



## CAMBRIA COMMUNITY SERVICES DISTRICT

### MINUTES OF MARCH 26, 2026, SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

The Cambria Community Services District Board of Directors held a special meeting on Thursday, March 26, 2026, at 1:00 p.m. at the East Ranch Community Park, 2021 Rodeo Grounds Road, Cambria, CA 93428.

#### **1. OPENING**

##### **1.A Call to Order**

President Farmer called the meeting to order at 1:10 p.m.

##### **1.B Pledge of Allegiance**

President Farmer led the Pledge of Allegiance.

##### **1.C Establishment of Quorum**

A quorum was established.

Directors present: Harry Farmer, Karen Dean, Tom Gray, Debra Scott, and Michael Thomas.

Staff present: General Manager Matthew McElhenie, Utilities Department Manager Jim Green, Fire Chief Michael Burkey, and Facilities & Resources Manager David Aguirre.

#### **2. PUBLIC COMMENT ON AGENDA ITEMS**

Christine Heinrichs, Cambria

Jeff Wilson, Cambria

Julia Rice, Cambria (submitted a written comment for the record)

Laylon Whitaker, Cambria (submitted written comments and a video for the record)

Stan Teliczan, Cambria (submitted a written comment for the record)

Unknown (submitted a written comment for the record)

#### **3. REGULAR BUSINESS**

##### **3.A East Ranch Community Park Site Walk**

The purpose of the meeting was to conduct a site walk and discussion regarding the East Ranch Community Park Phase 3 conceptual plan, with a focus on placement of park features, floodplain constraints, feasibility, and permitting considerations.

##### **Floodplain Constraints**

Staff identified that a significant portion of proposed features are located within the FEMA floodplain, including the playground, gazebo, and volleyball court. Structures in the floodplain will require significant engineering and floodproofing.

**Direction:** Avoid placing permanent structures in the floodplain where feasible. Prioritize relocation of key features and obtain additional input from County Planning and Building.

### **Flexibility of Park Plan**

The plan is conceptual and flexible. Features can be relocated, resized, or removed.

**Direction:** Revise the plan based on constraints identified during the site walk, and consider relocating several features within the dog park boundaries by partitioning off a section of the very large area.

### **Feature Prioritization**

High-priority features include the playing field, picnic area with cornhole and horseshoes, and disc golf. Lower priority features include the gazebo, sand volleyball court, and large playground build-out.

**Direction:** Focus the initial phases on low-impact, fundable, and permit-feasible features.

### **Playground Concept Revision**

Discussion supported transitioning to natural play elements such as logs, rocks, and balance features with a smaller footprint.

**Direction:** Redesign playground as low-impact, naturalized features.

### **Potential Relocation Concepts**

Discussed reconfiguring the dog park and shifting features to higher ground while considering setbacks and spatial constraints.

**Direction:** Evaluate relocation options within site limitations.

### **Permitting Considerations**

Planning review may be streamlined if consistent with prior approvals. The building review will introduce engineering requirements and potential cost increases.

**Direction:** Engage County early and incorporate permitting realities into the next draft.

### **Implementation Strategy**

Two-step approach discussed. First, adopt the conceptual plan. Second, develop an implementation framework, including the formation of a nonprofit, a funding strategy, and phasing.

**Direction:** Move toward plan adoption and begin planning for the nonprofit and funding strategy.

There was strong alignment on adjusting the park plan based on constraints, maintaining flexibility, and avoiding complex floodplain construction. Final comments noted that the meeting resulted in increased clarity and momentum.

Staff will obtain feedback from County departments and revise the plan. PROS will assist with refinement and help support nonprofit development. The Board will review the updated plan at a future meeting.

## **4. ADJOURN**

President Farmer adjourned the meeting at 2:46 p.m.

For further details on the CCSD meeting, please visit the District's website.