



SUMMARY REPORT

Agenda Date: 12/16/2025

To: Board of Supervisors

Department or Agency Name(s): County Executive's Office

Staff Name and Phone Number: M. Christina Rivera 707-565-2431, Christel Querijero 707-565-7071, Yoan Vivas 707-565-1743

Vote Requirement: Majority

Supervisorial District(s): Countywide

Title:

Public Financing Authority for the West Sonoma County Enhanced Infrastructure Financing District.
(Countywide)

Recommended Action:

Appoint Chair Lynda Hopkins, Supervisor Rebecca Hermosillo and Supervisor James Gore to the Public Financing Authority of the West Sonoma County Enhanced Infrastructure Financing District.

Executive Summary:

An Enhanced Infrastructure Financing District (EIFD) is a type of special purpose financing district that utilizes a portion of incremental property tax revenues from new development and property value growth in a specifically defined area to finance public capital facilities or other specified projects of communitywide significance (e.g., infrastructure, public amenities).

On October 14, 2025, the Board adopted a Resolution of Intention to establish the West Sonoma County EIFD and directed the creation of its governing body, the Public Financing Authority (PFA). Consistent with State law, the PFA is responsible for developing and approving the Infrastructure Financing Plan, conducting required public hearings, and overseeing the EIFD's financing activities.

Because the County is the only affected taxing entity in the West County EIFD, the PFA will consist of three Supervisors and two public members. This item appoints Board Chair Lynda Hopkins, Vice Chair Rebecca Hermosillo and Supervisor James Gore to the Public Financing Authority for the West Sonoma County Enhanced Infrastructure Financing District. This item also appoints Supervisor Chris Coursey to serve as an alternate Supervisor member in the event a primary appointee is unable to attend a meeting. The two public members will be appointed at a future Board date, tentatively scheduled for January 2026.

Discussion:

An Enhanced Infrastructure Financing District (EIFD) is a type of special purpose financing district that utilizes a portion of incremental property tax revenues from new development and property value growth in a specifically defined area to finance public capital facilities or other specified projects of communitywide significance (e.g., infrastructure, public amenities). The California Legislature authorized the formation of EIFDs through Senate Bill 628 in 2014, which has since been amended and is codified in Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code (53398.50 *et seq.*).

On October 14, 2025, the Board of Supervisors adopted a Resolution of Intention <<https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7694811&GUID=A7B0C478-74E0-4525-A463-5FE0F79D8571&Options=&Search=>>> to establish the West Sonoma County EIFD and directed the creation of its governing body, the Public Financing Authority (PFA). The PFA is responsible for preparing and implementing the EIFD Infrastructure Financing Plan (IFP), conducting public hearings, and overseeing the financing of eligible public capital facilities and projects of community-wide significance through tax increment financing.

The IFP is the governing document for the EIFD and outlines the EIFD's investment program, the fiscal impacts to participating jurisdictions, project categories, and the assumed growth revenue. The IFP also includes a general description of projects and will be subject to review and approval by resolution of the Board of Supervisors and adoption and implementation by the Public Financing Authority following two public hearings. If the IFP is approved, the PFA would oversee EIFD finances and activities.

Pursuant to Government Code Section 53398.51.1, because the County is the only entity contributing tax increment to the EIFD and therefore the only affected taxing entity, the composition of the PFA is three members of the Board of Supervisors and two public members, all appointed by the Board. This item will appoint the three Board of Supervisor members to the PFA, with the public members appointments tentatively scheduled for a January Board date. Members serve at the pleasure of the Board until a successor is appointed.

Additional information on EIFDs is available on the County of Sonoma website at: <<https://sonomacounty.gov/administrative-support-and-fiscal-services/county-executives-office/strategic-initiatives/west-sonoma-county-enhanced-infrastructure-financing-district>>. Updates to the timeline will be posted there.

This item recommends the Board appoint Chair Lynda Hopkins, Vice Chair Rebecca Hermosillo and Supervisor James Gore to the West Sonoma County EIFD PFA. This item also appoints Supervisor Chris Coursey to serve as an alternate Supervisor member in the event a primary appointee is unable to attend a meeting.

Strategic Plan:

N/A

Prior Board Actions:

October 14, 2025 - [Adoption of Resolution of Intention establishing the West Sonoma County EIFD and its Public Financing Authority <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7694811&GUID=A7B0C478-74E0-4525-A463-5FE0F79D8571&Options=&Search=>](https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7694811&GUID=A7B0C478-74E0-4525-A463-5FE0F79D8571&Options=&Search=>)

January 23, 2024 - [Board approved a \\$50,000 grant agreement with the City of Sebastopol \(Sebastopol\) from District 5 Community Infrastructure Funds for Sebastopol to engage a consultant to evaluate the feasibility of an EIFD that encompasses both the City and unincorporated West County. <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=6484841&GUID=676D8C24-DB67-459F-A99E-E6CFA6AA8684>](https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=6484841&GUID=676D8C24-DB67-459F-A99E-E6CFA6AA8684)

February 11, 2025 - [Board received an update on City of Sebastopol/County Enhanced Infrastructure Financing District \(EIFD\) discussions and approved \\$7,500 from District Formation Funds for the consulting services to develop a West County EIFD fiscal impact analysis. <https://sonoma-](https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7694811&GUID=A7B0C478-74E0-4525-A463-5FE0F79D8571&Options=&Search=>)

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[county.legistar.com/LegislationDetail.aspx?ID=7129386&GUID=1433730C-1F0B-4AC2-BFD9-D6122B7CD7A0](https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7129386&GUID=1433730C-1F0B-4AC2-BFD9-D6122B7CD7A0)>
June 3, 2025 - 'Board received Kosmonts preliminary West County feasibility analysis and directed staff to return to the Board with the final analysis. <<https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=7412794&GUID=B3A1CD8A-01F3-44D1-9D46-C88FD584D972>>

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

There are no fiscal impacts associated with these appointments. The Board will have the opportunity to review and approve the Infrastructure Financing Plan (IFP), which will include the proposed use of the County's taxing authority future incremental property tax to be dedicated. Appointment of PFA members does not create any fiscal obligation.

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

None.

Related Items "On File" with the Clerk of the Board:

Resolution of Intention to Establish the West Sonoma County Enhanced Infrastructure Financing District and Establishing the Public Financing Authority