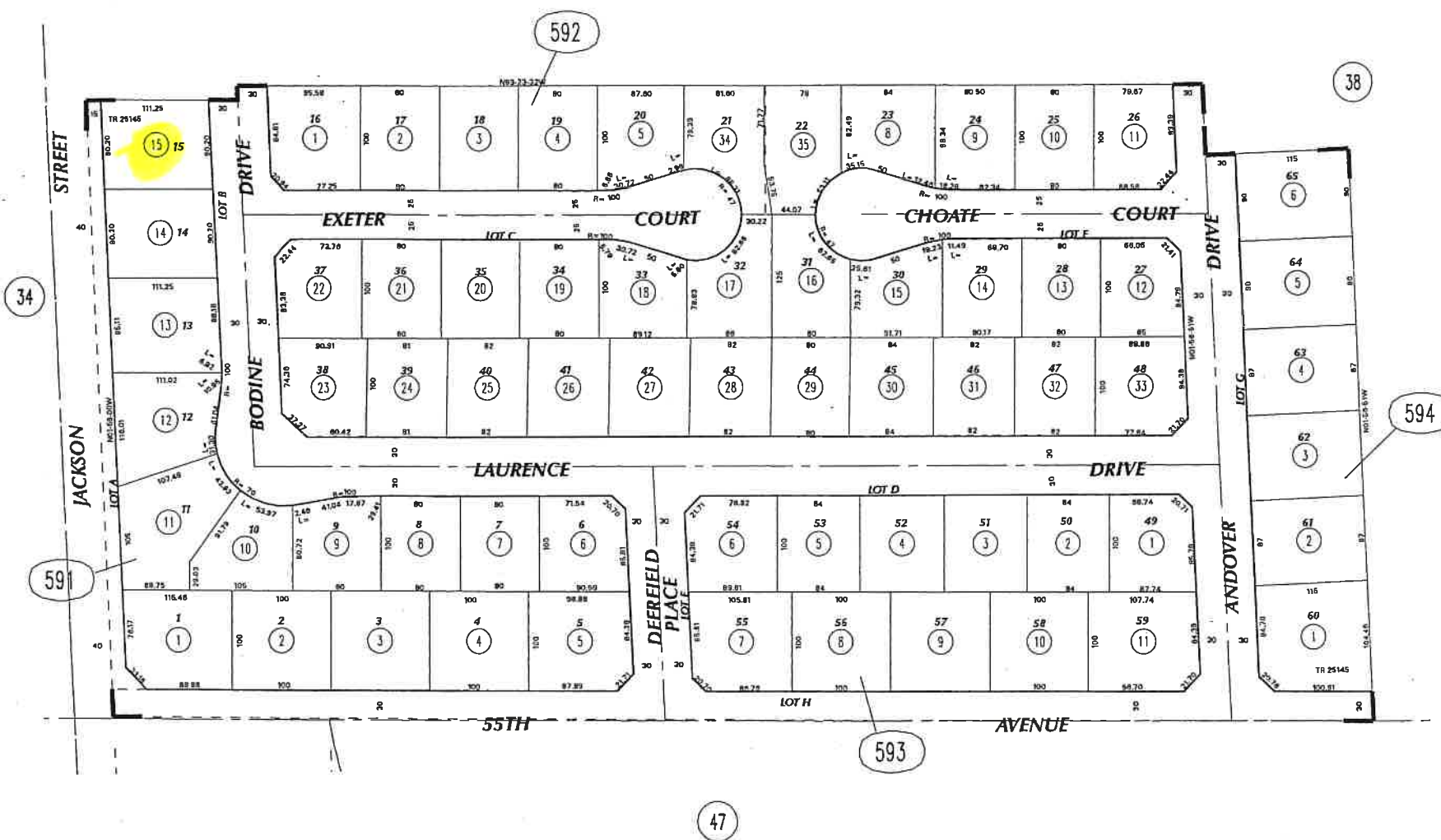
T.R.A. 058-136

767-59

767-38

MAR 15 2005

1" = 100'
ANGLE = 0



ASSESSOR'S MAP BK767 PG.59
Riverside County, Calif.

C/M

MB 299/29-32 TRACT MAP NO 25145

Mar 2005

DATE	OLD NUMBER	NEW NUMBER
03/05	347-6	34
03/05	347-7	35

APR 04 2005

Parcel	:767 591 015	POS Int :	Rel APN	:000 000 000
Owner	:Devon Group Inc		Land	:\$18,702
CoOwner	:		Struct	:
Site	:54751 Bodine Dr Thermal 92274		Other	:
Mail	:PO Box 25 Rancho Mirage Ca 92270		Total	:\$18,702
Xfered	:05/29/2002	Doc # :287177 Multi-parcel	Exempt	:
Price	:\$1,200,000 Full	Deed :Grant Deed	Type	:
LoanAmt	:	Loan :	% Imprvd	:
Lender	:	IntTyp:	% Owned	:100
VestTyp	:Corporation		Tax Area	:58-136
Use	:R07 Vacant,Residential		04-05Tax	:\$423.68
Plat	:299		Map Grid	:5530 G3
Census	:Tract:456.03	Block:4	OwnerPh	:
S:	T: R: Q:		TenantPh	:

Bedrms	:	Stories	:	Acres	:.23	Year Built	:
BthFull	:	Fireplace:	No	LotSqFt	:10,018	Street Type	:Unpaved
Bth3Qtr	:	Pool	:No	Bldg SF	:	Waterfront	:
BthHalf	:	RmAddtns	:No	AddOnSF	:	Gas Service	:None
CntlHt	:No	AddPkgTyp:		GarSqFt	:	Water Source	:None
CntlA/C	:No	Roof Type:		GarType	:	Sewer Type	:None
						AgriPreserve	:

Full
cc: Mayor
Council
CM
CJ ✓
Clerk

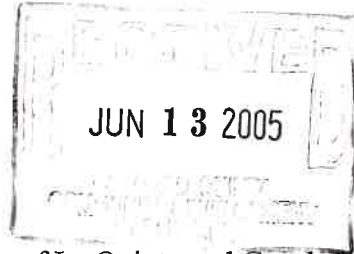
CHRISTINE MARIE LANDRY NEUMANN

82-425 Avenue 55
Vista Santa Rosa, CA 92274

JUN 13 2005

June 07, 2004

Mayor and Members of City Council
City of La Quinta
PO Box 1504
La Quinta, CA 92253



RE: Annexation of Vista Santa Rosa by the cities of La Quinta and Coachella.

Dear Gentlemen:

In short, I am opposing that La Quinta annexes a portion of Vista Santa Rosa in order to make it the low-end high density housing area of La Quinta. Second, I am opposing the piecemeal annexation of part of Vista Santa Rosa to La Quinta and the other part to Coachella.

I am a resident of Vista Santa Rosa.

Sincerely,

C. M. Landry - Neumann

Christine Marie Landry Neumann
82-425 Avenue 55
Vista Santa Rosa, CA 92274

CHRISTIAN N. NEUMANN, M.D.

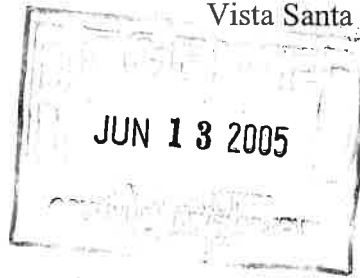
80-719 Dr. Carreon Blvd, #D
Indio, CA 92201

82-425 Avenue 55
Vista Santa Rosa, CA 92274

cc: Mayor
Council
CM
CD ✓
CCL

June 07, 2004

Mayor and Members of City Council
City of La Quinta
PO Box 1504
La Quinta, CA 92253



JUN 13 2005

RE: Annexation of Vista Santa Rosa by the cities of La Quinta and Coachella.

Dear Gentlemen:

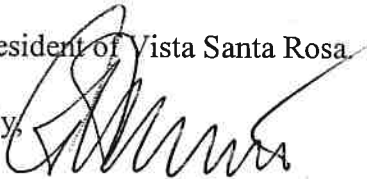
Although I am generally not opposed that the Vista Santa Rosa area is included into the city of La Quinta, I have two points to make. It became evident that half of Vista Santa Rosa is likely to be annexed by Coachella, the other half by La Quinta. These two cities have among themselves agreed and divided up the area in question. The attempt to annex Vista Santa Rosa by Coachella is quite worrisome. Coachella's service profile as a city as well as social profile and type of development, which has been allowed in the past, does not marry well with the existing social profile of Vista Santa Rosa. Vista Santa Rosa is a rural area and it's inhabitants would like it to remain that way. Coachella is proposing an expansion of high density low-end housing into the area and it is guided by flight-by-night developers who whisper tax dollars into the city's ears not having the future of the community in mind.

Statements from La Quinta City Council members have indicated that Vista Santa Rosa is only being annexed for a similar purpose, that is to develop low-density housing. Other City Council members have indicated in public that no such low-density housing needs exist for the City of La Quinta. I would therefore ask La Quinta to abstain from such plans. Should there be any increased influence by La Quinta on the Vista Santa Rosa area, it should be in the context of Vista Santa Rosa's special character with the semi-rural appeal of the area being preserved.

In short, I am opposing that La Quinta annexes a portion of Vista Santa Rosa in order to make it the low-end high density housing area of La Quinta. Second, I am opposing the piecemeal annexation of part of Vista Santa Rosa to La Quinta and the other part to Coachella.

I am a resident of Vista Santa Rosa

Sincerely,


Christian H. Neumann, MD
82-425 Avenue 55
Vista Santa Rosa, CA 92274

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X



Victor & Van Wong
54525 Van Buren St
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-400-003 ✓

March 4, 2005


Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

Steve J & Winnie Rado
83475 Avenue 54
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-370-008 ✓

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

Peter & Connie Hernandez
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-421-004

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X Yolanda Lombera

Juan M & Yolanda Lombera
55024 Cecil
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-421-003

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x 

Gustavo & Abigail Garza
83380 Rosa Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-421-013 ✓

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X Natividad Torres

Natividad Torres
83400 Rosa Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-421-014

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

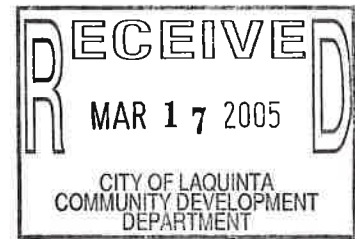
Sincerely,

X  _____

Vincente M & Aida Aguirre
83440 Rosa Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-421-016

March 4, 2005



Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Jose M & Maria Cruz
83480 Rosa Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-421-017

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X Consuelo Ayon

Mario G & Consuelo Ayon
83265 Rosa Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-422-001

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Martin F & Mickie Rodriguez
83395 Rosa Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-423-007

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X Thomas N Bazua

Thomas N Bazua
83445 Rosa Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-423-009

March 4, 2005


Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Josephine P Alvarez
83475 Rosa Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-423-010

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Jose G & Elizabeth Hernandez
83340 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-423-014

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X Otilio Cepeda

Otilio & Laurentina Cepeda
83400 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-423-017

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X *J & Adelina Young*

J & Adelina Young
83420 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-423-018

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 
Barbara Hollander

Andrew J & Barbara Hollander
83440 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-423-019

March 4, 2005

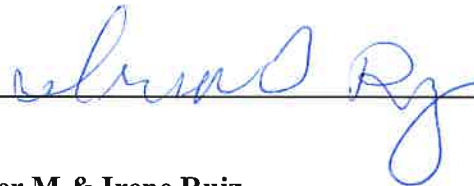
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

Peter M & Irene Ruiz
83060 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-431-002

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x  _____

Priscilla Lopez
83120 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-432-003

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  (written)

Blas Lopez
83160 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-432-007

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x  _____

Richard G & Judy Blackburn
83180 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-432-009

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

Rafael Cordova
83050 Rue Paray
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-433-011

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

June Gibbs
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-433-013

March 4, 2005

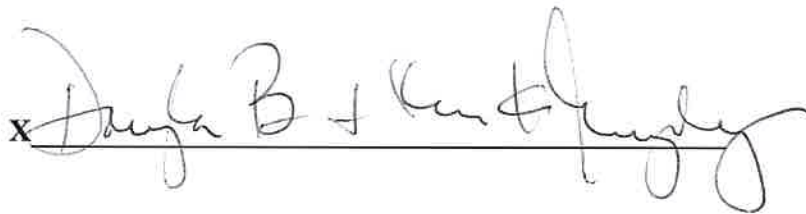
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

x 

Douglas B & Karen Murphy
83065 Rue Paray
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-434-002

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x Jose Luis Valenzuela

Jose L & Maria Valenzuela
83115 Rue Paray
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-434-005

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Jaime & Lucia Galindo
83155 Rue Paray
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-434-007

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

Jose and *X Abdulia Gonzalez*
Jose and Abdulia Gonzalez
Tr Rodriguez
55220 Rue Marande
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-435-003

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X Estela C. 3/1 Bobby & White

Estela C & Bobby White
83144 Rue Paray
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-435-020

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x Luis & Merita Figueroa

Luis & Merita Figueroa
83184 Rue Paray
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-435-022

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Kenneth W & Winifred Landress
83147 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-436-002

March 4, 2005

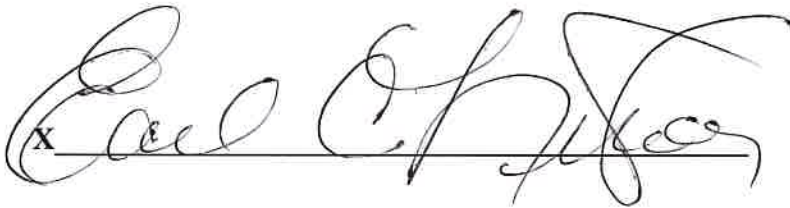
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

A handwritten signature in black ink, appearing to read "Earl & Sandy Nixon", written over a horizontal line. The signature is stylized and cursive.

Earl & Sandy Nixon
83157 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-436-003

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

Jesus B & Lorraine Carrillo
83167 Ella Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-436-004

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x Alfonso Arreola

Alfonso Arreola
55644 Wade St
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-452-037

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X Roberto and Maria Vargas

Roberto R & Maria Vargas
55668 Wade St
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-452-038

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

Guillermo & Rosario Garcia
83135 Alvarado Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-453-007

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X Ramona Valenzuela

Ramon E Valenzuela
83175 Alvarado Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-453-011

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

A handwritten signature in black ink, appearing to read "Linnie Nixon", is written over a horizontal line.

Linnie Nixon
83800 Campus Rd
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-460-008

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Salvador S & Graciela Barriga
83242 Rosa Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-471-009

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X Jose Aguirre

Jose Aguirre
55150 Rue Marande
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-472-001

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Jose M & Lorraine Alvarez
83209 Rosa Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-472-007

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X K. Abtahi

Khosrow Abtahi
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-473-007

March 4, 2005

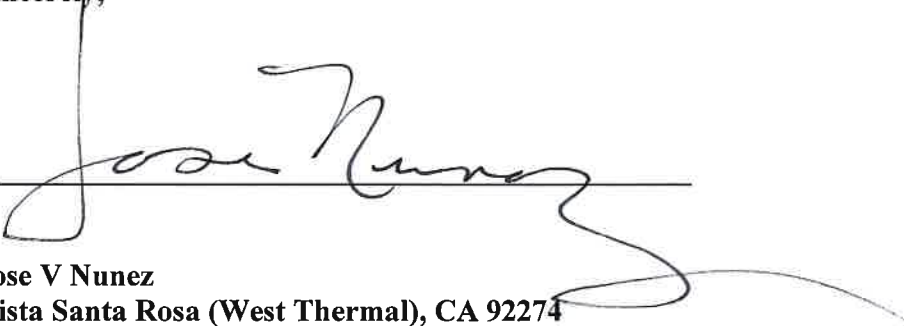
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Jose V Nunez
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-473-012 ✓

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X Herminia Sanchez

Herminia Sanchez
83054 55Th Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-591-003

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

Dennis Powers
83072 55Th Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-591-004

March 4, 2005

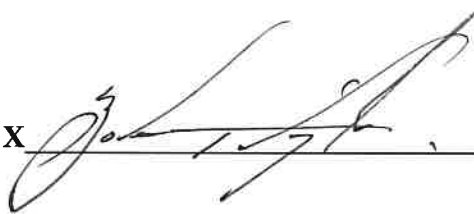
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

Zoran Trajanovich
83101 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-591-006

March 4, 2005

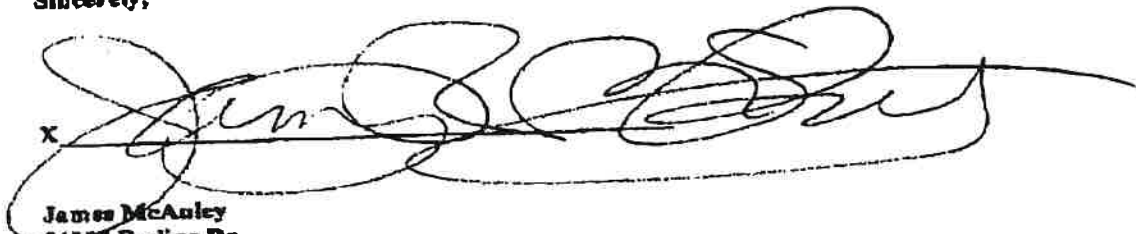
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed ~~FROM Coachella~~ TO La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

James McAuley
64859 Bodino Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-591-012

March 4, 2005

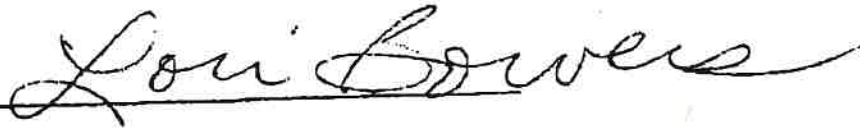
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x 

Lori K Bowers
54823 Bodine Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-591-013 ✓

March 4, 2005



Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  

Martin & Gale Stuart
54787 Bodine Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-591-014

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

John Buckles
83062 Exeter Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-002

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Cochella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x Lori Bowers

Lori Bowers
83116 Exeter Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-005

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed FROM Coachella TO La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

x 

Agnes McAuley
83134 Exeter Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-006

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x Anthony Ayala Pamela Ayala

Anthony & Pamela Ayala
83152 Choate Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-007

March 4, 2005

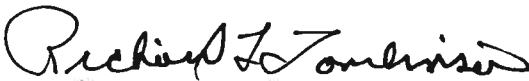
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

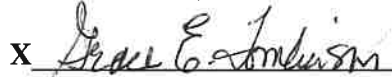
RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

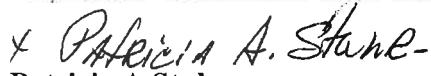
Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,



X 

X 

Patricia A Stuh
83170 Choate Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-008

March 4, 2005

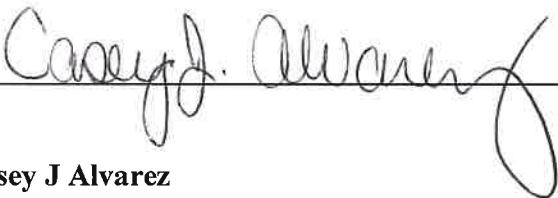
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x 

Casey J Alvarez
83224 Choate Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-011

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X Denise Hall

Michael & Denise Hall
83215 Choate Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-012

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Tr Shepard
83197 Choate Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-013

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

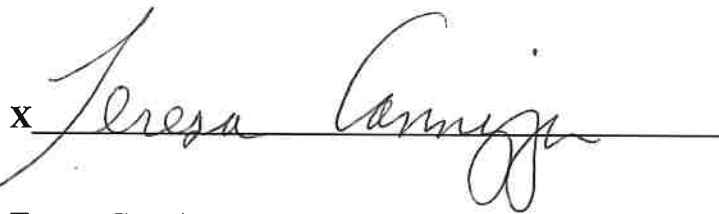
RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X

A handwritten signature in cursive script, reading "Teresa Cannizzo", written over a horizontal line.

Teresa Cannizzo
83125 Exeter Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-017

March 4, 2005

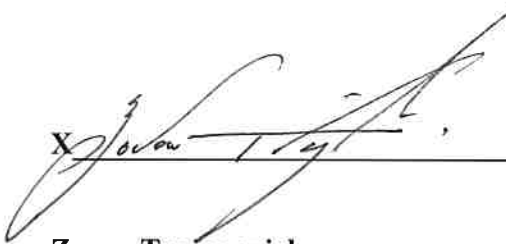
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Zoran Trajanovich', is written over a horizontal line.

Zoran Trajanovich
83107 Exeter Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-018

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X Ernest Franco & Mrs. Mary Fran

Ernest Franco
83089 Exeter Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-019

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X  

Gregory Gall
83053 Exeter Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-021

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X Bruce Sitler / Ed Pappin

Ed Pappin/Bruce Sitler
83035 Exeter Ct
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-022

March 4, 2005

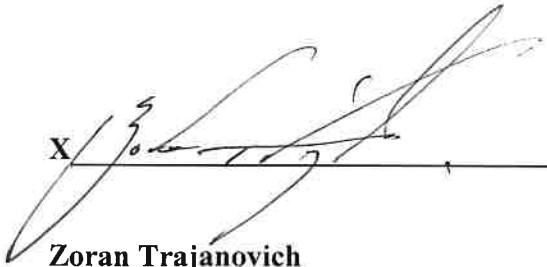
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Zoran Trajanovich', is written over a horizontal line. To the left of the signature, there is a small 'X' mark.

Zoran Trajanovich
83056 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-024

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,


A handwritten signature in black ink, appearing to read 'Zoran Trajanovich', is written over a horizontal line.

