



# GREATER VALLEJO RECREATION DISTRICT

**Mission Statement:** *Building community and enhancing quality of life through people, parks, and programs.*  
Website: [www.gvrd.org](http://www.gvrd.org)

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Board of Directors  
Rizal Aliga  
Ron Bowen  
Robert Briseño  
Adjoa McDonald  
Wendell Quigley  
  
General Manager  
Gabe Lanusse

**McIntyre Ranch Ad Hoc Committee Minutes**  
**Tuesday, November 22, 2022**  
**5:30 p.m.**  
**Administrative Office-Board Room**  
**401 Amador Street**

**In attendance:** Director Briseño, Director Quigley, General Manager Lanusse

Meeting began: 5:30 PM

**1. Assign Committee Chairperson**

After a brief discussion Director Briseno was named chair of the McIntyre Ad Hoc Committee.

**2. Determine Next Steps for McIntyre Ranch**

Lanusse provided an update on 7 points that the Committee wanted researched.

- 1) Landowners along the private stretch - Trying to contact them. Looks like after the Holidays.
- 2) Road update - Either it must be widened, or turnouts added. Would have to get an update regarding current codes. Fire department would need to have room for engines to get up there.
- 3) Sewage - septic system would vary on usage.
- 4) Water tank situation - City staff said they might be able to connect to potable water as they have a storage tank on the adjacent parcel. Not sure if we would need to have tanks for well water storage. Would still need to add hydrants for fire suppression.
- 5) Require a 2<sup>nd</sup> egress - Not clear if a 2<sup>nd</sup> egress is actually needed. GVRD would have to look at new codes. The McIntyre Master plan gives alternatives, but costs might be excessive.
- 6) Structures -The barn has been red tagged by City Officials and a determination will need to be made whether to tear down or repair. The cottage is not in a habitable condition as it has asbestos, wiring issues, roof issues, lack of proper heating, and other assorted hazards.
- 7) Trees - cost of \$140K for tree work on the property, and \$40k along easement with Solano Land Trust. We will get more estimates.

Briseno describes the road lawsuit to the public. In essence the lawsuit was to determine that a portion of the road from the second cattle guard on was deemed a private road. This lawsuit was brought about from two of the neighbors. What

has not been determined was the number of vehicles that can use the road to access the public park.

Cost of basic infrastructure, or primitive park is an item that the staff is working on, but it is a large task with lots of moving parts. The original costs estimate for the McIntyre master plan is contained in the plan, which is available online, as requested by the public from the first outreach meeting.

Issues of what type of easement does GVRD have. It was called a prescriptive easement.

Still have the issue of access as there has not been a clear definition of it to date.

McIntyre was listed on a board report as surplus property in order to find out what is the value of the property. The property's value came into question, and since it has restrictions on access, what did that mean for its value.

One member of the audience warned to quiet down or the meeting would be adjourned.

Clarification was asked by the public regarding the use of the word "we" or "us" in regards to the Road.

### **Public Comments**

- Question is there a conflict of interest with Director Aliga and Councilmember Aliga, as they live in the same house and are related. Legal council said no at a previous meeting.
- Why did legal council send an email saying that she needed more information to do a Public Records Request. Staff was unsure about this question, as legal council was not in attendance to provide an explanation.
- Why was Jane's good horses receiving funds as a private business, but not paying GVRD?
- The McIntyre Foundation 501c3 expired in 2011. Why did GVRD let that happen?
- Why was there favoritism for them? Why would they get free rent? If they were minorities, they would not have been allowed to stay for such a long period of time.
- Do we need to look into every lease agreement?
- Why would therapy need to maintain a barn?
- We don't want them up there, and Tanya is an unsung hero in Vallejo and could do a better job with the property.
- Dee made the statement that it is a mutually beneficial arrangement with them and GVRD.
- She also said that they are willing to do a revenue sharing arrangement with the new agreement. They only want to do two years.
- How much would a new road access cost, it seems that it could solve many problems.
- Better communication and better monitoring could solve problems
- Guests could come up to the ranch. Could ask for easement of necessity or get eminent domain. In March 21, 2021 could get implied access. Use a shuttle bus.

We want access. You spent \$1 million on a kitchen. Look to Participatory budgeting for funding. Ask the city for funding.

- Remove barriers on lease renewal. You only care about market value rather than community value. Barriers are vague. The BOD manipulated this to fail. Onsite caretakers are needed to prevent coyotes, and homeless. GVRD mission is preserve public space.
- To renew the lease, you should allow citizens comments
- Citizens should be allowed to sit on the Ad Hoc Committee.
- Trusted GVRD in the past. Whatever they decide to do, I am OK with.
- There are about 50 cars a week.
- This is a step in the right direction. Should allow Tanya Moore to have the right to manage the property. She is an incredible human being. Minorities come in 2<sup>nd</sup>. Why has none minorities been allowed to be up there for so long. Non-profits are the main way to launder money. Again, this is a start.
- We haul off debris and clean the road. The neighbors are happy. One question- Do you want horses of there? You should partner with Solano Land Trust.
- Doesn't see Dee as a problem. GVRD dropped the ball and mismanaged the property. Grew up in Vallejo and never knew about it. Our goal is to show that GVRD can aggressively use and make money on this property. You should get other programs up there and help lighten the load. Want people to seek out this property.
- I have seen the worst part. Parks were placed in areas not needed. Are you going to take this information back to the board? You used "Us" it is "we the people"
- Kids need GVRD, Grandkids are with GVRD programs. Keep value. You want to make money on it. The pool is raggedy. We need to unite and stop throwing daggers. Join the community, there are so many educational things this can offer. This property will lift GVRD up. Do not attack persons. You can rent this to make money.
- Outburst and argument within the audience.
- This is breaking my heart. Don't let Dee drop therapy clients. De and Jane should get a plaque. I am a Veteran. Thanks to the Directors for being veterans too. It took me 48 years to get the certificate, and I got it volunteering 7 days a week. Solano land trust owns area around it. The trees just didn't die overnight. The lease needs to be redone. The Azevedo's and other like having us up there. We paid for T-posts, we need two years. She paid for things, everything. "We are brothers and sisters". That ranch is my nirvana. Thank Jane and Dee. Rules have been followed. We can get the barn fixed.

### **3. Goals of the Committee**

Look at access for everyone as #1 goal.

Look at costs as our #2 goal

Create new use agreement.

COVID and the lawsuit put a hold on the board as to what to do up there.

Director Briseno commented that the Board is trying to make the best decision.

We want to make the best decision but need the best information to do so.

**Public Comments**

- Minorities are treated differently
- Let Dee live in an RV
- The GVRD 10-year master plan points out more open space and nature. The board should follow the master plan.

Adjourned at 8:32 PM