



LOCAL AGENCY FORMATION COMMISSION • County of Riverside • (714) 787-2786

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September 26, 1985

TO: Local Agency Formation Commission

FROM: Ken Mohr, Senior Administrative Analyst

SUBJECT: LAFCO 85-73-3--SPHERE OF INFLUENCE STUDY--COUNTY SERVICE AREA 115

BACKGROUND:

County Service Area 115 was formed December 28, 1977 for the purpose of providing road maintenance in the B-Bar-H Ranch Estates area located southeasterly of the City of Desert Hot Springs.

Under a mandate by the State of California Knox-Nisbet Act (Government Code Section 54774), each governmental agency is required to have an adopted sphere of influence in an effort to promote logical, orderly development and coordination of government services. It is the responsibility of each county's LAFCO to adopt a sphere of influence for the governmental agencies within that county. Therefore, LAFCO staff submits the following information regarding the proposed sphere of influence for County Service Area 115.

PROPOSED SPHERE BOUNDARY:

The proposed sphere of influence is located generally southeasterly of the City of Desert Hot Springs, east of Bubbling Wells Road, west of Mountain View Road and north of 20th Avenue in a portion of Section 17 of Township 3 South, Range 5 East. The proposed sphere of influence and existing CSA boundary are coterminous and encompass approximately 200 acres.

CRITERIA:

Although the Commission is not limited in the number of criteria it may use, state law requires that the Commission consider the following factors:

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

The Open Space and Conservation Map of the Riverside County Comprehensive General Plan designates this site as "Areas Not Designated As Open Space." The Land Use Element of the General Plan does not indicate a specific land use category for this area. A Category III land use with a residential density range of one dwelling unit per one-half acre to one dwelling unit per five acres would be appropriate for those areas where sewer service is not provided. If sewer services are provided to the area, a Category II or Category I land use would be appropriate with residential densities ranging from two to eight dwelling units per acre and eight to twenty dwelling units per acre respectively. The categories also allow a diversity of commercial, industrial, agricultural, open space and conservation, as well as sites for public services and facilities and solid and liquid waste disposal facilities. The proposed sphere of influence is also included in the Proposed Western Coachella Valley Community Plan.

Current zoning within the proposed sphere of influence is R-1. There are no agricultural preserves in the area.

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

At present, the County Service Area only provides road maintenance services. The CSA does not anticipate a need to provide any additional services other than that service presently provided.

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

Roads are maintained and improved by revenue generated from parcel fees assessed to property owners within the CSA boundaries. Given the rural nature of the area the present level of service provided by CSA 115 is adequate.

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

As previously mentioned, County Service Area 115 functions only as the road maintenance service agency in the area generally southeast of the City of Desert Hot Springs. The area is primarily rural in nature and has no major social or economic impact.

The existing boundary and the proposed sphere of influence are coterminous.

RECOMMENDATIONS:

It is recommended that the Commission:

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1. Adopt the determinations as outlined in the staff report; and
2. Approve the sphere of influence for County Service Area 115 as shown on the attached map (Attachment "A").

Respectfully submitted,



Ken Mohr
Senior Administrative Analyst

CITY OF DESERT HOT SPRINGS

