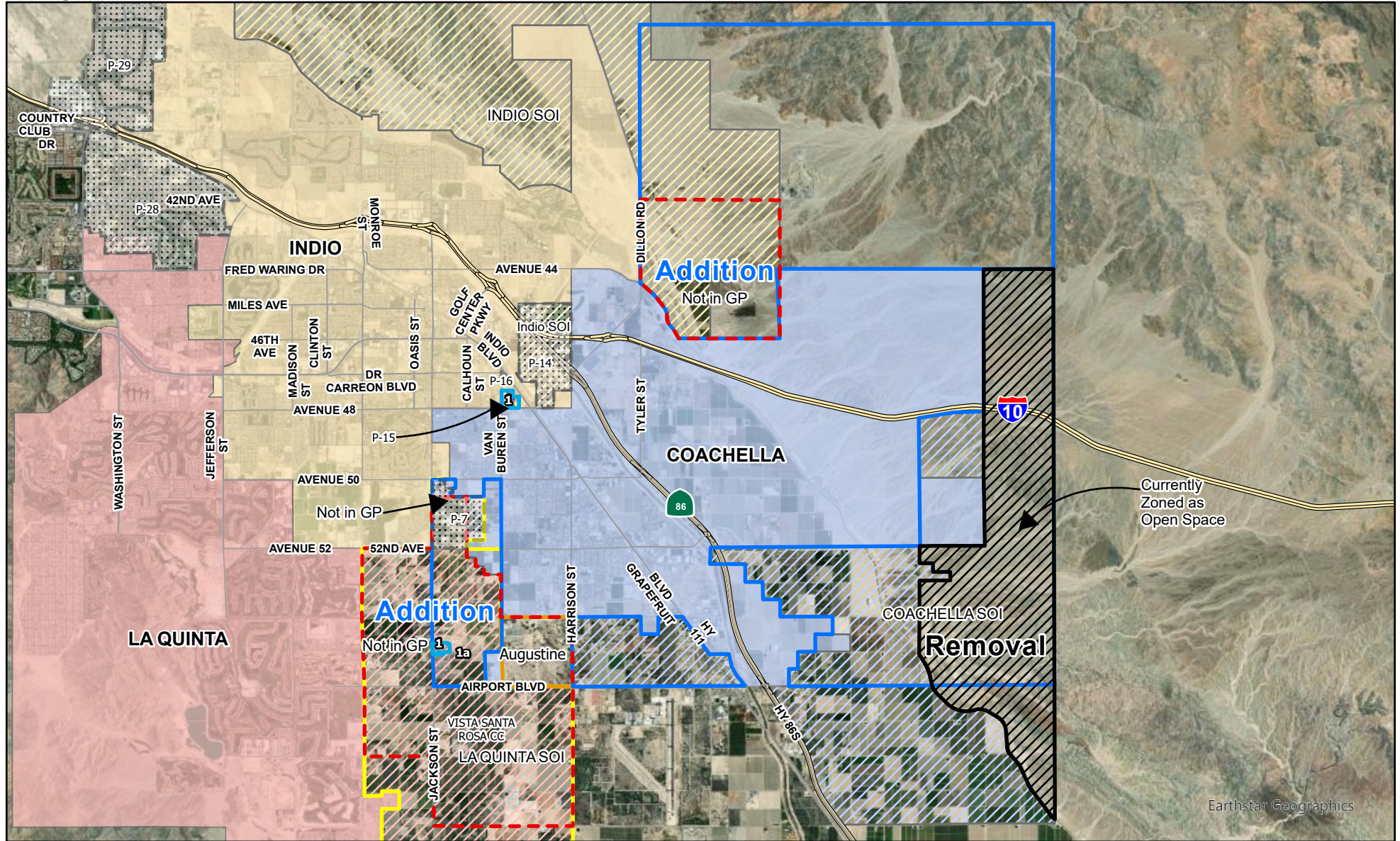


---

## **COACHELLA VALLEY/EASTERN REGION MAPS**

- **Staff Report Maps (“SR”)**
  - **Exhibit Maps (“Exhibit”)**
  - **General Plan Maps (“GP”)**
-

# 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.



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 Created on 05/25/2022

## 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)

## Cities

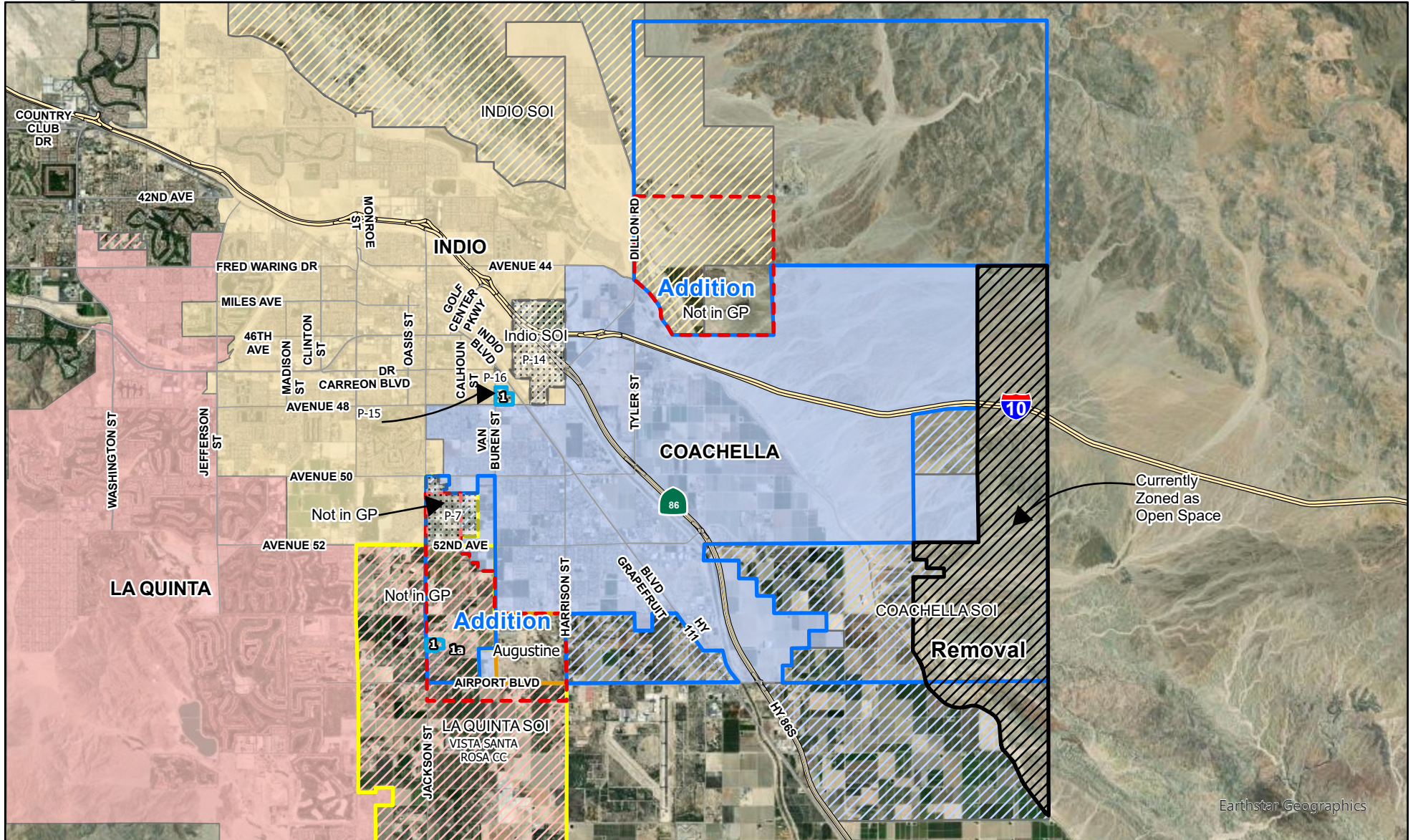
- City of Coachella
- City of Indio
- City of La Quinta

