



City Hall Council Chamber  
1515 Sixth Street, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

## CITY COUNCIL SPECIAL MEETING OF THE CITY OF COACHELLA

THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,  
COACHELLA FIRE PROTECTION DISTRICT, COACHELLA FINANCING AUTHORITY,  
COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,  
COACHELLA WATER AUTHORITY, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

**August 07, 2023**

6:00 PM – SPECIAL MEETING

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p><b>If you would like to attend the meeting via Zoom, here is the link:</b></p> <p><a href="https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09">https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09</a> Or One tap mobile : 16699006833,,88457271898#,,,,*606140# Or Telephone: US: +1 669 900 6833 <b>Webinar ID: 884 5727 1898</b> <b>Passcode: 606140</b></p> <p><b>Spanish:</b> El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
  - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing \*9 on the keypad.
  - **In Writing:**

Written comments may be submitted to the City Council electronically via email to [cityclerk@coachella.org](mailto:cityclerk@coachella.org). Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
  - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at [www.coachella.org](http://www.coachella.org), and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

**CALL TO ORDER: - 6:00 P.M.**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

“At this time the Council/ Board/Corporation/Authority may announce any items being pulled from the Agenda or continued to another date or request the moving of an item on the agenda”

**PLEDGE OF ALLEGIANCE:**

**NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):**

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

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

The public may address the City Council/Board/Corporation/ Authority on any item of interest to the public that is not on the agenda but is in the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.

**ADJOURNMENT:**

*Complete Agenda Packets are available for public inspection at the  
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the  
City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**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

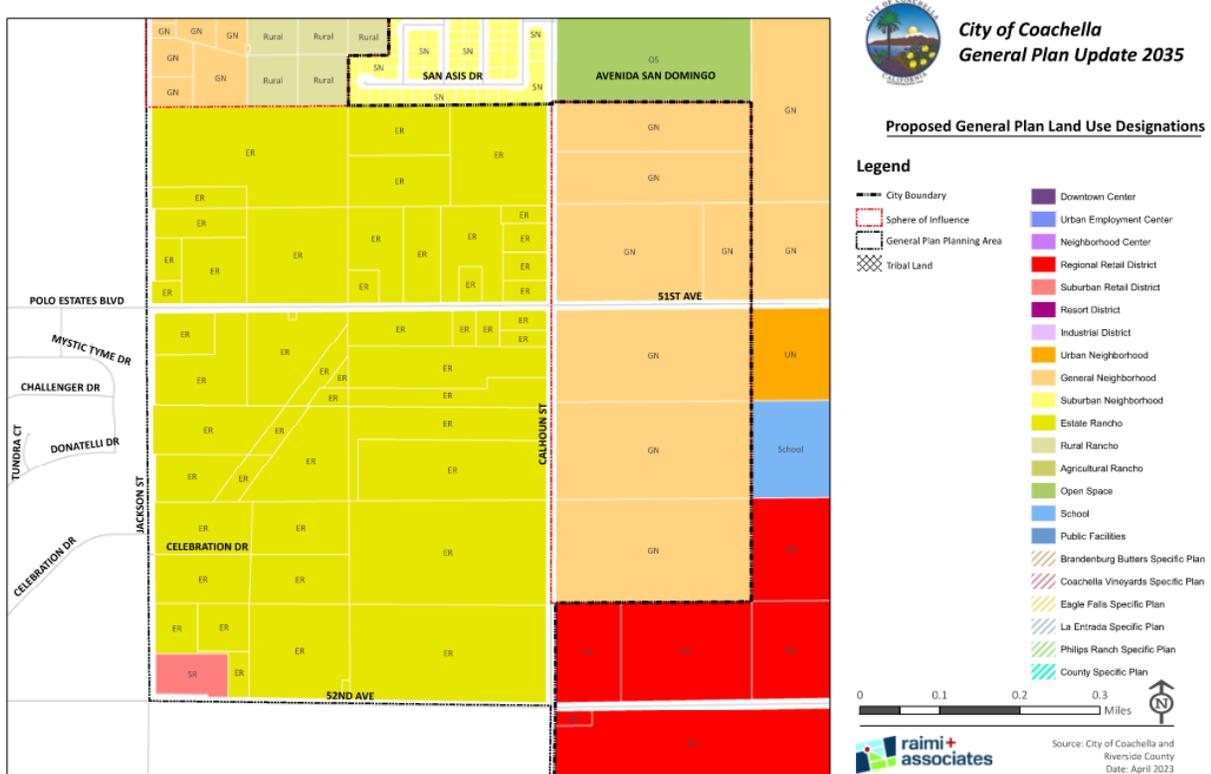
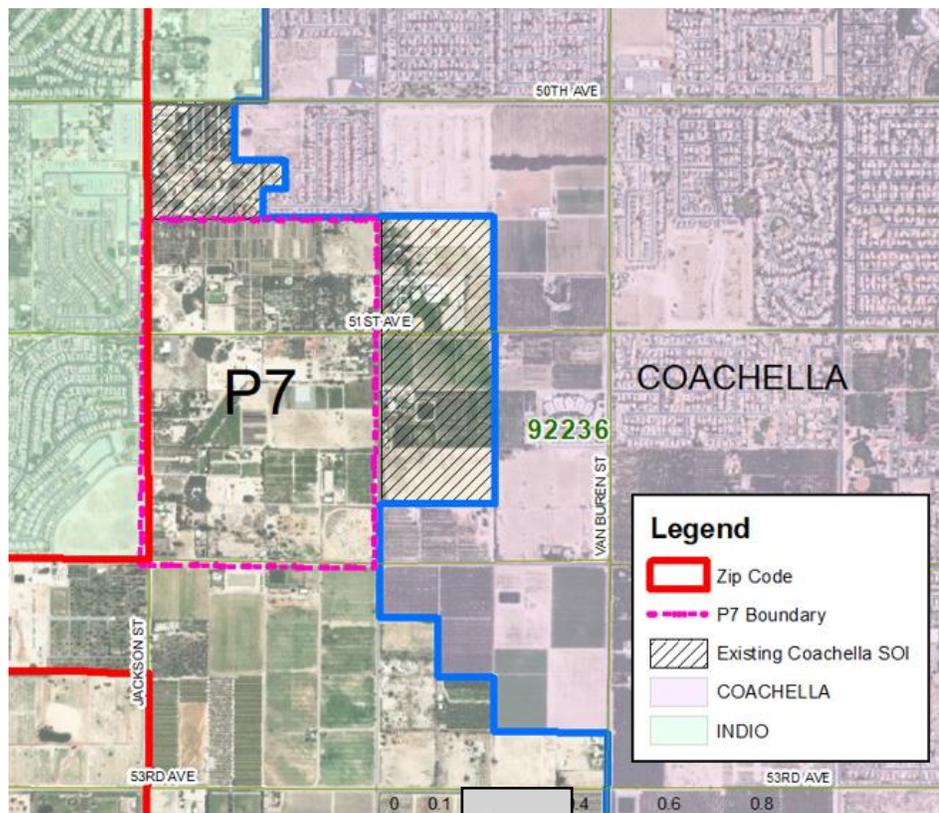


