



**Regular Meeting of the Board of Directors
Camp Meeker Recreation and Park District
September 15, 2026, 7:00 p.m.
Anderson Hall, 101 Lakeside Ave., Camp Meeker, CA 95419**

AGENDA

Members of the public may participate in the meeting in person or via Zoom.

Zoom Meeting: <https://us02web.zoom.us/j/81180080842>

Meeting ID: 811 8008 0842

Dial-in (audio only): +1 (669) 444-9171 – Enter Meeting ID: 811 8008 0842

In compliance with the Americans with Disabilities Act, persons requiring disability-related accommodations or modifications may contact Katie Sherwin at (707) 874-9246 or admin@campmeeker.org. Requests made at least 48 hours in advance will help the District make reasonable accommodations.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. STATEMENTS OF ABSTENTION

5. PUBLIC COMMENT

Members of the public may address the Board on items not appearing on the agenda. Comments are limited to three minutes per speaker. The Board cannot discuss or act on items not appearing on the agenda except as permitted by law.

6. CONSENT CALENDAR (10 minutes)

A. Approval of Minutes – August 18, 2026

B. Payment of Claims

C. Financial and Administrative Reports

1. Financial Report
2. Administrative Report

7. REPORT OF THE WATER SYSTEM OPERATOR (*Russian River Utility, 5 minutes*)

A. System Operations Report

8. ACTION ITEMS

A. RESOLUTION NO. 2026-009: APPROVAL OF FINAL BUDGET FOR FISCAL YEAR 2026-2027
(*Directors, Staff, 5 minutes*)

DESCRIPTION: The Board will review and consider adoption of the Final Budget for Fiscal Year 2026-2027, incorporating revisions to the Preliminary Budget adopted by the Board in June.

PROPOSED ACTION: Adopt Resolution No. 2026-009 approving the Final Budget for Fiscal Year 2026-2027 and direct staff to submit the required budget documents to the County.

B. SENATE BILL 707 – BROWN ACT COMPLIANCE UPDATE *(Staff, 10 minutes)*

DESCRIPTION: Staff will provide an update on Senate Bill 707 amendments to the Ralph M. Brown Act applicable to the District, including revised requirements for Board member remote participation and related meeting procedures.

PROPOSED ACTION: The Board may receive the update and provide direction regarding implementation of applicable requirements.

C. IPAOM GRANT AGREEMENT – CAMP MEEKER FOREST OPEN SPACE PRESERVE *(Staff, 10 minutes)*

DESCRIPTION: The Board will review the Initial Public Access, Operation and Maintenance (IPAOM) Grant Agreement with the Sonoma County Agricultural Preservation and Open Space District for funding of up to \$1,421,252 for improvements and initial public access to the Camp Meeker Forest Open Space Preserve. The agreement is anticipated to be approved by the Sonoma County Board of Supervisors earlier in the day on September 15, 2026.

PROPOSED ACTION: The Board may approve the IPAOM Grant Agreement and authorize the Board President to execute the agreement on behalf of the District.

D. IPAOM PROJECT IMPLEMENTATION AND PRIORITIES *(Director Almquist, 10 minutes)*

DESCRIPTION: Director Almquist will discuss the process for implementing individual projects funded through the approximately \$1.42 million IPAOM Grant, including two priority projects: Regulatory Permitting Strategy, estimated at \$91,000, and Baumert Reservoir Slide Mitigation, estimated at \$70,000.

PROPOSED ACTION: The Board may discuss project priorities and provide direction regarding the process and next steps for implementation of these and other IPAOM-funded projects following approval of the Grant Agreement.

E. STATEWIDE PARK PROGRAM GRANT OPPORTUNITY *(Staff, 10 minutes)*

DESCRIPTION: Staff will present a California State Parks Statewide Park Development and Community Revitalization Program grant opportunity for potential improvements to the District's recreation facilities, including renovation of the existing playground and basketball court and possible parking lot improvements. Applications are due December 17, 2026.

PROPOSED ACTION: The Board may direct staff to pursue the grant opportunity and appoint an ad hoc subcommittee to develop the proposed project scope and assist with preparation of the grant application.

F. ALTERNATE WATER PAYMENT PROCESSING PLATFORMS *(Staff, 10 minutes)*

DESCRIPTION: Staff will present options for alternate water payment processing platforms that would provide customers with ACH and automatic payment options. The presentation will include available features, costs, and implementation considerations for the District.

PROPOSED ACTION: The Board may review the options presented and provide direction to staff regarding preferred payment processing options.

G. PARKING EASEMENT POLICY *(Director Helfrich, 5 minutes)*

DESCRIPTION: Director Helfrich will present proposed amendments to the CMRPD Surplus Land Policy addressing parking easements, along with a draft parking easement agreement.

PROPOSED ACTION: The Board may approve the policy amendments and draft easement agreement or provide further direction.

H. ANDERSON HALL FEE WAIVER REQUEST – BOHEMIAN COLLABORATIVE *(Director Almquist, 5 minutes)*

DESCRIPTION: Director Almquist will present a request from the Bohemian Collaborative to waive the Anderson Hall rental fee for a Tending the Land workshop presented by Sonoma Ecology Center on October 18, 2026.

PROPOSED ACTION: The Board may approve the request to waive the Anderson Hall rental fee for the October 18, 2026 workshop.

I. UNAUTHORIZED CAMPING – CAMP MEEKER FOREST OPEN SPACE PRESERVE *(Director Almquist, 10 minutes)*

DESCRIPTION: Director Almquist will provide an update regarding repeated unauthorized camping and associated fire and property damage concerns within the Camp Meeker Forest Open Space Preserve. In accordance with the District's Unauthorized Camping Protocol, the Board will consider appropriate next steps and potential revisions to the Protocol addressing procedures for unauthorized camps and associated personal property.

PROPOSED ACTION: The Board may provide direction regarding response to the current unauthorized camping activity and direct staff to develop revisions to the Unauthorized Camping Protocol for future Board consideration.

9. DIRECTORS' REPORTS

DESCRIPTION: This item is for informational reporting only. In accordance with the Brown Act, no Board discussion or action will occur on items raised under this section. If action is desired, the matter may be placed on a future agenda.

PROPOSED ACTION: No action will be taken.

10. ADJOURNMENT

HOW TO SUBMIT ITEMS FOR FUTURE AGENDAS

Requests for future agenda items must be submitted in writing or through the District's website at least 14 calendar days prior to a scheduled meeting. Regular meetings are held on the third Tuesday of each month. Submit by mail to: Camp Meeker Recreation and Park District, P.O. Box 461, Camp Meeker, CA 95419

Or online at: <https://www.campmeeker.org/submit-your-agenda-item>

Submissions must include your name, address, and phone number. Anonymous submissions will not be considered.



Meeting Minutes
August 18, 2026, 7:00 p.m.

Anderson Hall | 101 Lakeside Ave | Camp Meeker, CA 95419 | (707) 874-9246
www.campmeeker.org

1. CALL TO ORDER

The meeting was called to order by President Helfrich at 7:00 p.m.

2. ROLL CALL

Directors Helfrich, McDaniel, Bongardt, Bell-Alper, and Almquist were present.

3. APPROVAL OF AGENDA

A motion was made by Director Bongardt and seconded by Director Almquist to approve the agenda.

Ayes: Helfrich, McDaniel, Bell-Alper, Almquist, Bongardt

Noes: None

Abstentions: None

Absent: None

The motion was approved.

4. STATEMENTS OF ABSTENTION

There were no statements of abstention.

5. PUBLIC COMMENT

There was no public comment.

6. CONSENT CALENDAR

A. APPROVAL OF MINUTES – July 21, 2026

A motion was made by Director McDaniel and seconded by Director Almquist to approve the minutes of July 21, 2026.

Ayes: Helfrich, Bell-Alper, McDaniel, Almquist, Bongardt

Noes: None

Abstentions: None

Absent: None

The motion was approved.

B. PAYMENT OF CLAIMS

A motion was made by Director Helfrich and seconded by Director Almquist to authorize payment of claims in the amount of \$27,089.93.

Ayes: Helfrich, Bell-Alper, McDaniel, Almquist, Bongardt

Noes: None

Abstentions: None

Absent: None

The motion was approved.

C. FINANCIAL AND ADMINISTRATIVE REPORTS

1. FINANCIAL REPORT – Ms. Mwangi reviewed year-end financial results for FY 2025–2026 and identified significant variances. She will meet with Director McDaniel and Ms. Sherwin to finalize the FY 2026–2027 budget before the September meeting.

2. ADMINISTRATIVE REPORT – Ms. Sherwin reported on public-records requests, County compliance matters, Anderson Hall rentals, and coordination with Ag + Open Space, Gold Ridge RCD, and the District 5 office.

7. REPORT OF THE WATER SYSTEM OPERATOR

Ms. Voet reported that the water system is operating normally.

8. PUBLIC HEARING: 2026-2027 ANNUAL DIRECT CHARGE REPORT

A. OPEN PUBLIC HEARING

President Helfrich opened the public hearing on the 2026–2027 Annual Direct Charge Report, including water charges and delinquent water charges proposed for collection on the Sonoma County property tax roll, and received public comments and protests.

B. NO PUBLIC COMMENTS OR PROTESTS WERE RECEIVED.

C. PRESIDENT HELFRICH CLOSED THE PUBLIC HEARING

9. ACTION ITEMS

A. RESOLUTION NO. 2026-008: CONFIRMING THE 2026–2027 ANNUAL DIRECT CHARGE REPORT

DESCRIPTION: Following the public hearing, the Board considered Resolution No. 2026-008 confirming the 2026-2027 Annual Direct Charge Report.

ACTION: A motion was made by Director Bell-Alper and seconded by Director Almquist to adopt Resolution No. 2026-008.

Ayes: Helfrich, McDaniel, Almquist, Bongardt, Bell-Alper
Noes: None
Abstentions: None
Absent: None
The motion was approved.

B. WATER ACCOUNT NO. 129 – REQUEST FOR WAIVER OF LATE CHARGES

DESCRIPTION: The Board considered a request from Doug Post to waive late fees from November 2025 through July 2026 in the amount of \$621.08.

ACTION: A motion was made by Director Helfrich and seconded by Director Almquist to deny waiving the late fees for November 2025 through July 2026.

Ayes: Helfrich, McDaniel, Almquist, Bongardt, Bell-Alper
Noes: None
Abstentions: None
Absent: None
The motion was approved.

