



**Special Joint Meeting of the Lower Russian River and Sonoma Coast Municipal Advisory Councils**

**AGENDA**

**Special Meeting  
September 25, 2024 06:30 PM**

**Hybrid Meeting  
El Molino Library, 7050 Covey Road, Forestville, CA 95436**

<https://sonomacounty.ca.gov/lrrmac>

<https://sonomacounty.zoom.us/j/96715386423?pwd=6DSMyvZJxSyJ11jwvKuO52aMwrf14p.1>

• River MAC Chair & Rio Nido Representative: Pip Marquez de la Plata • River MAC Vice Chair & Cazadero / Duncan Mills Representative: Mike Nicholls • Guerneville Representative (River MAC): Joe Rogoff • Guerneville Representative (River MAC): Spencer R. Scott • Guerneville South / Pocket Canyon Representative (River MAC): Betsy Van Dyke • Monte Rio / Villa Grande Representative (River MAC): Cynthia Strecker • Hacienda Representative (River MAC): Vicki Clewes • Forestville Representative (River MAC): Lonnie Lazar • Forestville Representative (River MAC): Thai Hilton • Coast MAC Chair & Bodega / Valley Ford Representative: Beth Bruzzone • Coast MAC Vice Chair & Timber Cove Representative: Scott Foster • The Sea Ranch / Annapolis Representative (Coast MAC): Scott Nevin • Fort Ross / West Cazadero Representative (Coast MAC): Caroline Madden • Jenner Representative (Coast MAC): Jill Lippitt • Bodega Bay Representative (Coast MAC): Brian Leubitz • Bodega Bay Representative (Coast MAC): Ginny Nichols

**REASONABLE ACCOMMODATIONS**

The Lower Russian River Municipal Advisory Council will make reasonable accommodations for persons having special needs due to disabilities. Please contact the Fifth District Field Representative at 707-565-1219 during regular business hours at least 48 hours prior to the meeting to ensure necessary accommodations are made.

**1. Call to Order, River MAC Chair Pip Marquez de la Plata**

- A. Pledge of Allegiance
- B. Roll Call, River MAC
- C. Roll Call, Coast MAC

**2. Approval of the Agenda, Chair Pip Marquez de la Plata**

- Discussion
- Possible Action

**3. Statement of Conflict of Interest**

- Discussion

This is the time for the Chair, Vice Chair and Council Members to indicate any statements of conflict of interest for any item listed on this agenda.

**4. Presentation and facilitated discussion regarding the formation of an Enhanced Infrastructure Financing District (EIFD) and community priorities regarding the types of projects residents in Unincorporated West County would like to be considered.**

**Discussion**

Presenters: Felicia Williams & Joe Dieguez of Kosmont consultancy.

The City of Sebastopol and County of Sonoma are considering formation of a special district called an Enhanced Infrastructure Financing District (EIFD). EIFDs capture the increased property tax value from new private development to fund public improvements. This is not a new tax - The EIFD allows for a reallocation of future property taxes to a separate account to be used to pay for infrastructure improvements that benefit the communities around Sebastopol and unincorporated areas within the 5<sup>th</sup> District.

An estimated \$125 million may be available from the EIFD over time to fund public improvements such as roads, parks, water/sewer, affordable housing, broadband, flood control, fire mitigation, emergency access, brownfield remediation, dock & coastal infrastructure at risk of sea level rise, community gathering spaces, public buildings such as a sheriff / fire station and libraries. The County would like to hear from the public about the types of improvements most needed in these communities.

Some helpful background information about this initiative can be found at 2 hours, 35 minutes into this Sebastopol City Council meeting [recording](#) as well as a brief description of EIFDs in Supervisor Hopkins' September 9 [newsletter](#).