Zoran Trajanovich
83092 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-026

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Kenneth & Gloria Peavey
83128 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-028

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

x  _____

Gladis Nieder
83164 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-030

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X Herminia S Ward

Herminia S Ward
83200 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-032

March 4, 2005

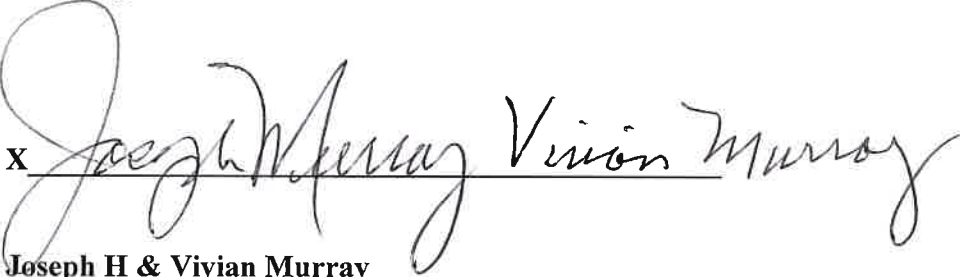
Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Joseph H & Vivian Murray
83218 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-592-033

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X Robert Farris Susan C. Farris

Robert & Susan Farris
83209 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-593-002

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

Mary Helen Rios
83191 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-593-003

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

x Debra McNabb

Debra McNabb
83173 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-593-004

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

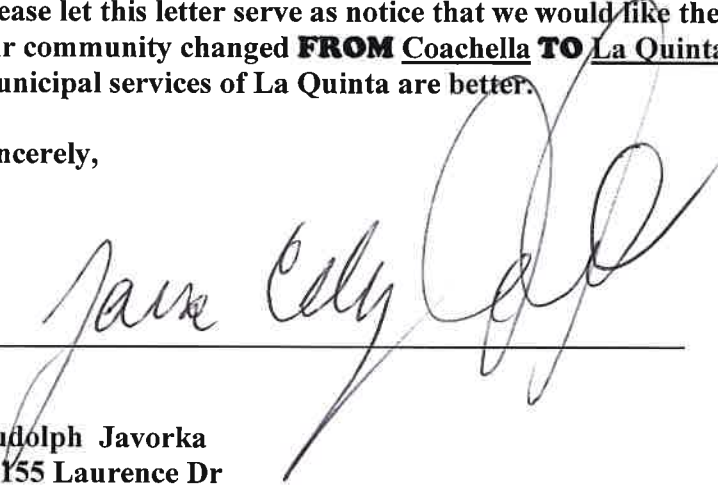
RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X


Rudolph Javorka
83155 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-593-005

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,


X 

Terrence E & Mary Obrien
83137 Laurence Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-593-006

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

x Phyllis Racine

Phyllis Racine
83144 55Th Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-593-007

March 4, 2005


Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,



Olivia E. Acosta

Sam & Olivia Acosta
83162 55Th Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-593-008

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM** Coachella **TO** La Quinta. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Robert Smith
83180 55Th Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-593-009

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X Guillermo Rameriz

Guillermo Rameriz
83198 55Th Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-593-010

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

Trinidad Chacon
83216 55Th Ave
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-593-011

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X 

John T Gmelich
54856 Andover Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-594-004 ✓

March 4, 2005

Mr. Doug Evans
Community Development Director
City of La Quinta
PO Box 1504
La Quinta, CA 92247

RE: Municipal Service Review / Sphere of Influence
Vista Santa Rosa (West Thermal), CA 92274

Dear Mr. Evans:

Please let this letter serve as notice that we would like the "Sphere of Influence" of our community changed **FROM Coachella TO La Quinta**. We feel that the municipal services of La Quinta are better.

Sincerely,

X  _____

Larry E Lichliter
54784 Andover Dr
Vista Santa Rosa (West Thermal), CA 92274

Assessor Parcel Number: 767-594-006

Abby Hall
28 country walk DR
Aliso viejo CA 92656



MR. Jerry Herman
Community development director
P.O box 1504
Laquinta CA 92253

February 24, 2004

Dear Jerry

I own 8.35 acres (pn 767230-018) vacant land on southwest corner of Jackson Street and ave. 54. This land is presently in riverside county-zoned vacant land commercial (vcom) .I have been paying property tax and water availability for mare than fifteen years.

Your office has sent me a letter on June 30,2000 to annex my property, and I have responded positively to your annextion, desiring to become part of your city. Now I am petitioning you again, that your office, to enter my property into your general plan zoning as commercial, due to its size, location and suitability.

I would appreciate your respond to my second request.

Sincerely yours

Abby Hall

A handwritten signature in cursive script that reads "Abby Hall".

December 8, 2003

The City of La Quinta, California



To whom it may concern,

By way of introduction my name is Randy High and I am the majority owner of approximately thirty six acres on the Southeast corner of Airport Boulevard and Jackson Street located in the Vista Santa Rosa area of Riverside County California. My purpose in writing is to express my desire to be included in any annexation and/or development plans that The City of La Quinta may have for area where my property is located. For your records my APNs are 764-140-001/002/003/005 and 764-150-001/003/005/006.

I am aware that neighboring cities have interest in the area so I hope to receive a response from The City as soon as possible. Any additional comments as to present status, current ideas or future needs assessments for the City would also be of great value.

I feel my property would be ideally suited for a Neighborhood Center or Business or Commercial Park and also affordable housing. My initial thoughts suggest seventeen acres of each would be appropriate.

Thank you for considering my request. Please address any communication to:

Randy High
c/o High Properties
1300 Countryview Drive
Modesto, CA 95356

or you may call 209-404-7110

Sincerely,

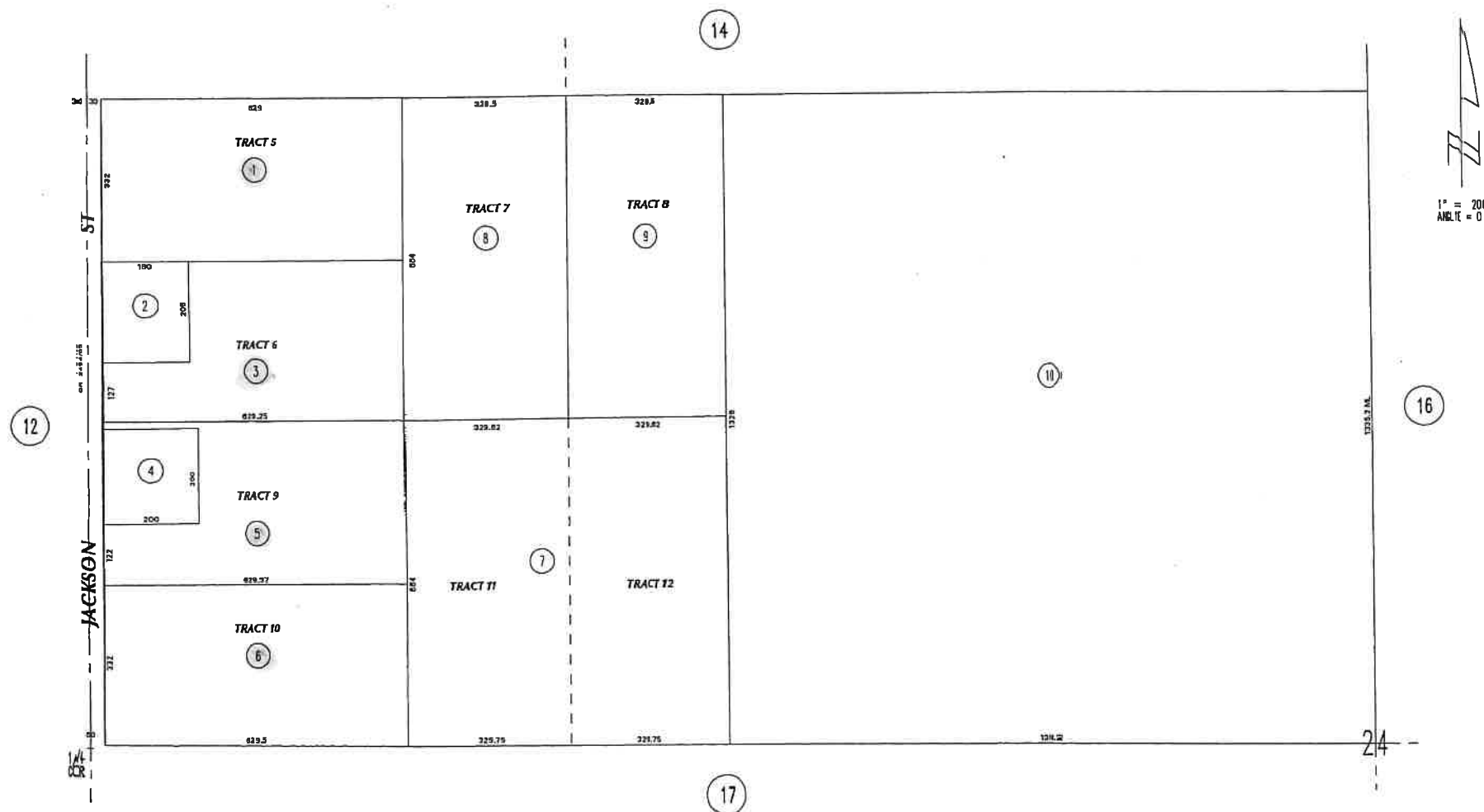
A handwritten signature in dark ink, appearing to be 'Randy High', written over the printed name.

Randy High

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

T.R.A. 058-085

764-15
761-39



DATA: RS 6/35

ASSESSOR'S MAP BK764 PG.15
Riverside County, Calif.

494

May 2000

JUL 06 2000

SCALE IN 1/10 OF AN INCH

T.R.A. 058-085

764-14
761-37

767
44

~~AIRPORT~~

~~BLVD~~

1	1
---	---

1" = 200
ANGLE = 0

[illegible]

16

15

DATA: RS 6/35
LLA 3596
60' ROS, PER INST.
32692 4/59

ASSESSOR'S MAP BK764 PG.14
Riverside County, Calif.

199

JUL 06 2000

May 2000



Santa Rosa Development, LLC

Post Office Box 11335
Palm Desert, CA 92255

Ph: 760-578-9251

Fx: 760-568-1993



November 24, 2003

Jerry Herman, Community Development Director
City of La Quinta

Mr. Herman,

We wish to request that our property (77 acres at the N/W corner of Airport Blvd. and Jackson Street) be annexed to the city of La Quinta.

This property is currently within the sphere of influence of the city of Coachella.

The APN's for these parcels are:

767-360-011

767-360-012

Thank you for your consideration on this matter.

Vince D'Ambra
Santa Rosa Development, LLC

THE DevonGroup INC.

Investments . Development . Management

November 18, 2003

VIA FACSIMILE (760) 777-1233

Ms. Betty Sawyer
Executive Secretary
City of La Quinta
78-495 Calle Tampico
La Quinta, California 92253

Re: APN 767-380-007
APN 767-380-008
APN 767-380-013

Dear Ms. Sawyer:

In reference to the above listed parcels, please let this letter serve as evidence that we would like to be annexed to the City of La Quinta.

Sincerely,

THE DEVON GROUP, INC.



Edwin Calvin Cree
President

ECC/lh

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR.W 13 T.6S.,R.7E

T.R.A. 058-085

767-38
25-30

1" = 200'
ANGLE = 0



DATA: GLO

ASSESSOR'S MAP BK767 PG.38
Riverside County, Calif.

RLT

FEB 06 2001

Jan 2001

DATE	OLD NUMBER	NEW NUMBER
01/01	4,5	7,8
01/01	1	9,10
01/01	7	11-12
01/01	9,12	13
01/01	8,11	14
01/01	14	PG.38

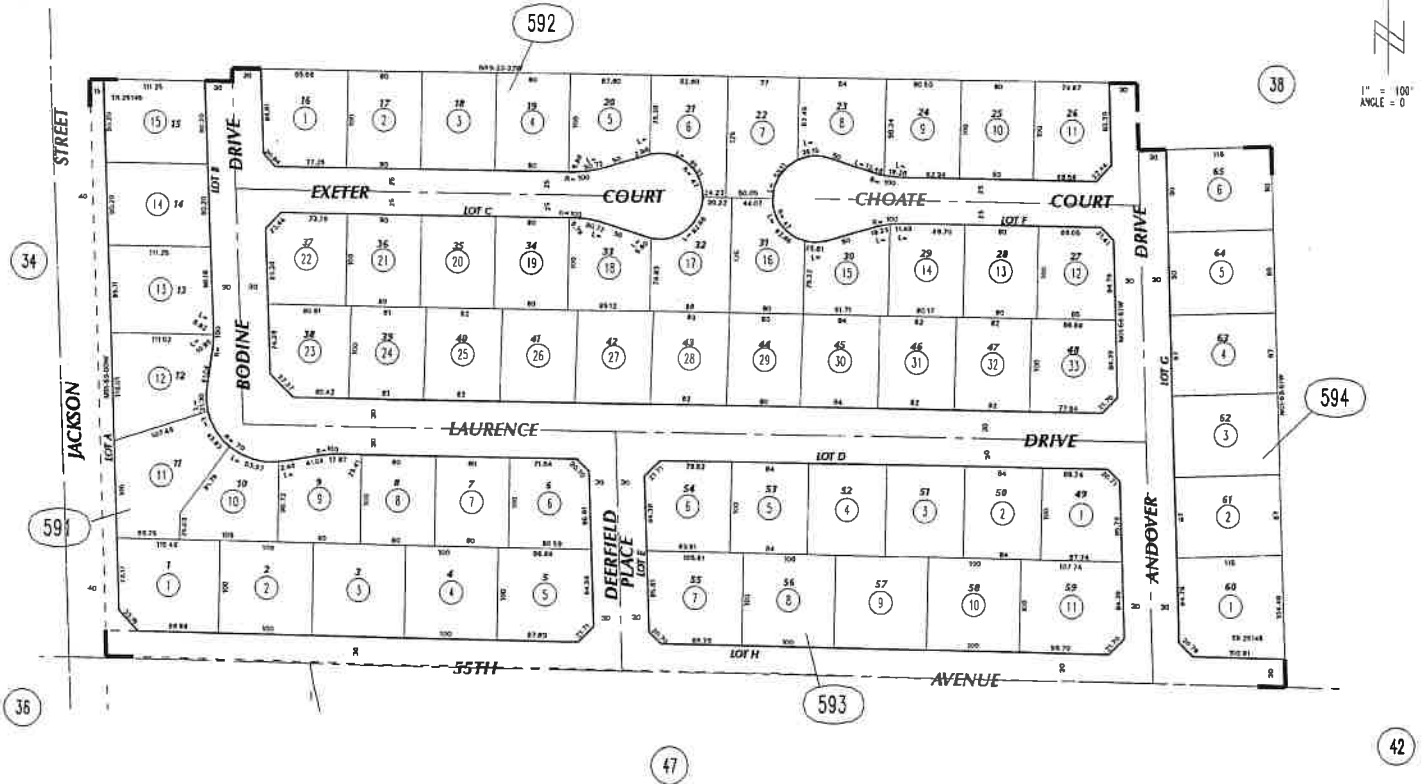
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR.W 13 T.6S.,R.7E

T.R.A. 058-085

767-59
767-38

1" = 100'
ANGLE = 0



ASSESSOR'S MAP 06767 PG.59
Riverside County, Calif.

0227

MB 299/29-32 TRACT MAP NO 25145

Jan 2001

FEB 06 2001

1-800-345-7334



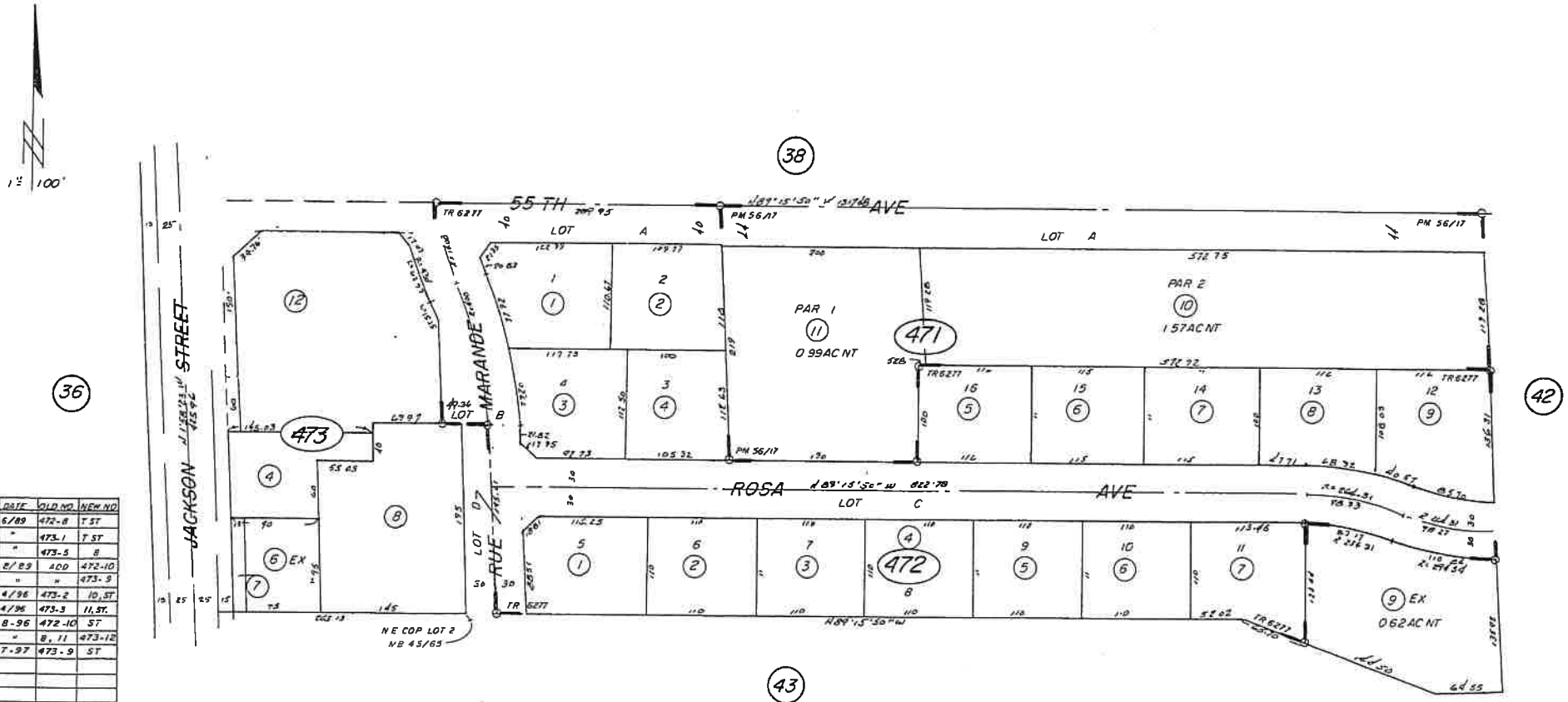
SCALE IN 1/10 OF AN INCH

767-41
767-47

TRA. 058-085

POR. NW 1/4, SW 1/4 SEC. 13 T6S R7E

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATE	OLD NO.	NEW NO.
6/89	472-8	T ST
"	473-1	T ST
"	473-5	B
8/89	400	472-10
"	"	473-9
4/96	473-2	10 ST
4/96	473-3	11 ST
8-96	472-10	ST
"	8, 11	473-12
7-97	473-9	ST

MB 87/22-24 Tract No 6277
PM 56/17 Parcel Map 12456

NOV 1978

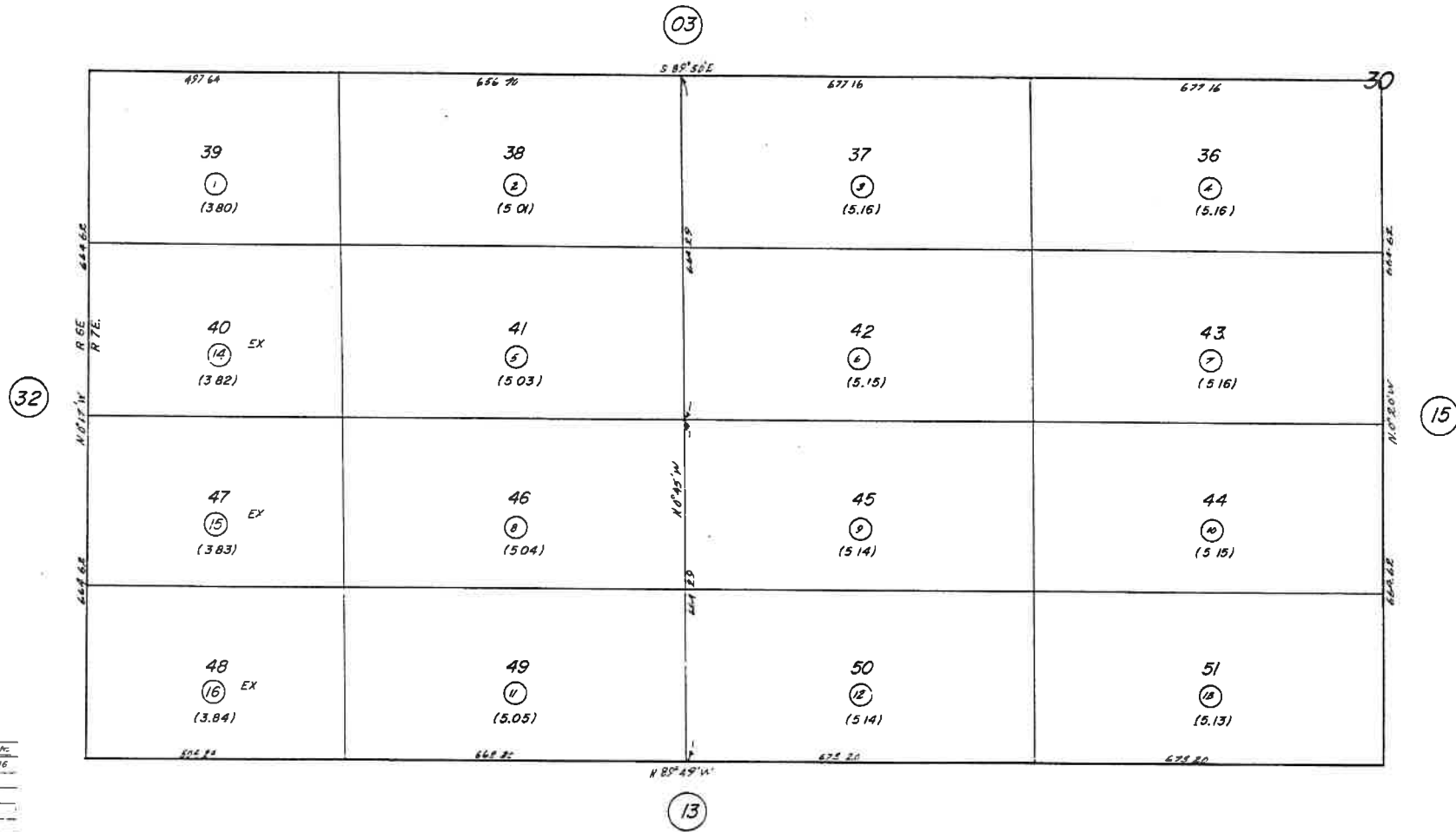
ASSESSOR'S MAP BK 767 PG 47
RIVERSIDE COUNTY, CALIF AUG 06 1997

628-12

T C A 1803

N. 1/2 of SW. 1/4 of SEC. 30, T.5S., R.6E.

1" = 200'



1/42" C.C. R. 1 NEAR R. 1
9/19 801-803 14-16

Data: G L O , 25-B-26

JULY 1967

ASSESSOR'S MAP BK 628 PG 12
RIVERSIDE COUNTY, CALIF

765-27

TRA. 012-023
012-018

(23)

POR. NW⁴ SEC. 5 T.6S. R.8E.

(46)

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

GRAPEFRUIT

(STATE HWY 111)

BLVD

VINE

N 36° 04' W

AVE.

ORCHARD

N 36° 04' W

AVE

DATE	OLD NO.	NEW NO.
2/70	271-272	271-272
1/78	13	22
8/78	17-1	1, 8
10/78	271-1	271-23
11/78	271-12	271-24
11/78	271-3	271-12
3/78	271-6	271-9/10
3/77	271-7	11-13
10-77	271-13	14
"	"-9, 10	15, 18
"	"-5, 6	17, 18
"	"-11, 13	19-21
"	"-8	22

APRIL 1967

DATE	OLD NO.	NEW NO.
10-77	271-1-8	9-16
2/79	271-4, 11	25
6/79	276-19	23, 24
2/81	274-8, 14	13
8/81	276-23	23, 26
11/81	276-17	21, 28
4/82	9, 15	274-16
5/82	271-23	26, 27
11-88	271-22	28-29

M.B. 13/70 Yant & Jones Sub
M.B. 4/52 Map of Coachella
M.B. 6/49 " " "

DATA R/S 17/6
SBE 215-33-2-1

ASSESSOR'S MAP BK. 765 PG. 27
RIVERSIDE COUNTY, CALIF.

