



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 9/23/2025

To: Board of Supervisors

Department or Agency Name(s): Sonoma County Public Infrastructure

Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2550

Vote Requirement: 4/5th

Supervisorial District(s): Fifth

Title:

10:00 A.M. Freestone Water System Financing

Recommended Action:

Hold a public hearing on the annual written report for County Service Area No. 41 Freestone Zone of Benefit and adopt a resolution ordering the annual water charge to be collected on the County of Sonoma tax roll. The amount to be collected is \$523.80 per equivalent single-family dwelling for the total amount of \$14,143 for Fiscal Year 2025-26. (4/5th Vote Requirement) (Fifth District)

Executive Summary:

State law and regulations require that an annual public hearing be held by the Board of Supervisors to direct that annual loan repayments be collected on the County of Sonoma tax roll. Staff is recommending that the Board adopt the attached Resolution ordering the annual repayment charge for one loan used for water system improvements be collected on the County of Sonoma tax roll in the amount of \$523.80 per equivalent single-family dwelling for the total amount of \$14,143 for Fiscal Year 2025-26. There is no change in annual charges from prior years, as the amount proposed is the same as the FY 2024-25 assessment.

Discussion:

The Freestone Water System is located near the intersection of Bodega Highway and Bohemian Highway (see the attached map). The system has twenty-seven (27) connections, of which 23 are residential and 4 are commercial accounts. Each property owner has an annual assessment of \$523.80 on the County's tax roll to repay the loan obtained from the Small Water Systems Grant Program used to rehabilitate the water system.

On September 13, 2016, the Board of Supervisors executed the 10-year agreement from the Small Water Systems Grant Program to cover the costs of acquiring and installing a replacement filter treatment system within the existing building to provide drinking water to the Freestone Water District. A loan was secured under the terms of the Agreement between the County of Sonoma and the Sonoma County Water Agency that established the Small Water Systems Grant Program to assist small water districts that have documented deficiencies in State drinking water standards. The annual charge for repayment of this loan is \$523.80 per equivalent single family dwelling unit. The final payment for this loan will be made in Fiscal Year 2027-28.

The Small Water Systems Loan Assistance Fund Loan Committee, consisting of representatives from the

Department of Public Infrastructure, Auditor-Controller-Treasurer-Tax Collector, and the County Administrator's Office, recommended approval of the loan request from the Small Water Systems Loan Assistance Fund ("Loan Fund") in the amount of \$125,900 to the Freestone Water District to (1) replace the failed treatment system and install a new treatment system in the water treatment facility; (2) pay the then-remaining balance of \$43,159.53 for the \$75,000 loan from the Loan Fund, for the replacement of the water tank lid, approved by the Board during Fiscal Year 2011-12; and (3) reimburse the Loan Fund \$62,741 for FY 2015-16 expenditures associated with the failure of the existing water treatment facility, including hauling water from outside sources to ensure that sufficient potable water was available for human consumption, sanitation, and fire protection. All three of these items were addressed and completed.

Each fiscal year, Health and Safety Code section 5473 requires that the Board of Supervisors, as the governing board for the County Service Areas, hold a public hearing and adopt a resolution directing that the annual charge levy be collected on the County's property tax roll. The amount proposed of \$523.80 per equivalent single-family dwelling (total amount of \$14,143), is the same from the existing assessment, as there is no change in annual charges from prior years.

The total annual charge to be collected on each parcel is detailed in the attached Written Report on each of the 27 connections. Annual charges were included in the Fiscal Year 2025-26 adopted budget for the Freestone Water District Debt Service Funds. There is no change in annual charges from prior years.

Notice of a Public Hearing was published on September 8, 2025 and September 18, 2025 in a newspaper of general circulation whose distribution includes the Freestone Water System.

Strategic Plan:

N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

9/17/24: Board adopted Resolution 24-0374 ordering the annual water charge to be collected on the County of Sonoma tax roll for the amount of \$14,143 during Fiscal Year 2024-25.

9/26/23: Board adopted Resolution 23-0483 ordering the annual water charge to be collected on the County of Sonoma tax roll for the amount of \$14,143 during Fiscal Year 2023-24.

9/27/22: Board adopted Resolution 22-0412 ordering the annual water charge to be collected on the County of Sonoma tax roll for the amount of \$14,143 during Fiscal Year 2022-23.

9/28/21: Board adopted Resolution 20-0406 ordering the annual water charge to be collected on the County of Sonoma tax roll for the amount of \$14,143 during Fiscal Year 2021-22.

9/15/20: Board adopted Resolution 20-0347 ordering the annual water charge to be collected on the County of Sonoma tax roll for the amount of \$14,143 during Fiscal Year 2020-21.

9/17/19: Board adopted Resolution 19-0382 ordering the annual water charge to be collected on the County of Sonoma tax roll for the amount of \$14,142.60 during Fiscal Year 2019-20.

9/11/18: Board adopted Resolution 18-0372 ordering the annual water charge to be collected on the County of Sonoma tax roll for the amount of \$14,142.60 during Fiscal Year 2018-19.

9/12/17: Board adopted Resolution 17-0332 ordering the annual water charge to be collected on the County of Sonoma tax roll for the amount of \$14,142.60 during Fiscal Year 2017-18.

9/13/16: Board executed the loan agreement funded by the Small Water Systems Loan Assistance Fund in the amount of \$125,900 for the Freestone Water District to (1) fund maintenance and capital improvements required to continue to provide water service to its residents in a manner that complies with safe drinking water laws, (2) repay the balance of the prior \$75,000 loan from the Small Water Systems Loan Assistance Fund for the water tank lid replacement, and (3) repay the Loan Fund for FY 2015-16 expenditures associated with the failure of the water treatment facility.

FISCAL SUMMARY

Expenditures	FY25-26 Adopted	FY26-27 Projected	FY27-28 Projected
Budgeted Expenses	\$14,143	\$14,143	\$14,143
Additional Appropriation Requested			
Total Expenditures	\$14,143	\$14,143	\$14,143
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	\$14,143	\$14,143	\$14,143
Use of Fund Balance			
General Fund Contingencies			
Total Sources	\$14,143	\$14,143	\$14,143

Narrative Explanation of Fiscal Impacts:

The annual repayment charge for the Small Water Systems Loan Assistance Fund loan used for water system improvements will be collected on the County of Sonoma tax roll for the total amount of \$14,143 for FY 2025-26.

Appropriations for the revenue and corresponding expenditures were included in the FY 2025-26 Freestone Debt Service (45415-34130300) adopted budget.

Agenda Date: 9/23/2025

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

1. Charge Levy Resolution.
2. County Service Area #41 Freestone Zone of Benefit Charge Levy User Inventory (“Written Report”).
3. Map of the Freestone Zone of Benefit.

Related Items “On File” with the Clerk of the Board:

None.