**5. Adjournment**

*City of Sebastopol and West Sonoma County  
Enhanced Infrastructure Financing District (EIFD)  
County MAC – September 25, 2024*



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# Agenda

1. Background
2. Sebastopol-Sonoma County Special District Study
3. Special Financing Districts
4. Community Input – Public Infrastructure Projects
5. Questions & Answers



# Sebastopol – Sonoma County Special District Study

## City – County Collaboration to Fund Public Infrastructure

- District 5 Supervisor Hopkins and City of Sebastopol evaluating special district to fund improvements that benefit City and County residents
- Initial estimates with City-County participation – \$125 million available for projects

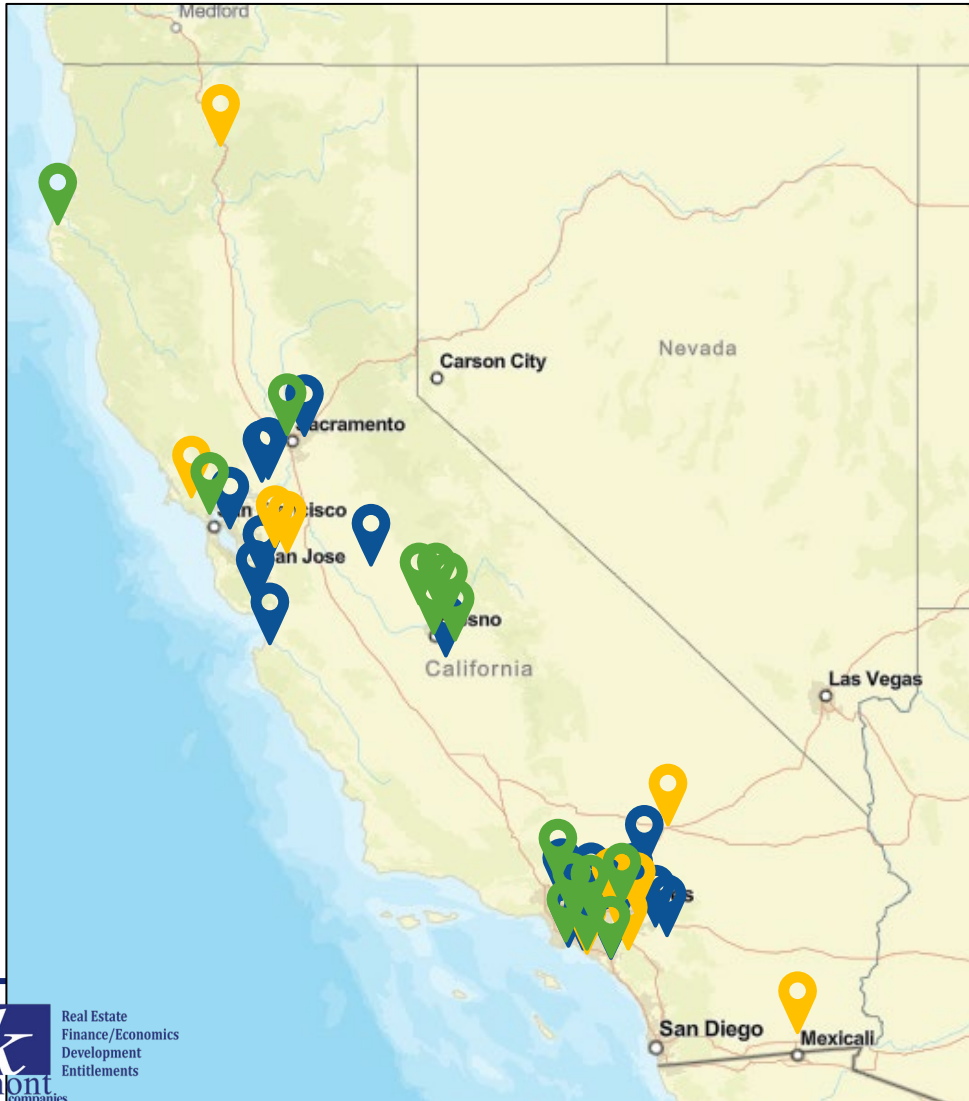
## Special District Uses Tax Increment Financing

- Proposition 18 approved by California voters in 1952 created property Tax Increment Financing – uses a portion of future property tax revenues from new development, so no new taxes are being proposed
- Allows local governments to create “Districts” to finance public improvements – Enhanced Infrastructure Financing District
- EIFDs can fund affordable housing and public infrastructure (streets, bridges, parks, utilities, parking, libraries)