BERNARD JACQUES DEBONNE

November 14, 2003

Mr. Don Adolph, Mayor
City Council
City of La Quinta
78495 Calle Tampico
P.O. Box 1504
La Quinta, CA. 92253

RE: APN: 764-090-001
764-130-001.
764-130-004.
764-130-003.
764-010-009.
764-010-008.
764-130-006.
764-130-009.

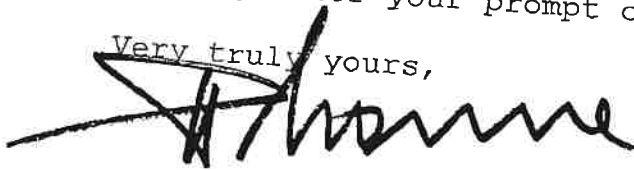
Dear Mayor Adolph and City Council:

I am hereby formally requesting that the above mentioned parcels which I own be annexed into the City of La Quinta.

Please include the above properties in any annexation applications.

Thank you for your prompt consideration.

Very truly yours,



Bernard Debonne

cc: Jerry Herman, Director Community Development

BERNARD JACQUES DEBONNE

TRANSMITTAL

TO: JERRY HERMAN
COMMUNITY DEVELOPMENT DIRECTOR

FROM: BERNARD DEBONNE

DATE: NOVEMBER 14, 2003

Dear Jerry:

Please be advised that I hereby rescind the formal notice letter dated September 12, 2003 a copy of which you will find attached.

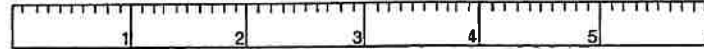
I am sending two letters to the La Quinta City Council of which you will receive copies which supersede my letter of September 12, 2003.

With my best regards,



Bernard Debonne

1-800-345-7334



SCALE IN 1/10 OF AN INCH

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-PLIT OR BUILDING SITE ORDINANCES.

SEC.23 T.6S.,R.7E

T.R.A. 058-085
058-097

764-13
761-30



JUL 06 2000

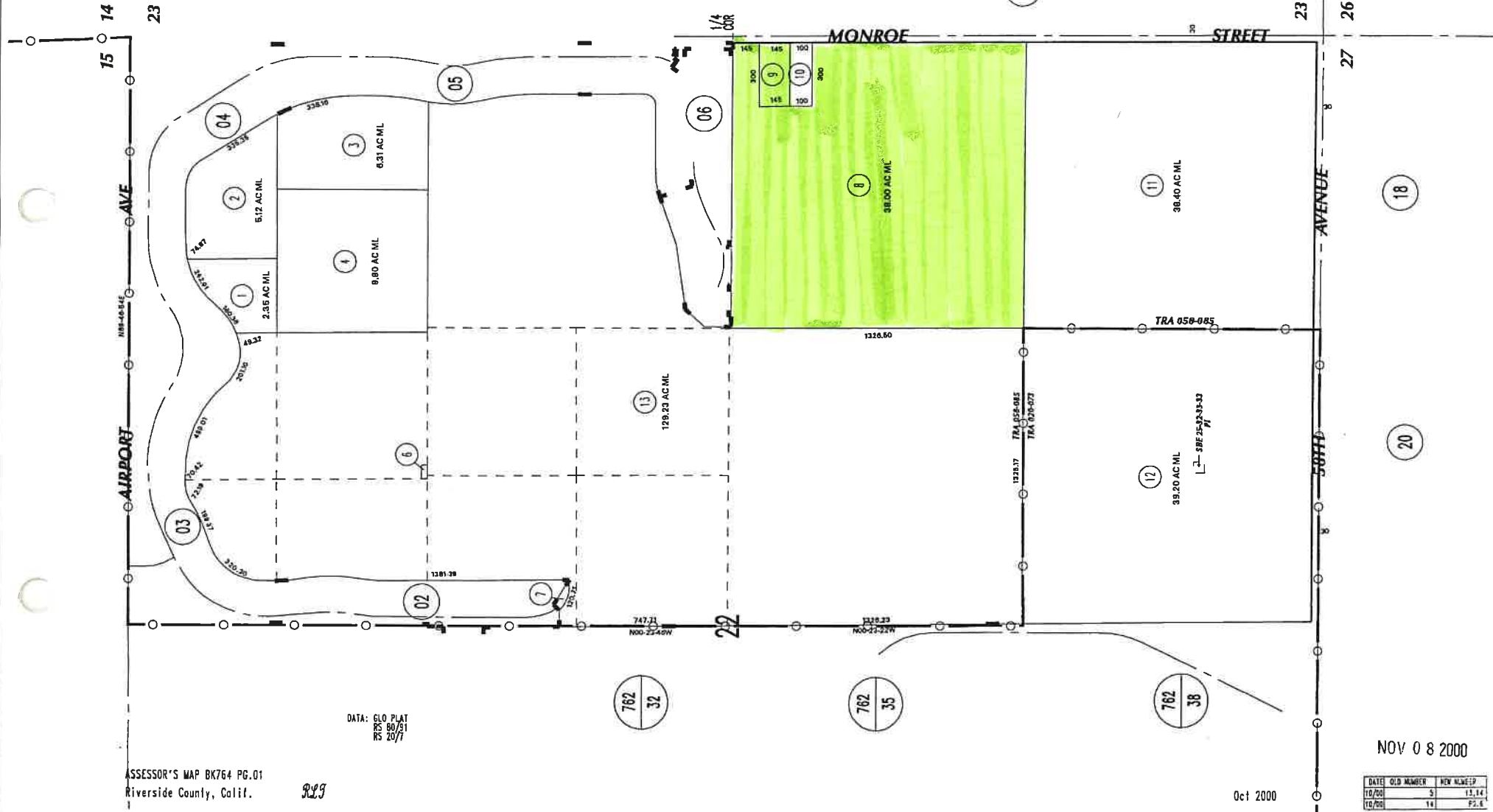
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 22 T. 6S., R. 7E
CITY OF LA QUINTA

T.R.A. 020-073
058-085

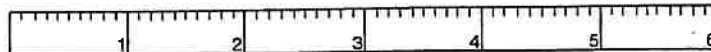
764-01
761-72

1" = 400'
ANGLE = 90°



DATE	OLD NUMBER	NEW NUMBER
10/20	5	13, 14
10/20	14	PG. 6

1-800-345-7334



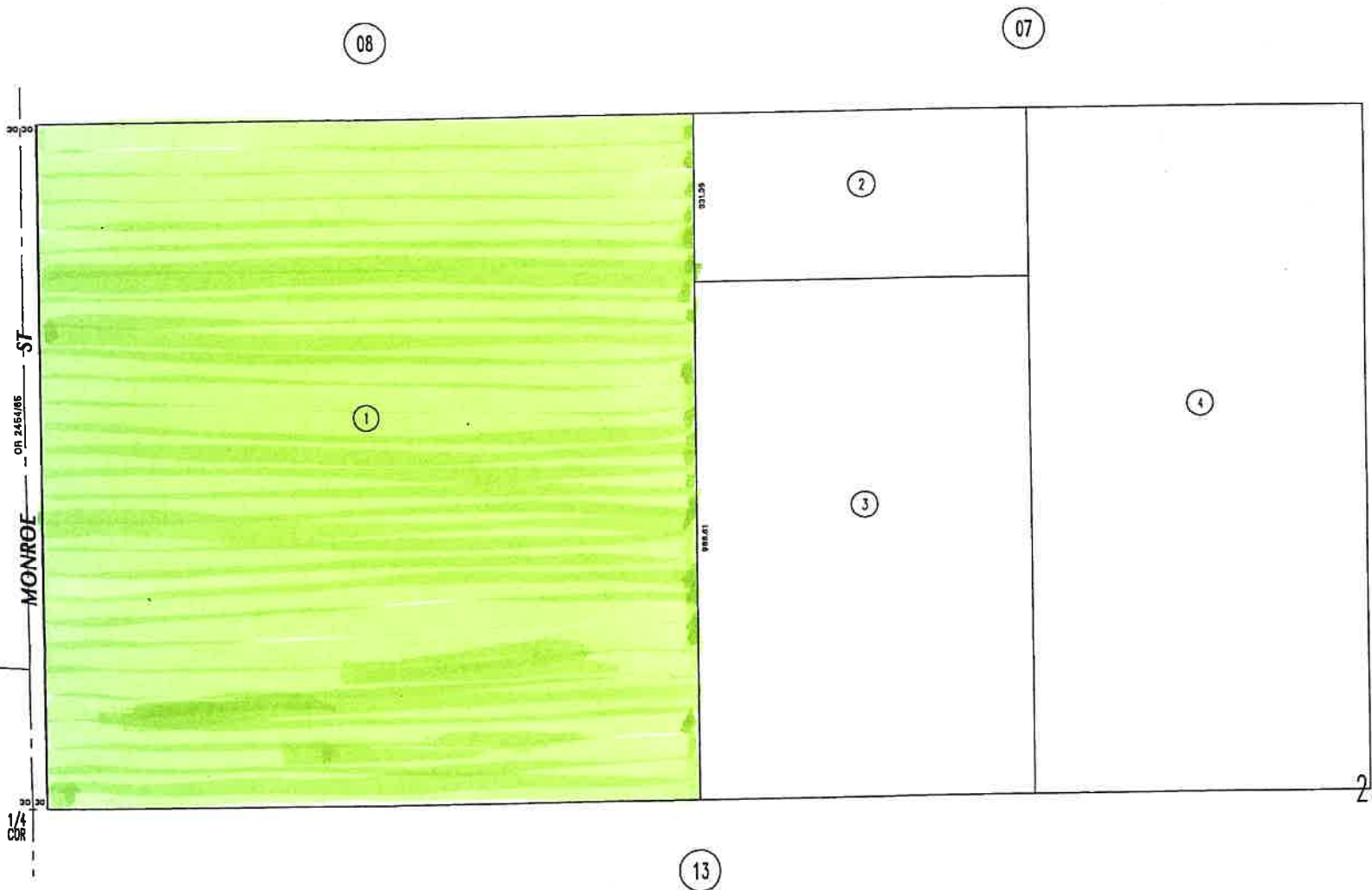
SCALE IN 1/10 OF AN INCH

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. NW 23 T.6S., R.7E

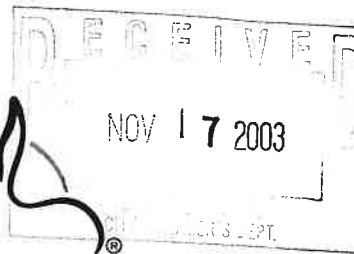
T.R.A. 058-085

764-09
761-26



1" = 200'
ANGLE = 0

cc: Mayor
Council
ACM
AD
Clerk



Peter Rabbit Farms

It has to be fresh for Peter Rabbit



November 11, 2003

Mr. Don Adolph, Mayor
City Council
City of La Quinta
78495 Calle Tampico
P.O. Box 1504
La Quinta, CA 92253

Re: APN: 764-130-028 and 764-130-029

Dear Mayor Adolph and City Council:

I am writing to formally request that my property be annexed to the city of La Quinta.

Please include the above two properties in any annexation applications.

Thank you for your prompt consideration.

Sincerely,

Mr. John Powell, Jr.
Peter Rabbit Farms
85810 Grapefruit Blvd.
Coachella, CA 92236

Cc: Jerry Herman, Director
Community Development

FROM :

FAX NO. :

Jun. 01 2002 07:35AM P2

11/13/2003 01:39

7937225

FAX NO. :

D

FROM :

November 10, 2003

Mr. Don Adolph, Mayor
City Council
City of La Quinta
78495 Calle Tampico
P.O. Box 1504
La Quinta, CA 92253

Re: APN: 764-130-030 and 764-130-027

Dear Mayor Adolph and City Council:

I am writing to formally request that my property be annexed to the city of La Quinta.

Please include the above two properties in any annexation applications.

Thank you for your prompt consideration.

Sincerely,

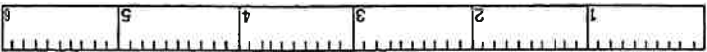


Doc Tanner
1720 Lombardy Road
Pasadena, CA 91106-4127

Cc: Jerry Herman, Director
Community Development

1-800-345-7334

SCALE IN 1/10 OF AN INCH

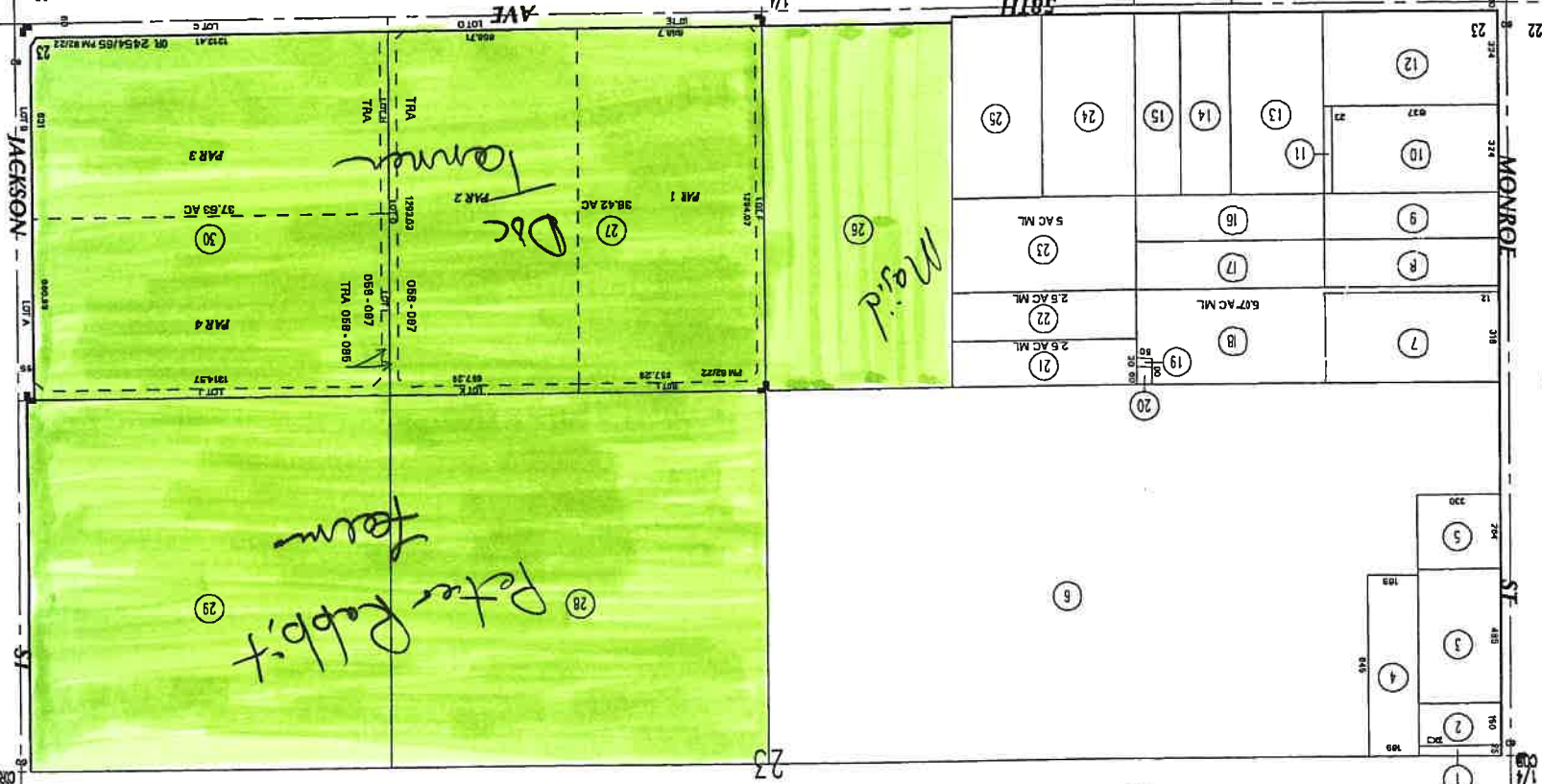
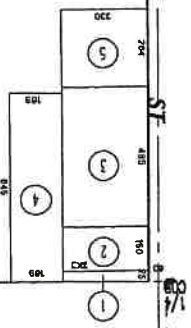


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL DATA MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 23 T. 6S., R. 7E

T. 8. A. 0-58-085
0-58-097

764-13
761-30



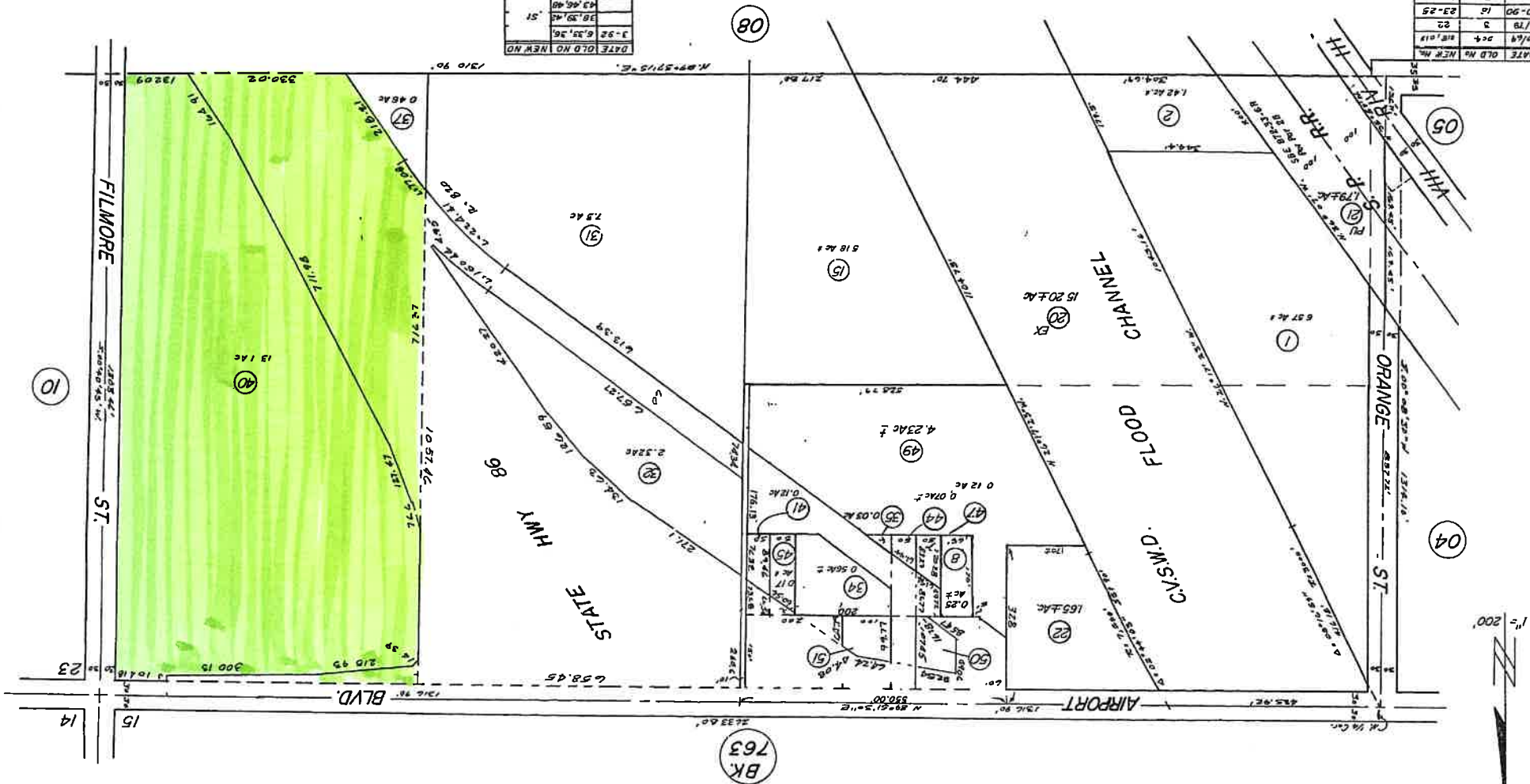
1" = 400'
ANGLE = 0

JUL 06 2000

PM 82/12 PARCEL MAP NO. 13907
May 2000

ASSESSOR'S MAP 82/14 PG. 13
Riverside County, Calif.
499
DATA 8/26/15

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATE	OLD No	NEW No.
10/6/94	24	10/13
9/7/94	3	22
10-20	16	23-25
-	7	26-29
3/31	23-25	30
-	16	31-35
4-51	11	34-36
-	17	37-40
4-91	13	41, 42
4/91	10	43, 44
-	12	45, 46
2-02	5	47, 48

DATA.GOV'T PLAT; R.
SBE 872-33-

60' Rds per inst.
32692 4/59

[illegible]

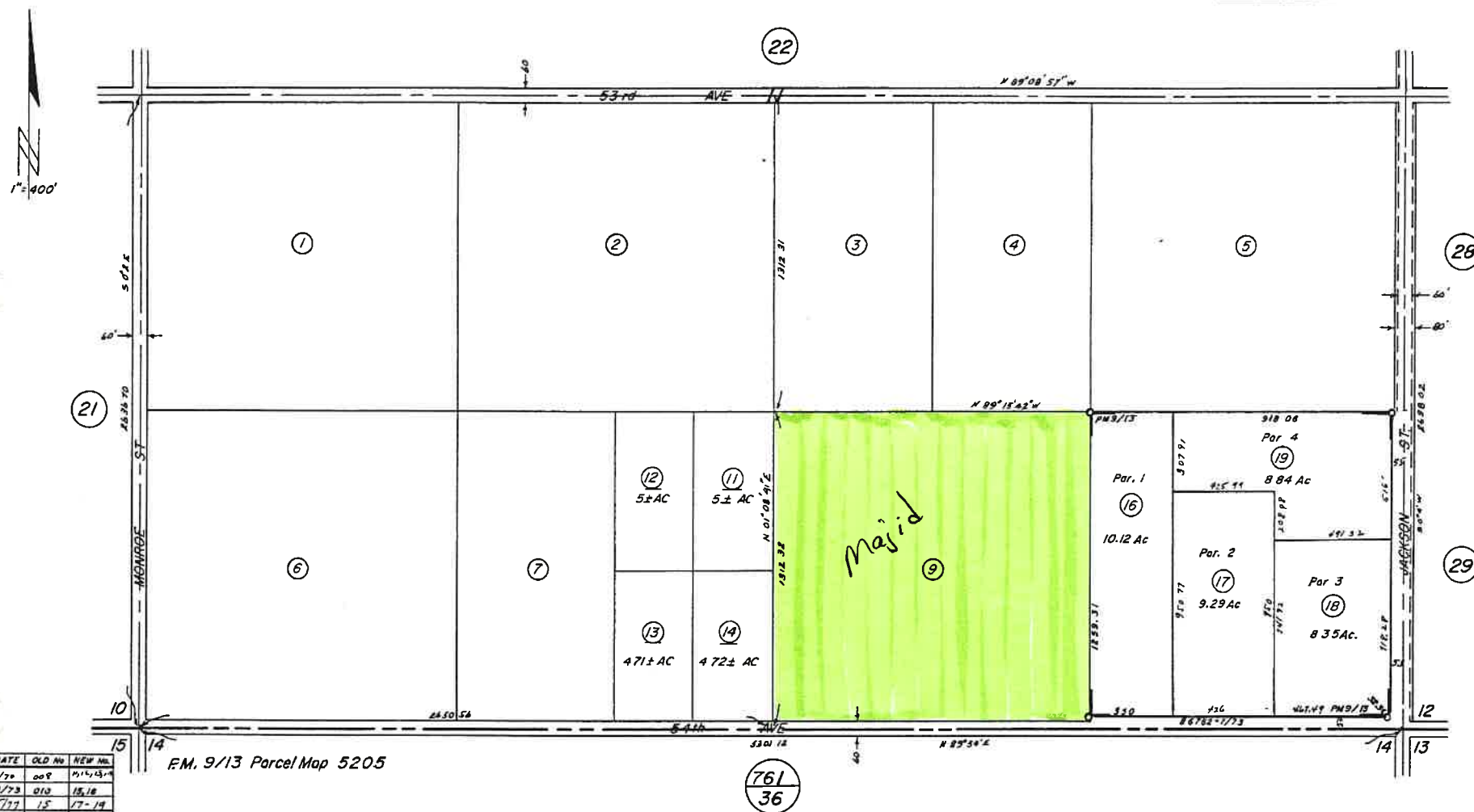
ASSessor's MAP BK.757 PG.07
RIVERSIDE COUNTY, CALIF

FEB 1 0 1995

767-23

S.1/2 of SEC.11, T.6S., R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

[illegible]

Date: G.L.O
P.M 9/13

60' Rds per inst
32692 4/59

FEB. 1967

ASSESSOR'S MAP BK. 767 PG 23
RIVERSIDE COUNTY, CALIF.
CS

NOVEMBER 6TH 2003

CITY OF La Quinta

MR STAN B. SAWA
MR JERRY HERMAN

PLEASE LET THIS LETTER SERVE AS FORMAL NOTICE THAT I WOULD
LIKE MY PROPERTY TO BECOME PART OF THE CITY OF LA QUINTA
I HEREBY PETITION YOU TO AMEND THE CURRENT INFLUENCE
OF MY PROPERTY TO THE CITY OF LA QUINTA.

