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3/22/2018

TO: Local Agency Formation Commission

FROM: George J. Spiliotis, Executive Officer

SUBJECT: MODIFICATION OF DISADVANTAGED UNINCORPORATED COMMUNITY
(DUC) BOUNDARY-DESERT HOT SPRINGS DUC NO. 1

In 2012, the Commission adopted policies to guide staff in the implementation of SB 244, which established various requirements and restrictions related to disadvantaged unincorporated communities (DUCs). Based on that policy direction, staff identified approximately 40 DUCs within or near city spheres of influence. The methodology employed by staff first used census block group data to determine areas that met the income criteria defined in statute. Boundaries were further refined using aerial imagery to remove large areas of vacant land and non-residential uses that were not part of the core community.

One of the DUCs established in 2012 was Desert Hot Springs DUC No. 1 (see attached exhibit). DUC-1 included territory east of Indian Canyon Drive, west of Little Morongo Road, south of Pierson Boulevard and north of 18th Avenue. Unlike most other DUCs identified, this DUC had two concentrations of residential uses at the north and south ends, separated by over a mile, with only a few scattered structures in between.

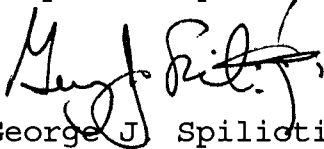
Based on a cursory examination of the aerial imagery at the time, it was assumed all, or a large majority, of the structures were residential. In the process of reviewing a proposed annexation to the City of Desert Hot Springs, which is on the current agenda, we have conducted a further examination of the area. Two earlier assumptions were shown to be incorrect. Most significantly, an area at the southeast corner of 14th Avenue and Indian Canyon Drive that was thought to be a residential mobile home park is in fact the Two Springs RV Resort. Based on the daily, weekly and monthly space rental rates advertised, this is a vacation resort for recreational vehicle enthusiasts rather than a residential community. Additionally, the scattered structures in the southeastern quadrant of the DUC are not residential.

What we are left with is two distinct residential areas, one north of 14th Avenue and one south of Dillon Road, with a 1.5 square mile area of non-residential and vacant land in between. Based on this information, staff is recommending reconfiguration of this DUC into two separate DUCs to be designated Desert Hot Springs DUC-1A and DUC-1B, corresponding to the residential concentrations noted above and shown on the attached exhibit

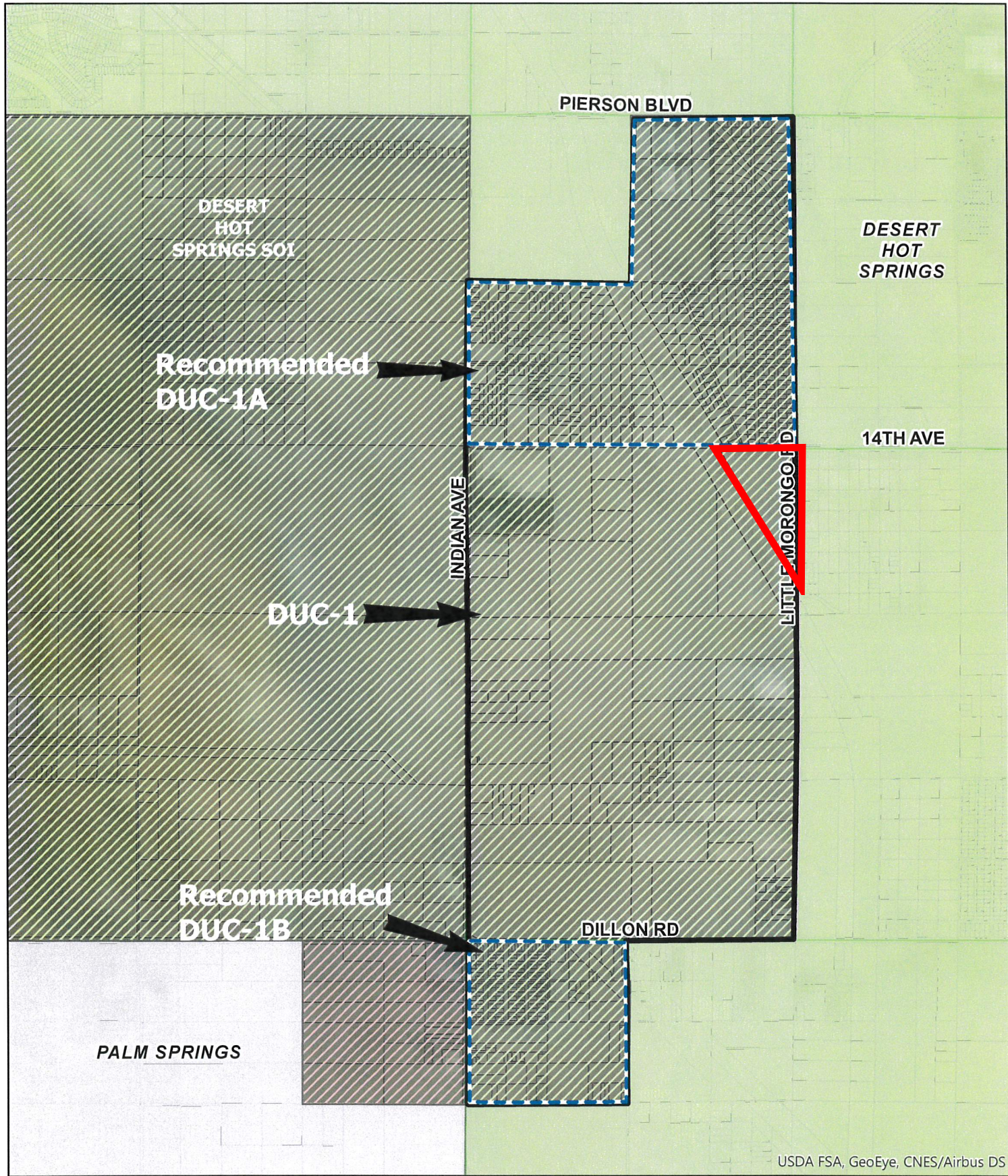
It is recommended that the Commission:

1. Modify the boundaries of Desert Hot Springs DUC-1 into two separate DUCs to be designated Desert Hot Springs DUC-1A and DUC-1B, as shown on the attached exhibit.

Respectfully submitted,

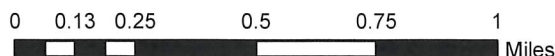


George J. Spiliotis
Executive Officer



USDA FSA, GeoEye, CNES/Airbus DS

Modification of Disadvantaged Unincorporated Community (DUC) Boundary - Desert Hot Springs **DUC NO. 1**



DHS DUCs		Cities	
	DUC1		DESERT HOT SPRINGS
	DUC1a		PALM SPRINGS
	DUC1b	City SOI	
			DESERT HOT SPRINGS
			PALM SPRINGS