C. WATER ACCOUNT NO. 69 – REQUEST FOR LEAK ADJUSTMENT

DESCRIPTION: The Board considered a request by Robert Loranger for a leak adjustment in the amount of \$220.54 caused by a leaking water heater. Mr. Loranger provided proof that a new water heater had been installed and the leak was repaired.

ACTION: A motion was made by Director Helfrich and seconded by Director McDaniel to approve the leak adjustment for water account No. 69 in the amount of \$220.54.

Ayes: Helfrich, McDaniel, Almquist, Bongardt, Bell-Alper
Noes: None
Abstentions: None
Absent: None
The motion was approved.

D. WATER ACCOUNT NO. 54 – REQUEST FOR LEAK ADJUSTMENT

DESCRIPTION: The Board considered a request from Fred Meyer for a leak adjustment to account No. 54 in the amount of \$384.32, which was caused by a leak near the water meter. Mr. Meyer reported that the leak had been repaired.

ACTION: A motion was made by Director Helfrich and seconded by Director McDaniel to approve the leak adjustment for \$384.32, contingent upon Mr. Meyer providing documentation showing that the leak had been repaired.

Ayes: Helfrich, McDaniel, Almquist, Bongardt, Bell-Alper
Noes: None
Abstentions: None
Absent: None

The motion was approved.

E. WATER ACCOUNT NO. 240 – EMMETT WERTZ - REVIEW OF ACCOUNT STATUS

DESCRIPTION: Ms. Voet reported that account No. 240 had been paid in full.

ACTION: No action was taken.

F. ENDORSEMENT REQUEST: GOLD RIDGE FIRE PROTECTION DISTRICT

DESCRIPTION: The Board considered Christina Gibbs' request for a letter of endorsement for her candidacy for Gold Ridge Fire Protection District's Board of Directors in the November 2026 General Election.

ACTION: The Board discussed the request. No motion was made, and no action was taken.

G. UPDATE: ACH PAYMENT OPTION FOR WATER BILL PAYMENTS

DESCRIPTION: Ms. Sherwin reported that she is still researching options for alternate water bill payment software. She will provide recommendations at the next meeting.

ACTION: No action was taken.

H. PARKING EASEMENT REQUEST

DESCRIPTION: The Board considered a request from Seth Murchison to pursue a parking easement across from his residence in an area that is protected in the Conservation Easement.

ACTION: President Helfrich stated that a draft parking easement policy would be presented for review at the September Board meeting. No action was taken.

I. HAMPTON FIRE ROAD SHADED FUEL BREAK – SUPPLEMENTAL WORK

DESCRIPTION: The Board reviewed a supplemental proposal from the Bohemian Collaborative to contract Biswell Forestry to conduct additional vegetation management work on the Hampton Fire Road using the remaining \$8,000 from the prior shaded fuel break project conducted in 2025.

ACTION: A motion was made by Director McDaniel and seconded by Director Helfrich to approve continued work on the Hampton Fire Road using the remaining funds from the previous project.

Ayes: Helfrich, Bell-Alper, McDaniel, Almquist, Bongardt

Noes: None

Abstentions: None

Absent: None

The motion was approved.

10. DIRECTORS' REPORTS

There were no Directors' Reports.

11. ADJOURNMENT

As there was no further business to be brought before the Board at this time, a motion was made by Director Helfrich, and seconded by Director Bell-Alper, that the meeting be adjourned.

Ayes: Helfrich, Bell-Alper, McDaniel, Almquist, Bongardt

Noes: None

Abstentions: None

Absent: None

The motion was approved.

The meeting adjourned at 8:18 p.m.

Respectfully submitted,
Katie Sherwin

CAMP MEEKER RECREATON AND PARK DISTRICT
WARRANT REQUEST # 2026-2027 #3
9/15/2026

	CHECK AMOUNT	10 R&P FUND	40 WATER FUND	EXPLANATION
OPERATING ACCOUNT				
VENDOR				
Occidental Community Svcs	4,431.62	-	4,431.62	Refund-Svcs & Utilities
CMRPD Water System	109.68	109.68	-	Water
Katie Sherwin Consulting	4,332.00	2,125.00	2,125.00	Adminstrative services
		41.00	41.00	Postage
Russian River Utility	18,478.75		5,987.93	Electric Service
			12,435.82	Contract services
			55.00	Starlink
US Bank Corp. Pymt Svcs	1,337.62	151.28	236.33	Communications
		70.00	70.00	QBO-Quickbooks
		127.41	-	PG&E
		49.60	115.72	Supplies
		21.38	49.90	Repairs
		223.00	223.00	Press Democrat Advert
VM Accounting Svcs	2,600.00	1,300.00	1,300.00	Accounting
TOTAL	31,289.67	4,218.35	27,071.32	
USDA Rural Develop.	73,364.04	-	73,364.04	USDA Loan Payment
GRAND TOTAL	104,653.71	4,218.35	100,435.36	

DIRECTOR APPROVAL

Gary Helfrich

Bryan Almquist

John McDaniel

Max Bell Alper

Christy Bongardt

Camp Meeker Recreation & Park District
Statement of Activity
July-September, 2026

	Jul 2026	Aug 2026	Sep 2026	Total
Revenue				
4110 Interest Earned - Wells Fargo Bank	710.54	509.33		1,219.87
4215 Rental Fees - Other	462.25			462.25
4260 Reimbursements		-150.00		-150.00
4308 Water Connections				
4310 Sales of Water - Residential	31,231.56	27,444.97		58,676.53
Total for Revenue	32,404.35	27,804.30	\$0.00	\$60,208.65
Gross Profit	32,404.35	27,804.30	\$0.00	\$60,208.65
Expenditures				
5101 Communications - Tel/Web/Wifi, etc	387.60	126.48		514.08
5185 Janitorial Services	280.00	280.00		560.00
5304 Maintenance - Equipment	71.28			71.28
5401 Memberships	300.00			300.00
5410 Office Supplies	130.00			130.00
5416 Lease - Accounting Software	115.00	140.00		255.00
5425 Postage			82.00	82.00
5427 Supplies	165.32			165.32
5515 Contract Services - Water Operations	10,040.75	11,309.61	9,600.24	30,950.60
5520 Administrative Sevices	4,275.00	3,900.00	4,250.00	12,425.00
5556 Professional Services - Accounting	2,600.00	2,600.00	2,600.00	7,800.00
5560 Professional Fees - Other		1,610.00	1,610.00	3,220.00
5575 Bank Service Fees	675.95			675.95
5585 Public/ Legal Notices			446.00	446.00
5592 Water and Sewer	110.16	109.68	109.68	329.52
5594 Utilities	222.75	4,008.66	3,003.33	7,234.74
7911 Long term debt Interest			21,364.04	21,364.04
Total for Expenditures	19,373.81	24,084.43	43,065.29	\$86,523.53
Net Operating Revenue	13,030.54	3,719.87	-43,065.29	-\$26,314.88
Net Revenue	13,030.54	3,719.87	-43,065.29	-\$26,314.88

CASH BALANCES

Checking Account	367,194.17
Investing Account	1,212,406.09
Water Deposits Account	50,539.33
US Bank Account	4,650.38
	<u>1,634,789.97</u>

**RUSSIAN RIVER UTILITY
PO BOX 730
FORESTVILLE, CA 95436
707-887-7735**

September 10, 2026

RE: CAMP MEEKER PAST DUE ACCOUNTS

Accounts 20 and 139: Payment is on hand.

Account 2: Customer is on a payment plan.

Account 33: Payment did not come in. Scheduled for lock off September 17, 2026.

Account 339: Service was locked off on August 18, 2026.

Accounts 28, 127, 174 and 311: Lock off is scheduled for September 17, 2026.

Accounts 185, 224, 249 and 281: SB3 letters will go out September 23, 2026 for lock off on October 22, 2026.

**CAMP MEEKER RECREATION AND PARK DISTRICT
PAST DUE LIST**

ACCT	CURRENT	1 - 30.	31 - 60	61+	LAST PAYMENT	TOTAL
2	179.50	417.22	28.40		200.00 8/5/2026	625.12
20	61.08	59.98	52.74		58.08 7/7/2026	173.80
24	62.85	59.61	57.08	27.13	500.00 4/15/2026	206.67
28	81.68	74.86	77.88	188.91	311.07 4/2/2026	423.33
60	61.86	57.47	61.72		384.19 7/6/2026	181.05
68	61.69	60.18	0.76		243.00 8/3/2026	122.63
69	73.33	83.32	60.94	140.42	298.31 7/28/2026	358.01
75	60.25	56.41	46.99		100.00 5/11/2026	163.65
94	61.80	59.41	51.82		120.00 7/7/2026	173.03
95	60.39	61.75	3.22		58.66 8/25/2026	125.36
127	71.20	67.14	64.17	81.83	75.00 3/2/2026	284.34
139	58.70	67.36	56.36		61.00 7/10/2026	182.42
144	77.73	69.26	165.97	239.31	105.00 2/9/2026	552.27
159	59.54	56.70	54.00		236.07 7/7/2026	170.24
162	65.64	69.07	58.57		70.00 8/18/2026	193.28
167	61.20	58.59	52.96		57.64 6/22/2026	172.75
174	67.12	63.54	61.39	116.20	184.82 5/19/2026	308.25
185	71.87	66.14	72.57	53.44	200.00 7/16/2026	264.02
220	83.47	83.93	86.30	0.70	228.00 7/27/2026	254.40
224	62.49	59.52	56.68	53.65	36.00 6/16/2026	232.34
249	65.08	62.02	68.63	26.62	200.00 7/20/2026	222.35
270	68.00	64.59	61.76		150.00 7/28/2026	194.35
271	314.17	235.27	103.11		524.02 1/19/2026	652.55
279	63.22	59.31	38.20		75.00 7/2/2026	160.73
281	63.53	60.60	60.48	57.51	66.11 7/28/2026	242.12
298	64.42	60.94	57.95		197.00 6/16/2026	183.31
307	65.82	69.03	3.03		123.62 7/10/2026	137.88
311	80.56	91.15	65.18	119.21	600.00 11/10/2025	356.10
317	68.67	66.39	60.96		195.03 7/2/2026	196.02
318	91.56	98.92	85.35		127.32 7/2/2026	275.83
320	58.59	54.92	10.83		150.00 6/8/2026	124.34
333	61.24	58.28	44.02		100.00 7/24/2026	163.54
337	76.01	74.43	74.78	182.60	59.50 3/31/2026	407.82
338	60.99	58.26	12.43		400.00 7/16/2026	131.68
339	67.68	114.46	61.39	147.75	1,000.00 1/8/2026	391.28
358	61.80	60.21	57.44		244.02 4/9/2026	179.45
2,774.73		2,940.24	2,036.06	1435.28		9,186.31