I OWN 82 ACRES APNS 767-370-009 767-400-001 767-380-002
TITLE IS VESTED IN THE BETHANY GROUP INC I AM LARRY BOITANO
ITS PRESIDENT.

I PURCHASED THE PROPERTY AND WAS REPRESENTED BY TOM
THORNBURG.

SINCERELY



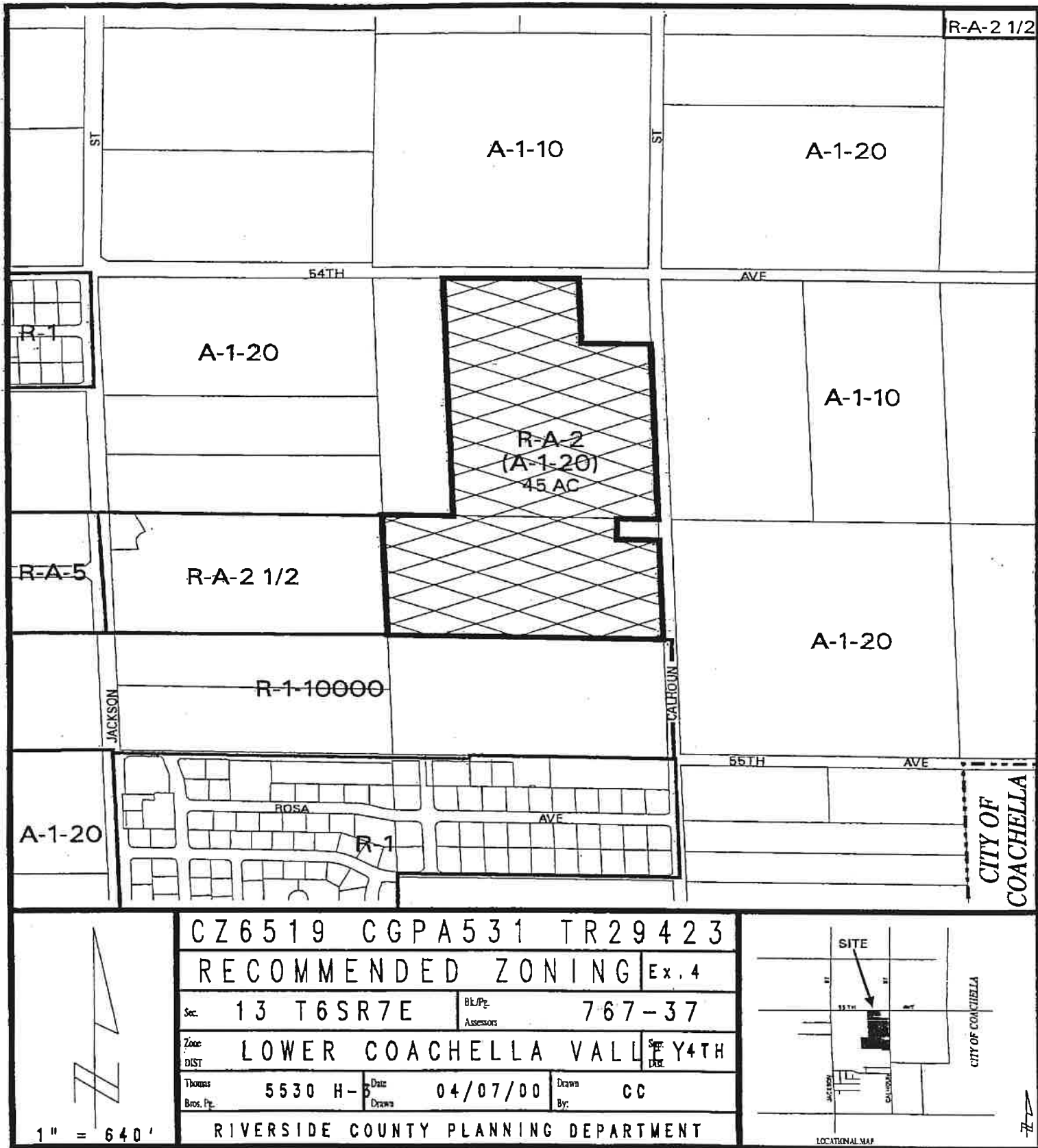
THE BETHANY GROUP INC
LARRY BOITANO PRESIDENT
16820 N.W BRUGGER RD PORTLAND OREGON
97229

C.E.L.L.

503-969-3882

Office

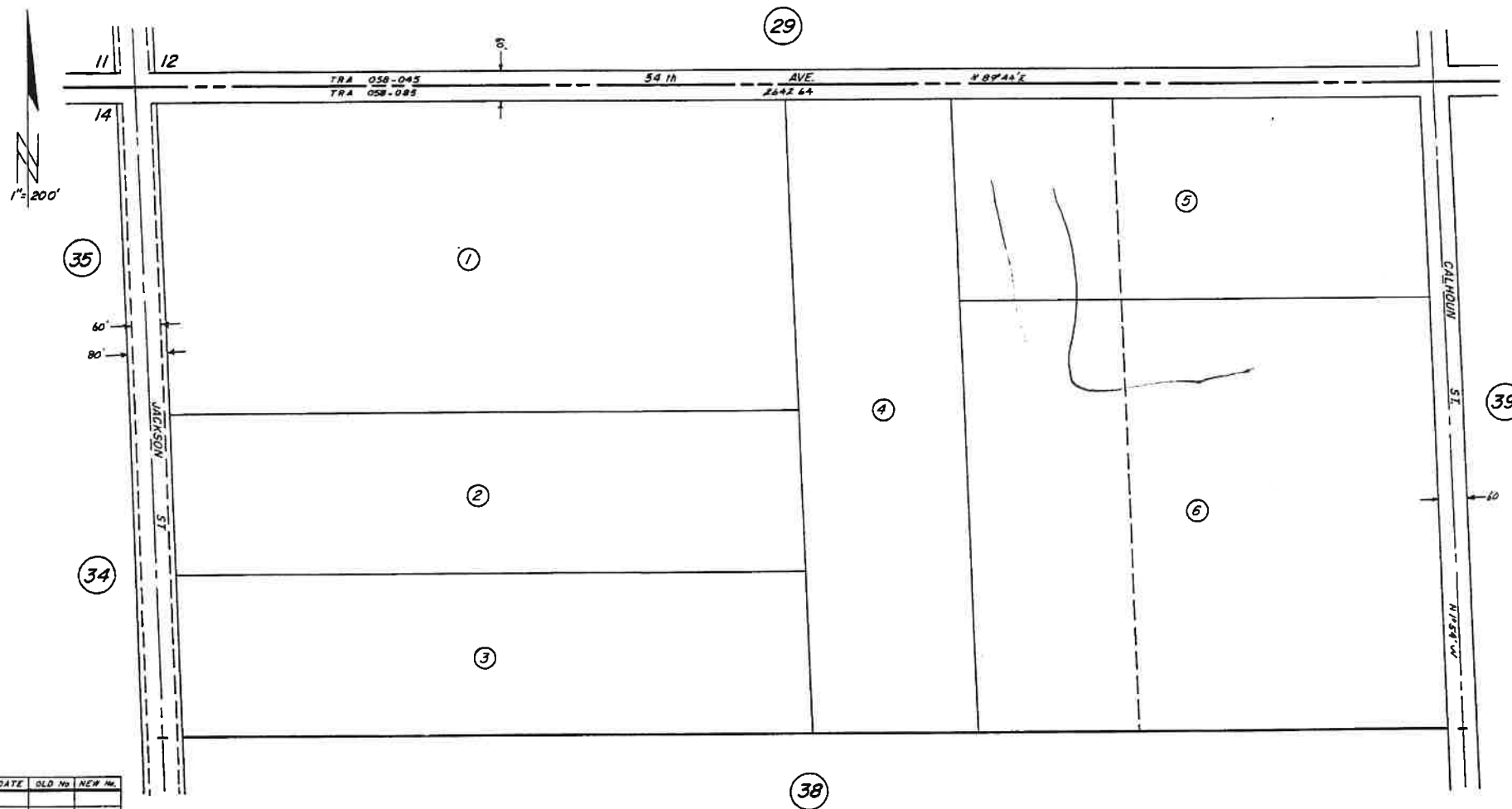
503-466-9447



767-37

N.1/2 of NW.1/4 of SEC.13, T.6S., R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

[illegible]

60' Rd per inst
32692 4/59

FEB. 1967

ASSESSOR'S MAP BK. 767 PG. 37
RIVERSIDE COUNTY, CALIF.
CF

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR.W 13 T.6S.,R.7E

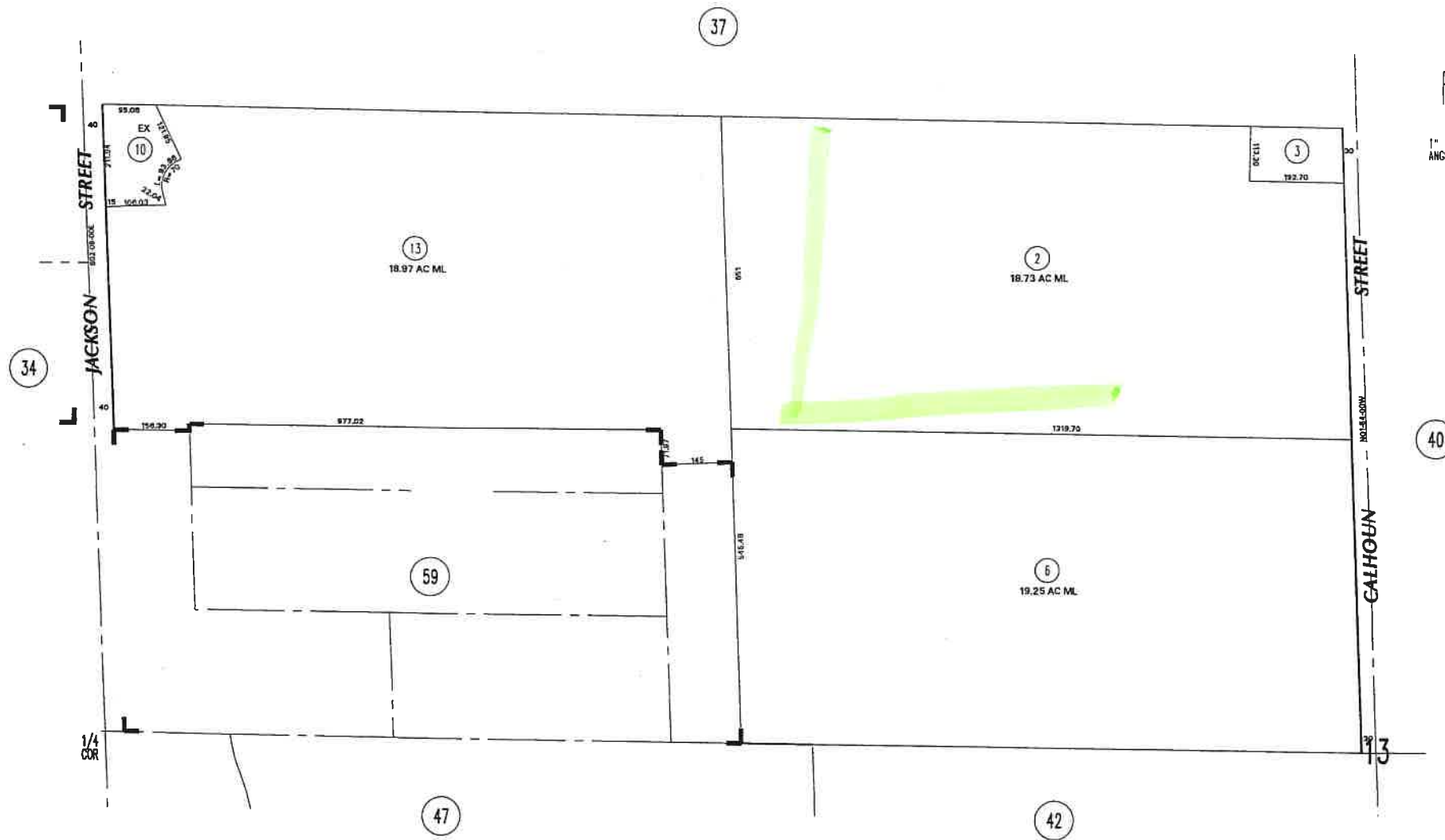
T.R.A. 058-085

767-38

25-30



1" = 200'
ANGLE = 0



DATA: GLO

ASSESSOR'S MAP BK767 PG.38
Riverside County, Calif.

RLT

FEB 06 2001

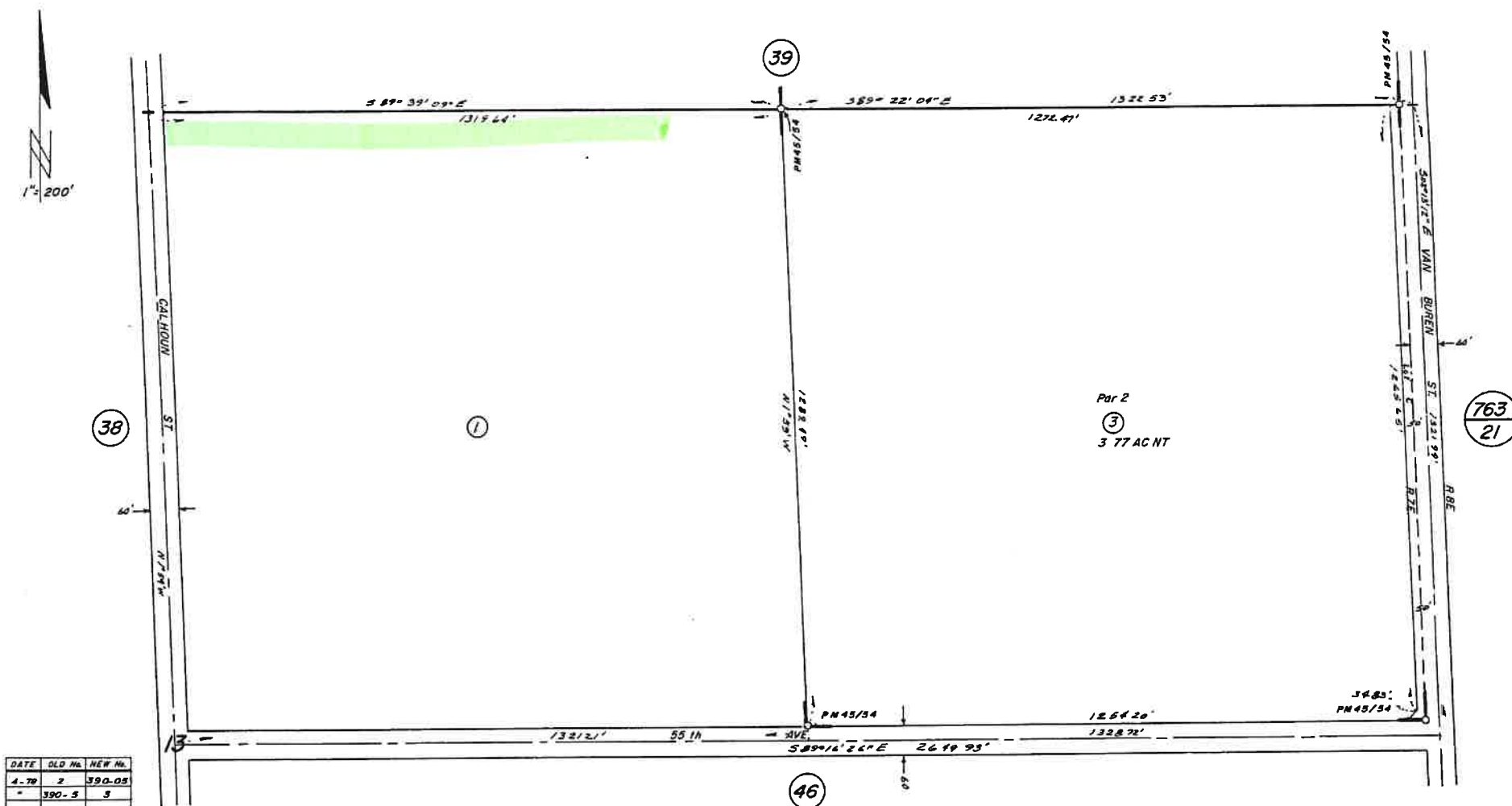
Jan 2001

DATE	OLD NUMBER	NEW NUMBER
01/01	4,5	7,8
01/04	1	9,10
01/01	7	11-12
01/01	9,12	13
01/01	8,11	14
01/01	14	PG.39

767-40

S.1/2 of NE.1/4 of SEC.13, T.6S., R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

[illegible]

60' Rd per inst
32692 4/59

FEB. 1967

ASSESSOR'S MAP BK. 767 PG. 40
RIVERSIDE COUNTY, CALIF.
ES

767-35

T. C. A. 058-045
058-085

N.1/2 of NE.1/4 of NE.1/4 of SEC. 14, T.6S.,R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

[illegible]

M.B. 38/77,78 - Beckman Estates - subdiv. of a por. of the NE.1/4 of NE.1/4 of NE.1/4 of SEC.14, T.6S., R.7E.

Data: G.L.O. ; R/S 14/45

60' Rd. per inst.
32692 4/59

ASSESSOR'S MAP BK. 767 PG.
RIVERSIDE COUNTY, CALIF.

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that ~~we would like to become residents of The City of La Quinta.~~ We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

~~We would appreciate the commencement of the annexation process at your earliest convenience.~~

Sincerely,

X *Gifford Price*

**Gifford Price
82883 Sandra Dr
Thermal, CA 92274
Assessors Parcel #: 767-350-016**

We do not want to be annexed by the City of La Quinta, at this time - However we do prefer to be in the La Quinta sphere of influence rather than Coachella. We are West of Jackson - G.P.

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X  _____

**Rocky Young
82910 Beckman Dr
Thermal, CA 92274
Assessors Parcel #: 767-350-023**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Lloyd E Robinson*

**Lloyd Robinson
82940 Beckman Dr
Thermal, CA 92274
Assessors Parcel #: 767-350-024**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Jacob Britton*

**Jacob Britton
82950 Beckman Dr
Thermal, CA 92274
Assessors Parcel #: 767-350-025**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Clarence Plaster*

**Clarence Plaster
82911 Sandra Dr
Thermal, CA 92274
Assessors Parcel #: 767-350-017**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Sigifredo Reynaga*

**Sigifredo Reynaga
53502 Calle La Paz
Coachella, CA 92236
Assessors Parcel #: 767-350-011**

767-36

S.1/2 of SEC.14,T.6S.,R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

[illegible]

60' Rds. per inst.
32692 4/59

FEB. 1967

ASSESSOR'S MAP BK. 767
RIVERSIDE COUNTY, CAL.
C.S.

September 12, 2003

Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

*rather than Indio
or Coachella.*

Dear Mr. Herman:


Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X

*only if we cannot stay
independent from and cannot avoid annexation by
any of the surrounding cities.*


Christian Neumann
80147 Tangier Ave
Indio, CA 92201
Assessors Parcel #: 767-360-003

September 12, 2003



Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Raymon A. Brown*

Raymon Brown
2712 Circle Dr
Newport Beach, CA 92663
Assessors Parcel #: 767-360-008

*Please write us at
1400 Calle de Maria
Salina Springs CA 92264
007
767-340-009
local phone 760-323-3318*

*we would be very happy to become
part of La Quinta
if we can Help let us know*

September 12, 2003




**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X _____

**Luis Huerta
28900 Pushawalla St
Desert Hot Springs, CA 92241
Assessors Parcel #: 767-360-014**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X _____

**John Zimmer
82540 Airport Blvd
Thermal, CA 92274
Assessors Parcel #: 767-360-017**

To: City of La Quinta-Community **From:** Monroe Partners LLC
Jerry Herman
Phone: 760-777-7062 **Phone:** 760-360-8200
Fax: 760-777-1233 **Fax:** 760-360-7580

Pages: 1

Subject: Assessor Parcel Number: 767-360-001, 002

We understand that the city of LaQuinta is taking into consideration the prospects of annexation east of Monroe Street. Please be advised that Monroe Partners LLC., the owner of the above parcels would be supportive of de-annexing out of the sphere of influence of the city of Coachella and into the city of LaQuinta.



BERNARD JACQUES DEBONNE

November 17, 2003

Mr. Don Adolph, Mayor
Members of the City Council
City of La Quinta
78495 Calle Tampico
P.O. Box 1504
La Quinta, CA. 92253

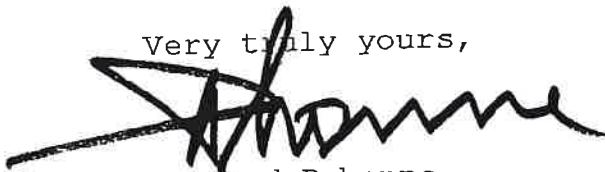
RE: APN: 767-360-009

Dear Mayor Adolph and City Council:

I hereby formally request that the above mentioned parcel which I own be annexed into the City of La Quinta SUBJECT to said parcel being re-zoned "Community Commercial".

