



February 2, 2012

Steve Baxman  
Facilities Committee Chair  
Monte Rio Recreation & Park District  
P.O. Box 877  
Monte Rio, CA 95462

**Subject: Old Monte Rio School Conservation Easement, Creekside Park Phases 1 & 2  
(Russian River Watershed Adventure Center & Wonderland Trail)**

Dear Mr. Baxman:

This letter is in response to a permitted use request the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD) received on December 16, 2011, requesting approval for Creekside Park Phases 1 & 2 (the Plan) on the Old Monte Rio School property (Property), over which SCAPOSD holds a Conservation Easement. In addition to reviewing the project description and site plan submitted with the request, I understand that SCAPOSD Stewardship Planner Jake Newell met with you and the architects Brian Grant and Stephanie Felch onsite on January 31, 2012, to discuss the Plan.

As detailed in your request, Phase 1 improvements, for which funding has been secured, include a community garden, skate park, public trailhead, public restrooms, small snack bar, outdoor patio, and replacement of asphalt paving with a permeable surface for parking. Phase 2 improvements, for which funding has not yet been secured, include restoration of Schoolhouse Creek, onsite trail and trailhead for off-site trail system, replacement of asphalt paving with permeable surface for expanded parking and a farmer's market area, and conversion of existing structures into a watershed exhibit hall and offices for park administration. As Mr. Grant explained onsite, although Phase 1 adds ~8,000 square feet of impervious surface for the skate park, it removes ~11,000 square feet of asphalt paving, and Phase 2 would remove an additional ~5,000 square feet of asphalt paving, for a resultant net reduction of impervious surface on the Property.

In regard to these kinds of recreational improvements, Easement Exhibit "B", Sections 2 and 5 respectively permit the following:

"To construct, erect or place non-residential structures and improvements in connection with recreational or resource management activities and uses as provided in this Agreement ... provided, however, that GRANTOR shall deliver to DISTRICT written request for approval of such construction, erection or placement in accordance with the provisions set forth in this Agreement, and provided, further that such structures and improvements *do not adversely impact the 'Natural Areas' shown on the Baseline Site Map.* DISTRICT'S approval shall specifically consider design and location and shall be based upon its finding that

the proposed construction, erection or placement is consistent with the conservation purpose of this Agreement.”

“To utilize the Property for recreational or educational purposes, including, but not limited to, hiking horseback riding, bicycling, nature study, picnicking, gardening, ballfields, and establishment of public trails. Any activities as provided for in this Paragraph which result in significant surface alteration or development of the land require the approval of DISTRICT and *shall not adversely impact the 'Natural Areas' shown on the Baseline Site Map.*”

Further, the Conservation Easement requires that “any and all revenue derived from the Property shall [be] used solely for its maintenance, operation and improvement,” (Easement Agreement Paragraph 4). As Jake mentioned during the site visit, this means that while MRRPD can run a snack bar to serve the recreational users of the Property, or can hire a concessionaire to run a snack bar, the Easement prohibits MRRPD from allowing a third-party to use any revenues for commercial profit.

Based on the site visit and staff review of the materials submitted, we have determined that the proposed improvements are designed so as not to adversely impact the Natural Area; we have further determined that the Plan is consistent with the Easement and hereby grant approval for its implementation on the condition that all revenues generated on the Property meet the above requirement.

Thank you for your continued cooperation. If you have any questions, please contact Jake Newell, Stewardship Planner, or me at the District office.

Sincerely,



Kathleen Marsh  
Stewardship Coordinator

c: Jake Newell, Stewardship Planner  
DeAnna Kamber, Assistant Planner  
Brian Grant & Stephanie Felch, Praxis Engineering