# TIF Districts in Progress Statewide

## (Partial List)



Jurisdiction	Purpose
Apple Valley, Under Evaluation	Industrial and housing supportive infrastructure
Banning (CRIA), Under Evaluation	Downtown revitalization, industrial infrastructure
Barstow, In Formation Process	Industrial and housing supportive infrastructure
Brentwood, In Formation Process	Housing, employment, and transit-supportive infrastructure
Buena Park, In Formation Process	Mall reimagination, housing-supportive infrastructure
Carson + L.A. County, Fully Formed	Remediation, affordable housing, recreation
Citrus Heights, Under Evaluation	Mall reimagination
Covina, Fully Formed	Downtown housing and blended use supportive infrastructure
Fairfield, Under Evaluation	Downtown, housing, and transit-supportive infrastructure
Fresno, Fully Formed	Downtown, housing and transit-supportive infrastructure
Fresno County, Under Evaluation	Industrial and commercial supportive infrastructure
Humboldt County, Fully Formed	Coastal mixed-use and energy supportive infrastructure
Inglewood, Under Evaluation	Transit-related infrastructure
Imperial County, In Formation Process	Industrial, renewable energy, and housing and infrastructure
La Verne + L.A. County, Fully Formed	Housing and transit-supportive infrastructure
Long Beach, Under Evaluation	Economic empowerment and affordable housing
Los Angeles (Downtown, San Pedro, other), Under Evaluation	Affordable housing and transit-supportive infrastructure
Los Angeles County Uninc. West Carson, Fully Formed	Housing / bio-science / tech infrastructure
Madera County (3 Districts), Fully Formed	Water, sewer, roads and other housing infrastructure
Modesto + Stanislaus County, Under Evaluation	Downtown, housing, and recreation infrastructure
Mount Shasta, In Formation Process	Rural brownfield mixed-use infrastructure
Napa, Fully Formed	Downtown, housing, tourism supportive infrastructure
Oakland, Under Evaluation	Affordable housing and infrastructure
Ontario, In Formation Process	Industrial and housing infrastructure
Palmdale + L.A. County, Fully Formed	Housing and commercial infrastructure
Pittsburg, In Formation Process	Housing, commercial, and tech park infrastructure
Placentia + Orange County, Fully Formed	Housing and TOD infrastructure
Rancho Cucamonga, Fully Formed	Blended use and connectivity infrastructure
Redlands, Under Evaluation	Education related and blended use infrastructure
Redondo Beach + L.A. County, In Formation Process	Parks / open space, recreation infrastructure
Riverside, Under Evaluation	Affordable housing and infrastructure
Sacramento County (Unincorporated), Fully Formed	Industrial / commercial supportive infrastructure
San Rafael, Under Evaluation	Blended-use and climate resilience infrastructure
Sanger, Fully Formed	Housing and commercial supportive infrastructure
Santa Cruz, Under Evaluation	Downtown, blended use, and climate resilience infrastructure
Santa Rosa + County of Sonoma, In Formation Process	Downtown investment, affordable housing, aging infrastructure
Selma, Under Evaluation	Water, sewer, and other housing supportive infrastructure
Vacaville, Under Evaluation	Housing and business park infrastructure
Yucaipa, Fully Formed	Housing and commercial infrastructure

Fully Formed	In Formation Process	Under Evaluation
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# Types of Projects EIFDs Can Fund

*(Partial List)*



**Water / Sewer / Storm / Flood**



**Roadway / Parking / Transit**



**Parks / Open Space / Recreation**



**Childcare Facilities & Libraries**



**Brownfield Remediation**



**Affordable Housing**



**Broadband**



**Wildfire Prevention / Other  
Climate Change Response**



**Small Business /  
Nonprofit Facilities**

# Sample EIFD Infrastructure Project List

## *Initial List for Discussion with MAC – Other ideas?*

- Parks and recreation improvements
- Emergency Access (e.g., seasonal crossings > permanent bridges)
- Dock & coastal infrastructure at risk of sea level rise
- Community gathering spaces
- Sheriff / fire station(s)
- Affordable housing
- Brownfield remediation
- Sidewalks, bicycle improvements
- Water / wastewater / flood control improvements
- Sebastopol library expansion



# Next Steps and Timing

- 1) Receive MAC input on public projects to potentially receive EIFD funding (today)
- 2) Additional outreach with City and County (Sept – Dec 2024)
- 3) City Council and County Board of Supervisors vote to initiate EIFD formation (Jan – Feb 2025)
- 4) District formation process, including public hearings (March – August 2025)





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