This parcel should not be part of any annexation application if said re-zoning is denied.

Very truly yours,



Bernard Debonne

Cc: Jerry Herman, Director Community Development

September 12, 2003

Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

William H. Boyatt
X *William H. Boyatt*

name

Assessor Parcel #: 759080008-1

-----etroScan / Riverside (CA)-----

Owner	:Bozarth William R & Jean S	Parcel	:759 080 008			
Site	:*no Site Address*	Xfered	:11/01/1998			
Mail	:1338 S Ogden Dr Los Angeles Ca 90019	Price	:			
Use	:Y02 Vacant,Desert Land	Phone	:323-936-1853			
Bedrm:	Bath:	TotRm:	YB:	Pool:No	BldgSF:	Ac:34.64

759-08

25-43

T. C. A. 058-085

N1/2 SEC. 30, T.6S, R.8E

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATA G.L.O. PLAT, R/W-VII-RIV-25-F-4
R/S 8/22, 17/26, 17/61, 22/34

60' Rds per inst
32692 4/59

R/S 25/19

FEB 1967

ASSESSOR'S MAP BK. 759 PG 08
RIVERSIDE COUNTY, CALIF. p6

September 12, 2003



Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X Salim Majid M.D.
10/18/03

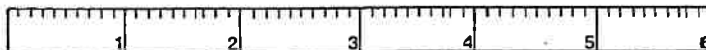
THE MAJID FAMILY LTD.

- | | |
|-------------------|------------|
| ① APN 764 23 0011 | 9.4 Acres. |
| ② APN 764 23 0012 | 8.11 Acres |
| ③ APN 767 360-010 | 39 Acres |
| ④ APN 767 230-009 | 40 Acres |
| ⑤ APN 764 130-026 | 20 Acres. |
| ⑥ APN 764 170-006 | 19 Acres. |
| ⑦ APN 764 170-005 | 19½ Acres. |
| ⑧ APN 757-070-040 | 13 Acres |

 Owner :Bozarth William R & Jean S Parcel :759 080 008
 Site :*no Site Address* Xfered :11/01/1998
 Mail :1338 S Ogden Dr Los Angeles Ca 90019 Price :
 Use :Y02 Vacant,Desert Land Phone :323-936-1853
 Bedrm: Bath: TotRm: YB: Pool:No BldgSF: Ac:34.64

 : MetroScan / Riverside (CA) :-----*
 Owner :Majid Family Lp Ps Parcel :764 230 011
 Site :82875 58th Ave Thermal 92274 Xfered :10/05/2000
 Mail :81709 Doctor Carreon Blvd #C4 Indio Ca 92201 Price :\$390,000 Full
 Use :Y02 Vacant,Desert Land Phone :
 Bedrm: Bath: TotRm: YB: Pool:No BldgSF: Ac:9.49

1-800-345-7334



SCALE IN 1/10 OF AN INCH

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC.26 T.6S.,R.7E

T.R.A. 151-085

764-23
761-31

1" = 400'
ANGLE = 0

2 23
7 28

13

1/4
COR

58TH

AVENUE

23 24

25

22

N89-22-34E

MONROE ST

PAR 2
2
9.13 AC NT

PAR 3
3
9.99 AC NT

PAR 1
1
8.30 AC NT

PAR 4
4
9.10 AC NT

5
40 AC ML

POR PAR 2
8
57.37 AC ML

POR PAR 2
6
9.88 AC ML

7
29.8 AC ML

25

JACKSON ST

1/4
COR

DATA: GLOPLAT

ASSESSOR'S MAP BK764 PG.23
Riverside County, Calif.

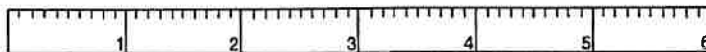
ARF

PM 31/8 PARCEL MAP NO. 7188
PM 171/38-39 PARCEL MAP NO. 25398
PM 178/78-79 PARCEL MAP NO. 26481

JUL 06 2000

May 2000

1-800-345-7334



SCALE IN 1/10 OF AN INCH

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC.24 T.6S.,R.7E

T.R.A. 058-D85

764-17
761-38



759
03

JUL 06 2000

May 2000

DATA: RS 11/41
RS 12/78
RS 100/42

ASSESSOR'S MAP BK764 PG.17
Riverside County, Calif.

ARF

1/4
COR

ST

JACKSON

23

26

24

25

1

2

3

4

5

6

7

8

24

24

1/4
COR

25

9

10

11

12

13

14

16

16

15

24

25

19

30

VAN BUREN

767-36

S.1/2 of SEC. 14, T.6S., R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

[illegible]

60' Rds per inst
32692 4/59

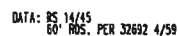
FEB. 1967

ASSESSOR'S MAP BK. 767 PG. 36
RIVERSIDE COUNTY, CALIF.
68

SCALE IN 1/10 OF AN INCH

T.R.A. 058-085

767-34
25-30-1



849

PM 27/83
PM 93/3-4 PARCEL MAP NO. 16173
PM 185/18-19 PARCEL MAP NO. 27779
PM 194/52-53 PARCEL MAP NO. 29145

NOV 05 1999

0c 1 1999

DATE	OLD NUMBER	NEW NUMBER
10/74	7,3,5	
10/78	4	11.
06/81	5	13-
03/95	8	17-
10/98	10	21-

September 12, 2003



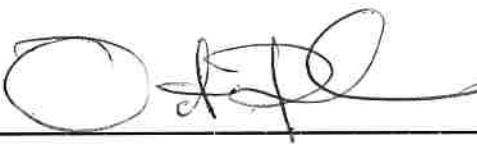
**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X  (760) 398-7431

**Octavio Rosales
82950 William Way
Thermal, CA 92274
Assessors Parcel #: 767-340-020**



October 30, 2003

Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
78-495 Calle Tampico
La Quinta, CA 92253-1504



Subject: Prospects of annexation of APN 767-340-012 to the City of La Quinta

Dear Mr. Herman:

I would appreciate your assistance in assessing the feasibility of annexing a 20-acre parcel that is immediately adjacent the City of La Quinta's corporate boundaries. The Parcel, APN 767-340-012, is located at the northeast corner of Monroe Street and the Avenue 55 alignment, which I understand may also be considered a portion of the unincorporated area of the County known as "Vista Santa Rosa".

I have been in contact recently with Steve Sobotta of Warner Engineering who advised first contacting you and possibly other City representatives about this annexation, realizing a constraint due to possible local opposition from Vista Santa Rosa residents concerned about piecemeal annexation of land in this area. I also understand that historically LAFCO has approved requests for annexation of individual lots by its property owner if located immediately adjacent to a city's boundary. In this instance, since the subject lies outside of any city's sphere of influence, we realize that a companion application for "Change of Sphere of Influence" would need to be filed as a companion to the "Application for Annexation (Reorganization)" to LAFCO.

Our site is located on the East side of Monroe Street opposite a 20-acre gated community that is within the City limits of La Quinta, known as "The Estates of La Quinta" (Tract No. 26769). If annexed to the City of La Quinta, it is our vision to design a subdivision of medium to low density residential homes comparable in quality and construction, yet at a more affordable price point than The Estates of La Quinta.

We would like to proceed with this project, but as advised by Steve Sobotta, we first would like the opportunity to review all related issues that you anticipate, and if the City would be supportive of our request for change of Sphere of Influence and annexation with LAFCO, in consideration of possible local opposition. If you would please contact me about pursuing this, I can best be reached on my cell phone at (760) 889-2724 or at my office at The Shams Group, RE/MAX RE Consultants, at (760) 836-1862. I may also be reached via email at cboni1@cs.com.

Thank you for your assistance and I look forward to your response.

Sincerely,

Christopher Boni
Broker Associate

The Shams Group
RE/MAX Real Estate Consultants
74-199 El Paseo, Suite 101, Palm Desert, California 92260
Office: (760) 836-1862, Fax: (760) 779-5149, E-Mail: shamsgrp@aol.com
Website: www.TheShamsGroup.com

JCM FARMING, INC.

770 E. SHAW AVENUE, SUITE 128 FRESNO, CA 93710
TELEPHONE: (559) 230-1600 FAX: (559) 230-1601

November 3, 2003

Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Dear Mr. Herman:

Please be advised that our company would like to have our property: Lots 1, 2, 3, & 4; Parcel Map 16173 (south of Avenue 54 and East of Monroe Street) Riverside County, California, annexed by the City of La Quinta. We hereby petition you to amend the current City of La Quinta's sphere of influence to include our properties.

We would like to see the commencement of the annexation process begin as soon as possible.

Yours truly,


Alex McCullough
Asset Manager

767-340-013
014
015
015

We are transmitting to you from a XEROX 735. If you are not receiving properly or if you do not receive all pages, please telephone us immediately at (559) 230-1600. Thank you.

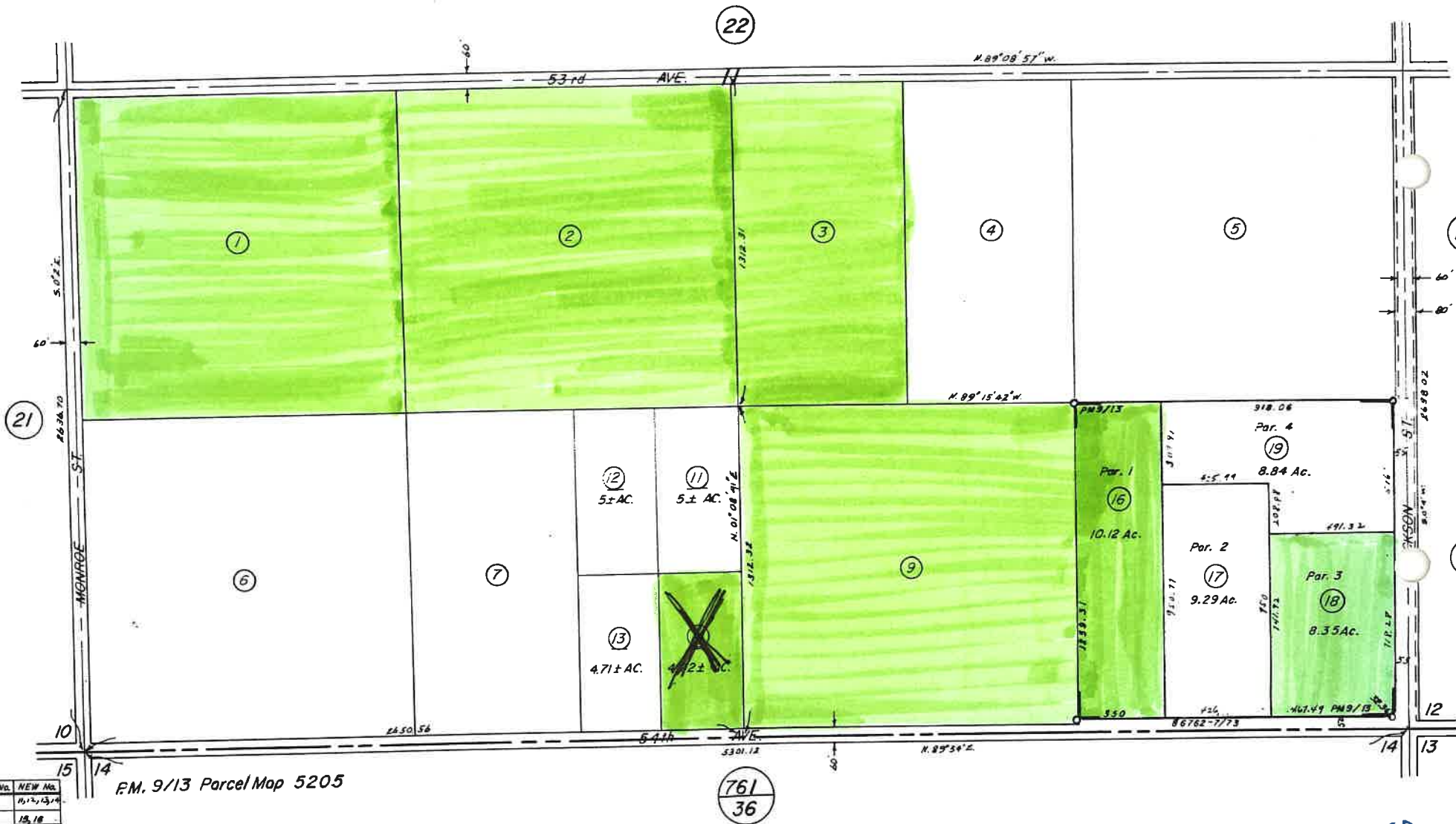
THE DOCUMENTS ACCOMPANYING THIS FAX TRANSMISSION CONTAIN INFORMATION FROM JCM FARMING, INC. THAT MAY BE CONFIDENTIAL AND/OR LEGALLY PRIVILEGED. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ON THE TRANSMISSION SHEET. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISCLOSURE, COPYING, DISTRIBUTION, OR THE TAKING OF ANY ACTION IN RELIANCE ON THE CONTENTS OF THIS FAX INFORMATION IS STRICTLY PROHIBITED, AND THAT THE DOCUMENTS SHOULD BE RETURNED TO THIS COMPANY IMMEDIATELY. IN THIS REGARD, IF YOU HAVE RECEIVED THIS FAX IN ERROR, PLEASE NOTIFY US BY TELEPHONE IMMEDIATELY SO THAT WE CAN ARRANGE FOR THE RETURN OF THE ORIGINAL DOCUMENTS TO US AT NO COST TO YOU.

25-28
767-23

T. C. A. 059-C45

S.1/2 of SEC.11, T.6S., R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



Data: G.L.O.
P.M. 9/13

60' Rds. per inst.
32692 4/59

ASSESSOR'S MAP BK. 767 P6.
RIVERSIDE COUNTY, CALIF.
C.S.

September 12, 2003



Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Maria J. Chi*

L Chi Mary
130 N Fairview St
Santa Ana, CA 92703
Assessors Parcel #: 767-230-001

A handwritten signature in blue ink, appearing to read "Ernesto Macias-Chi".

ERNESTO MACIAS-CHI, M.D. INC.
130 N. FAIRVIEW SUITE # E
SANTA ANA, CA 92703

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**



Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *A. Hall*

**Abby Hall
28 Country Walk Dr
Aliso Viejo, CA 92656
Assessors Parcel #: 767-230-018**

Abby Hall
28 country walk DR
Aliso viejo CA 92656



MR. Jerry Herman
Community development director
P.O. box 1504
Laquinta CA 92253

10-22-03

Dear Jerry

I owned 8.35 acres (pn 767230-018) vacant land on southwest corner of Jackson Street and ave. 54. This land is presently in riverside county .I Have been paying property tax and water availability for mare than ten years. Your office has sent me a letter on June 30,2000 to annex my property, and I did responded positively to your annextion, desiring to become part of your city. Now I am petitioning you that your office to enter my property into your general plan zoning as commercial convenience stores, due to its size, location and suitability.

I would appreciate your respond to my request.

Sincerely yours

Abby Hall

A. Hall
949-8319441

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X _____

**Arthur Seay
52140 Avenida Velasco
La Quinta, CA 92253
Assessors Parcel #: 767-230-016**



ERNESTO MACIAS-CHI, M.D., INC.

G.P.

TEL: (714) 560-9070

FAX: (714) 541-2236

MR. HERMAN WE OWEN 100 ACRES ON THE CORNER OF MONROE & 53
WE WANT TO BE ANEXED TO THE CITY OF LA QUINTA.
PARCEL #.

767-23000-3-8

-23000-2-7

-23000-1-6

WE WILL BE VERY GREATFULL IF YOU CONSIDERED AOR PETITION.

VERY TRULY YOURS.

A handwritten signature in dark ink, appearing to read "Ernesto Macias-Chi", written over a horizontal line.

DR. & MRS. ERNESTO M. CHI M.D.



MACIAS, MEDICAL, CLINIC

PHYSICIAN AND SURGEON
GENERAL PRACTICE

TELEPHONE (714) 560-9070 FAX (714) 541-2236

M-F 9AM-9PM
SAT 9AM-1PM

130 N. FAIRVIEW SUITE # E
SANTA ANA, CA 92704

FAX COVER SHEET

DATE: Nov. 01, 2003

TOTAL PAGES INCLUDING COVER PAGE _____

FROM: ERNESTO MACIAS-CHI, M.D. INC.
130 N. FAIRVIEW SUITE # E

SANTA ANA, CA 92703

TO: La Quinta, Calif.

COMPANY: City Hall.

DEPT. ATTENTION: MR. Herman.

PHONE: _____

FAX: _____

COMMENTS: MR. Herman. We owe 100 Acres
on The South East corner of Monroe Ave
and Ave 53th.
We want to be addressed to "La Quinta"
Parcel Numbers:

Very truly yours.

[Signature]

NOV-01-2003

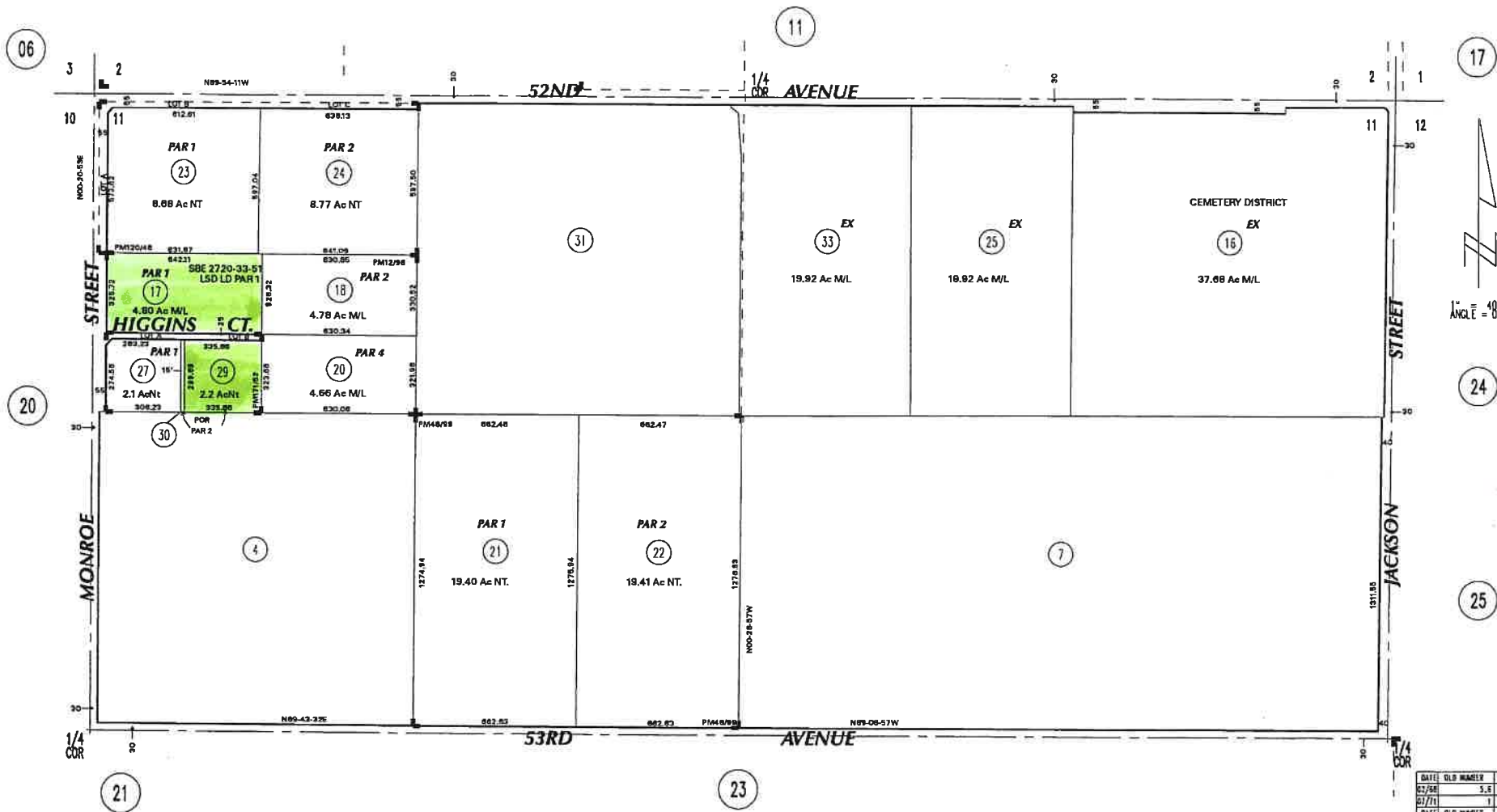
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 11 T. 6S., R. 7E

T.R.A. 058-004

767-22

25-28



DATA: G.L.O.
2-H-11-11A
18-31-88
1922 1/49 71267 7/66 49650 11/51
60' RDS PER INST. # 52692 4/99

ASSESSOR'S MAP BK767 PG.22
Riverside County, Calif.

