

General description of Sonoma County Agricultural Preservation and Open Space District's (District) conditions for use and development of the Roseland Creek Community Park:

- The 1027 McMinn Avenue and 1360 Burbank Avenue properties are the two most northern parcels totaling 10.93 acres and were acquired together through a District Matching Grant Agreement for acquisition in 2011. These properties are referred to in the Matching Grant Agreement (Agreement) as Phase 1B. The Agreement required a conservation easement over the Phase 1B lands limiting non-permeable improvements to 5% or less of the Phase 1B land. The Agreement also required the City to: (a) improve Phase 1B by March 2021 with the pathway that connects McMinn Avenue to Burbank Avenue and then across Burbank Avenue, to Roseland Creek Elementary School, (b) develop formal entrances with signage on both the east and west property boundaries and (c) list the Park on the City's website. The City has not complied with the requirement to develop the pathway to date, as such action is pending Council approval of the Master Plan and environmental analysis (Final EIR). City staff maintain the site to the expectations of the City and of the District Conservation Easement and the District monitor and report on the condition of the Park annually for compliance with the District Agreement and Conservation Easement requirements.
- The 1400 Burbank Avenue property is the southernmost Park parcel containing approximately 5.96 acres and was acquired through a District Matching Grant Agreement in 2011. This parcel is referred to as Phase 1A from the District Agreement. The Agreement also required a conservation easement over the Phase 1A lands; the conservation easement limits non-permeable improvements to 20% or less of the Phase 1A parcel land. City staff maintain the site to the expectations of the City and of the District Conservation Easement and the District monitors and reports on the condition of the park annually for compliance with the District Agreement and Conservation Easement requirements.
- The 1370 Burbank Avenue property located in the southern portion of the Park was more recently purchased in 2018 by the City and is awaiting final reimbursement through the District Agreement. This parcel is referred to as Phase 1C from the District Agreement. Reimbursement to the City from the District for acquisition of this approximately 2.61-acre parcel also requires a conservation easement and recreation covenant which are in negotiations now. Finalization of the easement and covenant are pending Council approval of the Master Plan and environmental analysis (Final Environmental Impact Report).