



STAFF REPORT
8/7/2023

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Adopt Resolution No. 2023-59 authorizing an application by the City of Coachella requesting the Riverside Local Agency Formation Commission to take proceeding for a sphere of influence amendment to include the Pocket 7 area within the City of Coachella sphere of influence boundary.

STAFF RECOMMENDATION:

Staff recommends that the City Council Adopt Resolution No. 2023-59 authorizing an application by the City of Coachella requesting the Riverside Local Agency Formation Commission to take proceeding for a sphere of influence amendment to include the Pocket 7 area within the City of Coachella sphere of influence boundary.

BACKGROUND:

The Riverside Local Agency Formation Commission (LAFCO) is the agency that regulates local public agency boundaries and requires that local governments that request amendments to their sphere of influence approve a resolution authorizing application to amend the sphere of influence. City staff prepared a resolution for City Council consideration to submit an application to LAFCO to amend the City of Coachella sphere of influence boundary to include the area know as the Pocket 7 area, which is identified as the area bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south. The area of Pocket 7 was previously within the City of Coachella sphere of influence prior to April 27, 2006 and is currently unincorporated Riverside County. The area is currently not within the sphere of influence of any city and the City of Coachella currently satisfies the LAFCO prerequisites for consideration of the area in its sphere of influence, including general plan provisions to adequately demonstrate that the city has planned for the increased needs associated with a larger geographic boundary.

The City of Coachella held three community outreach meetings for Pocket 7 property owners and residents on October 4, 2022, June 20, 2023, and July 11, 2023 to provide information about the City of Coachella and assess interest of property owners to expand the City of Coachella sphere of influence boundaries to include the Pocket 7 area. In the community meetings, staff identified that the City is best positioned to provide service for the area as it is within the Coachella Sanitary District and the Coachella Water Authority service boundaries and evaluated in the City's water

and sewer master plans. Property owners and residents in the Pocket 7 area are currently within the 92236 area code and have Coachella address.