888

PM 12/98 PM NO 5687
PM 48/99-100 PM NO 9350
PM 120/48-49 PM NO 18452
PM 171/52-53 PM NO 25222

MAR 1 3 2001
Feb 2001

DATE	OLD NUMBER	NEW NUMBER
02/98	5,6	8
03/98	1	9-10
DATE	OLD NUMBER	NEW NUMBER
02/94	10	11
11/94	11	12-15
09/95	17-15	17-20
09/95	8	21-22
03/94	8	23-24
02/95	3	25-26
11/95	19	27-28
04/95	20	29-30
03/94	2	31, 32
03/94	26, 27	33

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Salvador Becerra*

**Salvador Becerra
85885 Middleton
Thermal, CA 92274
Assessors Parcel #: 767-220-017**

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**



Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

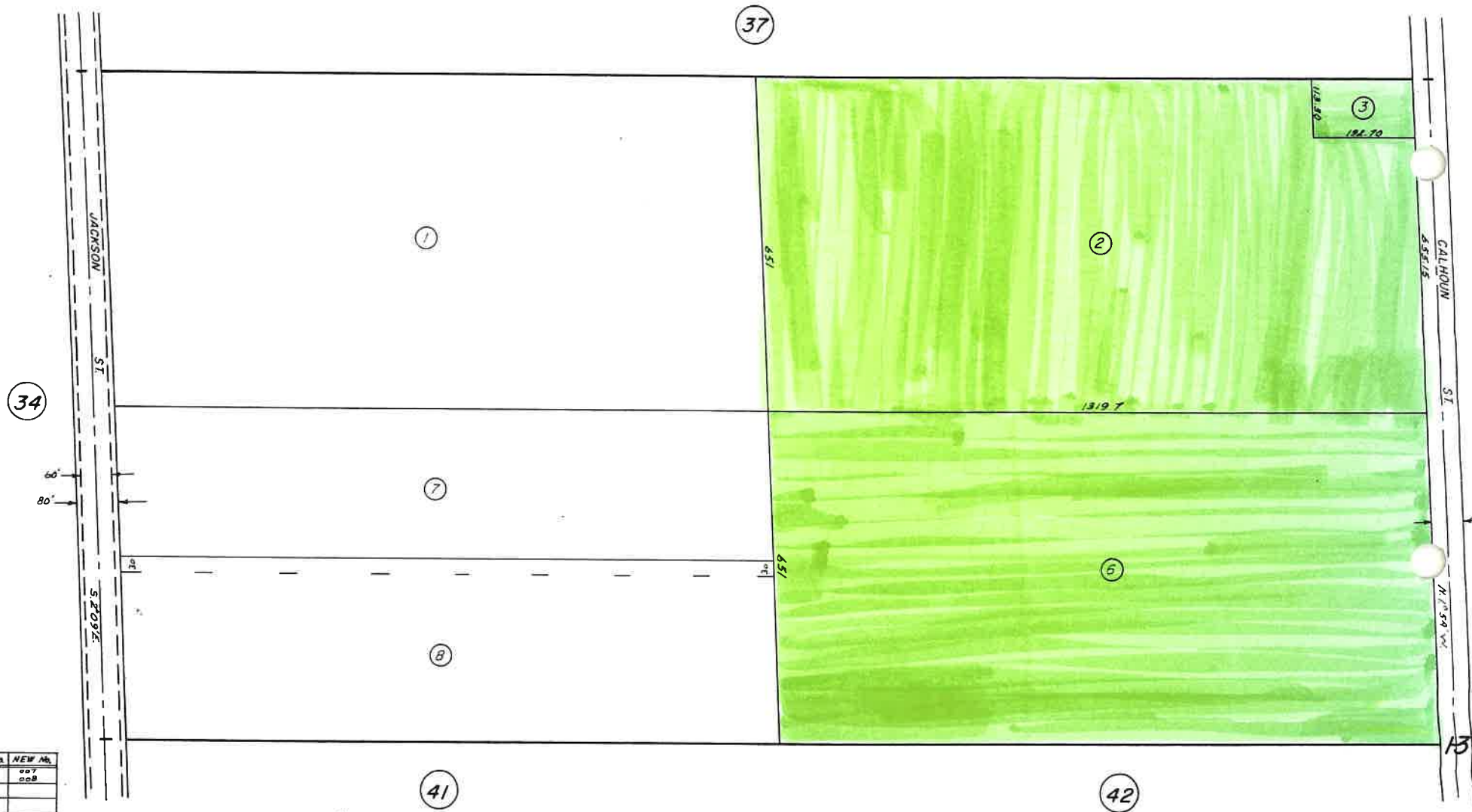
**Bonni Ison
PO Box 1174
La Quinta, CA 92253
Assessors Parcel #: 767-220-029**

52-55

T. C. A. 058-085

S.1/2 of NW.1/4 of SEC.13, T.6S., R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

[illegible]

Data: G. L. O.

FEB. 1967

ASSESSOR'S MAP BK. 767 PG.
RIVERSIDE COUNTY, CALIF.

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X _____

**Joe Gonzalez
54521 Calhoun St
Thermal, CA 92274
Assessors Parcel #: 767-380-003**

September 12, 2003



Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X Dori G. Cree

Dori Cree
PO Box 25
Rancho Mirage, CA 92270
Assessors Parcel #: 767-380-006

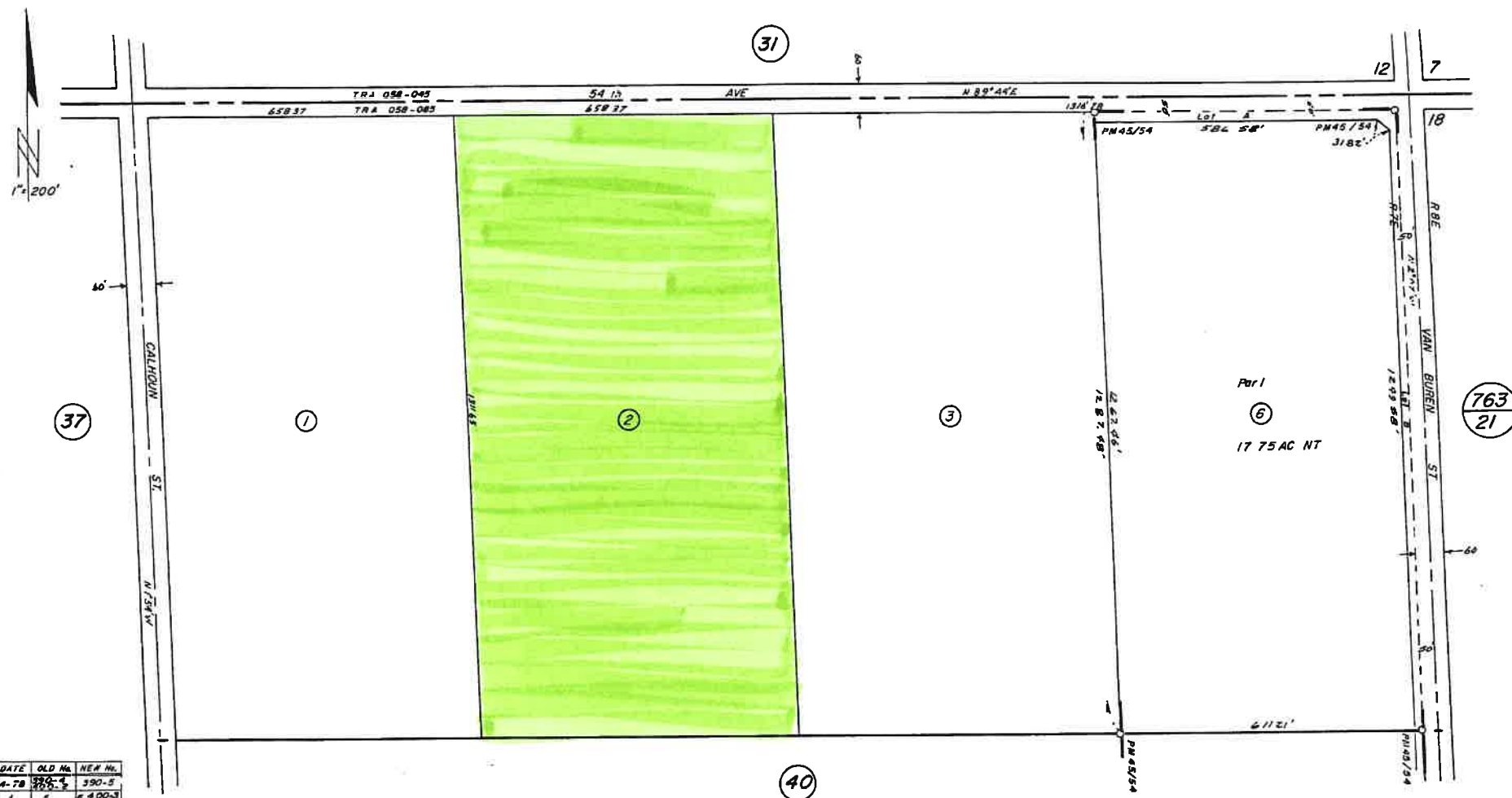
20 ARRES - AVE. 55
Thermal, CA.

25-30
767-39

T. C. A. 058-045
058-085

N.1/2 of NE.1/4 of SEC.13,T.6S.,R.7E.

**THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY**

[illegible]

PM. 45/54-55 Parcel Map 9152

Data G L O

60' Rds per Inst
32692 4/59

FEB 1967

ASSESSOR'S MAP BK. 767 PG. 39
RIVERSIDE COUNTY, CALIF.
SE

September 12, 2003




**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

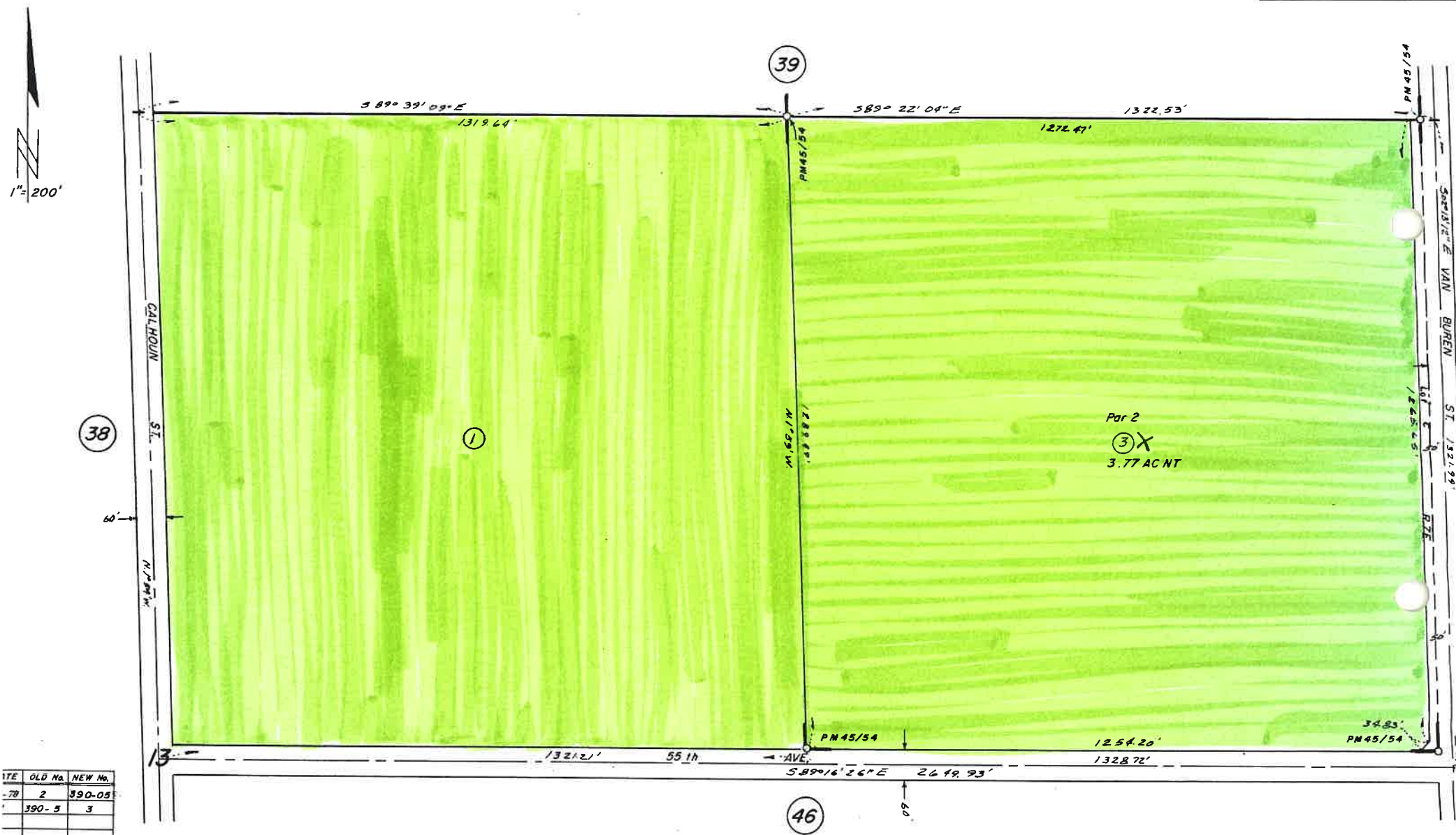

Thomas C. Jordan, EVP/COO

**Jordan Fred
PO Box 12345
Covina, CA 91722
Assessors Parcel #: 767-390-002**

767-40

S.1/2 of NE.1/4 of SEC.13, T.6S., R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES. (

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P.M.45/54-55 Parcel Map 9152

Data: G.L.O.

60' Rd. per inst.
32692 4/59

FFR 1967

ASSESSOR'S MAP BK. 767
RIVERSIDE COUNTY, CAL

September 12, 2003



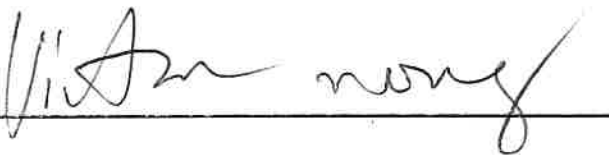
**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Victor Wong
4407 Shasta Pl
El Monte, CA 91731
Assessors Parcel #: 767-400-003**

767-42

N. 1/2 of NE. 1/4 of SW. 1/4 of SEC. 13, T. 6S., R. 7E.

[illegible]

Data: G.L.O.

FEB. 1967

ASSESSOR'S MAP BK. 767 PG.
RIVERSIDE COUNTY, CALIF.

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**



Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Roberto Hernandez
83305 Rosa Ave
Thermal, CA 92274
Assessors Parcel #: 767-423-002**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X_____

**Andrew Hollander
83440 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-423-019**

*our income is fixed - we don't need more expenses
if we do not wish to be apart of either
place. Either way we will loose what we have
& be under a lot more rules then we are
now. our way of life will become more ex
pensive, for less higher taxes & less privacy.*

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Martin Rodriguez
83395 Rosa Ave
Thermal, CA 92274
Assessors Parcel #: 767-423-007**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Jo Jo Young 10-1-03*

Adelina Young
10-1-03

Jo Jo Young
83420 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-423-018

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Tommy Archuleta
40485 Starlight Ln
Indio, CA 92201
Assessors Parcel #: 767-423-005**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Otilio Cepeda*

**Otilio Cepeda
83400 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-423-017**

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Josephine Alvarez
83475 Rosa Ave
Thermal, CA 92274
Assessors Parcel #: 767-423-010**

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**



Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Samuel Fernandez Jr.*

**Samuel Fernandez
83360 Rosa Ave
Thermal, CA 92274
Assessors Parcel #: 767-421-012**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Jose Hernandez*

**Jose Hernandez
83340 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-423-014**

September 12, 2003




**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

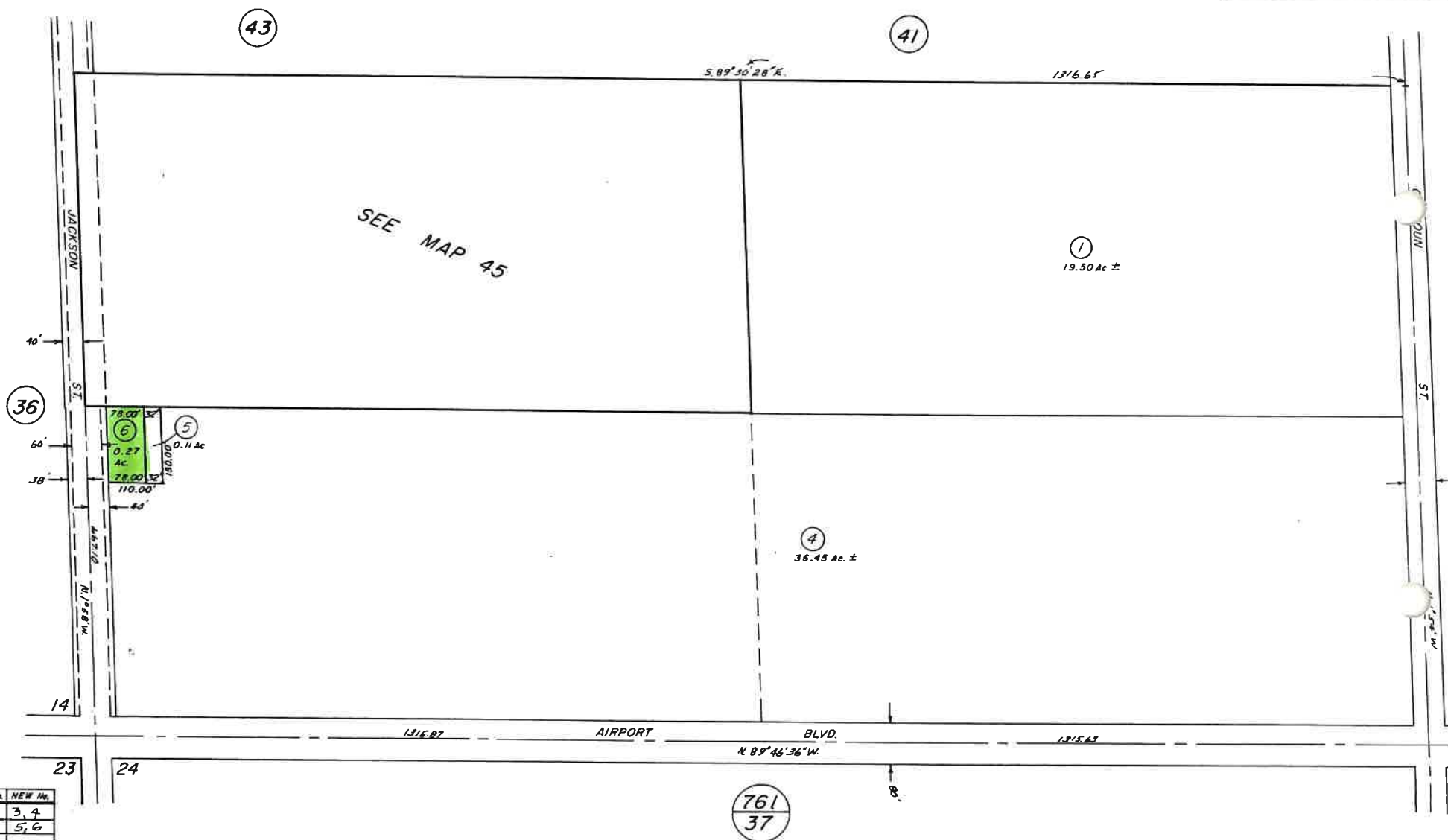
X _____

**Vincente Aguirre
83440 Rosa Ave
Thermal, CA 92274
Assessors Parcel #: 767-421-016**

767-44

S.1/2 of SW.1/4 of SEC.13, T.6S., R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

[illegible]

Data: G. L. O.

FEB. 1967

ASSESSOR'S MAP BK. 767 PG
RIVERSIDE COUNTY, CALIF.
CS

September 12, 2003



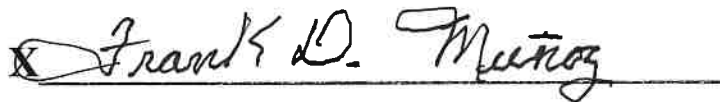
**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

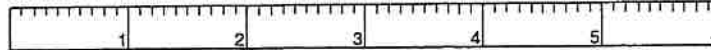
We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

A handwritten signature in cursive script that reads "Frank D. Munoz". The signature is written over a horizontal line.

**Frank Munoz
55790 Jackson St
Thermal, CA 92274
Assessors Parcel #: 767-440-006**

1-800-345-7334



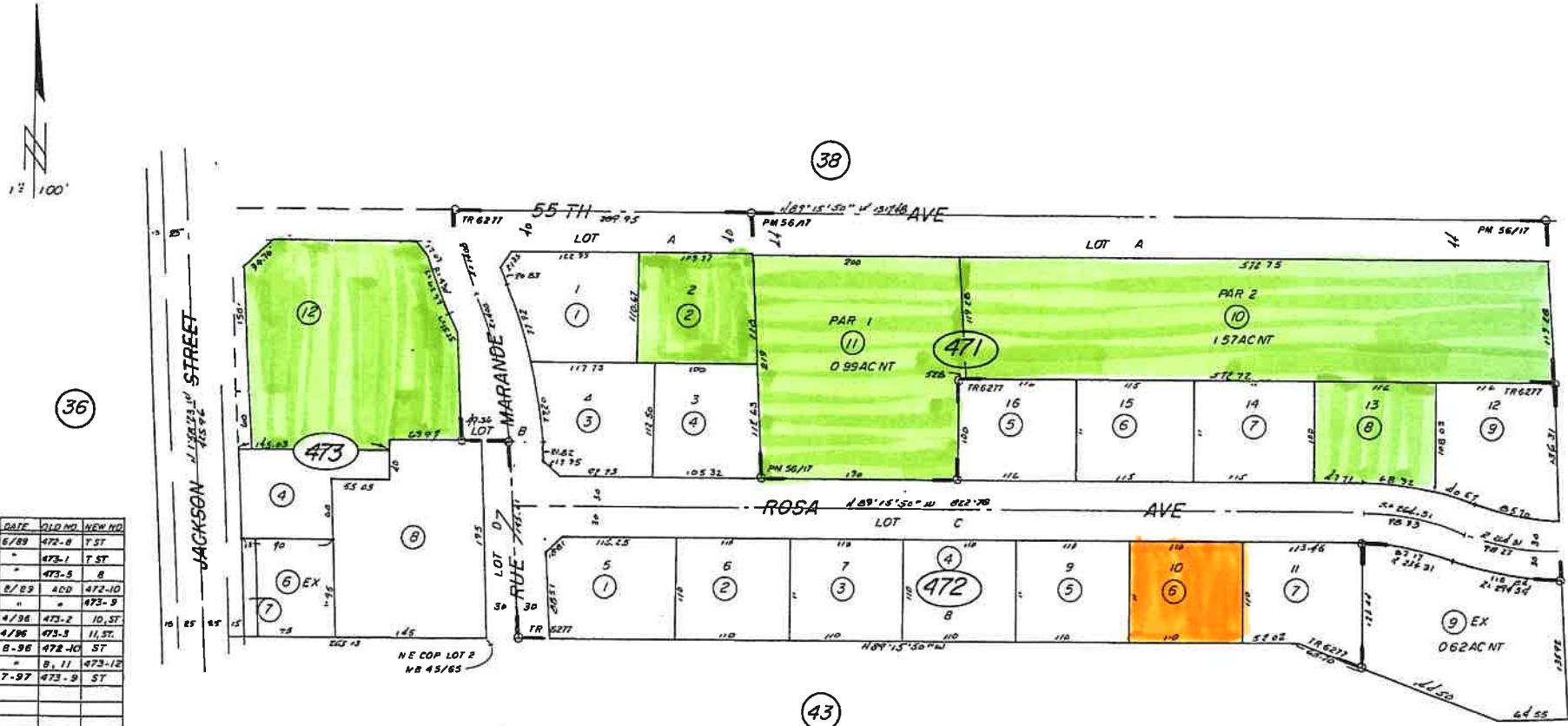
SCALE IN 1/10 OF AN INCH

767-41
767-47

TRA. 058-085

POR. NW 1/4, SW 1/4 SEC. 13 T6S R7E

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



MB 87/22-24 Tract No 6277
PM 56/17 Parcel Map 12456

NOV 1978

ASSESSOR'S MAP BK 767 PG 47
RIVERSIDE COUNTY, CALIF AUG 06 1997

6

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X _____

**Raymond Pierce
PO Box 504
Yreka, CA 96097**

Assessors Parcel #: 767-471-002

(530) 842-7667
(760) 398-8863

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Donna Tucker
83200 Rosa Ave
Thermal, CA 92274
Assessors Parcel #: 767-471-008**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Meredith M Gayler*

**Meredith Gayler
83175 55th Ave
Thermal, CA 92274
Assessors Parcel #: 767-471-010**

September 12, 2003



Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X

Felipe Aguilar
83155 55th Ave
Thermal, CA 92274
Assessors Parcel #: 767-471-011

Felipe Aguilar
Mano J. Aguilar
Fernando Aguilar

10-6-03

Mr. J. Herman
City of La Quinta

REF: Annexation of Avenue 54 to
Avenue 56 between
Jackson and Van Buren Streets

Please make an effort to
annex this area. La Quinta
is more qualified to
deliver our community services
and meet any future building
or expansion needs.

