



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 11/7/2023

To: Board of Supervisors

Department or Agency Name(s): County Administrator

Staff Name and Phone Number: Jennifer Solito 707-565-2241

Vote Requirement: Majority

Supervisorial District(s): Fifth

Title:

District 5 Community Infrastructure Fund Grant to Graton Community Services District to Support the Purchase of a Community Gathering Space in Graton

Recommended Action:

- A) Approve and authorize the County Administrator, or their designee, to execute a grant agreement with the Graton Community Services District to provide \$253,600 in District 5 Community Infrastructure Funds towards the acquisition, pre-development, and initial financing costs in connection with the Graton Town Square Project, and delegate authority to the County Administrator, or their designee, to execute minor amendments to the grant agreement, in a form approved by County Counsel and which do not increase the amount awarded under the grant agreement.
- B) Make a finding that the expenditures proposed in this Board item is in compliance with Government Code Section 26227, and that these expenditures are “necessary to meet the social needs of the population of the County.”

(Fifth District)

Executive Summary:

District Specific Community Infrastructure Funds were established during FY 2022/23 and 2023/24 budget hearings to address the infrastructure needs of each district. □

District 5 is proposing to use a portion of its District Specific Community Infrastructure Funds for a grant to the Graton Community Services District (CSD) towards efforts related to the Graton Town Square Project, including acquisition, pre-development work, and initial financing costs.

Discussion:

The Graton CSD (CSD), on behalf of Graton residents, is in the process of acquiring and developing an undeveloped 0.59 acre downtown parcel located at 9155 Graton Road into a town square. The proposed town square is in close proximity to the West County Regional Trail and a flexible public gathering space has been a long-standing priority and aspiration of the local community.

The CSD is currently under contract to purchase the parcel for \$860,000. A 25% down payment will be needed in December 2023. A portion of this proposed grant would be utilized for the down payment. The CSD will fund the remainder of the property purchase through seller financing and utilizing grant funding and

community fundraising to support the payment and subsequent development of the space. The requested \$253,600 would be used toward expenses as follows:

\$215,000	25% down payment
\$8,600	Estimated closing costs
\$10,000	Site due diligence, including phase 1 environmental assessments, soil testing, zoning analyses, and land use feasibility studies to inform site acquisition and design
\$5,000	conceptual design, including high-level site plans, programming models, visual renderings, and architectural concepts to illustrate the community’s vision based on the phased, participatory process
\$15,000	Initial planning costs, including technical assistance and resources for space programming, sustainable development practices, infrastructure requirements, phasing, and operational models to translate the vision into a feasible development plan

Funds will be dispersed pursuant to a grant agreement upon Board approval and satisfaction of contingencies for the purchase of the property by Graton CSD. Fund dispersal will require submission of documentation related to the use of funds to the County Administrator’s Office for the total amount of the grant.

The grant is authorized by Government Code Section 26227 as a financial contribution toward the acquisition or improvement of real property by another public agency for programs designed to meet the social needs, including health and welfare, of the population of the County.

Strategic Plan:

N/A

Racial Equity:

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

No

Prior Board Actions:

The District Specific Community Infrastructure Funds were established during the FY 2022/23 and 2023/24 budget hearings.

FISCAL SUMMARY

Expenditures	FY23-24 Adopted	FY24-25 Projected	FY25-26 Projected
Budgeted Expenses	\$253,600		
Additional Appropriation Requested			
Total Expenditures	\$253,600		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance	\$253,600		
General Fund Contingencies			
Total Sources	\$253,600		

Narrative Explanation of Fiscal Impacts:

District-Specific Community Infrastructure Funds are included in the FY 23-24 budget. D5 has available fund balance for this grant.

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Grant Fund Agreement

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

None