## 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.



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 Created on 05/25/2022

## 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)

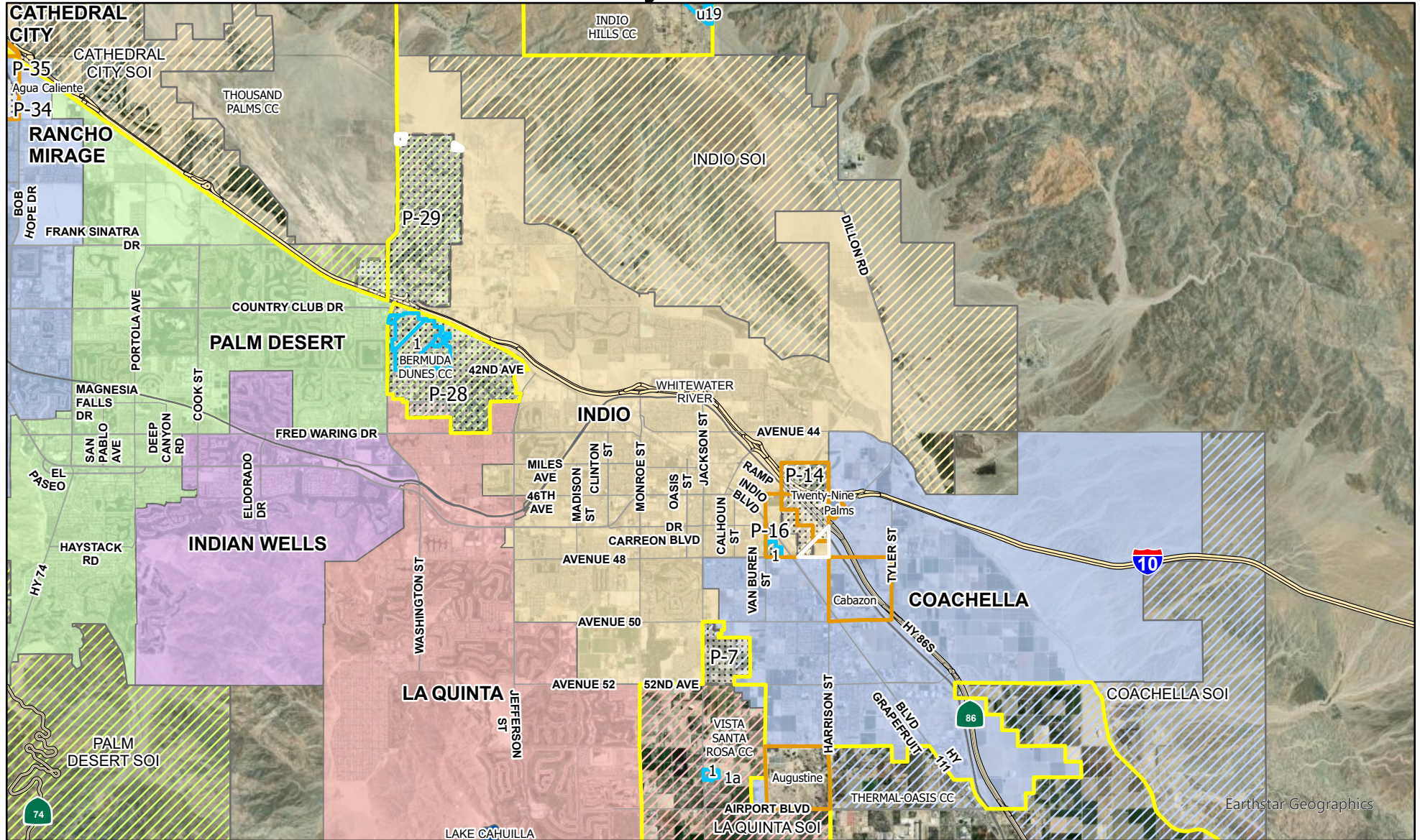
## Cities

- City of Coachella
- City of Indio
- City of La Quinta

## City Spheres

- Coachella SOI
- Indio SOI
- La Quinta SOI

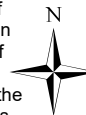




**Data Sources: County of Riverside; LAFCO**

0 1 2 4  
Miles

Indio is interested in several changes to the SOI, removal of two pockets in Sun City and adding it to Palm Desert's SOI. In addition, the City of Indio is also interested in Pocket 7. Staff recommends reviewing the capacity of all potential service providers for this area. City is also requesting SOI removal of the southeastern portion of Pocket 14. See Staff Report for details.



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: Michael Henderson  
Map Created on 06/1/2022

## Legend

- DUC 1 - Carver Tract (Indio SOI)
- DUC 1 - Vista Santa Rosa (La Quinta SOI)
- DUC 1a - Vista Santa Rosa (La Quinta SOI)
- DUC 1 - Bermuda Dunes (Palm Desert SOI)
- DUC U-19 - Indio Hills
- Community Councils
- County Islands & Pockets
- Tribal Lands
- Indio SOI Removal Request
- City of Indio
- Indio SOI
- Coachella SOI
- Palm Desert SOI



## City of Blythe and Sphere of Influence

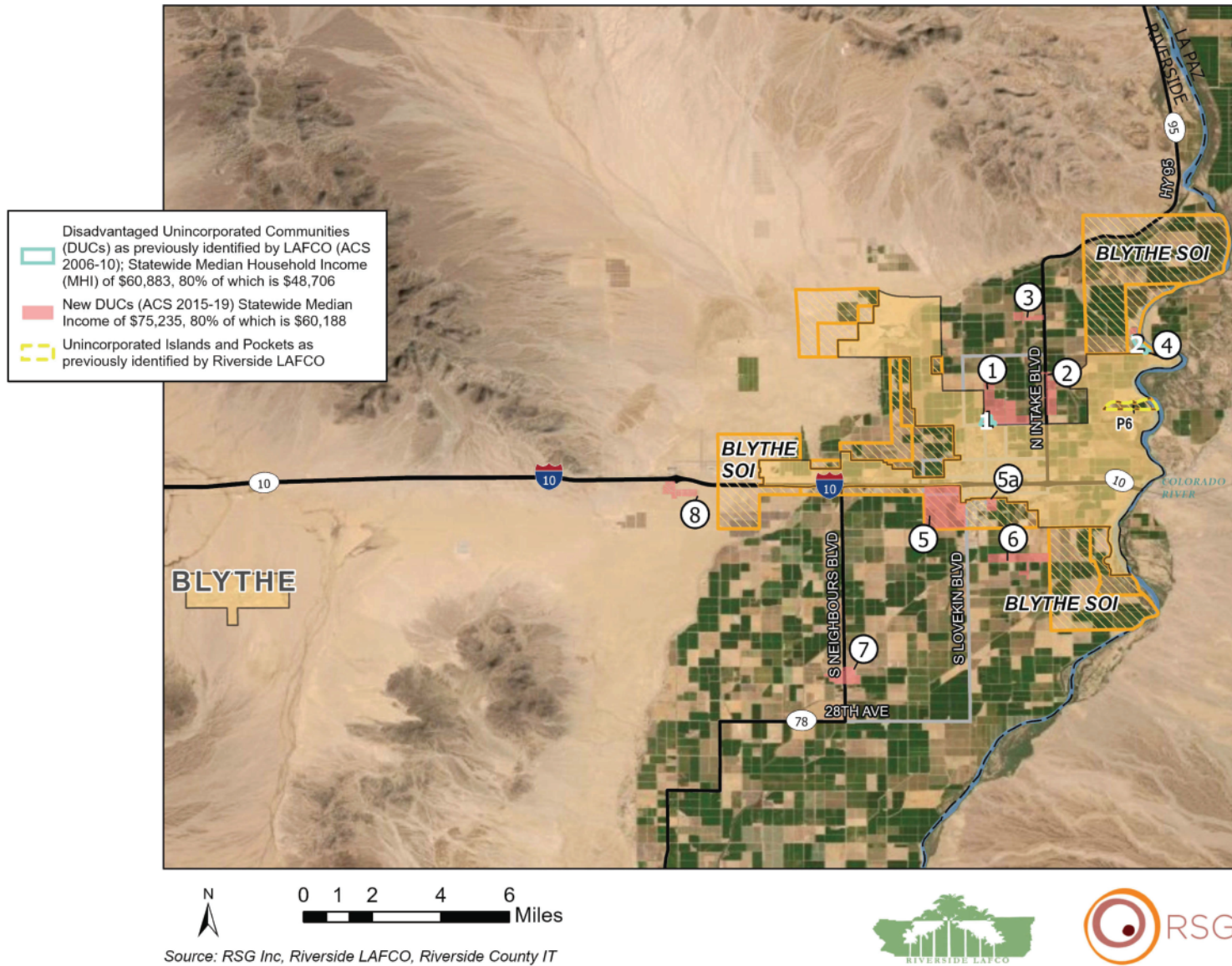
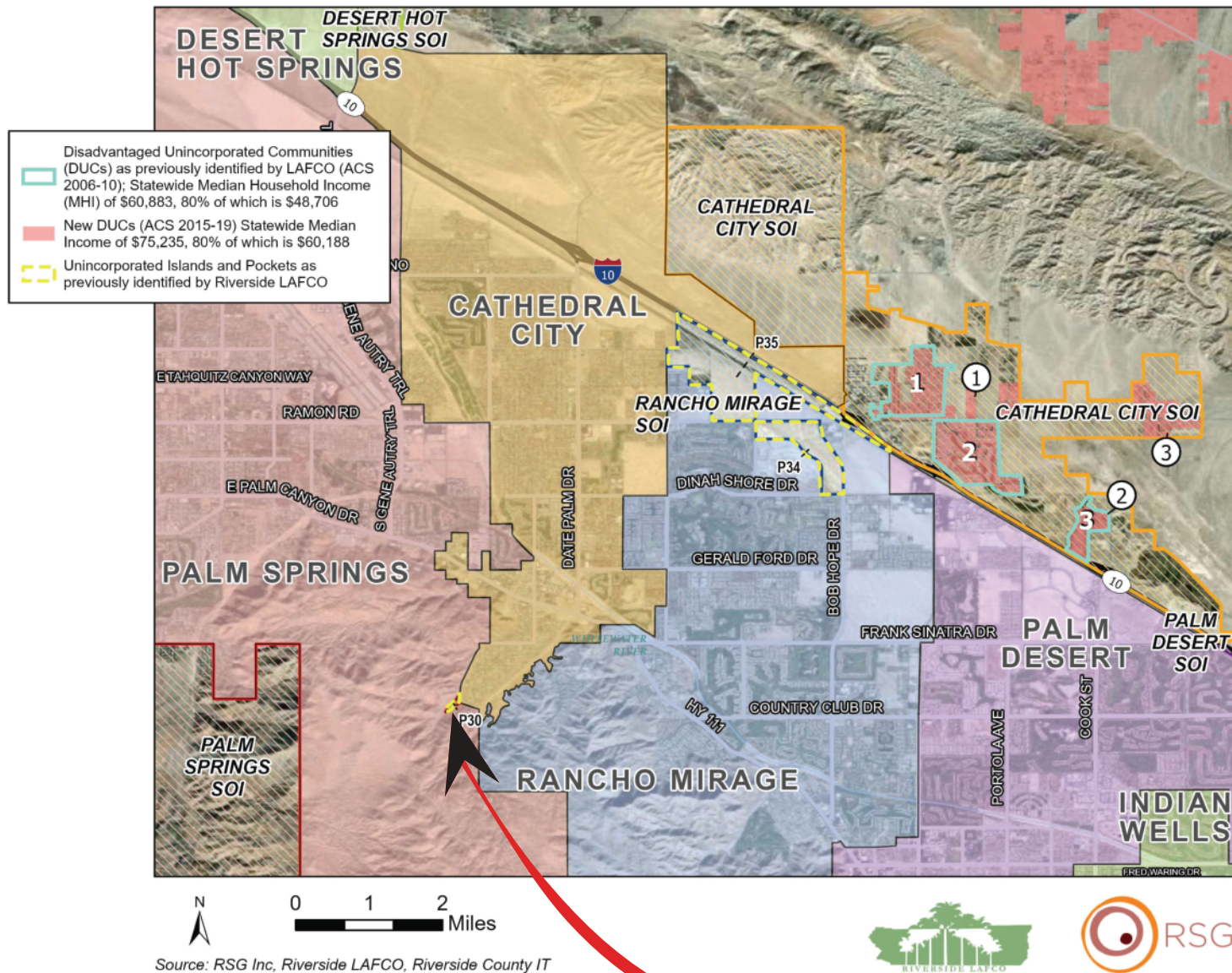


Exhibit 35: Current City and SOI Boundaries - Blythe

RSG does not recommend any changes to the Blythe SOI and staff concurs with this assessment. Staff recommends confirming the current City of Blythe SOI boundaries.



## Cathedral City and Sphere of Influence



Recommending no SOI change at this time. However, Riverside LAFCO may consider future detachment of Pocket P30 from Palm Springs and addition of this area to the Cathedral City SOI.