**CAMP MEEKER RECREATION AND PARK DISTRICT
WATER SALES 2026**

[illegible]

CAMP MEEKER RECREATION & PARK DISTRICT
FINAL BUDGET FY 2026-2027

	FUND #10	FUND #40	FUND #50	FUND #70	Total
	R&P	Water Op	Wtr-Cap Replmnt	(A&B Debt)	
Estimated beginning Fund Balance 7/1/2026	243,956	321,745	1,211,418	-	1,777,119
Plus: Budgeted FY 2026-27 Revenues:	142,500	490,200	6,000	-	638,700
Transfers In/(Out)	-	(145,000)	45,000	100,000	-
Less: Budgeted FY 2026-2027 Expenditures	(142,500)	(345,200)	-	(93,539)	(581,239)
	-	-	-	-	-
Estimated Ending Fund Balance 6/30/2027	243,956	321,745	1,262,418	6,461	1,834,580

Gary Helfrich
Director

John A. McDaniel
Director

Bryan Almquist
Director

Max Bell Alper
Director

Christy Bongardt
Director

Resolution 2026-009

Final Budget Approved On:

September 15, 2026

Prop 4 Limit \$413,248 Adopted Resoultion 2026-005

**CAMP MEEKER RECREATION AND PARK DISTRICT
RECREATION AND PARK OPERATIONS
FINAL BUDGET 2026-2027**

GL CODE		Governmental Activities
REVENUE		
4001	Property Taxes-CY Secured	130,000.00
4020	Property Taxes-CY Supplemental	
4040	Property Taxes-CY Unsecured	
4060	Property Taxes-PY Secured	
4091	Property Taxes-PY Supplemental	
4101	Interest Pooled Cash -So. County	
4110	Interest Earned-Wells Fargo	2,000.00
4210	Rental Fees-Anderson Hall	5,000.00
4215	Rental Fees-Other	5,500.00
4220	State-Home Owner Property Tax Relief	-
4625	Transfers-Within Fund In	
	Total Revenue	142,500.00
EXPENDITURES		
5101	Communications-Telephone	2,000.00
5184	Janitorial Supplies	-
5185	Janitorial Services	1,500.00
5210	Insurance-Property & Liability	3,500.00
5301	Maintenance-Beach and Parks	10,000.00
5302	Maintenance-Bldgs & Improve	25,000.00
5401	Memberships	700.00
5410	Office Supplies	1,000.00
5416	Lease-Accounting Software	900.00
5420	Training-Administrative	2,650.00
5501	Professional Fees-Web	1,000.00
5520	Administrative Services	25,000.00
5540	LAFCO Charges	1,500.00
5550	Legal Services	8,000.00
5555	Professional Services-Auditor	9,000.00
5556	Professional Services-Accounting	18,850.00
5560	Profession -Others	22,500.00
5575	Bank Service Fees	2,400.00
5576	Property Tax Administration Fee	1,500.00
5585	Public/ Legal Notices	500.00
5590	Gas and Oil	1,500.00
5591	Equipment Rentals	-
5592	Water and Sewer	1,500.00
5594	Utilities	1,000.00
	Total Service and Supplies	141,500.00

GL CODE		Governmental Activities
8510	Remodel/Rehab/Renovate	-
8514	Maintenance & Repair-Major	-
8516	Restoration	-
8521	Survey/Topography	-
8625	Tfr Within Fund	-
9001	Contingency	1,000.00
	Total Fixed Assets	<u>1,000.00</u>
	Total Expenditures	<u>142,500.00</u>
	Excess of Income Over (Under) Expense	-

CAMP MEEKER RECREATION AND PARK DISTRICT
WATER OPERATIONS
FINAL BUDGET 2026-2027

Water Operations

GL CODE

Revenue

4010	Direct Charges-Current Year	124,000.00
4061	Direct Charges -Prior Year	
4101	Interest Pooled Cash -WF	-
4260	Reimbursements	61,200.00
4310	Sales of Water-Residential	305,000.00
4410	Revenues From Other Governments	
4625	Transfers-Within Fund In	-
	Total Revenue	490,200.00

Expenditures

5101	Communications-Telephone	3,000.00
5210	Insurance-Property & Liability	7,500.00
5304	Maintenance - Equipment	19,400.00
5401	Memberships	1,500.00
5410	Office Supplies	2,600.00
5416	Lease-Accounting Software	900.00
5420	Training-Administrative	200.00
5425	Postage	200.00
5426	Printing Services	900.00
5427	Supplies	500.00
5501	Professional Fees-Web	1,600.00
5515	Contract Services-Water Operations	164,000.00
5520	Administrative Services	25,000.00
5540	LAFCO Charges	1,250.00
5550	Legal Services	500.00
5555	Professional Services-Auditor	9,000.00
5556	Professional Services-Accounting	18,850.00
5560	Professional Services-Other	31,000.00
5563	Property Tax	900.00
5567	SCWA-Water Agency Fees	5,000.00
5575	Bank Service Fees	3,500.00
5585	Public/Legal Notices	900.00
5587	Water System Fees-State	4,500.00
5594	Utilities	42,000.00
5596	Permits/Rights	500.00
	Total Service and Supplies	345,200

8511	Maintenance & Repair	-
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8565	Equipment 2	-
8625	Tfr Within Fnd-Out	145,000
9001	Contingency	-
	Total Fixed Assets	<u>145,000</u>
	Total Expenditures	<u>490,200</u>
	Income Over (Under) Expense	-

**CAMP MEEKER RECREATION AND PARK DISTRICT
WATER CAPITAL FUND-50 (RESTRICTED)
FINAL BUDGET 2026-2027**

FINAL
BUDGET 2026-
2027

GL CODE

	Revenue	
	Interest Earned-Wells Fargo	
4110	Bank	6,000
4260	Reimbursements	-
4625	Transfers-Within Fund In	45,000
	Total Revenue	<u>51,000</u>
	Expenditures	
5575	Bank Service Fees	-
8625	Tfr Within Fnd-Out	-
	Total Expenditures	<u>-</u>
	Income Over (Under) Expense	51,000

CAMP MEEKER RECREATION AND PARK DISTRICT
USDA DEBT-WATER FUND 70
FINAL BUDGET 2026-2027

FINAL BUDGET
2026-2027

GL COD Revenue

4290	Miscellaneous Revenues	-
4625	Transfers-Within Fund In	100,000
	Total Revenue	<u>100,000</u>

Expenditures

7910	Long Term Debt-Principal	52,000
7911	Long Term Debt-Interest	41,539
8625	Tfr Within Fnd-Out	-
	Total Expenditures	<u>93,539</u>

Income Over (Under)

Expense	6,461
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SB 707 Brown Act Updates

Information for the CMRPD Board of Directors

Bottom line for Camp Meeker

CMRPD is not an “eligible legislative body” under SB 707’s size thresholds. The District is therefore not required to provide hybrid public access at every meeting. It may continue to hold fully in-person meetings when all Board members attend in person and the public can attend and comment at the noticed location. Other SB 707 changes apply to CMRPD beginning January 1, 2026.

Why the hybrid meeting mandate does not apply

Beginning July 1, 2026, SB 707 requires an “eligible legislative body” to provide two-way remote public participation at most open meetings. A special district qualifies only if it has a website and meets at least one of these thresholds:

- **Countywide district:** its boundaries include an entire county with at least 600,000 residents and it has more than 200 full-time-equivalent employees.
- **Very large employer:** it has more than 1,000 full-time-equivalent employees.
- **High revenue and staffing:** it has annual revenues over \$400 million and more than 200 full-time-equivalent employees.

CMRPD does not meet these thresholds. The mandatory hybrid-meeting, public-outreach, meeting-webpage, agenda-translation, and service-disruption rules that apply specifically to eligible legislative bodies do not apply to the District.

Changes that apply to CMRPD

- **Brown Act copies:** The District must provide a copy of the Brown Act to every person elected or appointed to serve on a District legislative body.
- **Special meetings:** If the District has a website, notice of a special meeting must be posted on it as well as delivered and posted as otherwise required. The 24-hour notice rule remains in place.
- **Compensation actions:** Before final action, the Board must orally summarize recommendations concerning salaries, salary schedules, or fringe benefits for a local agency executive and for a department head or similar administrative officer.
- **Social media:** A director may communicate separately with the public on an open social-media platform, but may not respond directly to another director’s communication about District business. A majority may not use the platform to discuss District business among themselves, including through reaction icons.
- **Remote-participation records:** When a member participates remotely under an alternative teleconference provision, the minutes must identify the member and the specific statutory provision used.
- **Accessibility:** Notices and agendas must explain the procedure for requesting disability-related accommodations. The District must implement a process for receiving and promptly resolving those requests, resolving doubts in favor of accessibility.

Remote participation by Board members

SB 707 reorganized and extended several optional teleconference methods through December 31, 2029. The requirements depend on the method used. Staff should confirm the applicable statutory pathway before preparing the agenda.

Method	When it may be used	Key requirements
Traditional teleconference	At the Board's option.	All remote locations are listed on the agenda, posted, and open to the public; at least a quorum participates from locations within District boundaries; votes are by roll call.
Just cause	A member has a qualifying caregiving need, contagious illness, specified physical or mental condition, official travel, family medical emergency, or qualifying military obligation.	A quorum must attend in person from one noticed public location within District boundaries. The remote member gives notice and a general description, uses audio and video, and makes required disclosures. For a body meeting monthly or less, this method is limited to two meetings per member per year.
Disability accommodation	Remote attendance is needed as a reasonable accommodation under applicable disability law.	The member generally uses audio and video, discloses adults present and their relationship, and is treated as attending at the physical meeting location for quorum purposes. Audio-only participation may be permitted when the disability requires it.
Emergency teleconference	During a qualifying declared state or local emergency.	The Board must follow the emergency findings, renewal, remote-public-access, and public-comment requirements in the statute.

