

From: [Christofer Nolan](#)
To: [Inez Hernandez](#); [Bobby Shukla](#)
Subject: West County EIFD
Date: Tuesday, April 14, 2026 12:20:38 PM

EXTERNAL

Hello Ms. Hernandez,

We are the owners of 14255 Mill Street in Guerneville, CA and are responding to the NOI re EIFD and the public comment and hearings.

Our house and property and our entire neighborhood is subject to annual flooding whenever there is substantial rain (almost every year), and this is **not** due to the Russian River. This is due to a perpetual overflow from nearby Fife Creek, which floods the entire neighborhood and has been a consistent and predictable problem for years. This affects the property of everyone in the area, and insurance and repair costs are substantial.

All of this seems remediable through a relatively small structural project on Fife Creek to increase drainage relief on the creek before the annual overflow occurs.

Will this be the subject of the EIFD? Will this be a problem the EIFD will address? The flooding is a regular nuisance with potential hazards. Damage has been significant in the past, with flooding levels high, and I would hope this would be one of the first projects the EIFD would address.

If I can direct this email to other persons/entities who might also be responsive to this email, please do let me know.

Many thanks,

--Chris Nolan
114255 Mill Street
Guerneville, CA 95446
415-336-1825

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From: [Mark Calhoon](#)
To: [Inez Hernandez](#)
Subject: West County EIFF
Date: Wednesday, April 15, 2026 9:03:08 AM

EXTERNAL

West county resident. I object to the PFA taking any action (past or present) to implement the IFP.
Sent from my iPhone

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From: [maxx](#)
To: [Inez Hernandez](#)
Subject: Recent Notice re: establishing infrastructure engagement
Date: Wednesday, May 6, 2026 12:10:27 PM

EXTERNAL

To whom it May Concern:

REF: County notices that discriminate against visual and/or other types of accessibility issues on part of recipients:

Please be advised that County Messages that are single spaced, whole page small type documents, notices, announcements, etc.

Are nearly - and often entirely - illegible and mysterious to those of us, like myself, who are/is bifocally challenged, and or

Otherwise having difficulty reading or grasping the import of said messages.

How about larger type, double spaced, or some sort of easy to gasp non-legalizee summary?

On-line is no better for certain ones of us who are having accessibility issues.

Thank ou.

maxx@mcn.org

M. Sinetar

95497

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Inez.hernandez@sonomacounty.gov

Christel Querijero
575 Administration Drive
Suite 104A
Santa Rosa, CA 95403

RE: West County EIFD

Thank you for the opportunity to provide comment regarding the proposed “West County EIFD.” I recently received *your Notice of Intention to Establish an Enhanced Infrastructure Financing District* as well as invitation to public meeting and *Notice ... for Public Review*. I live in the impacted area: west county unincorporated area.

This is the first “Notice” I am in receipt of regarding a “West County EIFD.”

Let me begin with a couple of procedural notes.

The above referenced Notice (letter) provides several references to mail addresses but no Zip Code(s) (USPS required) for your office on Administration Drive Office.

In the second paragraph, line 5, you provide an online URL address for additional information. I challenge anyone to attempt to enter that URL successfully in less than 3 tries. If you use “West County EIFD” on your search engine it will get you there and more. We can do better to provide easy access to our citizens.

The Notice states EIFD’s are intended **“to pay”** and **“do not increase property taxes ...”** (Highlighted in original document.) Adding one more layer of government is never free, nor advisable. In its own documents (presentations to Sonoma County Board of Supervisors) show expenditures of \$25,000 for feasibility study; \$7,500 for impact analysis; \$50,000 for economic study; \$90,000 for land surveyor; \$6,000 in admin/staff time. Administrative costs for first 5 years Expense projections for first years are between \$25,000 and \$50,000 dollars; after six years \$75,000 and \$125,000. Beyond 6 years Bonding revenue is projected at \$1,632,000. [Remember that the county would stand surety for such bonding.] It’ll be “free” money just like that Golden Gate Bridge toll that will expire (... some day.)

I’m not sure what the purpose of the “Notice” is intended as it appears the Sonoma County Board of Supervisors has already approved the West County EIFD when it voted on October 14, 2025, resolution of intent to establish said EIFD, and appointed a chair and members of the EIFD on December 16, 2025 and January 27, 2026 respectively.

Thank you for your time and consideration.

A handwritten signature in black ink that reads "Mark A. Calhoon". The signature is written in a cursive style with a long, sweeping tail on the letter "n".

Mark A. Calhoon
Sebastopol, CA

Attch: Slides 7 & 11 from Presentation County Board of Supervisors on 10/14/25.

Estimated EIFD Formation and Administration Costs

| One-time | | Cost |
|-----------------|--|------------------------------|
| 1 | Exploration and Feasibility Study (estimated 50% of the initial contract) | \$25,000 |
| 2 | Fiscal Impact Analysis | \$7,500 |
| 3 | Economic analysis/Infrastructure Financing Plan/Jurisdictional boundary change process | \$50,000 |
| 4 | Land Surveyor Services | \$90,000 |
| 5 | Staffing the Public Financing Authority (District 5 staff, County Counsel, CEO) | \$6,000 |
| | Total | \$178,500 |
| Ongoing | | Cost |
| 1 | Administrative costs, Years 1-5 | \$25,000 - \$50,000 |
| 2 | Administrative Costs, Years 6 and beyond | \$75,000 - \$125,000 |
| | Range | \$100,000 - \$175,000 |

EIFD Revenue and Bonding Capacity Scenarios

| EIFD Revenue Allocation Scenario | Year 5 Accumulated Revenue + Bonding Capacity* | Year 10 Accumulated Revenue + Bonding Capacity* | 50-Year Present-Value @ 3% Discount Rate | 50-Year Nominal Total |
|----------------------------------|--|---|--|-----------------------|
| A) County 15% | \$1,632,000 | \$5,149,000 | \$28,914,000 | \$78,493,000 |
| B) County 20% | \$2,397,000 | \$7,086,000 | \$38,553,000 | \$104,657,000 |
| C) County 25% | \$3,162,000 | \$9,024,000 | \$48,191,000 | \$130,821,000 |
| D) County 30% | \$3,926,000 | \$10,961,000 | \$57,829,000 | \$156,985,000 |
| E) County 35% | \$4,691,000 | \$12,898,000 | \$67,467,000 | \$183,149,000 |

County allocation does not include MVLF in-lieu.

* Bonding capacity assumes Year 5 is first bond issuance for EIFD. Year 5 means fifth year of revenue following district formation. Net proceeds shown. Bondable revenue assumes \$25,000 admin charge, 150% debt service coverage. 6.0% interest rate; 30-year term. Proceeds net of 2% underwriter's discount, estimated reserve fund (maximum annual debt service), costs of issuance estimated at \$350,000. Source: Kosmont Financial Services (KFS), registered Municipal Advisor.



**Proposed West County Enhanced Infrastructure Financing District (EIFD)
Fiscal Impact Analysis and Update**

October 14, 2015