## City of Coachella and Sphere of Influence

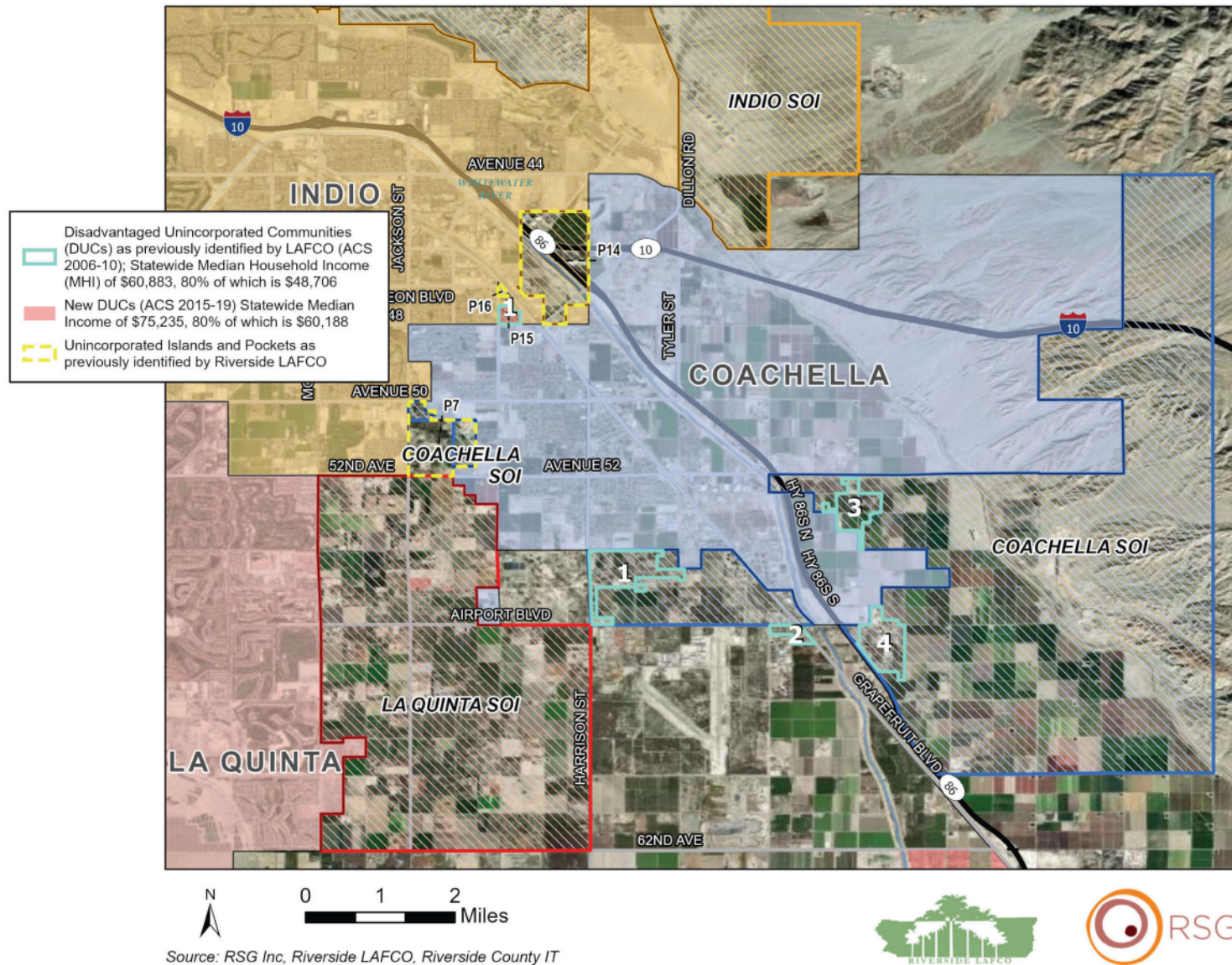


Exhibit 38: Current City and SOI Boundaries - Coachella

Public Review Draft – May 25, 2022

City of Coachella  
Municipal Service Review and Sphere of Influence Update  
Riverside County

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.



## Unincorporated Island/Pocket P7: Area Between the City of Coachella and City of Indio

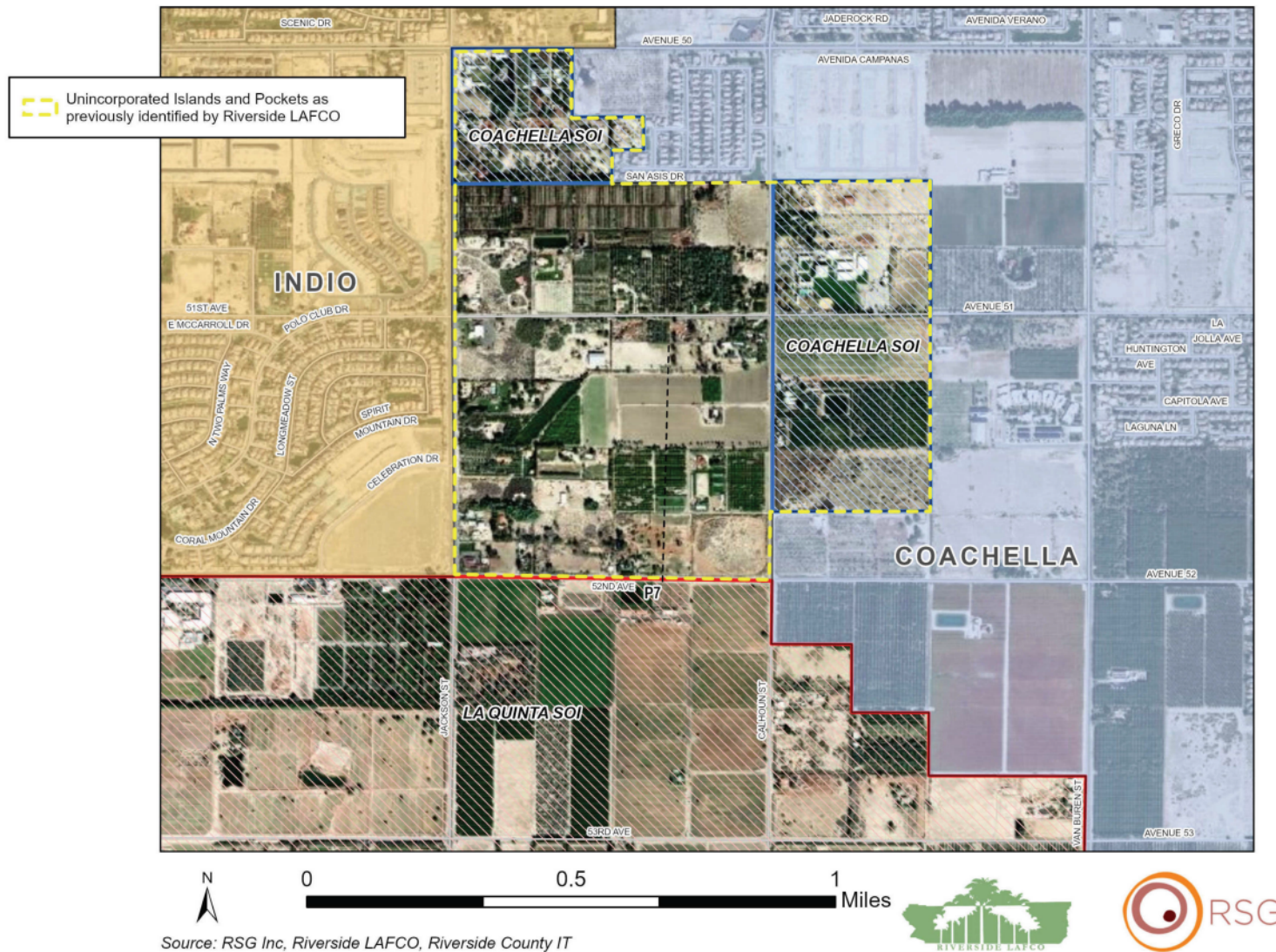


Exhibit 39: Pocket P7 (Areas proposed for inclusion in the SOI) - Coachella

Public Review Draft – May 25, 2022

City of Coachella  
Municipal Service Review and Sphere of Influence Update  
Riverside County

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.



## City of Desert Hot Springs and Sphere of Influence

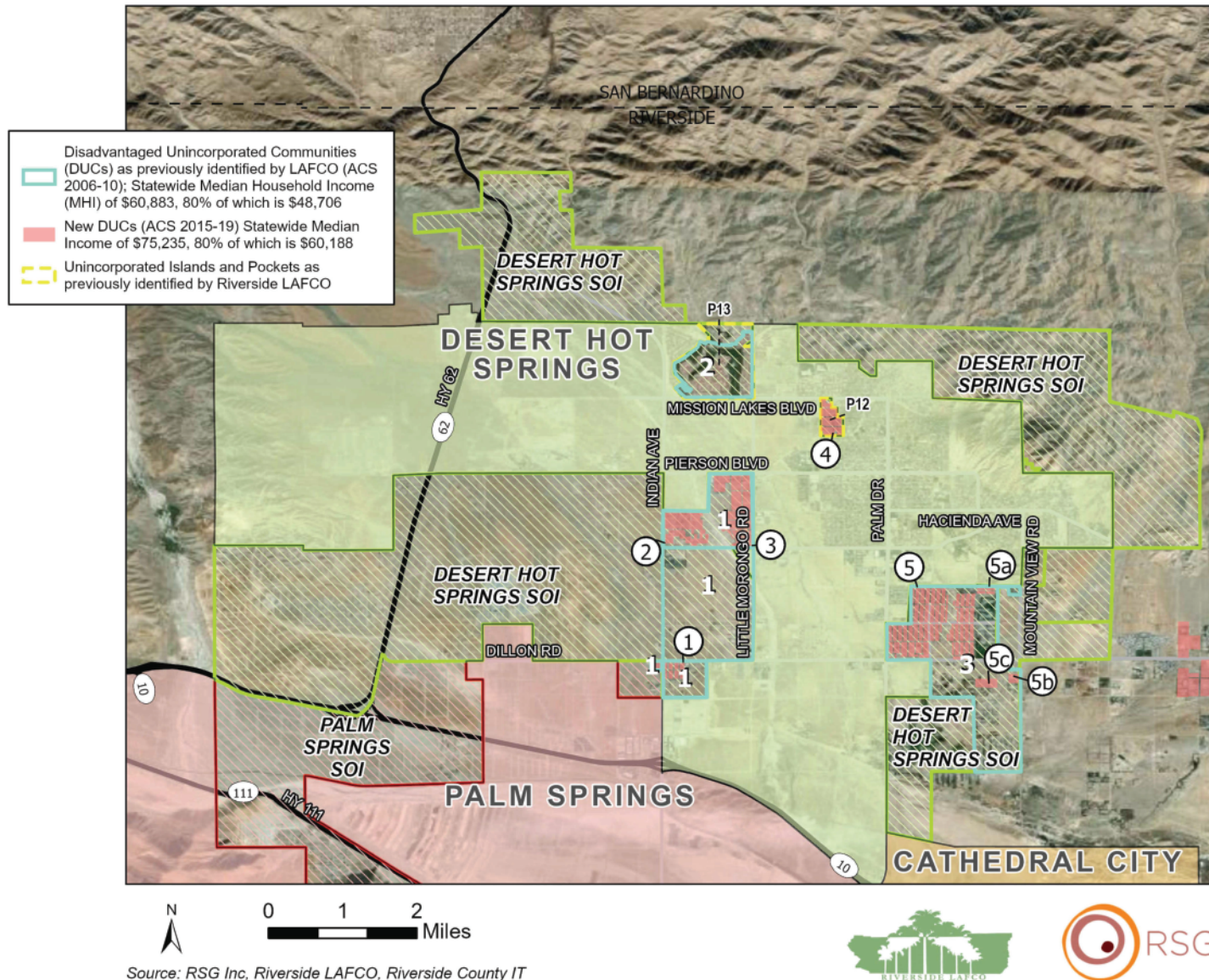


Exhibit 40: Current City and SOI Boundaries - Desert Hot Springs

City of Desert Hot Springs  
Municipal Service Review and Sphere of Influence Update  
Riverside County  
Public Review Draft - May 25, 2022

RSG 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 Springs SOI boundaries.