Joint powers and multijurisdictional committees

SB 707 creates an optional pathway for certain appointed bodies representing more than one local agency or a joint powers entity. It requires an authorizing resolution, identification of remote members on the agenda, audio and video participation, and a quorum at one or more noticed public locations within the agency's territory. Compensated members must attend from a public location; other remote members must be more than 20 miles each way from every physical meeting location. For a body meeting monthly or less, use is limited to two meetings per member per year.

Practical guidance for CMRPD

- **In-person meetings remain available.** If all members attend at the noticed public location, SB 707 does not require CMRPD to offer Zoom or another remote option to the public.
- **Voluntary Zoom remains an option.** Providing observation-only access does not make a member a teleconference participant, but the agenda should clearly state whether remote public comment is accepted.
- **Plan before a member joins remotely.** The agenda, public-access method, quorum location, member disclosures, voting method, and minutes must match the legal authority being used.

Effective dates and sources

Most provisions took effect January 1, 2026. The special rules for eligible legislative bodies became operative July 1, 2026. Several alternative teleconference provisions are scheduled to expire January 1, 2030, unless extended.

Primary source: California Senate Bill 707 (2025–2026), Chapter 327; Government Code §§ 54952.7, 54953, 54953.4, 54953.8–54953.8.7, 54954.2, 54954.3, and 54956.

Informational only—not legal advice. Consult District Counsel regarding specific meeting circumstances.

GRANT AGREEMENT
Initial Public Access, Operation & Maintenance
Camp Meeker Forest

This Initial Public Access, Operation and Maintenance Grant Agreement ("Agreement") dated as of _____, ("Effective Date") is entered into by and between the Sonoma County Agricultural Preservation and Open Space District ("District"), and the Camp Meeker Recreation and Park District, a public entity formed under the Public Resources Code ("Grantee").

RECITALS

A. *IPAOM Policy.* On February 2, 2016, by Resolution No. 16-0040, the District's Board of Directors adopted its current Initial Public Access, Operation and Maintenance Policy under which the District provides initial public access, operation and maintenance funding for District-protected recreational lands ("IPAOM Policy"), consistent with the Expenditure Plan approved by Sonoma County voters in November 2006 as part of the Sonoma County Open Space, Clean Water and Farmland Protection Measure, Measure F.

B. *Property.* Grantee owns the Camp Meeker Forest Open Space Preserve, a 356-acre property, located at 5240 Bohemian Hwy, Camp Meeker, CA 95419 designated as Sonoma County Assessor's Parcel Numbers 074-110-003,004, 074-120-001, 075-040-005,007,011,012,015,017, 075-070-005, 075-141-005,006, 075-151-002,003, 004,005 075-152-001, 075-153-001, 075-154-001,002,003, 075-155-006, 075-161-002,003,004,005,006, 075-162-001,002,004, 075-163-002, 075-164-001, 075-165-001, 075-166-002,003,004,005,006, 075-167-001, 075-168-002,003, 075-169-002,003,004, 075-171-001, 075-172-001, 075-173-001,003,004, 075-174-001, 075-175-002,003, 075-176-002,003,004, 075-177-005, 075-177-006, 075-179-001,002, 075-192-019,020, 075-300-002, 075-300-003, 075-300-005, 075-300-007 and 075-300-012. ("Property").

C. *Conservation Easement.* Grantee conveyed a conservation easement over the Property to the District by that certain Deed and Agreement Conveying a Conservation Easement and Assigning Development Rights recorded in the Official Records of Sonoma County on December 13, 2024 as Document No. 2024061255 ("Conservation Easement").

D. *Recreation Covenant.* Grantee also conveyed a recreation covenant over the Property to the District by that certain Recreation Conservation Covenant recorded in the Official Records of Sonoma County on December 13, 2024 as Document No. 2024061256 ("Recreation Covenant"), requiring the Property to remain open to the public for recreational and education purposes in perpetuity after compliance with the California Environmental Quality Act (CEQA).

E. *Funding Request.* Grantee submitted an application for funding for the following tasks (each, a “Task”): (i) Road and Trail Work, (ii) Capital and Access Improvement, (iii) administrative, and, (iv) Community Outreach to support initial public access on the Property (“Project”).

F. *Grant Approval.* On September 15, 2026, the District’s Board of Directors approved funding for the Project in an amount not to exceed \$1,421,252 (“Grant Funds”).

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereto agree as follows:

AGREEMENT

1. The foregoing recitals are true and correct and are incorporated into this Agreement.

2. GRANT REQUIREMENTS

a. *District Grant.* Subject to all terms and conditions herein, the District shall provide Grant Funds to be used exclusively for eligible costs, as described in the Work Plan to be approved by the District pursuant to Section 3(a), below.

b. *Project Completion.* By no later than December 13, 2030 (“Completion Date”), the Project shall be completed, grant funds shall be expended, and Grantee shall open the Property for low-intensity public outdoor recreation consistent with the Conservation Easement and Recreation Covenant. Any Grant Funds not expended by the Completion Date shall revert to the District and shall no longer be available under this Agreement. Should the cost of implementation of the Project and provision of public access on the Property by the Completion Date exceed the Grant Funds, Grantee shall be responsible for all such excess costs.

c. *Operations and Maintenance.* Grantee shall use, manage, operate and maintain the Property in a manner consistent with the Conservation Easement and the Recreation Covenant. This Agreement does not relieve Grantee of its responsibility for all costs of management, operation and maintenance of the Property.

3. PROCEDURAL REQUIREMENTS

a. *Work Plan.* Prior to the disbursement of any Grant Funds and no later than ninety (90) days from the Effective Date of this Agreement, Grantee shall submit for District approval a Work Plan to implement the Project. The District’s review of the Work Plan shall consider whether the Work Plan is consistent with this Agreement, the Conservation Easement, the Recreation Covenant, and the District’s IPAOM Policy. Once approved by the District, the

Work Plan (together with any exhibits thereto) shall be considered an addendum to of this Agreement and shall be specifically enforceable hereunder. The District's review and approval of the Work Plan is not an entitlement or permit of any kind. The Work Plan shall include:

- (i) A detailed description, including conceptual and, if available, construction plans for each Task;
- (ii) A timeline or schedule for Task implementation, including final Project implementation date; and
- (iii) A detailed budget, describing expenditure of the Grant Funds and the source of any additional funds necessary to accomplish the Task.

A sample form for the Work Plan required by this Agreement is attached hereto as Exhibit A. With prior written approval from District, Grantee may amend the Work Plan from time to time, provided that such amendments further the original purpose of the Project. Amendments to the Work Plan, once approved by the District, shall comprise a further addendum to this Agreement and shall be specifically enforceable hereunder.

b. *Disbursement Conditions of Grant Funds.* The District shall not be obligated to disburse any Grant Funds unless and until the following conditions have been met:

- (i) The District's Board of Directors has approved funding for the Project, as evidenced by execution of this Agreement.
- (ii) Grantee has provided written evidence to the District that all permits and approvals necessary to implement the Project under applicable local, state and federal laws and regulations have been obtained.
- (iii) Grantee is in compliance with the terms of the Conservation Easement and Recreation Covenant.
- (iv) A Work Plan has been approved pursuant to Section 3 of this Agreement by the District.
- (v) Grantee has provided a current negotiated rate letter approved by a cognizant federal agency, an Indirect Cost Rate (ICR) plan, or current billing rates for Grantee's staff.
- (vi) Grantee has provided proof of compliance with the California Environmental Quality Act (CEQA), as applicable.

c. *Reimbursement Payments.* Grantee may submit reimbursement claims following District approval of the Work Plan. Grantee shall complete and submit no more frequently than monthly and no less frequently than quarterly, reimbursement claims in a form acceptable to the District containing at a minimum all the information in the sample form attached hereto as Exhibit B. Each invoice should be accompanied by a Performance Report as described in Section 3(e)(i), below. The District will pay the claims of Grantee on a reimbursement basis within 45 days of receipt of claims that comply with the following requirements: (i) claims must be complete and include adequate supporting documentation; (ii) claims must be only for eligible expenditures as detailed in the approved Work Plan; and (iii) all claimed expenditures must be demonstrated to be reasonable and consistent with the IPAOM Policy.

d. *Final Reimbursement.* In submission of the final request for reimbursement, Grantee shall ensure that the reimbursement claim filed with the District is labeled as final and includes photos documenting 100% implementation of the Project, attesting to the Project's completion. This documentation of Project completion must be submitted as a final performance report prepared in accordance with Section 3(e)(ii) and shall accompany the final reimbursement request.

e. *Reporting Timeframes.*

- (i) **Quarterly Performance Report.** After the Work Plan is approved, Grantee shall complete and submit no less frequently than quarterly, a performance report ("Performance Report") demonstrating Grantee's progress under its approved Work Plan. The first Performance Report, consistent with the sample form provided in Exhibit C shall be submitted no later than ninety (90) days after the date the Work Plan is approved by the District. The Performance Report shall be in a form acceptable to the District's General Manager and shall include (i) a summary of the current status of the Project; (ii) a description of any challenges and opportunities encountered within the reporting period and how Grantee will address them; (iii) percent of the Project implemented; (iv) amounts and sources of Grantee funds expended; and (v) percent of the Grant Funds expended.
- (ii) **Final Performance Report.** The Final Performance Report, consistent with the sample form provided in Exhibit D shall be submitted no later than 45 days after Project completion ("Final Performance Report") demonstrating 100% implementation of the Project, including

documentation that the District's Grant Funds have been expended consistent with the terms of this Agreement. The Final Performance Report should include photos documenting Project completion.

4. IMPLEMENTATION REQUIREMENTS

a. *Procurement.* In expenditure of Grant Funds for goods or services, Grantee shall comply with District's competitive procurement procedures, including those required by laws applicable to a special district created by Public Resources Code section 5500 *et seq.* Alternatively, with District consent, Grantee may use its own competitive procurement procedures, provided that such procedures provide financial protection equal to or greater than those provided by the District's competitive procurement procedures. Should Grantee desire to use its own competitive procurement procedures in lieu of District's, Grantee shall submit its procedures to District for review and approval. If District, in its sole discretion, determines that Grantee's procurement procedures are not sufficiently rigorous, District may deny the request and Grantee shall thereafter use District's procurement procedures for all transactions undertaken in connection with Grant Funds. District's approval under this Section may be provided by the District's General Manager. In any event, District reserves the right to reimburse Grantee for only such costs it deems commensurate with the fair market value of the goods and services supplied.

b. *Prevailing Wage.* With respect to any portion of the Project that constitutes the performance of a "public work" within the meaning of Labor Code section 1720, Grantee shall comply, and shall require compliance by all of its contractors, with all applicable wage and hour laws, including without limitation Labor Code Sections 1775, 1776, 1777.5 1813 and 1815 and California Code of Regulations, Title 8, Section 16000, *et seq.*

c. *ADA Requirements.* Grantee shall ensure that the Project complies with all applicable requirements of the Americans with Disabilities Act (ADA) including, without limitation, providing fully accessible public access to the Property and all facilities and programs provided thereon.

d. *Non-Discrimination.* Grantee shall comply with all applicable federal, state and local laws, rules, and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, pregnancy, disability, sexual orientation, or other prohibited basis including, without limitation, the District's Non-Discrimination Policy. All nondiscrimination rules and regulations required by law to be included in this Agreement are incorporated herein by this reference.

