



5/24/2023

Sonoma Local Agency Formation Commission (LAFCO)
C/o Mark Bramfitt
P.O. Box 1428
111 Santa Rosa Avenue Suite 240
Santa Rosa, CA 95404

Dear Mr. Bramfitt:

As you may be aware, the City of Santa Rosa (City) is currently in discussion with the County of Sonoma (County) regarding unincorporated areas within the City's Urban Growth Boundary (UGB), possibly presenting mutually beneficial annexation opportunities for both the City and County. These areas include various locations within south Santa Rosa - along Santa Rosa Avenue, as well as areas adjacent to Mooreland Avenue, and Highway 101.

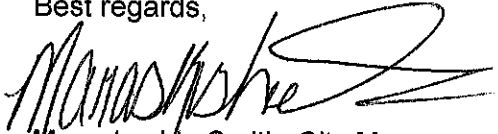
There are approximately 3,647 acres of unincorporated land and islands within the City's UGB, and in many instances, a jurisdiction's Sphere of Influence (SOI) matches its UGB. In Santa Rosa, however, the SOI does not match the UGB. In order for the areas within the UGB that are outside of the SOI to be considered for annexation, staff has advised that LAFCO must first consider adjusting the SOI line, which to my understanding, requires a review of the City's ability to provide services to those areas through the preparation of a Municipal Services Report (MSR). It is our desire to have the City's SOI match the City's UGB.

Additionally, staff has advised me that SB 244 requires the City to update its Land Use Element of the City's General Plan to address Disadvantaged Unincorporated Communities (DUCs) within the City's UGB. As such, the City plans to include identification of DUCs as part of the General Plan Update that is currently underway, and as you can imagine, we would like to update that portion of the General Plan to be consistent with LAFCO's updates pertaining to DUCs within the City's UGB. LAFCO's determination of DUCs also impacts annexation discussions given staff's opinion that many of the areas under consideration currently meet the state's definition of a DUC. Should that be LAFCO's determination as well, it is staff's understanding that the entire south Santa Rosa area within the UGB, on both sides of Highway 101, would need to be annexed at the same time.

With that said, I respectfully request the preparation of an MSR to determine if an adjustment to the City's SOI is appropriate, as well as an updated determination of DUCs currently located within Santa Rosa's UGB. Both will significantly improve the City's ability to continue conversations with the County and other community partners regarding annexation opportunities, while providing critical information needed to update the City's General Plan to bring the City into compliance with SB 244.

Thank you for your consideration, and my staff and I remain available to answer any questions you may have.

Best regards,



Maraskeshia Smith, City Manager