## City of Indian Wells

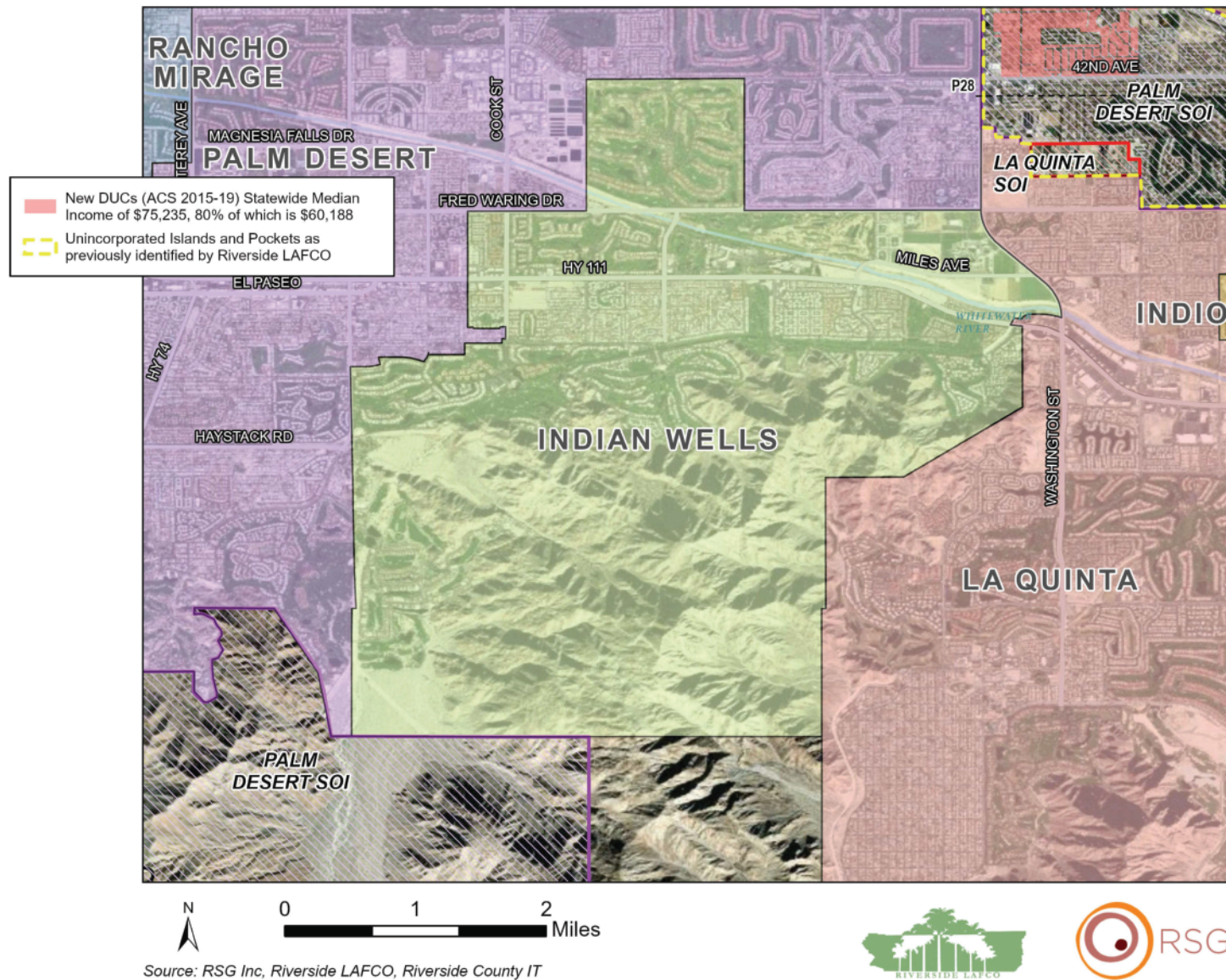


Exhibit 41: Current City and SOI Boundaries - Indian Wells

RSG does not recommend any changes to the Indian Wells SOI and staff concurs with this assessment. Staff recommends confirming the current City of Indian Wells SOI boundaries.