5. PROJECT REVISIONS AND EXTENSIONS

a. *Changes to Project.* No substantive changes or alterations to the Project may be made without prior written consent of the District. As a condition of the District's approval for any changes or alterations to the Project, Grantee shall amend the Work Plan as deemed reasonably necessary by the District.

b. *Project Implementation Extension.* The General Manager may grant a single extension of time of no more than two years for implementation of the Project in his or her sole discretion if extraordinary circumstances warrant. The District's granting of an extension is dependent upon Grantee's ability to demonstrate that reasonable progress on the Project has been made, that Grantee has been compliant with all provisions of this Agreement, the Conservation Easement, and the Recreation Covenant, and that the extension will result in successful implementation of the Project within the extended timeframe.

6. RECORD KEEPING

a. *Records.* Grantee shall maintain all financial, procurement, accounting, licenses, insurance, and other Project records for no less than five (5) years after the completion of the Project.

b. *Records Access.* Upon not less than 24-hours advance notice, Grantee shall provide District with access during normal business hours to all financial, procurement, accounting, licenses, insurance, and other Project records for no less than five (5) years after completion of the Project.

c. *Annual Audit.* Grantee shall annually submit to the District until Project completion an annual audited financial statement within 6 months of Grantee's previous fiscal year end. If a Grantee does not have an audit conducted, a biennial accountant review will be accepted in lieu of an annual audit.

d. *Accounting Requirements.* Grantee shall maintain an accounting system that is in accordance with generally accepted accounting procedures and standards, and as such:

- (i) Accurately reflects responsible fiscal transactions, with the necessary controls and safeguards.
- (ii) Provides a solid audit trail, including original source documents such as contracts, purchase orders, receipts, progress payments, invoices, timecards, and evidence of payment related to the Project.
- (iii) Provides accounting data so the total cost of the Project and each individual component can be readily determined.

e. *Fiscal and Project Monitoring.* The Project will be subject to compliance monitoring by the District. The monitoring may include examination of books, papers, accounts, documents or other records of Grantee as they relate to the expenditure of Grant Funds.

7. GENERAL PROVISIONS

a. *Statutory Compliance/Living Wage Ordinance.* Grantee agrees to comply with all applicable federal, state and local laws, regulations, statutes and policies (“Laws”), including but not limited to the County of Sonoma Living Wage Ordinance, to the extent applicable to the grant provided under this Agreement, as such Laws exist now and as they are changed, amended or modified during the term of this Agreement. Without limiting the generality of the foregoing, Grantee expressly acknowledges and agrees that this Agreement may be subject to the provisions of Article XXVI of Chapter 2 of the Sonoma County Code, requiring payment of a living wage to covered employees. Noncompliance during the term of the Agreement will be considered a material breach and may result in termination of the Agreement or pursuit of other legal or administrative remedies.

b. *Access to Project Site.* The District shall have the right to enter and inspect the Project and Property upon 24-hours’ notice to Grantee for the purposes of ensuring compliance with this Agreement and progress of Project.

c. *Failure to Perform.* Failure by Grantee to comply with the terms of this Agreement may result in any or all of the following actions at the District’s sole discretion:

- (i) If District reasonably determines that the Project will not be implemented or that the purposes of the Project will not be met within the timeframes provided herein, the District may cease all further funding and may commence and pursue all available legal remedies to recoup any and all Grant Funds disbursed to Grantee pursuant to this Agreement.
- (ii) District may seek specific performance of this Agreement in a court of competent jurisdiction. Grantee hereby agrees that the public benefits sought by this Agreement exceed the dollar amount of the grant and are impracticable or extremely difficult to measure. Grantee further agrees that, in the event of a breach of this Agreement by Grantee, reimbursement of the Grant Funds, alone, would be inadequate compensation and that, in addition to damages, the District shall be entitled to injunctive relief, including specific performance, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Specific performance, however,

shall not be compelled if changes in circumstances have rendered such performance impossible or financially infeasible.

d. *Indemnification.* Grantee agrees to accept all responsibility for loss or damage to any person or entity, including but not limited to the District, its officers, agents, and employees and to defend, indemnify, hold harmless, reimburse and release the District, its officers, agents, and employees, from and against any and all actions, claims, damages, disabilities, liabilities and expense, including but not limited to attorneys' fees and the cost of litigation, whether arising from personal injury, property damage or economic loss of any type, that may be asserted by any person or entity, including Grantee and its officers, agents, and employees, arising out of or in connection with this Agreement and/or the Project, whether or not there is concurrent negligence on the part of the District, but, to the extent required by law, excluding liability due to the sole or active negligence or due to the willful misconduct of the District. If there is a possible obligation to indemnify, Grantee's duty to defend exists regardless of whether it is ultimately determined that there is not a duty to indemnify. The District shall have the right to select its own legal counsel at the expense of Grantee, subject to Grantee approval, which approval shall not be unreasonably withheld. The parties agree this indemnity clause shall not apply to claims arising exclusively out of the parties' separate rights and responsibilities under the Conservation Easement ("Easement Claims") and that all such Easement Claims shall be governed by the indemnity provisions of the Conservation Easement.

e. *Method and Place of Giving Notice, Making Submissions and Payments.* Except as otherwise expressly provided herein, any notice, invoice, report, demand, request, approval, disapproval, or other communication that either party desires or is required to give under this Agreement shall be in writing and either served personally or sent by first class mail, private courier or delivery service, or telecopy addressed as follows:

TO DISTRICT:

General Manager
Sonoma County Agricultural Preservation
and Open Space District
747 Mendocino Avenue
Santa Rosa, CA 95401
Telephone: (707) 565-7360
Fax: (707) 565-7359

TO GRANTEE:

Camp Meeker Recreation and Park District

f. *Assignment and Delegation.* Grantee shall not assign, delegate, sublet, or transfer any interest in or duty under this Agreement without the prior written consent of the District, and no such transfer shall be of any force or effect whatsoever unless and until such

consent is received. The District's consent to a proposed assignment or delegation may be conditioned, withheld or denied by the District for any reason or no reason.

g. *Amendment.* No changes in this Agreement shall be valid unless made in writing and signed by the parties to this Agreement. No oral understanding or agreement not incorporated in this Agreement shall be binding on any of the parties.

h. *No Third-Party Beneficiaries.* Nothing contained in this Agreement shall be construed to create and the parties do not intend to create any rights in third parties.

i. *No Waiver of Breach.* The waiver by District of any breach of any term or promise contained in this Agreement shall not be deemed to be a waiver of such term or provision or any subsequent breach of the same or any other term or promise contained in this Agreement.

j. *Merger.* This writing is intended both as the final expression of the agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to Code of Civil Procedure Section 1856. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

k. *Severability.* If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the Agreement which can be given effect without the invalid provision shall continue in full force and effect and shall in no way be impaired or invalidated.

l. *Survival of Terms.* All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion, termination, or expiration for any reason.

m. *Time of Essence.* Time is and shall be of the essence of this Agreement and every provision hereof.

n. *Counterpart; Electronic Signatures.* The parties agree that this Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and together which when executed by the requisite parties shall be deemed to be a complete original agreement. Counterparts may be delivered via electronic mail (including PDF) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered, be valid and effective for all purposes, and shall have the same legal force and effect as an original document. This Agreement, and any counterpart, may be electronically signed by each or any of the parties through the use of any commercially-available digital and/or

electronic signature software or other electronic signature method in compliance with the U.S. federal ESIGN Act of 2000, California's Uniform Electronic Transactions Act (Cal. Civil Code § *et seq.*), or other applicable law. By its use of any electronic signature below, the signing party agrees to have conducted this transaction and to execution of this Agreement by electronic means.

[Remainder of Page Intentionally Blank – Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as set forth below.

APPROVED:

**SONOMA COUNTY AGRICULTURAL
PRESERVATION AND OPEN SPACE
DISTRICT**

Misti Arias, General Manager

Date: _____

APPROVED:

**CAMP MEEKER RECREATION AND PARK
DISTRICT**

(The above signatory hereby warrants and represents he/she is authorized to execute this document on behalf of Grantee)

Date: _____

Exhibits

- A: Form of Work Plan
- B. Form of Reimbursement Claim
- C: Form of Performance Report
- D. Form of Final Performance Report



Camp Meeker Forest Open Space Preserve IPAOM Work Plan Proposal

Initial Public Access, Operations and Maintenance Funding Request
Sonoma County Agricultural Preservation and Open Space District

Executive Summary

The Camp Meeker Forest Open Space Preserve is a forested watershed property owned by Camp Meeker Recreation and Park District (CMRPD) and protected through a Conservation Easement held by the Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space). Located adjacent to the Camp Meeker community, the preserve provides opportunities for conservation, environmental stewardship, and carefully managed public access.

This proposal requests Initial Public Access, Operations, and Maintenance (IPAO&M) funding to implement a coordinated program of infrastructure improvements, resource protection, and public access development over a three-year period. The proposed project reflects years of community advocacy and investment in conserving the property while ensuring that future public access is implemented in a manner that respects the character, safety, and needs of Camp Meeker residents.

A primary component of the proposed project is the stabilization and rehabilitation of the preserve's legacy logging road network. Additional project elements include trail and access improvements, visitor orientation infrastructure, reservoir stabilization, environmental review and permitting, community outreach, and operations and maintenance activities necessary to establish safe and sustainable public access.

