



**CAMBRIA COMMUNITY  
SERVICES DISTRICT**

| MEETING        | TIME & DATE                                | LOCATION                                                                      |
|----------------|--------------------------------------------|-------------------------------------------------------------------------------|
| PROS Committee | 3:00 PM<br>Wednesday,<br>September 2, 2026 | Cambria Veterans'<br>Memorial Hall, 1000<br>Main Street, Cambria,<br>CA 93428 |

## **AGENDA**

**I, Michael Thomas, Chair of the Parks, Recreation & Open Space (PROS) Committee, hereby call a Special Meeting of the PROS Committee pursuant to California Government Code Section 54956. The Special Meeting will be held on Wednesday, September 2, 2026, at 3:00 p.m. The purpose of the Special Meeting is to discuss or transact the following business:**

### **Special PROS Committee Meeting**

**Date & Time: 3:00 PM, Wednesday, September 2, 2026**

**Location: Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428**

**Virtual Access (Zoom): Please click the link to join the webinar: [HERE](#)**

**Webinar ID: 835 9857 4661**

**Passcode: 371080**

Copies of the staff reports or other documentation relating to each item of business referred to on the agenda are on file in the CCSD Administration Office, available for public inspection during District business hours. The agenda and agenda packets are also available on the CCSD website at <https://www.cambriacsd.org/>. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or if you need the agenda or other documents in the agenda packet provided in an alternative format, contact the Confidential Administrative Assistant at 805-927-6223 at least 48 hours before the meeting to ensure that reasonable arrangements can be made. The Confidential Administrative Assistant will answer any questions regarding the agenda.

### **1. OPENING**

- 1.A Call to Order**
- 1.B Establishment of Quorum**
- 1.C Chair Report**
- 1.D Agenda Review**
- 1.E Ad Hoc Subcommittee Report(s)**
- 1.F Committee Member Communications**

**Any Committee Member may make an announcement, report briefly on his or her activities, or ask a question for clarification.**

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

Members of the public may now address the Committee on any item on its agenda today.

**3. REPORTS & PROJECT UPDATES**

**3.A Facilities & Resources Manager's Report, David Aguirre**

**3.B Friends of the Fiscalini Ranch Preserve Report, FFRP Executive Director Kitty Connolly**

**3.C Skatepark Project Update Report, Juli Amodei**

**3.D Friends of the [Cambria Dog Park](#), Shelly Becker**

**3.E [Forest Committee](#), Laura Swartz**

**3.F [Greenspace the Cambria Land Trust](#), Executive Director Karin Argano**

**3.G Lampton Cliffs Adopt-a-Park Iceplant Removal Project, Suzanne Fiedler**

**3.H Reports from other Affiliated Community Groups**

**4. CONSENT AGENDA**

**4.A Consideration to Approve the January 15, 2026, March 4, 2026, and March 25, 2026 Special Meeting Minutes**

**5. REGULAR BUSINESS**

**5.A Presentation from Auten Resource Consulting and the Fire Safe Council Regarding the Treatment Plan for Fiscalini Ranch Preserve**

**5.B Community Park Phase 3 Planning Update and Discussion Regarding the Next [Land and Water Conservation Fund](#) Grant Cycle**

**6. FUTURE AGENDA ITEMS**

**7. ADJOURN**



## CAMBRIA COMMUNITY SERVICES DISTRICT

### MINUTES OF JANUARY 15, 2026, SPECIAL PARKS, RECREATION & OPEN SPACE (PROS) COMMITTEE MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

A special meeting of the Parks, Recreation & Open Space (PROS) Committee of the Cambria Community Services District was held at the Cambria Veterans' Memorial Hall, located at 1000 Main Street, Cambria, CA 93428, on Thursday, January 15, 2026, at 3:00 PM

#### 1. OPENING

##### 1.A Call to Order

Chairperson Thomas called the meeting to order at 3:00 p.m.

##### 1.B Establishment of Quorum

A quorum was established at 3:01.

**Committee Members present:** Michael Thomas, Shannon Sutherland, Gary Stephenson, and Matthew Jaffe.

**Staff Present:** General Manager Matthew McElhenie, Facilities & Resources Manager David Aguirre, and Confidential Administrative Assistant Haley Dodson, with Rachelle Benjamin on Zoom.

**Public Present:** Shelly Vinatieri, Juli Amodei, Tony Church, Shelly Becker, Cheryl McDowell and Dick Clark. On Zoom: Laura Swartz, Crosby Swartz, Karin Argano, Kitty Connolly, Tina Dickason, and Elizabeth Bettenhausen.

##### 1.C Chair Report – 3:01

Chairperson Thomas reported the following from recent CCSD Board meetings:

Harry Farmer was elected president of the CCSD Board on December 11. Karen Dean will serve as vice president.

General Manager McElhenie presented his 58-page CCSD 2025 Year-End Report, which Chairperson Thomas said provided a good summary of recent district events.

The Board heard a presentation from the San Luis Obispo County Regional Ecological Strategy for Improving Landscapes.

CCSD accepted a \$60,000 grant from the Cambria Tourism Board for the Veterans Hall renovations.

Strategic Planning Workshop will take place at the February 12 Board meeting.

Commended Facilities and Resources Manager Aguirre for calling attention to graffiti on the Center Street restroom mural; Cambria Center for the Arts artists repaired the damage to the mural.