## City of Indio and Sphere of Influence

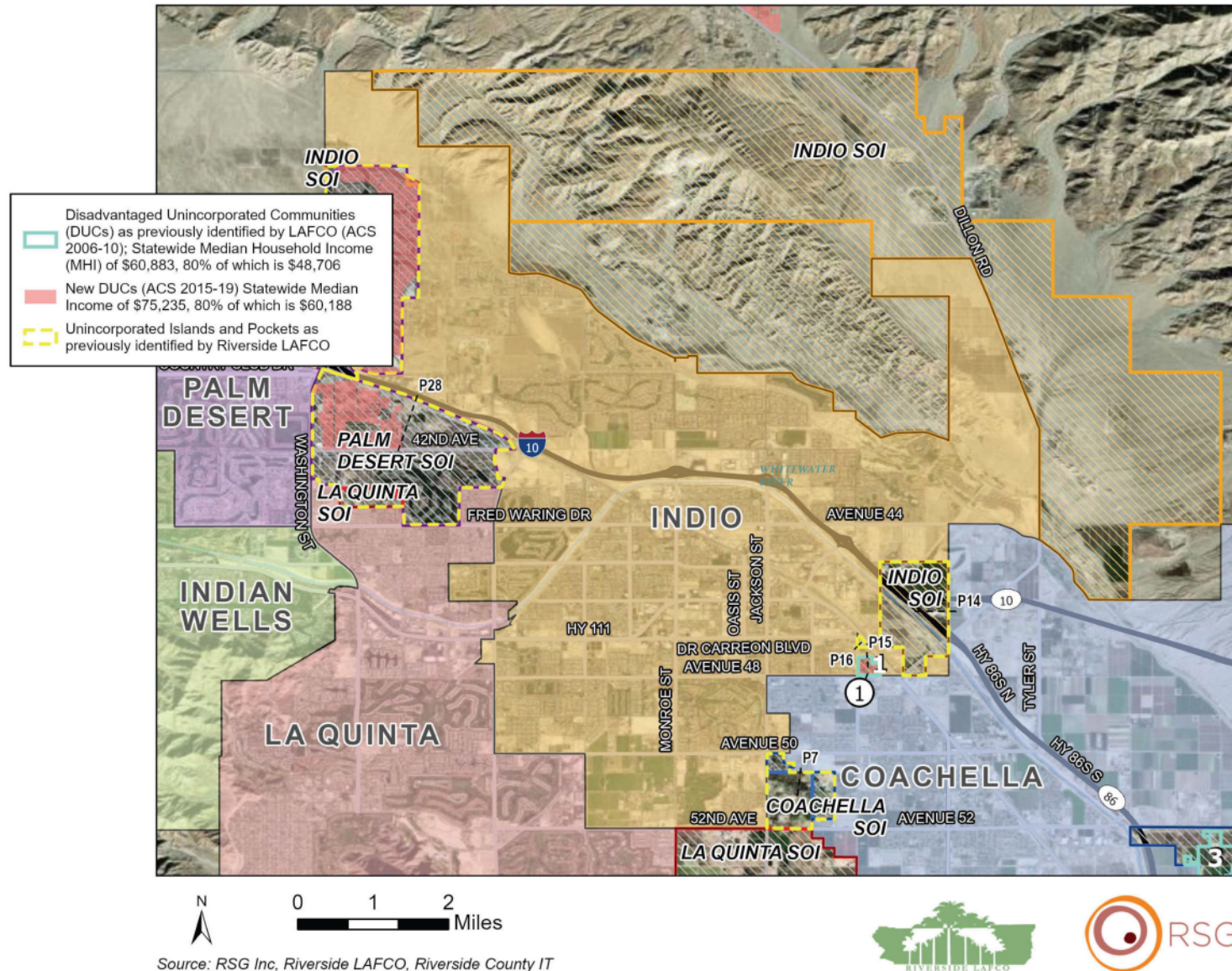


Exhibit 42: Current City and SOI Boundaries - Indio

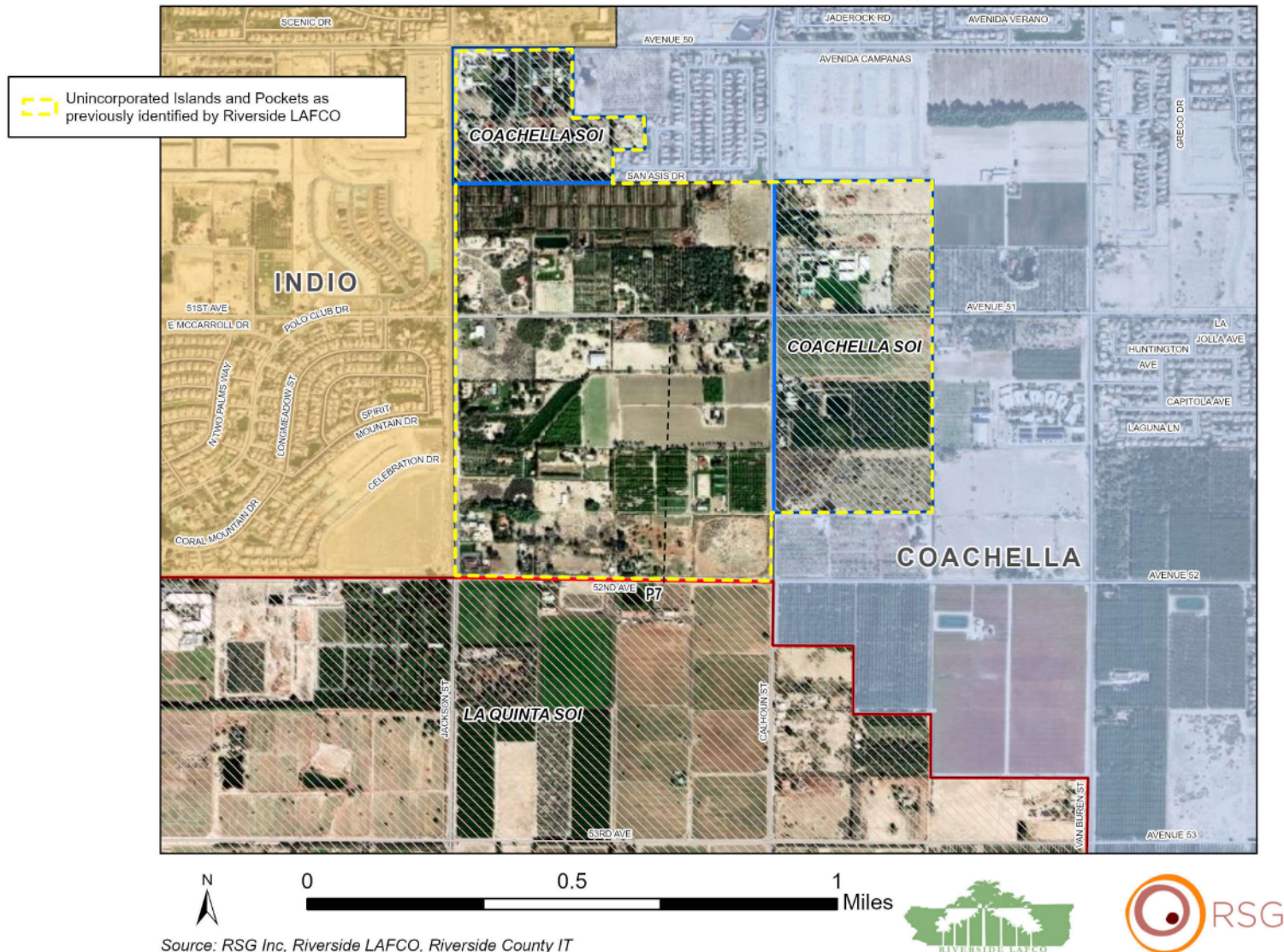
Public Review Draft – May 25, 2022

Municipal Service Review and Sphere of Influence Update  
Riverside County  
City of Indio

Indio is interested in several changes to the SOI, removal of two pockets in Sun City and adding it to Palm Desert's SOI. In addition, the City of Indio is also interested in Pocket 7. Staff recommends reviewing the capacity of all potential service providers for this area. City is also requesting SOI removal of the southeastern portion of Pocket 14. See Staff Report for details.



## Unincorporated Island/Pocket P7: Area Between the City of Coachella and City of Indio



Indio is interested in several changes to the SOI, removal of two pockets in Sun City and adding it to Palm Desert's SOI. In addition, the City of Indio is also interested in Pocket 7. Staff recommends reviewing the capacity of all potential service providers for this area. City is also requesting SOI removal of the southeastern portion of Pocket 14. See Staff Report for details.



# City of Indio: Dillon Road Proposed Sphere Reduction

The City is requesting a proposed SOI reduction on Dillon Road per the City of Indio's request. See Staff Report for details.

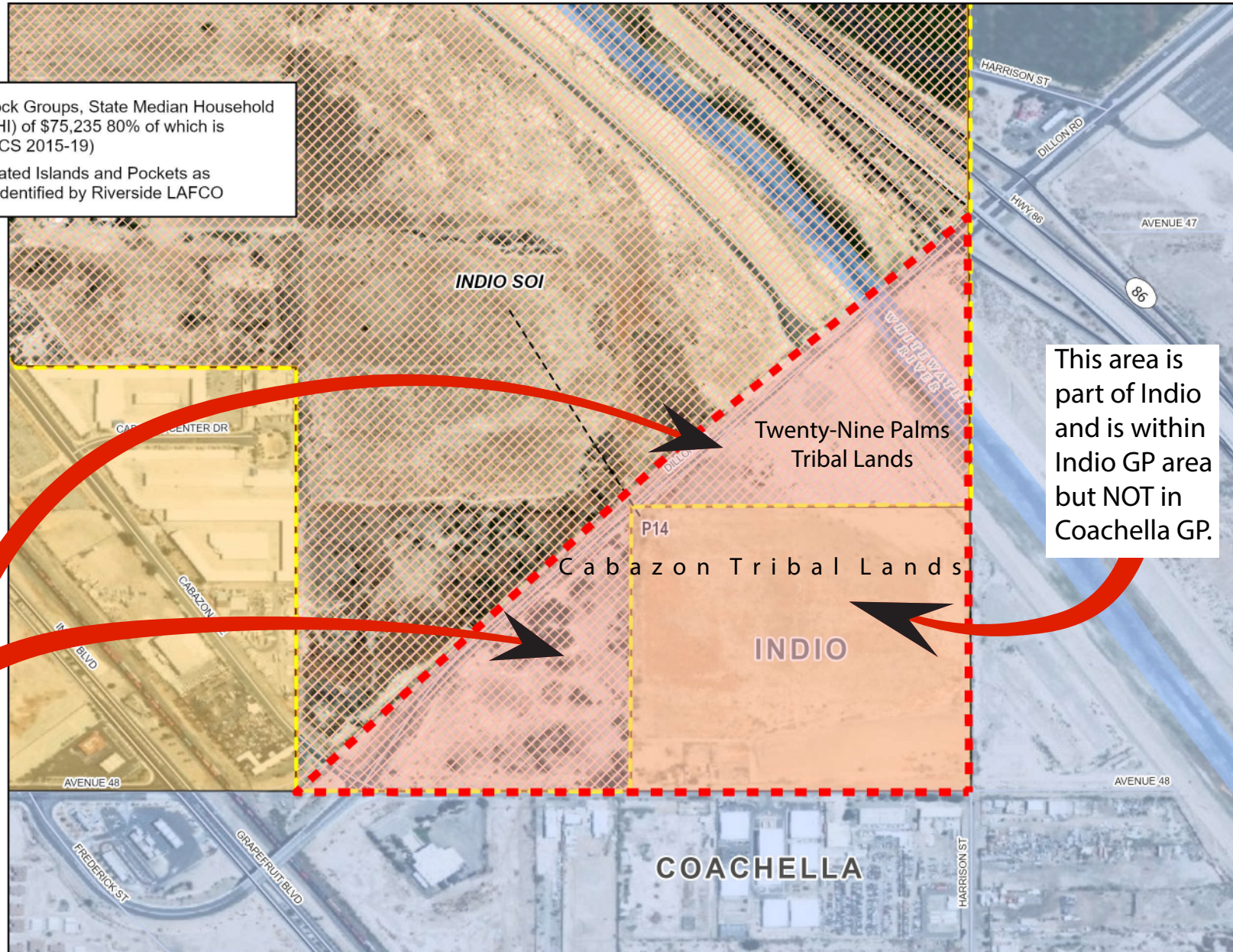


Exhibit 45 : Dillon Road Proposed Sphere Reduction - Indio

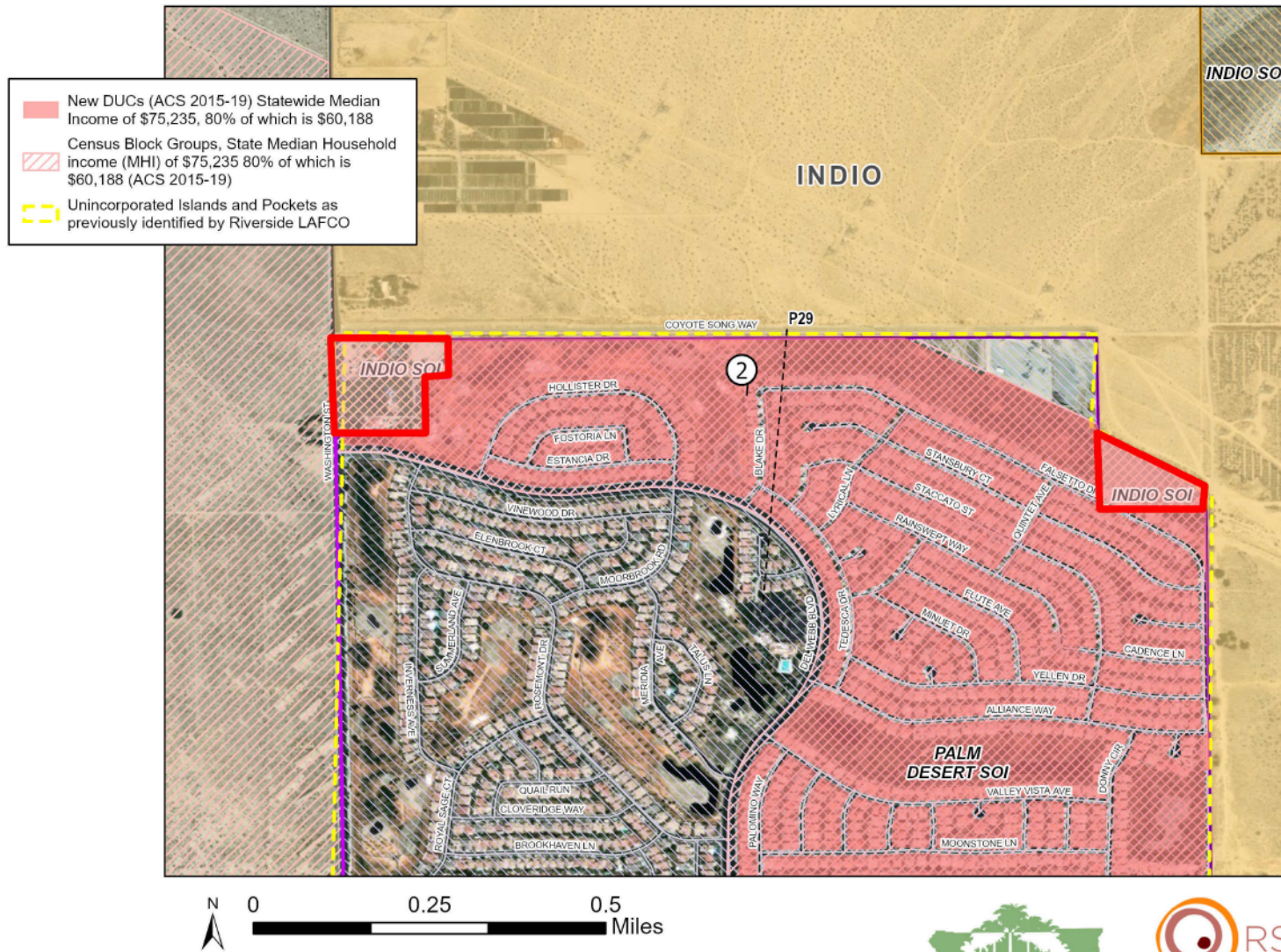
City of Indio  
Municipal Service Review and Sphere of Influence Update  
Riverside County

Public Review - May 25, 2022



## City of Indio: Sun City Sphere Reduction

Staff recommends the proposed SOI reduction on the two pocket areas within Sun City per the City of Indio's request.