Legacy Road Rehabilitation, Access Improvements, and Trail Development

The Camp Meeker Forest Open Space Preserve contains an extensive network of legacy logging roads, skid trails, and historic access corridors. A comprehensive road assessment completed by Gold Ridge Resource Conservation District identified priority improvements needed to address erosion, drainage deficiencies, unstable road segments, and stream crossing conditions.

This proposed project will implement those recommendations through road rehabilitation, drainage improvements, slope stabilization, stream crossing upgrades, and trail development. Approximately 0.5 miles of new access road, 2 miles of access trail, 2.75 miles of upgraded skid trail, and 3.6 miles of new multi-use trail will improve emergency access, watershed protection, and recreational opportunities throughout the preserve.

In partnership with Redwood Trails Alliance and Gianni Cycling Association, the project will also support trail maintenance, trail network expansion, decommissioning of unnecessary skid roads, removal of accumulated refuse and illegally dumped debris, and restoration of disturbed areas. Coordination with Sonoma Public Infrastructure on the vacation of unused County rights-of-way within the Preserve will allow CMRPD to manage access more effectively.

Cultural and Environmental Compliance and Permitting

Environmental review, cultural resource assessment, permitting, and agency coordination will be completed during project planning and design to ensure that road rehabilitation, trail development, reservoir stabilization, and public access improvements protect biological, cultural, and watershed resources.

Funding will support CEQA documentation, technical studies, Tribal consultation, cultural resource assessment, and agency coordination. Williamson Resource Associates (WRA) will provide guidance on environmental review, permitting and cultural resource strategy and compliance.

Baumert Reservoir Stabilization and Embankment Reconstruction

A landslide affecting the Baumert Reservoir embankment has created stability concerns that require corrective action to protect reservoir infrastructure, reduce erosion, and improve site safety.

This proposed project includes slide removal, geotechnical assessment, engineering design, and embankment reconstruction to stabilize the affected slope, reduce sediment delivery, and protect water resources.

Visitor Infrastructure and Signage

The proposed project includes design, fabrication, and installation of property identification signs, trailhead signage, trail maps, directional markers, rules and regulations signage, and educational displays. Signage will support visitor orientation, public safety, resource stewardship, and low-impact public access, with particular emphasis on directing visitors to designated parking areas and discouraging parking within residential portions of Camp Meeker.

Community Outreach and Stewardship

Community outreach and stewardship activities will support implementation of the preserve's initial public access program and ongoing coordination with the Camp Meeker community, helping ensure that public access is implemented in a manner that respects neighborhood character, safety, and community priorities.

The proposed project budget includes funding for three community meetings annually to:

- Provide updates on project planning, permitting, and construction activities
- Inform residents of upcoming implementation phases and anticipated project timelines
- Gather community input regarding trail naming, visitor education, and other public access elements
- Address community concerns related to parking, visitor circulation, public safety, and neighborhood impacts

Exhibit A Work Plan

- Coordinate with residents and partner agencies regarding emergency access and stewardship priorities
- Share project accomplishments, volunteer opportunities, and future implementation activities

Volunteer coordination will support trail maintenance, trail improvement projects, signage installation, and stewardship activities in partnership with Gianni Cycling and Redwood Trails Alliance.

Implementation, Operations, and Long-Term Stewardship

Initial Public Access, Operations, and Maintenance funding will support implementation of the proposed improvements and ongoing maintenance of roads, trails, drainage infrastructure, access controls, and signage throughout the three-year project period, establishing the foundation for long-term stewardship of the preserve.

**Exhibit A
Work Plan**

Project Components and Budget Summary

Road & Trail Work						\$484,232
	Access Road Repair/Maint.	1	\$258,190	est.	\$258,190	1
	New Access Road/Access Trail	1.00	\$11,500	/mile	\$11,517	2
	New/Upgrade Multi-use Trail	14.07	\$4,000	/mile	\$56,279	3
	Bridges	48	\$500	/foot	\$24,000	4
	Stairs	500	\$45	/foot	\$22,500	5
	30% Contingency					\$111,746
Capital & Access Improvements						\$420,570
	Dam Repair	\$177,000				
	Slide Removal	1	\$62,000	bid	\$62,000	6
	Geotechnical Assessment	1	\$35,000	bid	\$35,000	7
	Engineering	1	\$40,000		\$40,000	8
	Embankment Reconstruction	1	\$40,000		\$40,000	8
Access Controls		\$94,900				
	Vehicle Gates	4	\$2,000	ea	\$8,000	9
	Pedestrian/Bike Gates	7	\$5,000	ea	\$35,000	8
	Vehicle Excluding Fencing	300	\$100	lin. ft.	\$30,000	8
	30% Contingency					\$21,900
Signage		\$120,720				
	Property Identification	2	\$4,500	ea	\$9,000	10
	Rules	4	\$3,200	ea	\$12,800	11
	Trailhead	8	\$100	ea	\$800	12
	Trail Markers	90	\$700	ea	\$63,000	12
	Educational / Interpretive	10	\$1,500	ea	\$15,000	8
	20% Contingency					\$20,120
Trash Removal		\$27,950				
	Orchard	1	\$25,750	bid	\$25,750	13
	Garden	1	\$2,200	bid	\$2,200	13

Exhibit A Work Plan

Administrative				\$490,200	
Software	36	\$200	/month	\$7,200	
Legal	3	\$15,000	/year	\$45,000	
Permitting & Approvals	1	\$330,000	Bid/est.	\$330,000	14
County Rights of Way Abandonment	1	\$30,000	Est	\$30,000	15
Project Management	3	\$26,000	/year	\$78,000	16
Community Outreach				\$26,250	
Community Meetings	9	\$1,250	ea	\$11,250	
Volunteer coordination	3	\$5,000	/year	\$15,000	
Project Total: \$1,421,252					

The above components represent the work necessary to establish safe initial public access to the Camp Meeker Forest Open Space Preserve while protecting watershed habitat and cultural resources.

Construction cost estimates are based on recent contractor pricing for similar road stabilization and trail development projects in Sonoma County and include contingency to account for inflation and permitting costs during the 2026–2029 implementation period.

Cost Estimation Sources

- 1 Gold Ridge RCD estimate
- 2 Extrapolated from USFS forest road construction guide
- 3 56 workdays - Gianni @ \$1,00/day & 1/4 mile/day
- 4 Estimate from Redwood Trails Alliance
- 5 10 workdays - Gianni
- 6 Hope construction bid
- 7 RGH Engineering bid
- 8 Unverified guesstimate
- 9 \$1,450 barrier gate from [gatedepot.com](https://www.gatedepot.com) + \$550 install
- 10 45 sq.ft. max sign @ \$100/sq.ft.
- 11 32 sq.ft. max sign @ \$100/sq.ft.
- 12 6 sq.ft. max sign @ \$100/sq.ft.
- 13 TrashTalkers bid
- 14 Estimate from WRA
- 15 High estimate from PRMD
- 16 10/hrs/week @ \$50/hr