Figure 2: Pocket 7 in relation to City of Coachella City Boundary and Sphere of Influence



**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

**RESOLUTION NO. 2023-59**

**A RESOLUTION OF APPLICATION BY THE CITY OF COACHELLA REQUESTING THE RIVERSIDE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR THE SPHERE OF INFLUENCE AMENDMENT FOR THE UNINCOPORATED RIVERSIDE COUNTY AREAS NORTH OF AVENUE 52 BETWEEN JACKSON STREET AND CALHOUN STREET, POCKET 7 AREA, FOR INCLUSION WITHIN THE CITY OF COACHELLA SPHERE OF INFLUENCE BOUNDARY. APPLICANT: CITY-INITIATED**

**RESOLVED**, by the City Council of the City of Coachella, that

**WHEREAS**, the City of Coachella desires to initiate a proposal pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the sphere of influence amendment; and

**WHEREAS**, notice of intent to adopt this resolution of application has been given to the commission, each interested agency and each subject agency at least 21 days prior to the adoption of this resolution; and

**WHEREAS**, the territory proposed to be incorporated in the sphere of influence boundary is inhabited, and the boundaries of the territory is set forth in Exhibit A attached hereto and by this reference incorporated herein; and

**WHEREAS**, this proposal is/is not consistent with the sphere of influence of the affected city and/or district(s); and

**WHEREAS**, it is desired to provide that the proposed sphere of influence amendment, be subject to the following terms and conditions:

**WHEREAS**, the reasons for the proposed sphere of influence amendment are as follows:

- The Pocket 7 area was previously within the City of Coachella sphere of influence boundary as established by the Riverside Local Agency Formation Commission prior to April 27, 2006; and
- The Pocket 7 area is within the Planning Area of the Coachella General Plan of which the City determines is related to its future planning and evaluated within the Coachella General Plan EIR; and
- The City of Coachella is best suited to provide essential services to the area as demonstrated by service boundaries of the Coachella Sanitary District and the Coachella Water Authority; and
- The City of Coachella staff conducted outreach to property owners within the Pocket 7 area regarding the possible expansion of the sphere of influence to include properties in the Pocket 7 area.

**WHEREAS**, this Council certifies that based on that analysis which included a comparison of anticipated environmental effects of the General Plan land use established for the Pocket 7 area with those disclosed in the 2015 Certified General Plan EIR to review whether any conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR are met, the City Council does not require preparation of a subsequent or supplemental EIR because there is no possibility for new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and

**WHEREAS**, in 2015, the City of Coachella (“City”) adopted a General Plan Update to guide development and provide a basis for decision-making for the City through 2035; and

**WHEREAS**, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2015 the City certified the Final Environmental Impact Report (“CGPU EIR”) (SCH # 2009021007), in connection with the General Plan Update; and

**WHEREAS**, the City, as lead agency, approved an Addendum to the certified CGPU EIR on July 26, 2023 for minor technical changes establishing General Plan land uses for the Pocket 7 area which was already identified in the General Plan Planning Area; and

**NOW, THEREFORE, this Resolution of Application is hereby adopted and approved by the City Council of the City of Coachella, and the Riverside Local Agency Formation Commission is hereby requested to take proceedings for the sphere of influence amendment as described in Exhibit A, according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.**

**PASSED APPROVED and ADOPTED** this 7<sup>th</sup> day of August 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Steven A. Hernandez  
Mayor

**ATTEST:**

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Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF COACHELLA            )

**I HEREBY CERTIFY** that the foregoing Resolution No. 2023-59 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 7<sup>th</sup> day of August 2023 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Delia Granados  
Deputy City Clerk

# Exhibit A - Pocket 7 Area Map