Source: RSG Inc, Riverside LAFCO, Riverside County IT





**Exhibit 48: Current City and SOI Boundary - La Quinta**



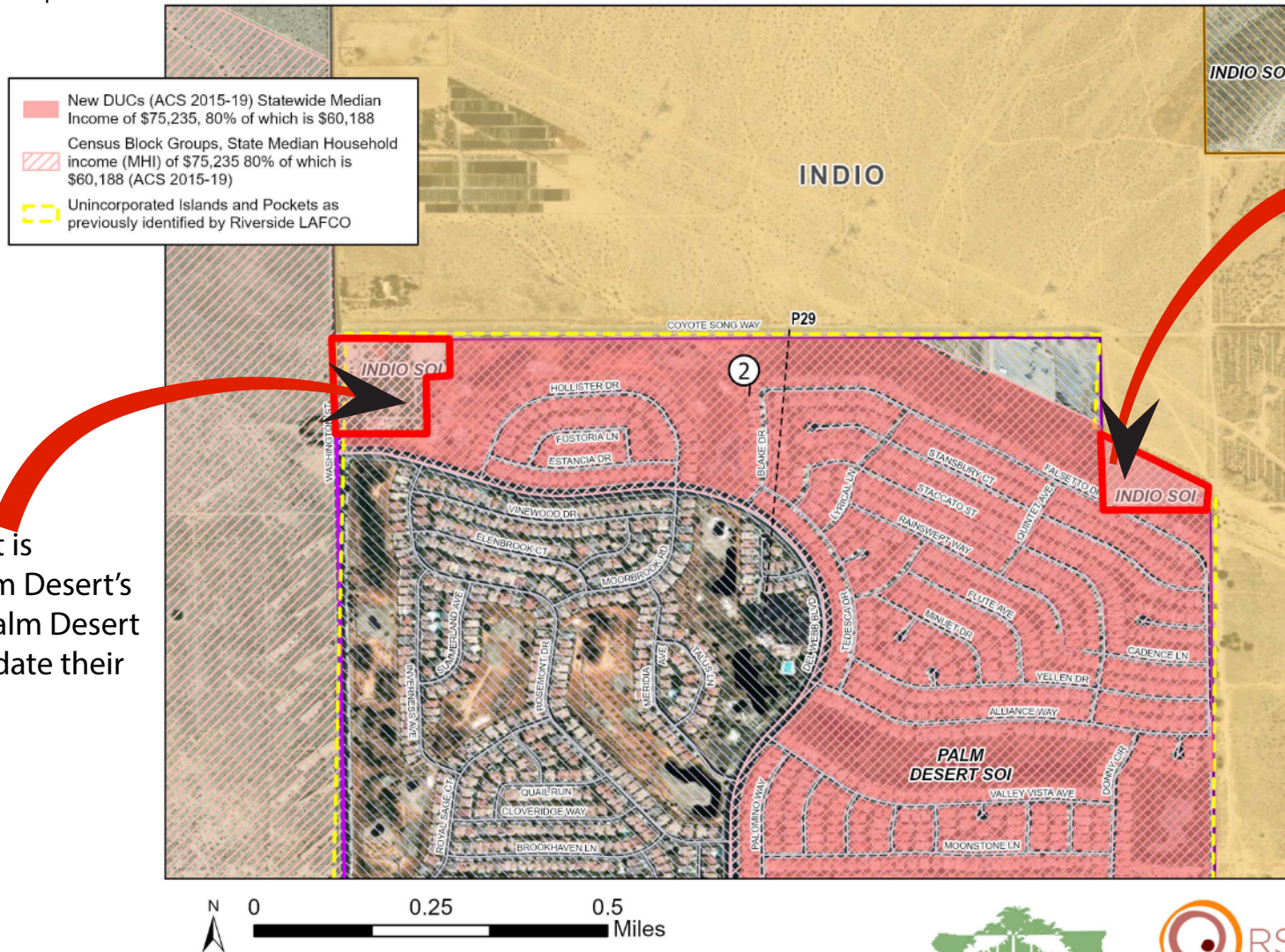
RSG does not recommend any changes to the La Quinta SOI and staff concurs with this assessment. Staff recommends confirming the current City of La Quinta SOI boundaries.



Per City of Indio's request, the City is proposing SOI reduction of the two Pocket areas within Sun City. The easterly pocket is within Palm Desert's General Plan. The westerly pocket is NOT within Palm Desert's General Plan. The westerly pocket will need to be updated within Palm Desert General Plan. See Staff Report for details.

## City of Palm Desert: Sun City Sphere Reduction for City of Indio

Exhibit 46: Sun City Sphere Reduction



Easterly Pocket is within Palm Desert's General Plan.

Staff is recommending Detachment from Indio's SOI and added to Palm Desert's SOI.

Municipal Service Review and Spherel of Influence Update  
Riverside County  
City of Indio

Public Review - May 25, 2022





## City of Palm Springs and Sphere of Influence

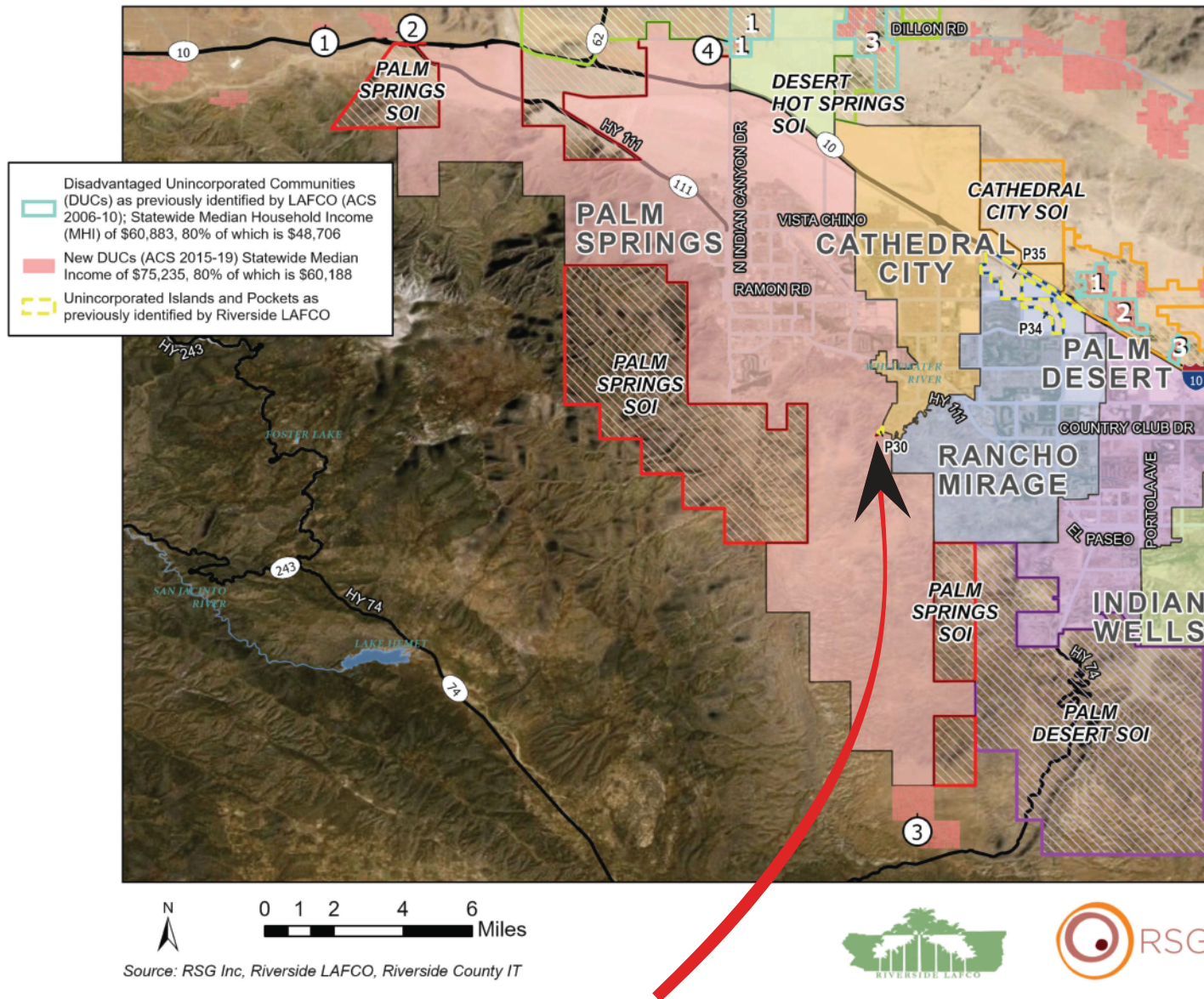


Exhibit 50: Current City and SOI Boundaries - Palm Springs

Public Review Draft – May 25, 2022

City of Palm Springs  
Municipal Service Review and Sphere of Influence Update  
Riverside County



Recommending no SOI change at this time. However, Riverside LAFCO may consider future detachment of Pocket P30 from Palm Springs and addition of this area to the Cathedral City SOI.