**Exhibit A
Work Plan**

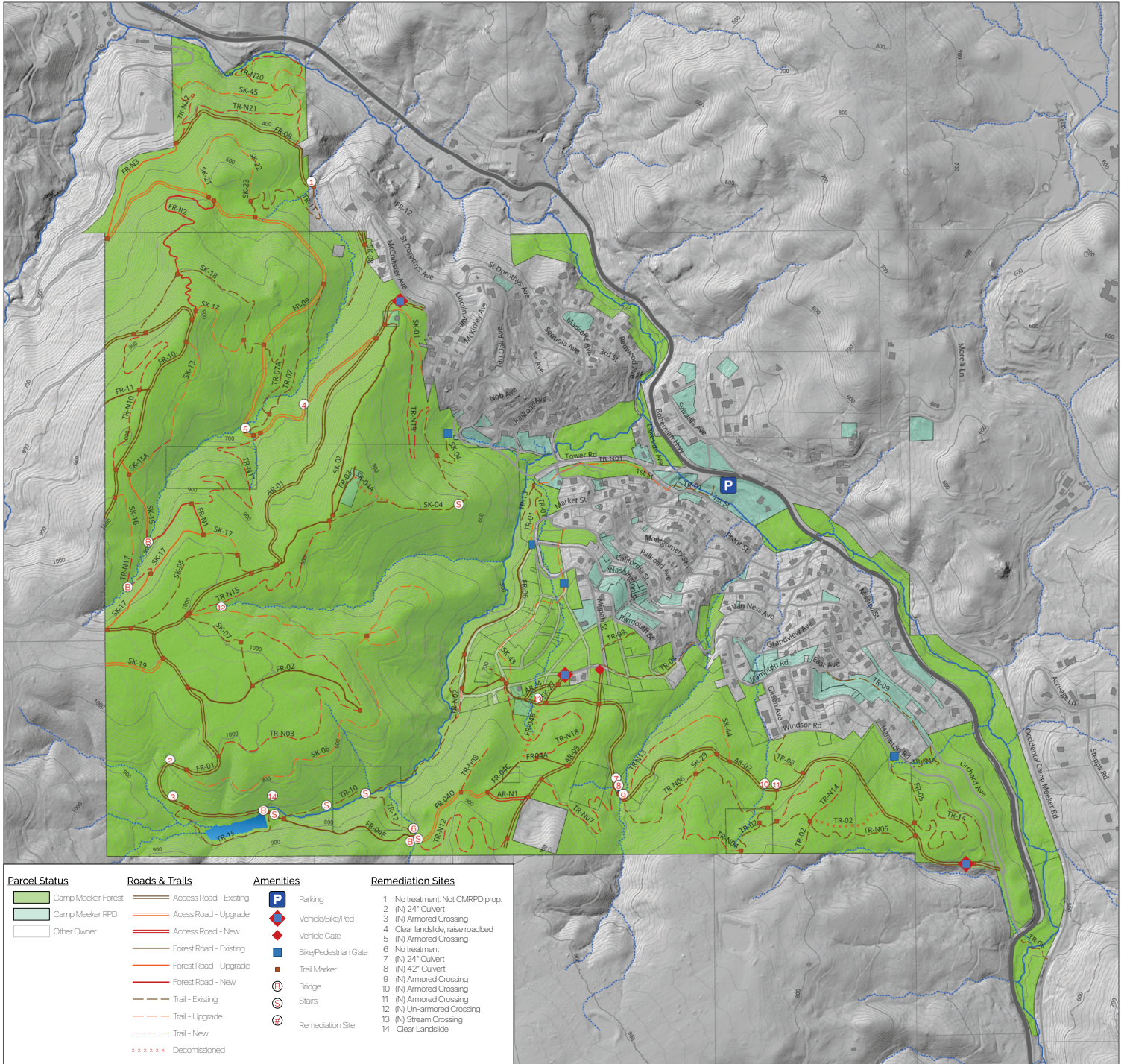
Budgeting Timeline

	Year 1	Year 2	Year 3
Road & Trail Work			
Access Road Repair/Maint.	\$129,095	\$129,095	
New Access Road/Access Trail	\$5,759	\$5,759	
New/Upgrade Multi-use Trail	\$5,628	\$25,325	\$25,325
Bridges	\$0	\$12,000	\$12,000
Stairs	\$0	\$11,250	\$11,250
30% Contingency	\$43,166	\$56,050	\$14,573
Capital & Access Improvements			
Dam Repair			
Slide Removal	\$62,000		
Geotechnical Assessment	\$35,000		
Engineering	\$40,000		
Embankment Reconstruction	\$40,000		
Access Controls			
Vehicle Gates	\$8,000	\$0	\$0
Pedestrian/Bike Gates	\$35,000	\$0	\$0
Vehicle Excluding Fencing	\$30,000	\$0	\$0
30% Contingency	\$21,900	\$0	\$0
Signage			
Property Identification	\$9,000	\$0	\$0
Rules	\$12,800	\$0	\$0
Trailhead	\$800	\$0	\$0
Trail Markers	\$0	\$31,500	\$31,500
Educational / Interpretive	\$0	\$0	\$15,000
20% Contingency	\$4,520	\$6,300	\$9,300
Trash Removal			
Orchard	\$25,750	\$0	\$0
Garden	\$2,200	\$0	\$0

**Exhibit A
Work Plan**

Administrative			
Software	\$2,400	\$2,400	\$2,400
Legal	\$15,000	\$15,000	\$15,000
Permitting & Approvals	\$330,000	\$0	\$0
County RoW Abandonment	\$30,000	\$0	\$0
Project Management	\$26,000	\$26,000	\$26,000
Community Outreach			
Community Meetings	\$3,750	\$3,750	\$3,750
Volunteer coordination	\$5,000	\$5,000	\$5,000
Interpretive Signage	\$0	\$0	\$0
Annual Totals:	\$921,746	\$328,408	\$171,098

Exhibit A Work Plan



Camp Meeker Forest Open Space Preserve

0 500 1,000 1,500 ft

Exhibit B

Example Reimbursement Claim

LINE ITEM INVOICE	PROJECT NAME			REIMBURSEMENT CLAIM FOR IPAOM FUNDING		
ORGANIZATION NAME				SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT		
APPROVED AGREEMENT AMOUNT						
DATE OF INVOICE						
DATE RANGE OF EXPENSES						
Item/Task	Budgeted Amount	Total Complete to Date	Prior Paid to Date	This Invoice Request	% of Total Complete to Date	Total Complete to Date
Total Project	\$ -	\$ -	\$ -	\$ -		\$ -
Expand Line Item Invoice with additional Items/Tasks if needed.						
For any personal costs, please provide a separate line for salary (one line) and for benefits (another line). Also provide the job title of the staff member, their hourly wage, and the number of hours spent on the task.						
Brief Narrative of Tasks Performed During the Invoice Period:						
Attach copies of receipts.						
Invoice certification:						
Approving Signature	Name and Title of Approving Signature				Date	
Note: If this is a final invoice, please mark it as "FINAL".						

EXHIBIT C
CAMP MEEKER OPEN SPACE PRESERVE IPAOM (0585)
PERFORMANCE REPORT

PERFORMANCE REPORT # _____

REPORTING PERIOD: _____

Task 1: Road and Trail Work

Please provide the following information for each task:

- *Narrative description of the work completed during the reporting period and the status of the task as described in the Work Plan. Please make sure to provide specific information to support any expenditure of grant funds. Identify any progress or completion of milestones. Description of any*
- *challenges and/or opportunities encountered and how they will be addressed, including any changes to the anticipated schedule as described in the Work Plan.*
- *Approximate percentage of work completed*
- *Percentage of grant expended to date (calculated separately) to support reimbursement claims*

Task 2: Capital and Access Improvements

Please provide the following information for each task:

- *Narrative description of the work completed during the reporting period and the status of the task as described in the Work Plan. Please make sure to provide specific information to support any expenditure of grant funds. Identify any progress or completion of milestones.*
- *Description of any challenges and/or opportunities encountered and how they will be addressed, including any changes to the anticipated schedule as described in the Work Plan.*
- *Approximate percentage of work completed*
- *Percentage of grant expended to date (calculated separately) to support reimbursement claims*

Task 3: Administration

Please provide the following information for each task:

- *Narrative description of the work completed during the reporting period and the status of the task as described in the Work Plan. Please make sure to provide specific information to support any expenditure of grant funds. Identify any progress or completion of milestones.*
- *Description of any challenges and/or opportunities encountered and how they will be addressed, including any changes to the anticipated schedule as described in the Work Plan.*
- *Approximate percentage of work completed*
- *Percentage of grant expended to date (calculated separately) to support reimbursement claims*

Task 4: Community Outreach

Please provide the following information for each task:

- *Narrative description of the work completed during the reporting period and the status of the task as described in the Work Plan. Please make sure to provide specific information to support any expenditure of grant funds. Identify any progress or completion of milestones.*
- *Description of any challenges and/or opportunities encountered and how they will be addressed, including any changes to the anticipated schedule as described in the Work Plan.*
- *Approximate percentage of work completed*
- *Percentage of grant expended to date (calculated separately) to support reimbursement claims*

EXHIBIT D
CAMP MEEKER OPEN SPACE PRESERVE IPAOM (0585)
FINAL PERFORMANCE REPORT

Final Performance Report should be labeled as final and include photos documenting 100% implementation of the Project, attesting to the Project's completion. Final Reimbursement Claim should include information found in Exhibit B Example Reimbursement Claim and should be labeled "Final".

PERFORMANCE REPORT # _____

REPORTING PERIOD: _____

Task 1: Road and Trail Work

Please provide the following information for each task:

- *Narrative description of the work completed during the reporting period and the status of the task as described in the Work Plan. Please make sure to provide specific information to support any expenditure of grant funds. Identify any progress or completion of milestones. Description of any*
- *challenges and/or opportunities encountered and how they will be addressed, including any changes to the anticipated schedule as described in the Work Plan.*
- *Approximate percentage of work completed*
- *Percentage of grant expended to date (calculated separately) to support reimbursement claims*

Task 2: Capital and Access Improvements

Please provide the following information for each task:

- *Narrative description of the work completed during the reporting period and the status of the task as described in the Work Plan. Please make sure to provide specific information to support any expenditure of grant funds. Identify any progress or completion of milestones.*
- *Description of any challenges and/or opportunities encountered and how they will be addressed, including any changes to the anticipated schedule as described in the Work Plan.*
- *Approximate percentage of work completed*
- *Percentage of grant expended to date (calculated separately) to support reimbursement claims*

Task 3: Administration

Please provide the following information for each task:

- *Narrative description of the work completed during the reporting period and the status of the task as described in the Work Plan. Please make sure to provide specific information to support*

any expenditure of grant funds. Identify any progress or completion of milestones.

- *Description of any challenges and/or opportunities encountered and how they will be addressed, including any changes to the anticipated schedule as described in the Work Plan.*
- *Approximate percentage of work completed*
- *Percentage of grant expended to date (calculated separately) to support reimbursement claims*

Task 4: Community Outreach

Please provide the following information for each task:

- *Narrative description of the work completed during the reporting period and the status of the task as described in the Work Plan. Please make sure to provide specific information to support any expenditure of grant funds. Identify any progress or completion of milestones.*
- *Description of any challenges and/or opportunities encountered and how they will be addressed, including any changes to the anticipated schedule as described in the Work Plan.*
- *Approximate percentage of work completed*
- *Percentage of grant expended to date (calculated separately) to support reimbursement claim.*



Statewide Park Development and Community Revitalization Program



PROGRAM GOAL

The Statewide Park Program's (SPP) goal is to create NEW PARKS and NEW RECREATION OPPORTUNITIES in CRITICALLY UNDERSERVED COMMUNITIES across California.

Funding Type

DEVELOPMENT, and ACQUISITION & DEVELOPMENT combined.

Types of Projects

1. Create a NEW PARK
2. EXPAND an EXISTING PARK
3. Renovate an EXISTING PARK

Eligible Applicants

1. Cities, counties, DISTRICTS,
2. Nonprofits with 501(c)(3) status, and
3. JOINT POWERS AUTHORITIES (one member must be either an eligible city, county or DISTRICT)

Application Deadline

December 17, 2026

Amount Available

\$188.5 million approximately

Maximum Grant Request

\$8.5 million

Minimum Grant Request

\$200,000



Eligible RECREATION FEATURE Examples:

Aquatic center, amphitheater, athletic fields and courts, sensory play area, community gardens, dog park, outdoor fitness areas, equestrian and golf courses, rock climbing wall, picnic areas, playgrounds, skate parks, farmers market, public art, etc.

Additional eligible RECREATION FEATURE examples are available in the SPP Application Guide: www.parks.ca.gov/spp.

Words and terms appearing in SMALL CAPS are defined in the SPP Application Guide.



PROGRAM WEBSITE

www.parks.ca.gov/spp

Camp Meeker Recreation & Park District Easement and Real Property Sale Policy

Draft Amendment 09-15-2026

SECTION 1 NEED AND PURPOSE

Camp Meeker Recreation and Park District (“District”) owns several hundred acres of land within and adjacent to the community of Camp Meeker. Sonoma County Agricultural Preservation and Open Space District (“Ag+Open Space”) holds a conservation easement over most of this land outside of the community. There are also conservation easements and deed restrictions placed on District real property by the County of Sonoma.

Use of District real property may provide benefits to adjoining property owners, either by easement or purchase. This is intended to establish a fair and consistent process for granting easements over District real property or selling real property that the District Board of Directors (“Board”) has determined to be surplus or underutilized.

SECTION 2 DEFINITIONS

Easement: As used in this policy, an easement means granting legal right allowing use of District property to other parties for a specific purpose granted through a recorded document.

Conservation Easement: Defined by California Civil Code Section 815.1 as “any limitation in a deed, will, or other instrument in the form of an easement, restriction, covenant, or condition, which is or has been executed by or on behalf of the owner of the land subject to such easement and is binding upon successive owners of such land, and the purpose of which is to retain land predominantly in its natural, scenic, historical, agricultural, forested, or open-space condition.”