At Avenue 55 + Jackson (Vista Santa
Rosa Tract), most homes are
2,000 sq. ft., and two in front of
my house have sold for \$269,000.⁰⁰
The City of Coachella homes
average 1,400 sq. ft. with 6,000 s.f.
lots selling for \$130,000.⁰⁰ !
A City budget means alot in
convincing new residents to come
in.

(over)

This Annexation is very
historic, as it will control
the future growth of the
Eastern Coachella Valley,
as it relates to travel,
open space use, services,
Casinos, and the Resort
Resorts Airport.

As it stands right now, I
see no advantage in
remaining in the unincorporated
Area of Riverside County.
We never have any say
in expansion decisions, as the
final one is made in Riverside
after the local Planners agree
with the locals.

I just want a Choice!

Thank you.
Delwood Gault

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

*We want to stay County.
But we have to choose La Quinta.
It would be La Quinta*

X *Benjamin Delgado*

**Benjamin Delgado
83181 Rosa Ave
Thermal, CA 92274
Assessors Parcel #: 767-472-006**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X

Jose N. Nunez

10-1-03

**Jose Nunez
55110 Jackson St
Thermal, CA 92274
Assessors Parcel #: 767-473-012**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

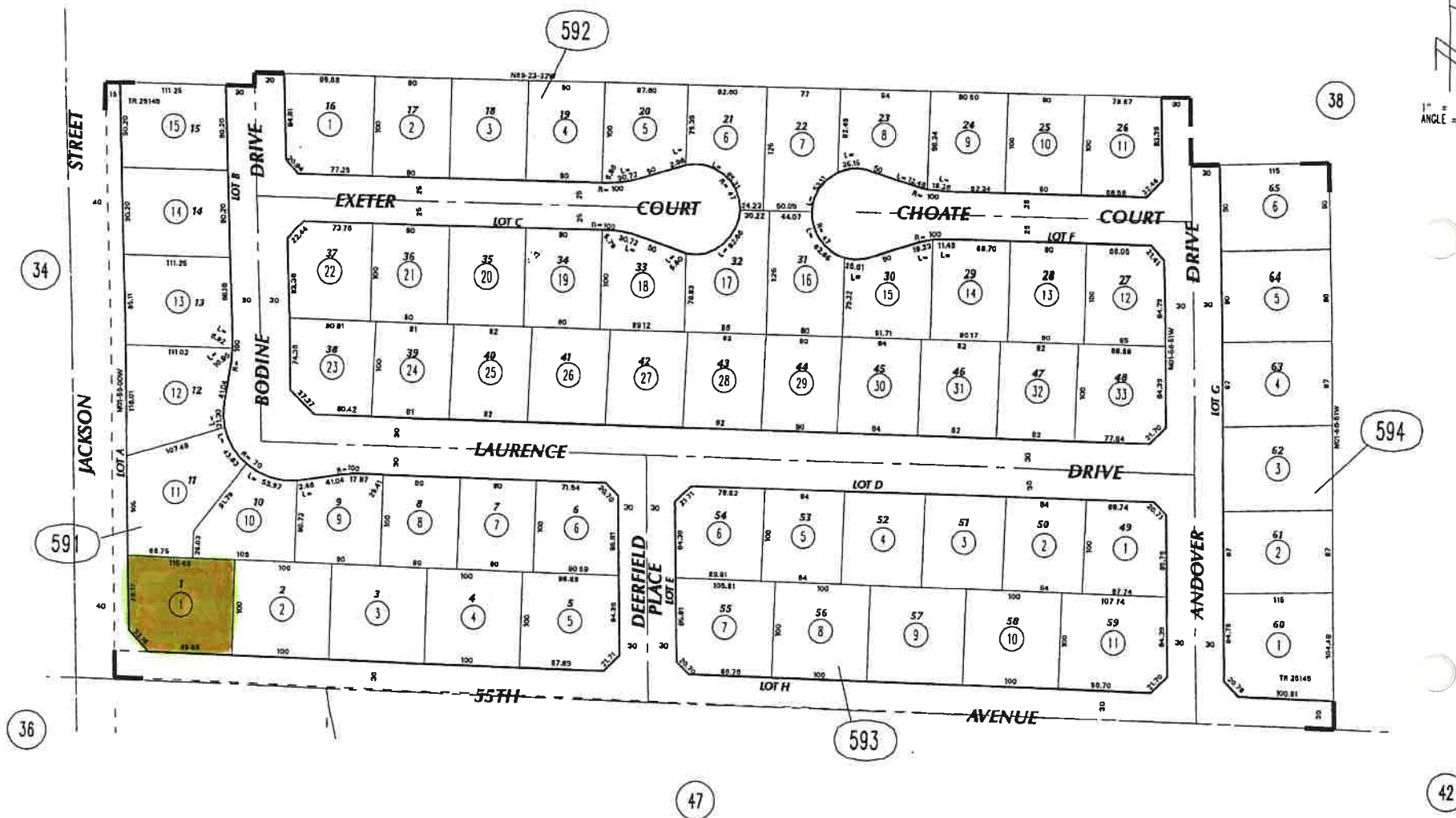
POR.W 13 T.6S.,R.7E

T.R.A. 058-085

767-59

767-38

1" = 100'
ANGLE = 0



ASSESSOR'S MAP BK767 PG.59
Riverside County, Calif.

RLT

MB 299/29-32 TRACT MAP NO 25145

Jan 2001

FEB 06 2001

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

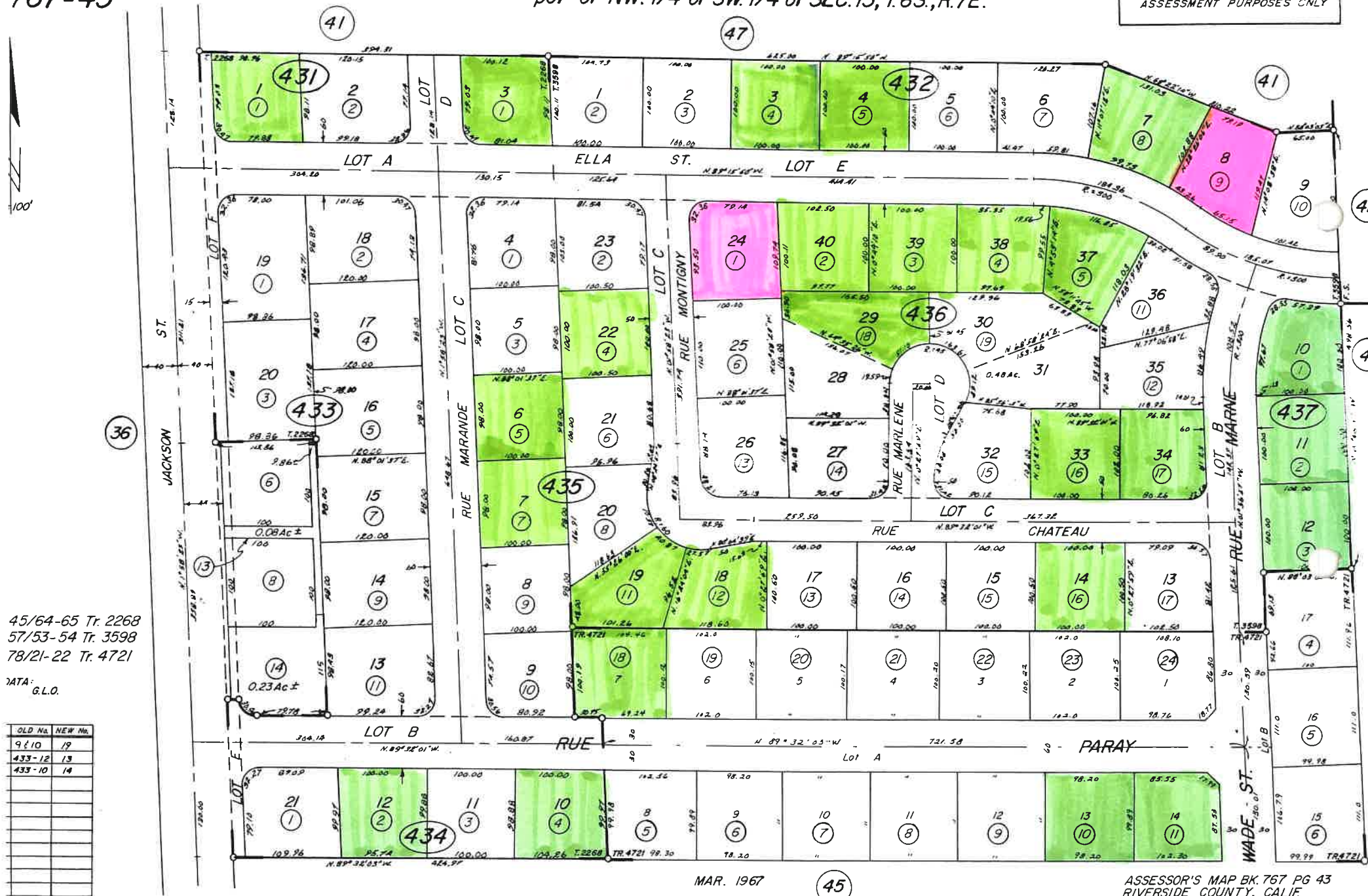
X

A handwritten signature in dark ink, appearing to be "Group The Devon", written over a horizontal line.

**Group The Devon
PO Box 25
Rancho Mirage, CA 92270
Assessors Parcel #: 767-591-001**

por of NW. 1/4 of SW. 1/4 of SEC. 13, T.6S., R.7E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



MAR. 1967

ASSESSOR'S MAP BK. 767 PG 43
RIVERSIDE COUNTY, CALIF.

September 12, 2003



Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X Sally Georges Heichman

Sally Heichman
55160 Jackson St
Thermal, CA 92274
Assessors Parcel #: 767-431-001

I strongly object to being Coachella. I do not want this to happen.

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Irma Nava*

**Irma Nava
76943 Kentucky Ave
Palm Desert, CA 92211
Assessors Parcel #: 767-432-001**

September 12, 2003



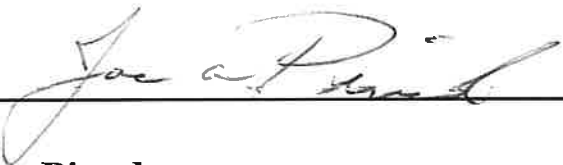
**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Joe Pinedo
83130 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-432-004**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X A handwritten signature in blue ink, appearing to read "Joseph Daily", written over a horizontal line.

**Joseph Daily
83170 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-432-008**



October 13, 2003

Mr. Jerry Herman
Director of Community Development
City of La Quinta
P O Box 1504
La Quinta, CA 92253

Dear Mr. Herman:

This is in response to the letter we received from Mert Gayler of the Citizens for Responsible Community Growth (copy enclosed).

We do not want to be a part of La Quinta.

This is the first we have heard of this group and we have lived in the area for 29 years. We have formed the Southern California Community Services District and the Vista Santa Rosa community to avoid being annexed. We moved to this area because we do not want to be a part of a city.

Please do not believe that a few individuals represent the whole area.

Sincerely,

Handwritten signature of Richard G. Blackburn in cursive.

Handwritten signature of Judy A. Blackburn in cursive.

Richard G. Blackburn
Judy A. Blackburn
83180 Ella Ave.
Thermal, CA 92274

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X_____

**Richard Blackburn
83180 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-432-009**

September 12, 2003



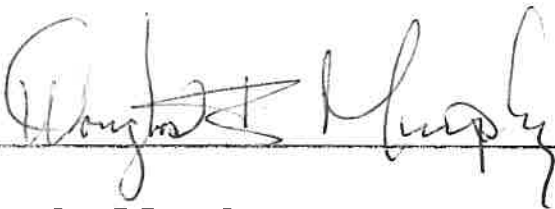
**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Douglas Murphy
83065 Rue Paray
Thermal, CA 92274
Assessors Parcel #: 767-434-002**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *William Bender*

**William Bender
83103 Rue Paray
Thermal, CA 92274
Assessors Parcel #: 767-434-004**

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**



Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Gary Lokken
83205 Rue Paray
Thermal, CA 92274
Assessors Parcel #: 767-434-010**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Barbara Alcantar*

**Barbara Alcantar
83215 Rue Paray
Thermal, CA 92274
Assessors Parcel #: 767-434-011**

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**



Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**John Furr
55205 Rue Montigny
Thermal, CA 92274
Assessors Parcel #: 767-435-004**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Bernardo Padilla*

**Bernardo Padilla
55300 Rue Marande
Thermal, CA 92274
Assessors Parcel #: 767-435-005**

September 12, 2003

Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253



Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Daniel Moreno* — *Alga V. Moreno*

Daniel Moreno
55350 Rue Marande
Thermal, CA 92274
Assessors Parcel #: 767-435-007

Please! Please! Please!

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X



**Octavio Briones
55297 Rue Montigny
Thermal, CA 92274
Assessors Parcel #: 767-435-011**

September 12, 2003



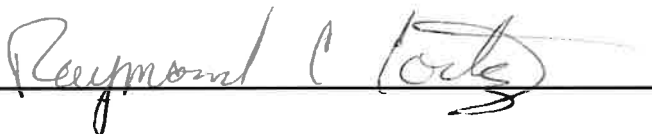
**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Raymond Cortez
83135 Rue Chateau
Thermal, CA 92274
Assessors Parcel #: 767-435-012**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Bobby Caldwell
83175 Rue Chateau
Thermal, CA 92274
Assessors Parcel #: 767-435-016**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Lawrence Corcoran
83106 Rue Paray
Thermal, CA 92274
Assessors Parcel #: 767-435-018**

September 12, 2003



Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Dear Mr. Herman:

Please let this letter serve as formal notice that we ~~would like to~~
become residents of The City of La Quinta. ~~We hereby petition~~
~~you to amend the current sphere of influence of our properties,~~
~~to La Quinta.~~ *No.*

*DO NOT WANT **

~~We would appreciate the commencement of the annexation~~
~~process at your earliest convenience.~~ *No.*

Sincerely,

X

Galen Olson

Galen Olson
55190 Rue Montigny
Thermal, CA 92274
Assessors Parcel #: 767-436-001

** Nor do we want to become a part of Coachella.*

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Kenneth Landress
83147 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-436-002**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "Earl Nixon", written over a solid horizontal line.

**Earl Nixon
83157 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-436-003**

September 12, 2003




**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X _____

**Jesus Carrillo
83167 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-436-004**

September 12, 2003



Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253

Dear Mr. Herman:

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We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X Margarita M. Perezchica

~~Miguel Mendoza~~ DECEASED - 8/9/00
83177 Ella Ave
Thermal, CA 92274
Assessors Parcel #: 767-436-005

*Margarita Perezchica - current owner of property and physically residing at this address.
Mrs. Perezchica - is the widow of Mr. Miguel Mendoza.*

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

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We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Adriana Barriga
83180 Rue Chateau
Thermal, CA 92274
Assessors Parcel #: 767-436-016**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Yoshiye Omaye*

**Yoshiye Omaye
55247 Rue Marne
Thermal, CA 92274
Assessors Parcel #: 767-436-017**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Masayuki Nakakihara*

**Masayuki Nakakihara
PO Box 404
Indio, CA 92202
Assessors Parcel #: 767-436-018**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *W Morrison*

**William Morrison
55230 Rue Marne
Thermal, CA 92274
Assessors Parcel #: 767-437-001**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X Mario A Lopez

**Mario Lopez
55260 Rue Marne
Thermal, CA 92274
Assessors Parcel #: 767-437-002**

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**



Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

Billy Ray Wepfer 10-3-03
X *Beatrice P Wepfer* 10-2-03

**Wepfer Billy Ray & Beatrice P Revoc Trust
2929 Dry Ridge Ct
Las Vegas, NV 89134
Assessors Parcel #: 767-437-003**

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. W 13 T. 6S., R. 7E

T.R.A. 058-085

767-45
25-30-2

1" = 100'
ANGLE = 0°



DATA: RS 108/96

ASSESSOR'S MAP BK767 PG.45
Riverside County, Calif.

DBB

MB 45/21-22 TRACT NO 2346
MB 261/76-77 TRACT NO 24283

Dec 2000

JAN 0 8 2001

DATE	OLD NUMBER	NEW NUMBER
8/77	27,28	452-29
8/77	453-29	35-41
8/77	453-29	453-12-22
8/77	453-29	453-1-14
8/77	453-5-13	453-1-11
12/00	452-1-41	42-43

8

September 12, 2003




**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X 

**Lazaro Leon
69581 Heather Way
Rancho Mirage, CA 92270
Assessors Parcel #: 767-451-003**

No on Cochella!

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Jesus Sandoval*

**Jesus Sandoval
~~25357 White Birch Ln~~ 11985 ZANTAR LANE
Moreno Valley, CA ~~92553~~ 92557
Assessors Parcel #: 767-451-006**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X _____

A handwritten signature in blue ink, appearing to read "Arturo Arredondo", written over a horizontal line.

**Arturo Arredondo
83130 Alvarado Ave
Thermal, CA 92274
Assessors Parcel #: 767-451-010**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Raul Salas*

**Raul Salas
83180 Alvarado Ave
Thermal, CA 92274
Assessors Parcel #: 767-451-015**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X _____

**Policarpio Zarate
83045 Alvarado Ave
Thermal, CA 92274
Assessors Parcel #: 767-452-043**

September 12, 2003




**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X  _____

**Ruben Cabrera
55580 Jackson St
Thermal, CA 92274
Assessors Parcel #: 767-452-044**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

X *Barbara Soto*

**Barbara Soto
83165 Alvarado Ave
Thermal, CA 92274
Assessors Parcel #: 767-453-010**

September 12, 2003



**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

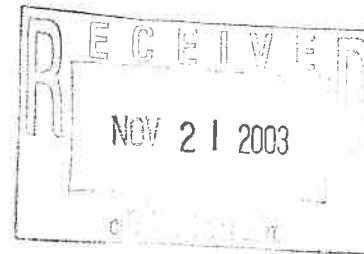
Sincerely,

X *EseQUIEL Mendez*

**EseQUIEL Mendez
83136 Majenta Ave
Thermal, CA 92274
Assessors Parcel #: 767-453-018**

BERNARD JACQUES DEBONNE

cc: Mayor
Council
ACM
CD ✓
celen



November 17, 2003

Mr. Don Adolph, Mayor
Members of the City Council
City of La Quinta
78495 Calle Tampico
P.O. Box 1504
La Quinta, CA. 92253

RE: APN: 767-360-009

Dear Mayor Adolph and City Council:

I hereby formally request that the above mentioned parcel which I own be annexed into the City of La Quinta SUBJECT to said parcel being re-zoned "Community Commercial".

This parcel should not be part of any annexation application if said re-zoning is denied.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bernard Debonne".

Bernard Debonne

Cc: Jerry Herman, Director Community Development

BERNARD JACQUES DEBONNE

cc: Mayor
Council
Ken
CD
Ceter

November 14, 2003

Mr. Don Adolph, Mayor
City Council
City of La Quinta
78495 Calle Tampico
P.O. Box 1504
La Quinta, CA. 92253

RE: APN: 764-090-001
764-130-001
764-130-004
764-130-003
764-010-009
764-010-008
764-130-006
764-130-009

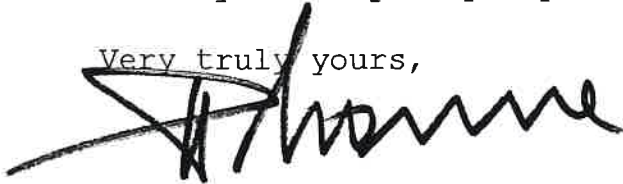
Dear Mayor Adolph and City Council:

I am hereby formally requesting that the above mentioned parcels which I own be annexed into the City of La Quinta.

Please include the above properties in any annexation applications.

Thank you for your prompt consideration.

Very truly yours,



Bernard Debonne

cc: Jerry Herman, Director Community Development

Jerry

Gifford Price

82883

Sandra Dr.

Thermal, 92274

Send
letter

re: annexations/
sphere of influence

William J. ("Joe") and Kim M. Hammer

(760)346-6624

FAX: (760)568-4653

To: SERZY HERMAN

Of: L.Q.

FAX: 777-1233

Comments: _____

Number of Pages Including Cover Sheet: 2

BERNARD JACQUES DEBONNE

November 17, 2003

Mr. Don Adolph, Mayor
Members of the City Council
City of La Quinta
78495 Calle Tampico
P.O. Box 1504
La Quinta, CA. 92253

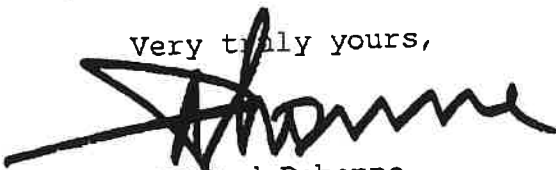
RE: APN: 767-360-009

Dear Mayor Adolph and City Council:

I hereby formally request that the above mentioned parcel which I own be annexed into the City of La Quinta SUBJECT to said parcel being re-zoned "Community Commercial".

This parcel should not be part of any annexation application if said re-zoning is denied.

Very truly yours,



Bernard Debonne

Cc: Jerry Herman, Director Community Development

September 12, 2003

**Mr. Jerry Herman
Director of Community Development
City of La Quinta
P.O. Box 1504
La Quinta, California 92253**

Dear Mr. Herman:

Please let this letter serve as formal notice that we would like to become residents of The City of La Quinta. We hereby petition you to amend the current sphere of influence of our properties to La Quinta.

We would appreciate the commencement of the annexation process at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bernard Debonne", written over a horizontal line.

**Bernard Debonne
73111 El Paseo
Palm Desert, CA 92260
Assessors Parcel #: 767-360-009**

764-090-001
764-130-001
764-130-004
764-130-003
764-010-009
764-010-008
764-130-006
764-130-009



November 11, 2003

Mr. Don Adolph, Mayor
City Council
City of La Quinta
78495 Calla Tampico
P.O. Box 1504
La Quinta, CA 92253

Re: APN: 764-130-028 and 764-130-029

Dear Mayor Adolph and City Council:

I am writing to formally request that my property be annexed to the city of La Quinta.

Please include the above two properties in any annexation applications.

Thank you for your prompt consideration.

Sincerely,



Mr. John Powell, Jr.
Peter Rabbit Farms
85810 Grapefruit Blvd.
Coachella, CA 92236

Cc: Jerry Herman, Director
Community Development

William J. Hammer
PO Box 278
Palm Desert, CA 92261

Jerry Herman
City of La Quinta
Via: facsimile

November 14, 2003

Dear Jerry,

I am prompted to write this letter after an article in today's Desert Sun regarding the Vista Santa Rosa area. I want to reaffirm my 100% support and commitment to have the city of La Quinta consider the annexation of my 40-acre property located at the northeast corner of Ave. 59 and Monroe. As you might be aware, the Coral Mountain project practically surrounds me and is already in the city of La Quinta. Please pass my support letter through the proper channels. Thank you in advance for your help.

