

Modifications for City of Santa Rosa MSR/SOI Study

Areas that need modification or exposition in the MSR/SOI study, given feedback from Commission at their March 6, 2024 meeting. Not recommending exact language, and haven't scoped where in the report these amendments should be made. Also leave it to consultant to decide whether amendments or additions to determinations need to be made.

Financial Projections

There is mention in the report that City staff believe that there will be a growing mis-match between revenues and expenses. No need to do a detailed projection, but can we add language like:

The City is rather highly dependent on sales tax revenue, and is therefore vulnerable to changes in the retail landscape, including closure of major retail outlets and increased on-line retail activity (which may shift tax revenue from generated by out-of-city residents to the jurisdictions they reside in). Balancing this uncertainty has been recent development of housing, which increases property tax revenues, which are far more stable and dependable than sales tax revenue.

- Included in further detail on page 34
- Added on page 44

The City is facing increased costs to provide services driven by inflationary pressures (for materials and supplies, for example), and rising costs to retain and attract employees (wage and benefit increases). (If we have even anecdotal information from the City that it is finding it difficult to fill job vacancies, it would be good to add it.)

- Was already on page 43, added to page 21 and 39 and added more information to page 44 about employee retention

Shared Services

Commissioners wanted to see more exposition broadly around opportunities for shared services, as they felt the report implied that these weren't studied rather than looked at and deemed infeasible. Here are some suggestions:

Fire and Emergency Medical Services

The City Fire Department has identified a need for a new fire station in the southern portion of the City, which has seen commercial and residential development. The Sonoma County Fire District operates a station on Todd Road west of Highway 101 just beyond City limits, and provides significant mutual aid response to the southern part of the City (and notably for accidents on Highway 101).

- Added to page 23.

The Department is aware of the opportunity to continue to partner with the Sonoma County Fire District for the provision of services in the area, and to potentially build a fire station in the area that could be shared by the City and District.

- We have included some more context about this on page 2 and 22-23.

Other Opportunities for Shared Services

While the City is part of a multi-city wastewater treatment plant arrangement, and has potential opportunities to share fire and emergency medical service provision in the southern part of the City, there are no apparent opportunities for shared services for water provision, parks and recreation, policing, or other municipal services.

- Updated page 2, page 45. Note that per confirmation from City staff, the opportunities for shared fire facilities are in the eastern, not southern, part of the city.

Land Use Issues Related to Sphere of Influence Amendment Recommendation

We'd like to see some language to the effect that:

- There is no agricultural or designated open space land being proposed for addition to the sphere.
 - Added to p. 17, 49
- The city's General Plan covers all territory within the Urban Growth Boundary (not just the sphere of influence), so its Urban Water Management Plan and other infrastructure planning anticipates development of that territory under current zoning.
 - Included on page 17, 48
- The city is undertaking a Specific Plan for the southern Santa Rosa Avenue area.
 - Included on page 17, 48