## City of Rancho Mirage and Sphere of Influence

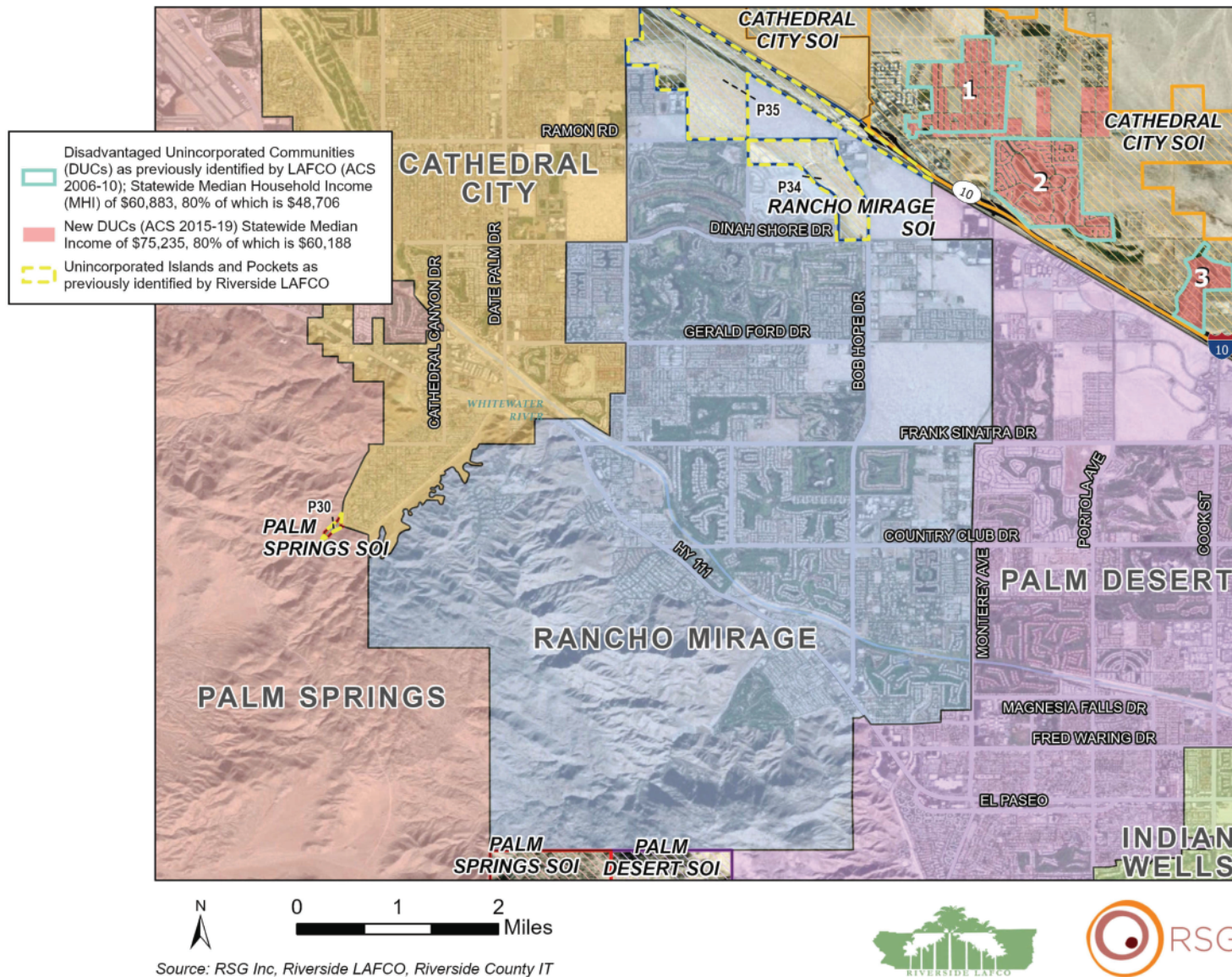


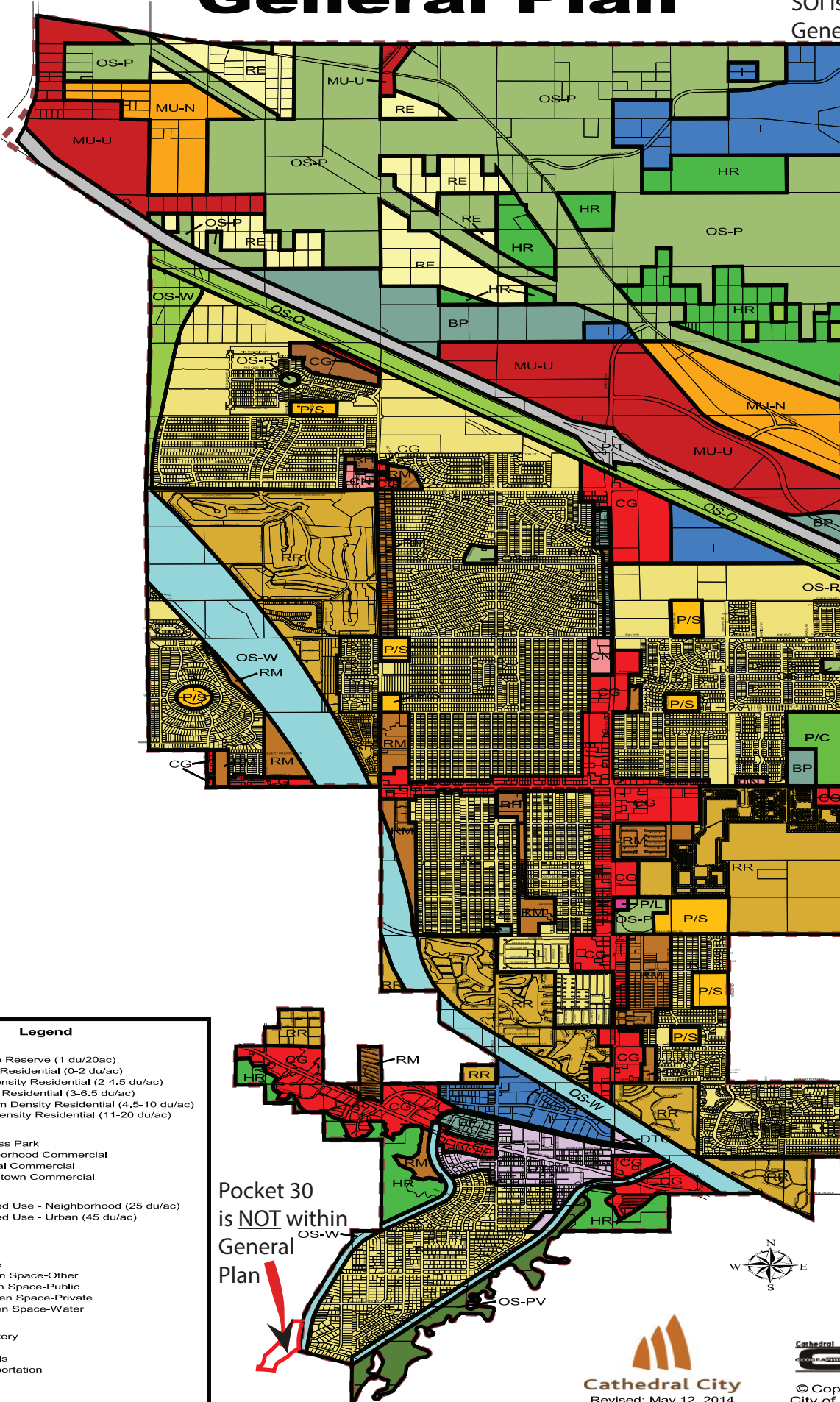
Exhibit 51: Current City and SOI Boundaries - Rancho Mirage

RSG does not recommend any changes to the Rancho Mirage SOI and staff concurs with this assessment. Staff recommends confirming the current City of Rancho Mirage SOI boundaries.



# City of Cathedral City General Plan

SOI is NOT within  
General Plan



Annexation  
2014-08-4  
is NOT  
updated  
& within  
General  
Plan

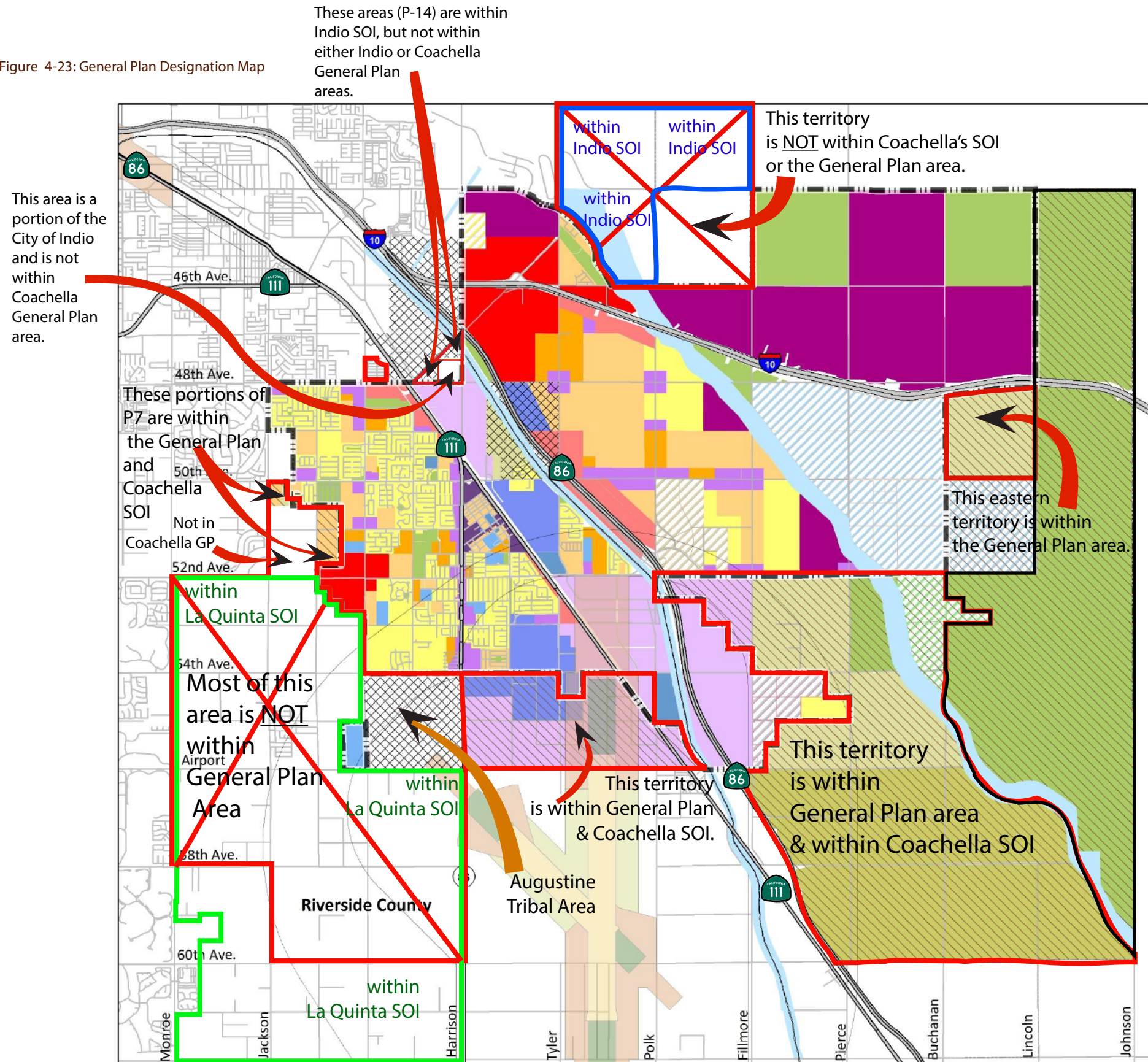
Pocket 30  
is NOT within  
General  
Plan

