

Tom Schopflin Fields Regional Park

by Bob Cipolla bobcipolla65@gmail.com

A Summary Created August 9, 2022

- 199? Property purchased by Sonoma County Agricultural and Open Space District
- Unity Ballfield Master Plan created May 18, 1999
- Recreational Easement offered September 27, 2000
- Ag & Open Space grants Unity Ballfields to Sonoma County Regional Parks (SCRP), subject to conditions of Easement.
- Renamed Tom Schopflin Fields 200X?
- Weeks Drilling & Pump Co. installs well 2006
- Baseball field, concession & restroom building created 2007(+/-)
- Potable water line, sewer & electrical service installed as part of development of fields
- Henry Trione gifts \$1million "all weather turf" soccer field created 2007, not in compliance with Unity Ballfield Master Plan nor Ag + Open Space Recreational Easement
- Major Plan revisions by Quadriga dated 03/27/2017
- Board of Supes approves "updated" conceptual park plan and funding Sept. 12. 2017
- No approval asked of Ag + Open Space as required by Recreational Easement
- Plastic grass soccer field damaged during Tubbs Fire October 9, 2017
- Permitted Use Request filed Oct. 18, 2018, with Ag + Open Space by Regional Parks
- SCRП files "final construction plans" May 7, 2019 with Ag + Open Space
- Damaged plastic grass field replaced October 20, 2020. Was old material recycled?
- RP files for approval of "updated Master Plan for the Property" April 29, 2021
- Ag + Open Space letter of approval dated May 17, 2021

OPINION OF BOB CIPOLLA:

The installation of the two acre (+/-) plastic grass field was done without proper procedure being followed. Additional plastic grass is planned to be installed in Tom Schopflin Regional Park. The Ag + Open Space Recreational Easement is quite specific about conformance with the Master Plan, and requiring "...GRANTOR to deliver a written request to DISTRICT for approval..." The Conservation Easement also states its purpose as, "...to preserve the open space, natural and scenic values of the Property, and each of them, and to prevent any uses of the Property that will significantly impair or interfere with those values while also allowing a compatible public outdoor recreational use."

CONCLUSION: Further implementation of the, so called, "updated Master Plan for the Property" should be halted until a review of the flawed approval process, and public involvement in the future of Tom Schopflin Regional Parks is allowed.