



STAFF REPORT
2/12/2025

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Authorize the City Manager to Execute a Contract with DeAztlan Consulting in the Amount of \$24,500 for Community Outreach Services for Coachella Sphere of Influence Areas (Pocket 7, Mesquite and South Airport).

STAFF RECOMMENDATION:

Staff recommends that the City Council approve a contract with DeAztlan Consulting in the amount of \$24,500 for community outreach services for the City of Coachella sphere of influence areas.

BACKGROUND:

Riverside County city and special district boundary expansion is determined by procedures and decisions of the Riverside Local Agency Formation Commission (LAFCO). LAFCO determines the City of Coachella's sphere of influence, which are unincorporated areas where the City could expand its boundaries. Sphere of influence areas are assessed periodically through a LAFCO municipal services review (MSR) process that examine factors such as the ability of a city to provide services to unincorporated areas and that eligible areas have been evaluated in a city's General Plan.

On August 7, 2023 the City Council authorized an application to LAFCO to amend the City's sphere of influence to include the Pocket 7 area consisting of approximately 388 acres located south of Avenue 50, north of Avenue 52, east of Jackson Street and east and west of Calhoun Street between the cities of Indio and Coachella. The area was previously within Coachella's sphere of influence, but removed by LAFCO in 2006 and recommended to be placed in the City of La Quinta sphere of influence along with other areas of Vista Santa Rosa previously in Coachella sphere of influence. The City of La Quinta requested to remove Pocket 7 from its sphere of influence and LAFCO proceeded to remove it from any city sphere of influence. LAFCO approved Coachella's sphere of influence amendment for Pocket 7 on March 22, 2024.

The requisite pre-zoning by the City for the Pocket 7 area occurred by the City Council on October 2, 2024, which was the result of extensive outreach effort with Pocket 7 land owners concerning the proposed zoning and allowed uses. The City approved a resolution to initiate proceeding for the annexation of the 388 acre sphere of influence area on November 13, 2024 and subsequently submitted an annexation application to LAFCO. LAFCO is currently reviewing the application

and a LAFCO annexation decision is expected in May or June of 2025. LAFCO encourages cities maintain regular communication with residents and property owners in area that they are evaluating potential annexation.

The southern Coachella sphere of influence south of Avenue 54, north of Airport Blvd, east of Harrison Street and West of Grapefruit Blvd is currently being evaluated for its potential for future annexation including property owner outreach and preparation of a fiscal study to evaluate the benefits to the City and the ability of the City to provide service to residents and property owners in the area.

Figure 1: Pocket 7 and Mesquite Sphere of Influence Area

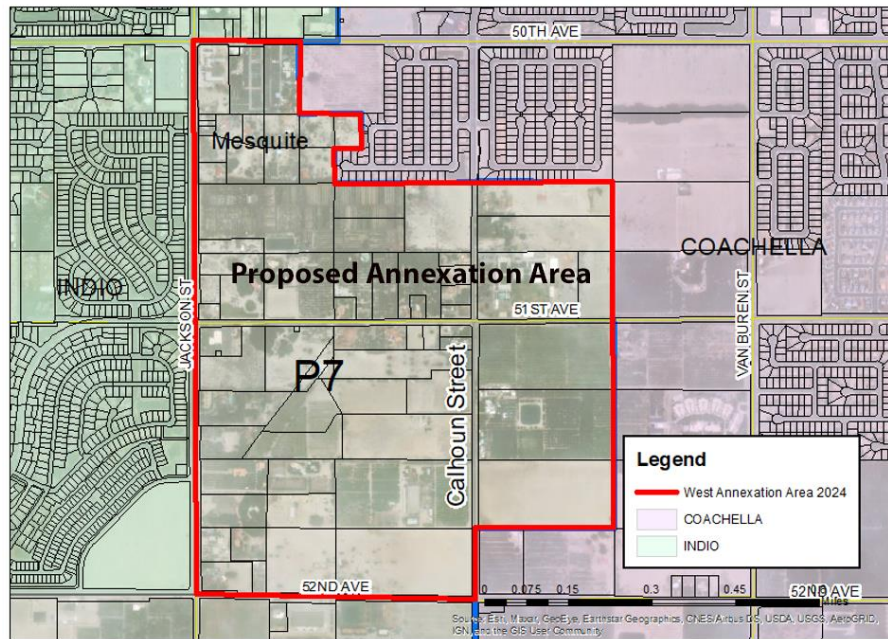
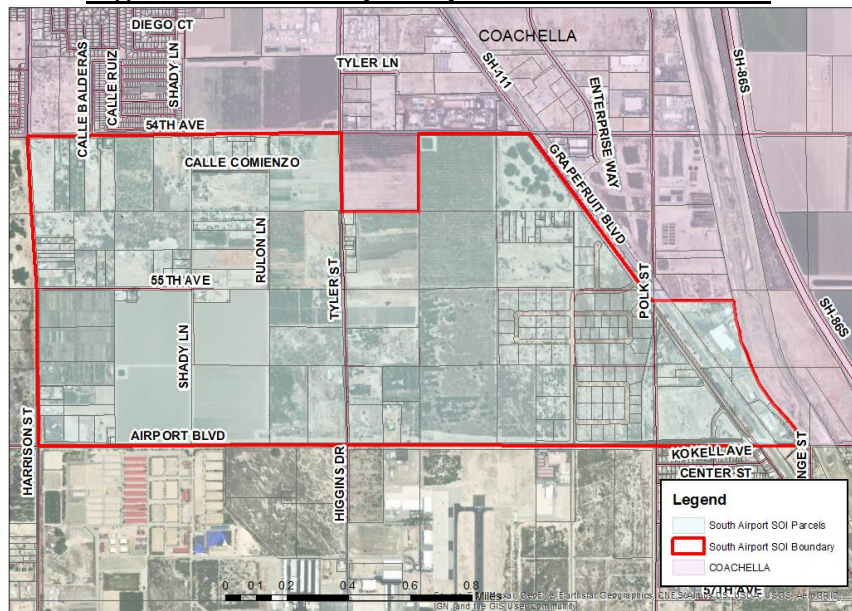


Figure 2: South Airport Sphere of Influence Area



DISCUSSION/ANALYSIS:

Staff requests that the City Council continue with resident and property owner outreach services with DeAztlan Consulting for the Pocket 7 and Mesquite areas until a LAFCO annexation decision occurs. The outreach efforts will include meetings with City staff, canvassing, direct mailing, and community meetings until end of April 2025. The resident and property owner outreach services in the South Airport sphere of influence area are recommended during the contract timeframe to gauge community needs and interest in annexation. Staff will report on outreach findings and the results of the fiscal study for the South Airport sphere of influence to the City Council by April or May of 2025.

ALTERNATIVES:

- 1) Authorize the City Manager to Execute a Contract with DeAztlan Consulting in the Amount of \$24,500 for Community Outreach Services for Coachella Sphere of Influence Areas (P7, Mesquite and South Airport).
- 2) Deny the contract.
- 3) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachments:

1. Contract for community outreach services by DeAztlan Consulting.