Lot Line Adjustment: A change in boundary between two adjoining parcels that does not result in creation of new parcels. Lot Line Adjustments require an application and map prepared by a licensed land surveyor and the application must be submitted to Sonoma County for approval and conditions.

Certificate of Compliance: A determination that a parcel was legally created. This process is governed by the State Subdivision Map Act (Government Code Section 66499.35). Although a certificate of compliance certifies the legality of the parcel for the purpose of lease, sale, or finance, it neither ensures that it is a buildable parcel, nor entitles the parcel owner a construction permit or other development permits or approvals.

SECTION 3 EASEMENTS

~~The Board may grant non-exclusive easements for the purpose of fire fuel management, landscaping, and on-site wastewater treatment systems ("septic systems"). The Board may grant exclusive easements for parking, provided that parking easements are limited to operational motor vehicles with current registration owned by nearby property owners. Storage of non-operational vehicles, recreational vehicles, trailers, and commercial vehicles is prohibited, but the Board may grant an exception for smaller commercial vehicles with a gross vehicle weight less than 10,000 pounds.~~

~~If approved in advance by the Board, a parking easement may allow minor grading and construction of an uncovered deck to accommodate up to two vehicles. Covered carports and garages are not allowed.~~

~~The Board may approve septic easements, subject to approval by Sonoma County. The Board may also grant temporary access if necessary to perform testing necessary for obtaining a septic permit.~~

~~Easements on land covered by a conservation easement must be approved by the easement holder prior to the Board taking action on the easement request.~~

~~The applicant requesting the easement is responsible for all costs, including District costs, associated with executing the easement agreement and recording the easement. The applicant must sign and record the District indemnification agreement as part of the easement. The applicant shall provide a conformed copy of the recorded easement to the District before exercising use allowed by the easement.~~

New Text:

SECTION 3 EASEMENTS

3.1 General policies:

All easements must include an indemnification agreement intended to hold the Camp Meeker Recreation and Park District harmless in terms of potential legal costs and damages. The Board may consider granting easements to adjoining property owners for uses that are beneficial to the property owner and the community. Because some land owned by the District is restricted by open space preservation easements, requests for easements with open space preservation easements must be approved by the easement holder prior to the Board taking action on the easement request.

The property owner requesting the easement is responsible for all costs, including District costs, associated with executing the easement agreement and recording the easement. The applicant must sign and record the District indemnification agreement as part of the easement. The applicant shall provide a conformed copy of the recorded easement to the District before exercising use(s) allowed by the easement.

3.2 Indemnification:

All easements must include an indemnification agreement intended to hold the Camp Meeker Recreation and Park District harmless in terms of potential legal costs and damages.

liabilities in conjunction with approval and use of the easement. The indemnification agreement will include the following statement, which can be modified by the Board to suit circumstances of a specific easement agreement.

“As part of this easement, the easement holder agrees to defend, indemnify, release and hold harmless Camp Meeker Recreation and Park District, its agents, officers, employees, and contractors from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this easement. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the easement holder, arising out of or in conjunction with the approval of this easement, whether or not there is concurrent passive or active negligence on the part of the Camp Meeker Recreation and Park District Board, employees, or agents. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.”

3.3 Fire Fuel Management, Tree Removal, and Landscaping Easement:

The Board may grant non-exclusive easements for the purpose of fire fuel management, landscaping, and removal of hazardous trees. The easement must require that persons involved in activities with potential to injure people or damage property, such as tree removal, provide evidence to the Board that they are qualified to perform the work, hold all necessary licenses and certifications, and carry adequate insurance.

3.4 On-Site Wastewater Treatment Systems (“Septic Systems”):

The Board may grant septic easements, subject to approval by Sonoma County. The Board may also grant temporary access if necessary to perform testing necessary to determine site suitability.

3.5 Parking:

The Board may grant exclusive easements for parking, provided that parking easements are limited to operational motor vehicles with current registration owned by nearby residents. Storage of non-operational vehicles, vehicles with expired registrations, recreational vehicles, trailers, and commercial vehicles is prohibited, but the Board may grant an exception for smaller commercial vehicles with a gross vehicle weight less than 10,000 pounds and an overall length of less than 18 feet.

Repair of vehicles parked in easement areas is prohibited.

Parking easements are for the exclusive use of the easement holder and their guests. Parking easements may not be sublet or rented to third parties.

Parking areas are limited 9 feet wide and 20 feet long per vehicle. No more than two spaces may be allocated per parcel. In areas where there is inadequate District land to accommodate local parking needs, parcels may be limited to a single space with

preference given to parcels with full time residents. Additionally, preference shall be given to parcels that lack off-street parking.

The easement may allow minor grading, parking decks, and EV charging stations. Other structures, such as carports and garages are prohibited.

SECTION 4 LOT LINE ADJUSTMENTS

The Board may agree to a lot line adjustment with an adjoining property owner if the Board finds that the land to be adjusted has limited value to the District. Purchase price of adjusted land acquired by the District from St. Dorothy's Rest / Episcopal Diocese of San Francisco (Deed Document #2024061176 Recorded December 13, 2024) will be based on the average price per square foot of this acquisition. For other properties, the applicant shall provide an appraisal prepared by a Certified General Appraiser licensed by the California Department of Consumer Affairs Bureau of Real Estate Appraisers.

Once the Board has agreed to a lot line adjustment application, the applicant shall work with a licensed land surveyor to prepare an application for review by Sonoma County.

The applicant is responsible for all costs, including District costs, associated with appraising the property, applying for a lot line adjustment, and meeting any conditions of approval associated with the lot line adjustment.

SECTION 5 SALE OF REAL PROPERTY

The Board may agree to sell a parcel of land to an adjoining property owner if the Board finds that the land to be adjusted has very limited or no value to the District. The applicant must provide a signed and stamped letter from a licensed land surveyor stating that the parcel is a legally separate parcel that is not included in the Certificates of Compliance recognized by Sonoma County in 2014 (Project #PLP14-0080). In the case of parcels that are not clearly separate, the applicant may apply for a lot line adjustment or continue to work with their surveyor and apply for a Certificate of Compliance for the parcel and can continue the process of purchasing the parcel from the District.

The applicant must provide an appraisal prepared by a Certified General Appraiser licensed by the California Department of Consumer Affairs Bureau of Real Estate Appraisers, which will establish the sale price of the parcel. The applicant is responsible for all costs, including District costs, associated with sale of the parcel.



P.O. Box 461 Camp Meeker, California 95419-0461
Telephone: 707-874-9246 Email: admin@campmeeker.org

EASEMENT INDEMNIFICATION AGREEMENT

Easement holder: _____
Property owner: _____
Property address: _____
APN: _____

District File # _____

Indemnification. As part of this easement, the easement holder agrees to defend, indemnify, release and hold harmless Camp Meeker Recreation and Park District, its agents, officers, employees, and contractors from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this easement. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the easement holder, arising out of or in conjunction with the approval of this easement, whether or not there is concurrent passive or active negligence on the part of the Camp Meeker Recreation and Park District Board, employees, or agents. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

Costs and recordation. The easement holder is responsible for all costs associated with preparing, executing, and recording the easement, including costs incurred by the District. The easement holder shall sign and record this Easement Indemnification Agreement as part of the easement and shall provide the District with a conformed copy of the recorded easement and this agreement before exercising any use authorized by the easement.

Acknowledgment. By signing below, the undersigned acknowledges that they have read, understand, and agree to the terms of this Easement Indemnification Agreement. If the easement holder is not the owner of the adjoining property, both the easement holder and property owner shall sign.

Easement holder signature: _____ Date: _____
Printed name: _____

Property owner signature: _____ Date: _____
Printed name: _____

District Representative: _____ Date: _____
Printed name and title: _____

Camp Meeker Recreation and Park District

Protocol for Addressing Camping on District Lands

Commitment to Public Access and Stewardship

Everyone has the right to enjoy CMRPD public lands and to feel safe and respected while doing so. Together, we share the responsibility to protect, conserve, and restore these lands for ourselves, our neighbors, the ecosystem, and future generations.

The Camp Meeker Recreation and Park District (CMRPD) has entered into agreements with the Sonoma County Agricultural Preservation and Open Space District that establish both a Conservation Easement and a Recreation Easement. Compliance with these easements is not only a legal obligation but also a community responsibility.

Easement Requirements

Under the Conservation Easement, CMRPD must ensure that:

- “All activities and uses on the Property shall be undertaken in a manner that protects and preserves the Conservation Values” (Section 5.1.3).
- “No activity or use on the Property shall be undertaken in a manner that results in significant soil degradation or pollution, or significant degradation or pollution of any surface or subsurface waters” (Section 5.1.4).
- CMRPD has a “Duty to Prevent Waste, Nuisance, and Trespass...which obligation shall include the undertaking of reasonable and necessary steps to prevent harm to the Conservation Values of the Property due to foreseeable acts or omissions of third parties” (Section 5.1.5).

The Easement further provides that CMRPD “may exclude the public from the Property on a temporary basis to the extent necessary for public health or safety or for preservation of the Conservation Values of the Property” (Section 5.6).

Camping Restrictions

Currently, CMRPD lands are not designated for camping. Activities such as setting up tents or other structures, building fires, or using camping stoves pose risks to public safety and can damage natural resources.

Reporting and Response Protocol

- Initial Report: If a community member observes someone establishing a camp, they should promptly contact CMRPD at contact@campmeeker.org or (707) 874-9246.
- First Response: District staff (or a Board member if staff is unavailable) will notify Helen Harris, Lead of the County’s Homeless Encampment Access & Resource Team (HEART), a

program of the Department of Health Services. HEART staff will engage with the individual(s) to offer services and resources.

- Second Incident: If the same individual establishes a camp again, two representatives (Board member(s) and/or staff) will make contact, provide a formal notice letter, and share referral information for West County Community Services (707-823-1640, info@westcountyservices.org). All incidents will be documented, including—when possible—the name and contact information of the individual.
- Third Incident: If a third occurrence involves the same individual, the Board will place an item on its next meeting agenda to determine an appropriate, case-specific response plan.

Immediate Threats

At any point, if there is an imminent threat of fire, violence, or other danger, community members, staff, or Board members should immediately contact the Sonoma County Sheriff's Office.