Figure 1: City of Coachella General Plan Land Use for Pocket 7

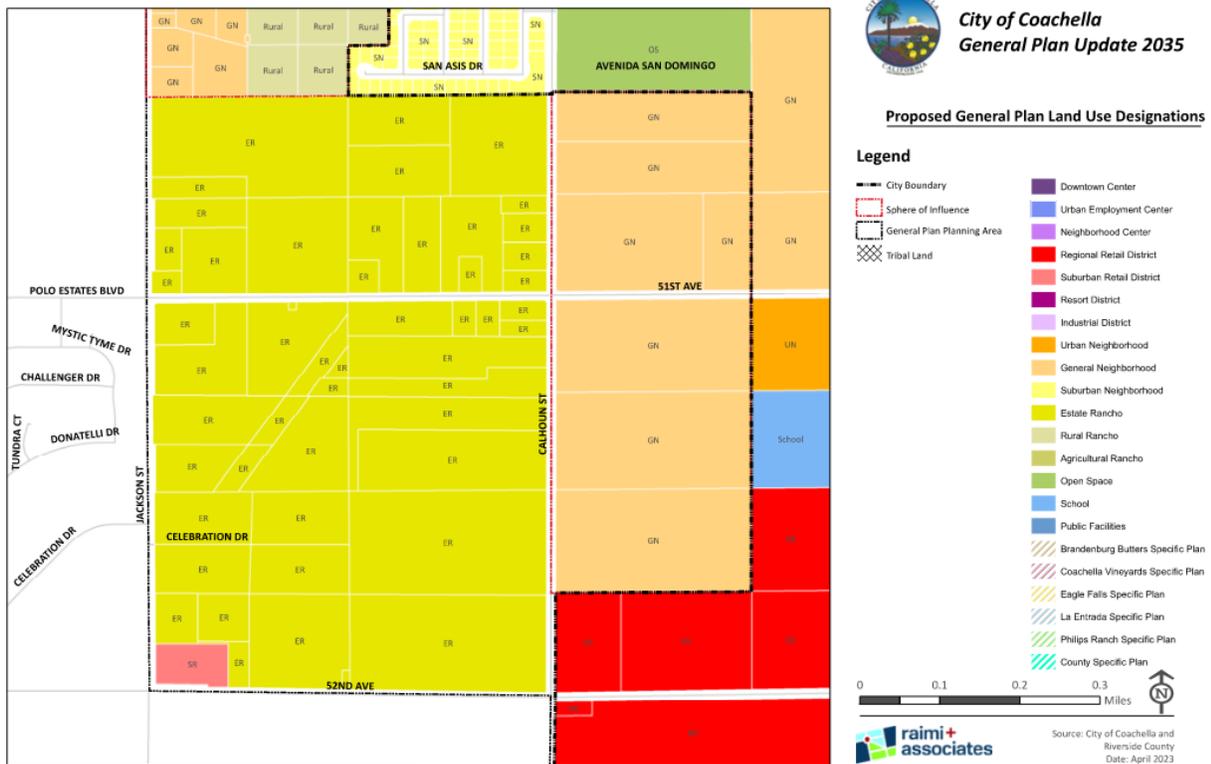
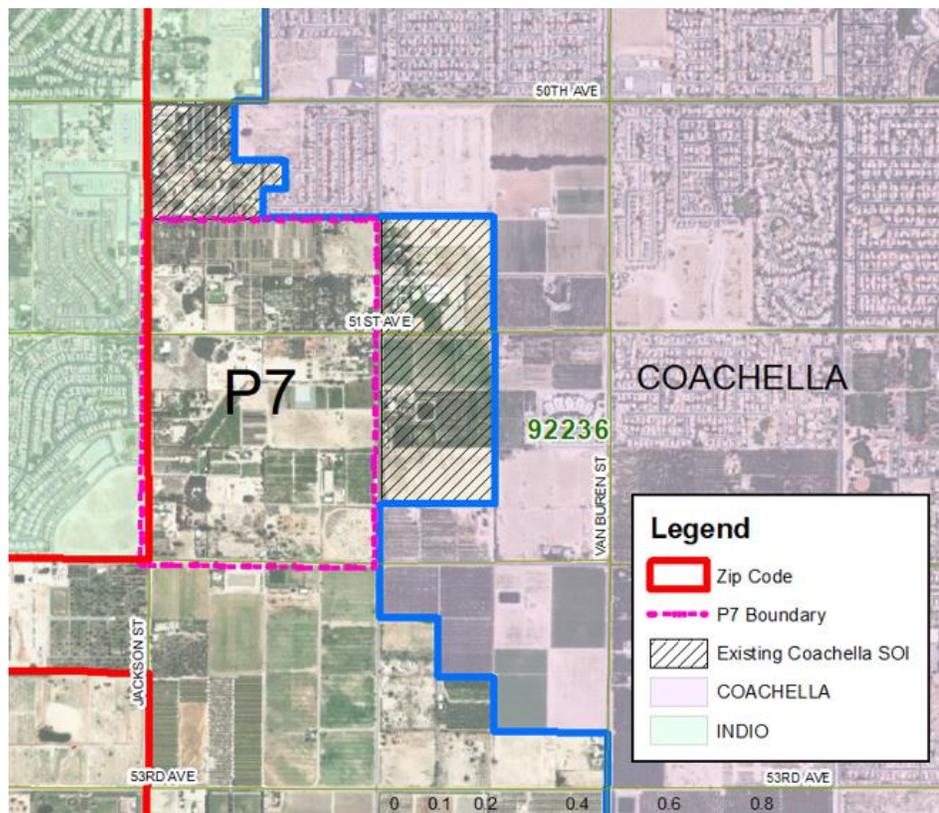


Figure 2: Pocket 7 in relation to City of Coachella City Boundary and Sphere of Influence



ENVIRONMENTAL REVIEW:

The City Council adopted an Addendum to the certified 2015 Program EIR on July 26, 2023 regarding establishment of general plan land uses in previously undesignated general land use areas of the planning areas of the City of Coachella General Plan 2035, including the Pocket 7 area, and determined that:

- The project will have one or more new significant effects not discussed in the 2015 Program EIR;
- There are impacts determined to be significant in the 2015 Program EIR that would be substantially more severe;
- There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR; and
- There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the 2015 Program EIR that would substantially reduce a significant impact identified in that EIR.

ALTERNATIVES:

- 1) Adopt Resolution No. 2023-59 authorizing an application by the City of Coachella requesting the Riverside Local Agency Formation Commission to take proceeding for a sphere of influence amendment to include the Pocket 7 area within the City of Coachella sphere of influence boundary.
- 3) Deny Resolution No. 2023-59.
- 4) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment:

1. Resolution No. 2023-59
Exhibit A – Pocket 7 Area Map