## Legend

- Residential**
  - HR - Hillside Reserve (1 du/20ac)
  - RE - Estate Residential (0-2 du/ac)
  - RL - Low Density Residential (2-4.5 du/ac)
  - RR - Resort Residential (3-6.5 du/ac)
  - RM - Medium Density Residential (4.5-10 du/ac)
  - RH - High Density Residential (11-20 du/ac)
- Commercial**
  - BP - Business Park
  - CN - Neighborhood Commercial
  - CG - General Commercial
  - DTC - Downtown Commercial
- Mixed Use**
  - MU-N - Mixed Use - Neighborhood (25 du/ac)
  - MU-U - Mixed Use - Urban (45 du/ac)
- Industrial**
  - I - Industrial
- Open Space**
  - OS-O - Open Space-Other
  - OS-P - Open Space-Public
  - OS-PV - Open Space-Private
  - OS-W - Open Space-Water
- Public**
  - P/C - Cemetery
  - P/L - Library
  - P/S - Schools
  - P/T - Transportation
- City Limits**



Figure 4-23: General Plan Designation Map



**City of Coachella**  
**General Plan Update 2035**  
 Adopted on 04/22/2015

## General Plan Land Use Designations

### Legend

	Coachella City Limits		Downtown Center
	Tribal Land		Urban Employment Center
	Sphere of Influence		Neighborhood Center
	General Plan Planning Area		Regional Retail District
<b>Airport Compatibility Zones</b>			Suburban Retail District
	Zone A		Resort District
	Zone B1		Industrial District
	Zone B2		Urban Neighborhood
	Zone C		General Neighborhood
	Zone D		Suburban Neighborhood
	Zone E		Rural Rancho

### Supplemental Legend

	Coachella SOI Request		School
	Indio SOI		Public Facilities
	La Quinta SOI		Brandenburg Butters Specific Plan
	SOI Request (Removal)		Coachella Vineyards Specific Plan
			Eagle Falls Specific Plan
			La Entrada Specific Plan
			Philips Ranch Specific Plan



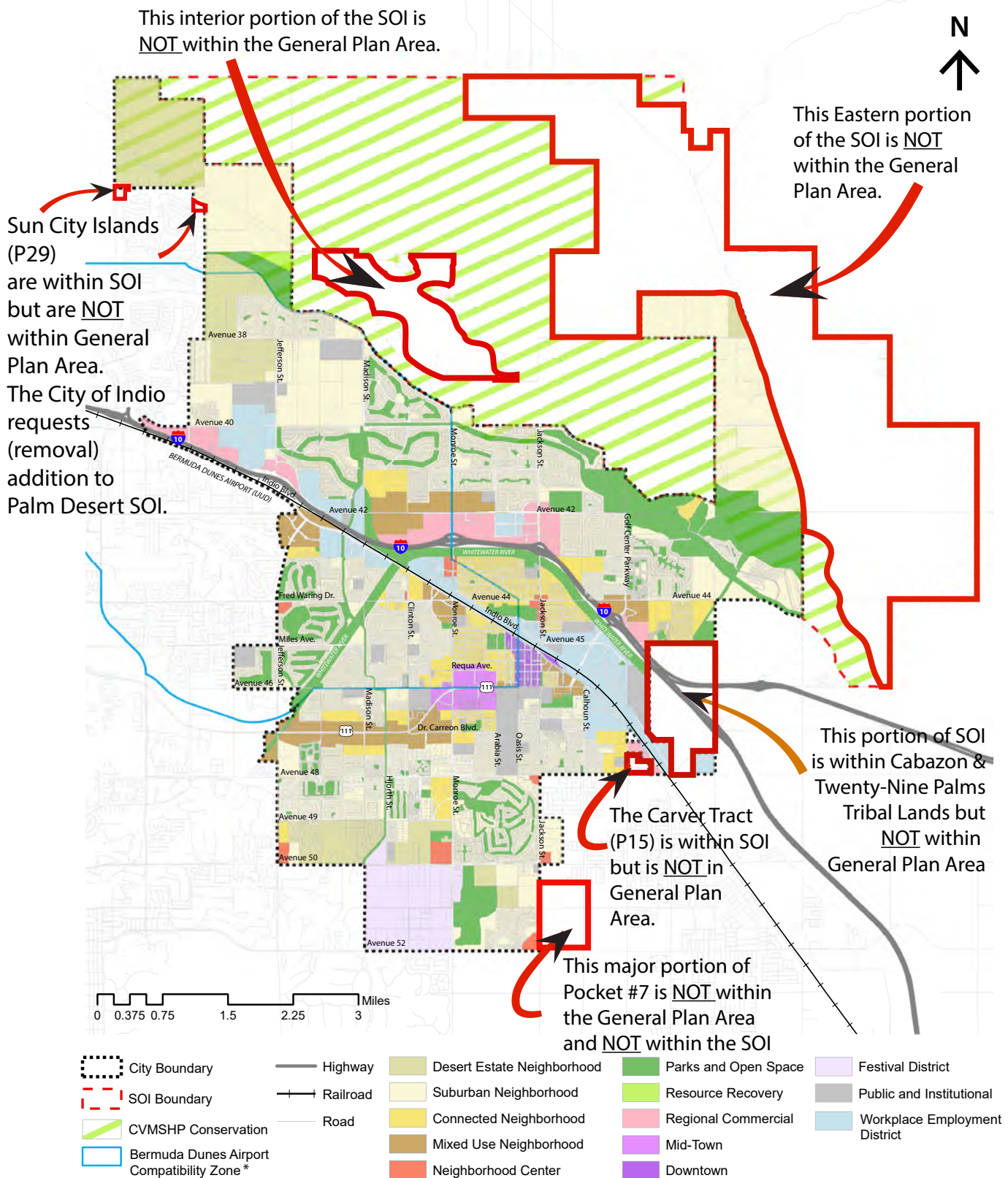
**raimi+**  
**associates**

Source: City of Coachella and  
 Riverside County  
 Date: January 2014



## City of Indio General Plan Adopted 09/18/2019 active until 2040

**Figure 3-4: General Plan Place Types**



\*Densities, intensities, and prohibited uses shall be consistent with criteria of the Bermuda Dunes Airport Compatibility Plan, including applicable Countywide criteria as may exist at the time of project review. If the project is located in the Bermuda Dunes Airport Influence Areas, compatibility zones apply. Please see Riverside County Airport Land Use Commission staff ([www.rcaluc.org](http://www.rcaluc.org)) and Indio Planning Staff for the most up-to-date regulations.



City of Palm Desert General Plan Adopted 11/10/2016  
Active until 2033

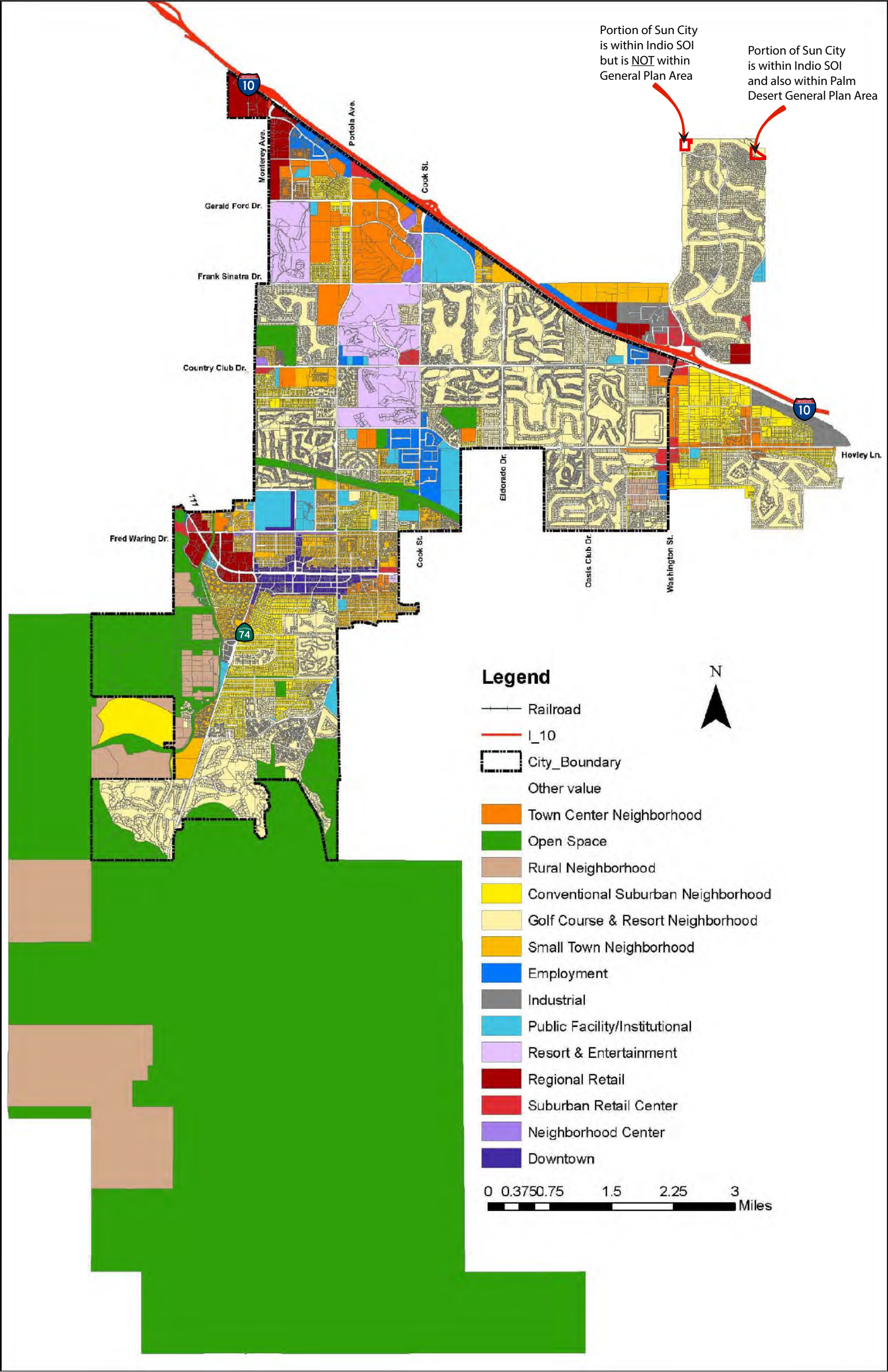


Figure 3.1 Land Use Designations



