



**REGIONAL PARK COMMITTEE MEETING**  
**C. V. Starr Community Center**  
**300 South Lincoln Street**  
**Fort Bragg, CA 95437**  
**Wednesday, April 25, 2018**  
**11:00 a.m.**

**Minutes**

**1.0. CALL TO ORDER**

- Meeting called to order at 11:00 a.m.
- Committee members present: Bob Bushansky, , John Huff
- Committee members absent: Sarah Huff

**2.0 APPROVAL AND ADOPTION OF AGENDA**

Items to be removed from or changes to the agenda should be done at this time

- Agenda was adopted with no changes
- M/S/C: Huff/Bushansky/Unanimous

**3.0 PUBLIC PARTICIPATION-NON AGENDA ITEMS**

A maximum of 3 minutes is reserved for members of the public to address the Board on items not listed on the agenda and a total time for public input on a particular issue is limited to 20 minutes (Government Code 54954.3). The Board is prohibited from discussion or taking action on matters not on the agenda, but may briefly respond or ask a question for clarification (Government Code 54954.2).

- None

**4.0 DISCUSSION/ACTION**

**4.1 College of the Redwoods Parcel**

- Dan Keyes presented the committee with a brief history of the communication that has occurred between the College and MCRPD leading up to this topic being placed on the Committees agenda for review and consideration. Dan introduced Frank Zotter who was in attendance and serves as Legal Counsel for the College, as it relates to the disposition of the parcel in question.
- Frank Zotter provided the Committee with a detailed account of how the College has come to surplus the property and why it wishes to divest itself of parcel number four. The College is obligated when conducting this process to take sequential steps. As a result, the College must first provide the opportunity to the "Housing Authority", followed by park and recreation agencies. He described the property as a twelve acre parcel consisting primarily of wetlands. The property was purchased at one time with funding from the Coastal Conservancy and as such, has restrictions such as keeping the parcel in its natural state.
- Bob Bushansky stated that the parcel is contiguous with the Districts thirty acre parcel and went on to describe the Districts grant application process to secure and restore the Regional Park Property.
- Frank Zotter cited parcel number four as an illegal dumping site. Described the efforts of the College to maintain the property.
- Bob Bushansky described a similar situation and challenges with the Regional Park Property.
- Frank Zotter said current status and condition is the result of absent management. He went on to say that he felt like the transfer of parcel number four could be beneficial to both parties.
- Bob Bushansky asked Frank Zotter whom he was paid by.
- Frank Zotter explained his employment.

- Bob Bushansky said that he felt that the Committee was supportive of the possible acquisition of parcel number four and would forward as an agenda item to the MCRPD Board of Directors for further review and consideration. He then asked Frank what he would need to move the item forward on his end.
- Maryellen Sheppard suggested a review of the title report to check for negative encumbrances. She presented a map depicting the area and parcel in question.
- John Huff has questions about encumbrances such as Off Sets.
- Maryellen Sheppard believes off sets was the reason the property was sold due to the area being wetlands in general.
- Frank Zotter discussed restoration and past efforts to mitigate with little success.
- Bob Bushansky is in favor of this topic being moving forward to the MCRPD regular Board of Directors scheduled for May 16, 2018.
- Dan Keyes asked Frank Zotter to provide further details on the process.
- Frank Zotter responded by describing the process associated with the proposed transfer.
- A general discussion was held regarding access to the property.
- Maryellen Sheppard said the only access was by walking.
- Frank Zotter said the College would move forward with providing a title report. He went further to describe ongoing division of College property and history of transfers.
- Dan Keyes asked Frank Zotter of his availability to attend the May 2018 MCRPD Board of Directors meeting.
- Bob Bushansky thinks the addition of parcel number four would be great.
- John Huff discussed in detail what he knew of parcel number four and the associated drainage.
- Dan Keyes expressed concerns with unknown costs associated with property acquisition.
- John Huff discussed possible resolutions and funding mechanisms for property security. He asked if anyone might be aware of the fees associated with the transfer.
- Maryellen Sheppard provided a rough estimate of \$600 in transfer fees.
- Bob Bushansky explained how District is moving forward at this time to secure and restore the Regional Park Property using grant funding and not District funds such as what happened with the development of the proposed Golf Course.
- Maryellen Sheppard suggested the District might consider moving forward to accept the title without fees and questioned the condition of parcel number four.
- John Huff replied that the property is in relatively good condition and suggested the District seek partners for clean-up and restoration.
- Dan Keyes has questions about the preparation period and the timeline.
- Maryellen Sheppard agreed to obtain title report and will email information to Dan Keyes
- John Huff agreed to contact the Coastal Conservancy.

#### 4.2 State of California, OHV Planning and Restoration Grant Program & Projects

- 2017 OHV Planning Grant
  - Public Forum Planning Update
    - Dan Keyes reported the dates under consideration are June 27 and June 28, 2018 with the proposed site being the Cotton Auditorium. The poll for MCRPD Board of Directors availability has been completed and there is a quorum for either date. Dan has contacted the School District to obtain a facility use request and plans to submit the completed application ASAP.
  - Stakeholders Committee Update
    - Dan Keyes informed the committee that staff is scheduled to meet on this subject on Friday, April 27 to discuss and develop the implementation process for this group and will provide a plan to the Committee for review.

- Public Relations – Formation of Volunteer Sub Committee
    - Dan Keyes suggested in light of the recent denial by the State to approve a budget reallocation request to hire a Public Information Coordinator and the relative importance of such a position the Committee might want to consider using volunteers to fill such a role.
    - General consensus was provided in support of this idea.
  - Economic Feasibility Study
    - Dan Keyes reported that the project was moving forward and was on schedule.
  - CEQA Compliance Project
    - John Huff reported that the consultant required an updated trails plan prior to moving forward with the completion of the preliminary draft of the EIR. He explained the recent challenges with the weather in completing this process but indicated the remapping was 2/3 complete.
  - 2017 OHV Restoration Grant
    - Funding
      - Bob Bushansky relayed the message once again that funding from the State has not yet been received and spoke to the issues related to Chapter 9 and its impact on the funding process.
    - Regional Park Access Control Project
      - Bob Bushansky reported no further progress, as funding has not yet been obtained.
    - Regional Park Debris Removal and Disposal Project
      - Bob Bushansky reported no further progress, as funding has not yet been obtained.
      - John Huff discussed the removal of junk and debris from the Regional Park Property.
      - Bob Bushansky discussed the issue related to solid waste management throughout the County and predicted for the costs associated with waste removal to increase.
- 4.2.1 State of California, 2017 Cal Recycle Grant Program & Projects
- Notice of Award
    - Committee has not yet received notice of a grant award.

## 5.0 ADJOURNMENT

- The meeting was adjourned at 12:00 p.m.

\*Minutes recorded and submitted by Danny L. Keyes, District Administrator MCRPD/CV Starr Community Center.