



**REGIONAL PARK COMMITTEE MEETING  
REMOTE MEETING  
Thursday, July 15, 2021  
5:30 p.m.**

**MINUTES**

**1.0. CALL TO ORDER**

- Meeting called to order at: 5:31pm

**2.0 ROLL CALL**

- Committee members present: Bob Bushansky, Lawrence Turner
- Committee members absent: Angela Dominguez

**3.0 PUBLIC PARTICIPATION NON-AGENDA ITEMS**

- Julia Findley wrote a letter to the editor as a concerned citizen about the transfer station and is in attendance for that reason. She owns property on Hwy 20 and the regional park is right behind her property. Currently, OHV's are being used on the property. She is concerned about the danger of the garbage trucks going on and off Hwy 20. She also thinks there will be noise pollution and odor will be an issue. It will adversely impact the values of the surrounding properties. She believes there are other places can be better suited for this. Animals and plants will also be affected. She also mentioned the current water concerns.

**3.0 INFORMATION/DISCUSSION**

**3.1 Discussion of Future Possibilities for the Regional Park Property**

- Bushansky stated that due to the rare plant life the OHV possibility is unlikely. The District has also recently hired a land attorney who can help with finding different uses for the property.
- Angela Dominguez arrived at 5:39pm.
- Moneque Wooden read a letter from Don Bainbridge regarding different use ideas for the property. The letter will be attached in the minutes.
- Turner wanted to state he works for the Mendocino Land Trust and thinks Don's ideas are amazing, but they do take manpower whether we like it or not, and a cost analysis will be necessary to move forward.
- Bushansky said that it would also be difficult with all the easements currently on the property. A mitigation easement was also brought up in the past but is not likely the best option.
- Turner said separate to the EEM money (mitigation easement) is the conservation easement which the DFW said they will not be doing with the district property.
- Beth Pine wanted to ask why the property was deemed undevelopable when in the past the plans for development were in place with the proper methods and at that time the easements were in place as well. If the District gets in good graces with OGALS again there is potential for future grants to

development the property. There is nothing simple or easy about this property and a lot of strategic planning and thought put into what the best course of action to take forward.

- Bushansky said that 20 years ago when the property was purchased, the atmosphere was much different than it is now, especially with the drought, etc. Although there was an EIR in the past for the golf course, there was recently another EIR in progress but was held up due to other circumstances.
- Pine said she never said the golf course was going to be a good idea and would not bring in the revenue that was proposed with the golf course. She said that a regional park with ball fields seem much more obtainable, but the Board does not have a strategic plan. Maybe going back out to the community at this time would be the best option for the district.
- Bushansky said that it would be incredibly difficult to do anything with the resistance from the DFW and native plant society.
- Pine responded that with the golf course the same concerns and opposition and they were able to mitigate those concerns and move forward.
- Turner asked about having a regional hiking park.
- Wooden said that the land attorney Nelson Lee is on a retainer and if a meeting is desired.
- Turner and Dominguez said that setting up a meeting with Nelson Lee is a great idea.
- Bushansky directed Moneque to set up a meeting with the land attorney with the regional park committee.

#### **4.0 ADJOURNMENT**

- Meeting adjourned at 6:01pm

## Anna-Kristina Rosenquist

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**From:** Donald Bainbridge <info@epicgraphics.net>  
**Sent:** Monday, June 21, 2021 10:37 AM  
**To:** Moneque Wooden  
**Subject:** Re: HWY 20 & Ales Tournament

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Moneque, it was great talking with you. Fantastic to hear the Ales tournament is happening!

The HWY 20 property is a gold mine in my opinion, I have been using that property for recreation since I was 10 yrs old. There are so many ideas that go through my head on what can be done I don't know where to start. I don't feel it would require any further investment from the park district to make it happen.

First Idea: Have yearly membership or day passes for recreational users (Hiking, Running, Mtn. Bike, Horseback). I think those categories have the largest user groups with the least impact.

Second Idea: Holding a few weekend events per year, let each user group create and run their own so no man power from the district would be needed.

Maintenance: Each user group most likely has a group of volunteers that could share with maintaining the facility.

These are just a few ideas but getting frequent users will drastically lower the harsh impact you are having with it being vacant. This can all be done right now using the existing trail system and start to generate some income for the district. I realize there are lots of hoops to jump through but something has to be possible :)

Sincerely,  
Don Bainbridge

On Jun 21, 2021, at 9:58 AM, Moneque Wooden <[mwooden@MCRPD.US](mailto:mwooden@MCRPD.US)> wrote:

Hi Don,

Thanks for all the great info this morning. Can't wait to read your email concerning the District's HWY 20 property.

Also, thank you for your help with the Ales Tournament

*Moneque Wooden*  
*District Administrator*  
*Mendocino Coast Recreation and Park District*  
*CV Starr Community Center*  
*(707)964-9446 ext. 102*  
[mwooden@mcrpd.us](mailto:mwooden@mcrpd.us)  
<image001.jpg>



**Don Bainbridge**

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