Sincerely,


William J. Hammer



RANCHO POLO
DEE B. TANNER, PRESIDENT
1720 LOMBARDY ROAD
PASADENA, CALIFORNIA 91106

April 26, 2002

City of La Quinta - Community Development
Attn: Jerry Herman
P.O. Box 1504
La Quinta, CA 92253



re: 82800 Ave. 58, Thermal, CA 92274

Dear Jerry,

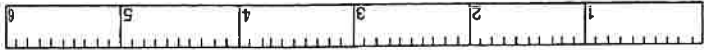
I own the above referenced property which happens to be a bustling Equestrian Facility. I want to express my desire to have my property annexed into the city of La Quinta.

If you have any questions please don't hesitate to contact me.

Sincerely,

Dee B. Tanner

1-800-345-7334



SCALE IN 1/10 OF AN INCH

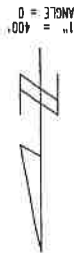
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-PLIT OR BUILDING SITE ORDINANCES.

SEC. 23 T. 6S. R. 7E

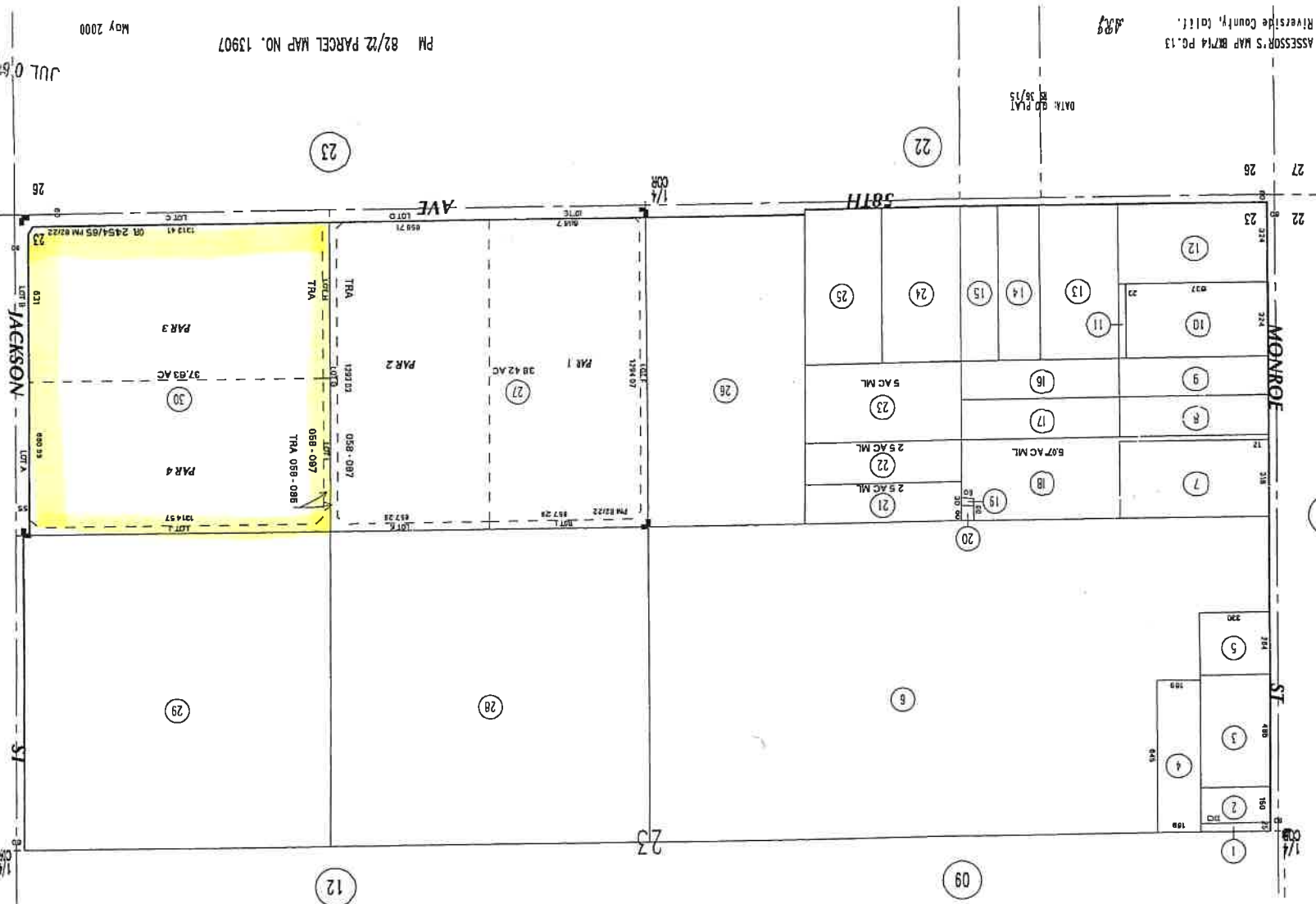
T.R.A. 058-085
058-097

764-13

761-30



1" = 400'
ANGLE = 0



JUL 05 2000
PM 82/22 PARCEL MAP NO. 13907
May 2000

ASSESSOR'S MAP 82/24 PG. 13
Riverside County, Calif.

DATE: 05/15/13
BY: 05/15/13

= M E T R O C A N P R O P E R T Y P R O F I L E =

Riverside (CA)

<<< OWNERSHIP INFORMATION >>>

```

Parcel Number :764 130 030      S:      T:      R:      Q:
Ref Parcel #  :000 000 000      Pos Interest:
Owner Name    :Tanner Dee B
CoOwner       :
Site Address  :82800 Avenue 58 Thermal 92274
Mail Address  :82800 Avenue 58 Thermal Ca 92274
Telephone     :Owner:          Tenant:
  
```

<<< SALES AND LOAN INFORMATION >>>

```

Transferred :07/30/1999      Loan Amount :
Document #  :341304 Multi-Parcel      Lender :
Sale Price  :$250,000 Full      Loan Type :
Deed Type   :Grant Deed      Interest Rate :
% Owned     :100      Vesting Type :Widow\Widower
  
```

<<< ASSESSMENT AND TAX INFORMATION >>>

```

Land          :$285,631      Exempt Type :
Structure     :$504,665      Exempt Amount :
Other         :              Tax Rate Area :58-097
Total         :$790,296      Taxes       :$8,897.24
% Improved    :64
  
```

<<< PROPERTY DESCRIPTION >>>

```

Map Grid :
Census   :Tract:          Block:
Land Use :A16 Agr,Miscellaneous Structures
Legal    :37.63 ACRES IN PARS 3 & 4 PM
          :082/022 PM 13907
          :
Sub/Plat  :Pm 13907
Book      :          Page:
  
```

<<< PROPERTY CHARACTERISTICS >>>

```

Bedrooms :      Stories :      YearBuilt:      AgPreserve :
BathFull :      Units   :1      MiscImprv:No
Bath3Qtr :      Bldg SqFt:      Street   :Unpaved      ADDITIONAL
BathHalf :      Gar SqFt :      Waterfrnt:
Fireplce :No      Gar Type :      Elect Svc:None      RmAddtns :No
Cntrl Ht  :No      Lot Acres:37.63      Gas Svc :None      RmAddSF :
CntrlA/C  :No      Lot SqFt :1,639,162      WaterSrce:None      AddGarType :
Pool      :No      Roof Type:      SewerType:None      OthrPkng :
  
```

**Crown Hill Ranches, Inc.
85810 Peter Rabbit Lane
Coachella, CA 92236
(760) 398-0151**

February 7, 2006

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Oppose Coachella between Ave 60 and Ave 62,

APN 717-280-004; 40.40 acres

Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my opposition for expanding Coachella's sphere of influence to include the area between Ave 60 and Ave 62, and between Hwy 86S and the Coachella Canal.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO
Crown Hill Ranches, Inc.

**Crown Hill Ranches, Inc.
85810 Peter Rabbit Lane
Coachella, CA 92236
(760) 398-0151**

February 7, 2006

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Oppose Coachella between Ave 60 and Ave 62,

APN 717-280-003; 10.00 acres

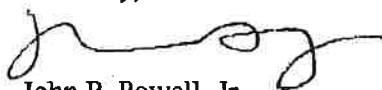
Dear Mr. Fowler:

Please be advised that I am the owner of the above named property. I understand that LAFCO is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my opposition for expanding Coachella's sphere of influence to include the area between Ave 60 and Ave 62, and between Hwy 86S and the Coachella Canal.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO
Crown Hill Ranches, Inc.

Crown Hill Ranches, Inc.
85810 Peter Rabbit Lane
Coachella, CA 92236
(760) 398-0151

February 7, 2006

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine St. Ste. 110
Riverside, CA 92507

Via Fax: 951-369-8479

Re: Oppose Coachella between Ave 60 and Ave 62,

APN 717-280-002; 30.30 acres

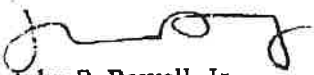
Dear Mr. Fowler:

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Please consider my opposition for expanding Coachella's sphere of influence to include the area between Ave 60 and Ave 62, and between Hwy 86S and the Coachella Canal.

Thank you.

Sincerely,



John P. Powell, Jr.
President/CEO
Crown Hill Ranches, Inc.

Drake Larson Ranches
P.O. Box 355
Thermal, CA 92274
(760) 399-5494

RECEIVED
RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION
06 JAN 30 AM 11:53

January 25, 2006

Honorable Commissioners
Local Agency Formation Commission of Riverside County
3850 Vine St, Suite 110
Riverside, CA. 92507-4277

Via email: esolander@lafco.org.

RE: Agenda Item 3g

Honorable Commissioners,

I am a landowner of significant agricultural acreage (at the southeast corner of Ave. 60 & Buchanan) in the unincorporated area south of Avenue 60 and north of Avenue 62 between Hwy 86S and the All American Canal. It has come to my attention that the Local Agency Formation Commission of Riverside County will be reviewing potential amendments to the Sphere of Influence of the City of Coachella that include the above referenced area south of Avenue 60, north of Avenue 62 at the LAFCO meeting to be held on January 26th 2006 at the La Quinta City Council chambers (reference agenda item number 3g.). I wish to go on record in opposition to the potential amendment and would request that the Commission consider limiting the southern boundary of the Coachella Sphere of Influence to Avenue 60 for the following reasons:

- As you may or may not know most of the vacant land property owners in the Mecca Area have been in a dialog over the last year with our County Supervisor's office to begin the process of creating a Mecca Area Plan. The boundaries of this plan extend from Avenue 60 to the north, Avenue 66 to the south, The All American Canal to the northeast and Highway 86S to the southwest. It is premature at this time to consider a change in the Coachella Sphere of Influence that bifurcates approximately one-third of the area proposed by the Mecca Area Plan.
- The Mecca Area Plan will be designed as a new urban center for the Coachella Valley and as such it is important for the existing and future residents of the Mecca Area Plan to decide their destiny. Mecca may want to incorporate as a new city in which case the boundary of the Mecca Area Plan would become the logical boundary for incorporation and that boundary would be at Avenue 60 to the north. On the other hand, ultimately it may make sense for the entire Mecca Area Plan to be

incorporated into the City of Coachella in which case the boundary of Coachella's Sphere of Influence would be better served as extending south to Avenue 66. In either case extending the Sphere boundary south to 62nd Avenue is premature at this time as the entire area needs further planning and study.

- Understanding that a Sphere of Influence does not give a City any jurisdiction over the boundary area of the Sphere of Influence it does however give City leaders an emotional and psychological sense of ownership that can often cause difficulty and conflict as an unincorporated area moves forward with its planning and vision for a community. It is therefore sensible to avoid those potential pitfalls by postponing the extension of the Coachella Sphere of Influence into the Mecca Area Plan boundary at this time.

It is important to note that we have no quarrel with the City of Coachella and in fact we support and applaud all of the positive things the City is doing to grow in the right way. As stated, the most sensible future for Mecca may in fact be to become a part of the City of Coachella. Our issue is timing and we respectfully request that the Commissioners consider revising the southern boundary of the potential Coachella Sphere of Influence Amendment north to Avenue 60 from Avenue 62.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Drake Larson".

Drake Larson

THE VISTA SANTA ROSA ASSOCIATION

ELLEN LLOYD TROVER, PRESIDENT
JENNIFER HAMILTON, VICE PRESIDENT
BETTY MORGIN, SECRETARY
ELIZABETH L. TALLEY, TREASURER

LEE ANDERSON, DIRECTOR
MARTHA BROWN, DIRECTOR
PHILIP BURNETT, DIRECTOR
JOAN FOGG, DIRECTOR
BETTY MANGAN SMITH, DIRECTOR

82-836 BECKMAN DRIVE
VISTA SANTA ROSA, CA 92274-9221

April 14, 2006

Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

RE: Vista Santa Rosa Planning Area

To the Honorable Commissioners:

Enclosed please find 24 letters from residents of Vista Santa Rosa north of Avenue 52, indicating that they do not want to be included in the Sphere of Influence of the City of Coachella. It is our understanding that additional letters are being sent in separately. Please note that our citizens feel that Coachella cannot adequately serve their needs, and that there are provisions in their zoning ordinances that are contra to their present and planned parcel development. Although we know that an SOI is not an annexation, it is relied upon by out of town purchasers of land to "bargain" for the greatest density in development, without consideration of the needs of the existing community; therefore our citizens not only do not wish to be annexed by Coachella, they do not want a part of their area annexed by that City.

As you know, our community worked with Supervisor Roy Wilson (4th District) and Riverside County staff to form a Task Force consisting of a cross section of resident and non-resident landowners. A "revived" task force has been meeting for the last couple of months in order to finish the Vista Santa Rosa Policy; La Quinta has sent a representative to those meetings. None of the surrounding municipal jurisdictions have worked with the community in this way, to create a General Plan appropriate for the area. We have diligently worked on an area policy for land use, etc. and the area north of Avenue 52 is an integral part of that plan and therefore, we would respectfully request that it be included in any Sphere of Influence created over the remainder of the community.

Sincerely yours,



Ellen Lloyd Trover, President

cc: City Council, City of La Quinta

RECEIVED
RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION
06 APR 17 PM 3:12

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

I (We), the undersigned, respectfully request that our parcel not be included in the Sphere of Influence of Coachella.

I (We) further request that Vista Santa Rosa retain its integrity, and for that reason request that no piecemeal changes of Sphere of Influence or annexations be granted.

Agustino Arellano

Signature

A. A.

Printed Name

Signature

Printed Name

A.P.N. 767 190 006

83682 AV 52

Street Address

Coachella Valley

City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:12

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Signature

JENNIFER HAMILTON

Printed Name LAND OWNER

Signature

William Hamilton

Printed Name LAND OWNER

A.P.N. 767170 016

51750 JACKSON ST
Street Address

VISTA SANTA ROSA, CA
City

92236

WE WANT TO BE IN VISTA SANTA
ROSA, THEREBY, IN LA QUINTA'S
SPHERE OF INFLUENCE.

WE DO NOT WANT TO BE ANY
PART OF COACHELLA.

RECEIVED

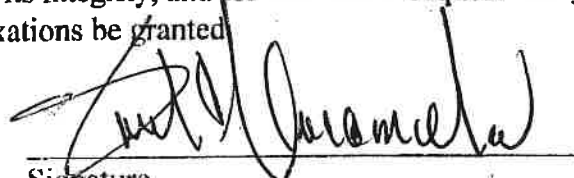
RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:12

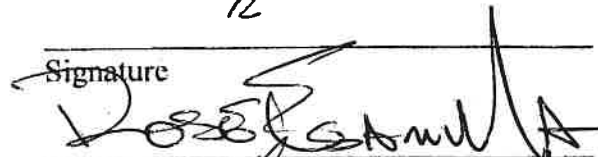
To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Signature

Printed Name Saul Escamilla
R


Signature

Printed Name Rose Escamilla

A.P.N. 767170012

46671 Yorktown
Street Address

Indio
City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:12

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Joe Esqueda
Signature

Printed Name Joe Esqueda
Diane Esqueda
Signature

Printed Name Diane Esqueda

A.P.N. 767170012

Box 175
Street Address

Coachella, CA
City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:12

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3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Signature

Printed Name

Robert Pietrzak

Robert Pietrzak

Signature

Printed Name

Suzan

A.P.N.

767 170 002

Street Address

City

1796 E.

Basalt, CO 81621

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:12

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

X(We), the undersigned, respectfully request that our parcel not be included in the Sphere of Influence of Coachella.

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Luke Verret
Signature

Luke Verret
Printed Name

Robert E. Verret
Signature

Robert E. VERRET
Printed Name

A.P.N. 767160009-8
767160007-6

51096 Calhoun St.
Street Address

Coachella, CA 92236
City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:12

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Nancy Scott
Signature

Nancy Scott
Printed Name Nancy Scott

Signature

Printed Name

A.P.N. 767 170 015

48655 Coyote Rd
Street Address

Palm Desert, 92260
City CA

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:12

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Arthur Romero

Signature

Arthur Romero

Printed Name

Signature

Printed Name

A.P.N. 767 170 007

Street Address

City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

Jamarripa
Toni
Rosa
7867 Sings
La Oca
4225

I (We), the undersigned, respectfully request that our parcel not be included in the Sphere of Influence of Coachella.

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Rose Zamarripa
Signature

ROSE ZAMARRIPA
Printed Name

Tony Zamarripa
Signature

TONY ZAMARRIPA
Printed Name

A.P.N. 767130022

50855 Calhoun
Street Address

Coachella Ca
City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Signature

Jesus P. Fernandez
Printed Name

Signature

Printed Name

A.P.N. 76T 120 014

Street Address

City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Louis Gutierrez
Signature

Printed Name Louis Gutierrez

Signature

Juana Gutierrez
Printed Name Juana Gutierrez

A.P.N. 767170014

767170004

51756 Jackson
Street Address

Coachella
City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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I (~~We~~) further request that Vista Santa Rosa retain its integrity, and for that reason request that no piecemeal changes of Sphere of Influence or annexations be granted.


Signature

Marilyn J. Balchan 2-23-06
Printed Name


Signature

Ron Balchan 2-23-06
Printed Name

767160002-1
A.P.N. 767160004-3
767160005-4

83175 Ave 51
Street Address

Coachella, CA 92236
City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

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3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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I (We) further request that Vista Santa Rosa retain its integrity, and for that reason request that no piecemeal changes of Sphere of Influence or annexations be granted.

Russell E. Huston
Signature

RUSSELL E. HUSTON
Printed Name

Sarah Huston
Signature

SARAH HUSTON
Printed Name

A.P.N. 767 190 008

83890 AVE 52
Street Address

COACHELLA
City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Signature

Printed Name

Signature

Printed Name

A.P.N. 767 190 007

Street Address

City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Robert C. Kline
Signature

ROBERT C. KLINE
Printed Name

Signature

Printed Name

A.P.N. 767 130 018

83150 51st Ave
Street Address

Coachella, CA 92236
City

RECEIVED
RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION
06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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José Samano Bello
Signature

José Samano Bello
Printed Name

Signature

Printed Name

A.P.N. 767 160 023

51089 Calhoun
Street Address

Coachella, CA 92236
City

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RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

Espinoza
Joaquin

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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JOAQUIN ESPINOZA
Signature

Joaquin Espinoza
Printed Name

JOAQUIN ESPINOZA
Signature

Printed Name

A.P.N. 767 120 007

50-320 Jackson
Street Address

Coachella, CA
City 92236

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RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Elizabeth A. Calanche

Signature

LIZ

Calanche
GLANCHE

Printed Name

Signature

Printed Name

A.P.N. 767 - 130 - 007

83120 Avenue 51

Street Address

Coachella

City

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RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Kerrie J. Baker
Signature

Kerrie J. Baker
Printed Name

William R. Baker
Signature

William R. Baker
Printed Name

A.P.N. 767 130 017

JACKSON ST
50-900 Jackson St
Street Address

Coachella, CA
City

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RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

Ruelas
Helen
Altamirano

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Manuel Ruelas

Signature

MANUEL RUELAS

Printed Name

Helen Ruelas

Signature

HELEN RUELAS

Printed Name

A.P.N. 767 120 013

84943 Ave 48

Street Address

Coachella, CA 92236

City

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RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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X Jorge Barajas
Signature

Jorge Barajas
Printed Name

X Silvia Barajas
Signature

Silvia Barajas
Printed Name

A.P.N. 767130 011
767130 012
767130 015

83470 Ave 51
Street Address

Coachella, CA 92236
City

Jesus Barajas

Jesus Barajas

760 / 398-9262

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RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

Reyes
Vista
Rosa

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Victor G. Reyes
Signature

VICTOR G. REYES
Printed Name

Signature

Printed Name

A.P.N. 767120 008
767120 010

50324 Jackson St.
Street Address

Coachella, CA 92236
City

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RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

Olivia Zamarripa

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Olivia Zamarripa
Signature

OLIVIA ZAMARRIPA
Printed Name

Signature

Printed Name

A.P.N. 767130023

50-855 CALHOUN ST.
Street Address

COACHELLA
City

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RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

To: The Riverside Local Agency Formation Commission
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

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Signature

CHARLIE E. LOPEZ
Printed Name

Signature

Printed Name

A.P.N. 769130 009

83 260 Ave 5th
Street Address

Coachella, CA 92236
City

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 APR 17 PM 3:13

SCHMID ENGINEERING

RICHARD SCHMID - Civil Engineer

RECEIVED

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

17332 Irvine Blvd., Suite 250 • Tustin, CA 92780 • (714) 505-3085 • Fax (714) 754-8090

06 JAN 30 AM 11:53

January 25, 2006

Mr. Wayne Fowler
Riverside County LAFCO
3850 Vine Street, Suite #110
Riverside, California 92507-4277

Via Fax: (951) 369-8479

RE: Support Sphere of Influence of La Quinta,
APN #767-250-001-8 & #767-250-002-9,
37 Acres

Dear Mr. Fowler:

Please be advised that I am the owner of the grapefruit grove @ the Northeast Corner of Jackson & Avenue 53. Our family has owned and farmed this property since the early 1960's. I understand that LAFCO staff is currently reviewing the spheres of influence for the Eastern Coachella Valley with the intention of making recommendations for new spheres of influence.

Please consider my very strong support for expanding La Quinta's sphere of influence to include the area between Avenue 52 and Avenue 62, and between Monroe Street and Harrison Street. I am a very strong supporter of the City of La Quinta and would like to see my property in this area be covered by the sphere of influence of La Quinta.

Thank you for your consideration.

Sincerely,



Richard R. Schmid
Owner

RRS:ds

cc: Doug Evans, City of La Quinta
cc: Vista Santa Rosa Community Coalition

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RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION

06 FEB 22 PM 2: 17

48-890 Eisenhower Dr.
La Quinta, Ca. 92253
February 21, 2006

Members of Lafco Commission
3850 Vine Street, Suite #110
Riverside, Ca. 92507-4277

Re: Parcel #76727001-0
Vista Santa Rosa
Sphere of Influence

To WHOM It May Concern:

I respectfully request that my 9.5 acres located at
52-500 Calhoun Street be under the City of La Quinta
sphere of influence.

Thank you for your consideration.

Very Truly Yours,

Robbie F. Mouriquand
Robbie F. Mouriquand

June 23, 2022, Staff Report

- **This report was transmitted and posted under separate cover.**
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