### **1.D Agenda Review – 3:05**

### **1.E Ad Hoc Subcommittee Report(s) – 3:05**

Secretary Jaffe reported on touring the Community Park property to see the proposed placement of the 30 Monterey Pine trees received from Los Olivos. He also briefly discussed the local deer safety effort and the study that will be conducted this year.

### **1.F Committee Member Communications – 3:07**

## **2. PUBLIC COMMENT ON AGENDA ITEMS – 3:07**

## **3. REPORTS & PROJECT UPDATES – 3:08**

### **3.A Facilities & Resources Manager's Report, David Aguirre – 3:08**

- 30 pine trees, roughly 6-7 feet tall, are being planted at the Community Park site.
- Crews performed repairs to a fence damaged by a falling tree near the Victoria Way entrance to Fiscalini Ranch Preserve.
- Graffiti remains an ongoing problem.
- Training staff for herbicide spraying. Will take place on East Ranch in work area.
- Repairs to the flooring at the Veterans Hall will begin. Work on the building's roof is dependent on weather. Met with JM Construction regarding renovations to the kitchen.
- Working to upgrade the locking systems for the dog park's gates. Current system is not adequate.
- The CCSO might receive another 50 pine trees next year.
- Greenspace president Karin Argano said she has received calls asking whether the pines that are being planted are native trees. Manager Aguirre said he was told they were Monterey Pines but there's a chance they're White Pine. Argano said that in the future, CCSO could reach out to Greenspace for Monterey Pines to ensure that native pines are planted.
- Kitty Connolly, executive director of Friends of Fiscalini Ranch Preserve, said the trees were originally described as being Monterey Pines and asked whether they are in fact Monterey Pines. Manager Aguirre said the paperwork indicates that the trees are Monterey Pines and suggested that he and Connolly take a look at the trees to confirm.
- Manager Aguirre responded to question about the restoration of handicap parking signage at the north entrance to the Bluff Trail and said it will be reinstalled once he receives the brackets.

### **3.B Friends of the Fiscalini Ranch Preserve Report, FFRP Executive Director Kitty Connolly – 3:17**

- Thanked Manager Aguirre for the work on dry trail crossings along Dolphin Trail and Forest Loop Trail.
- Planted 300 Monterey Pine trees grown from seed collected on the ranch.
- Planted native plants to enhance monarch butterfly habitat.
- Gave credit to the "endless" and "thankless" weeding work done by volunteers and anticipates another really good bloom year on the ranch, in part because of the removal of non-native species.

- Annual meeting coming up on January 24.
- Expressed gratitude for a grant from the Cambria Tourism Bureau to complete the trailhead sign project.
- About 250 plaques have been dedicated on the new linking boardwalk.

### **3.C Skatepark Project Update Report, Juli Amodei – 3:20**

- Described the success of the December 14 community event. A post on social media received 23,000 hits.
- Thanked Manager Aguirre for providing a generator and barricades for the event.
- General Manager McElhenie said there were no significant updates to the project effort. Waiting for engineering calculations. A draft RFP is ready and will go out once all required permit conditions are satisfied.
- Community member Tina Dickason raised a question about the April 11 expiration for the Skatepark's County Planning Department permit. Questioned the need for an extension. Monte Soto of Civil Design Studio said he was aware of the deadline.
- Amodei remarked that the organization is excited about the modified plan and new design for the Skatepark, especially the inclusion of a bowl.

### **3.D Friends of the Cambria Dog Park, Shelly Becker – 3:26**

- Mentioned the need for shelter and water and raised a question about the status of the murals on the bathroom.
- Vice President Sutherland commented briefly about the mural project.

### **3.E Forest Committee, Laura Swartz – 3:28**

- Mentioned that the monthly meeting on Zoom was taking place the next day.
- Expressed thanks for everyone's ongoing efforts.

### **3.F Greenspace the Cambria Land Trust, Executive Director Karin Argano – 3:29**

- Annual 1,000 Tree Planting reforestation project with California State Parks is taking place on January 24. The trees were grown by Greenspace and Cuesta College. These trees will mark 8,000 planted on the site, with a total goal of 10,000.
- Busy at the native plant garden at Pocahontas Park and Creekside Reserve.
- Dealing with a lot of graffiti. In the process of installing new security lights.
- Speakers Series has started.
- Fuel reduction effort at Strawberry Canyon has ended. Sheep and goat grazing plan is being written.
- Planting understory plants in Strawberry Canyon.
- Four property donations are in process.
- Retreat will take place in February.

### **3.G Lampton Cliffs Adopt-a-Park Iceplant Removal Project, Suzanne Fiedler – 3:32**

- Chairperson Thomas reported that ice plant removal and restoration continues.

### **3.H Reports from other Affiliated Community Groups**

## **4. CONSENT AGENDA – 3:33**

### **4.A Consideration to Approve the November 20, 2025 Regular Meeting Minutes**

Vice Chairperson Sutherland moved to approve the minutes.

Committee Member Stephenson seconded the motion.

The motion was approved: 3-Ayes; 0-Nays; 0-Abstain; 0-Absent

## **5. REGULAR BUSINESS – 3:33**

### **5.A Community Park Phase 3 Planning Update**

- General Manager McElhenie reported that the visual assessment required by the County will cost between \$1,200-\$1,500.
- Reported that Monte Soto has been in touch with the County. All Community Park features will need to be permitted, including potential lighting and accessibility requirements.
- Permitting costs could exceed \$8,000-\$10,000.
- Community Council still has \$29,000 dedicated to the disc golf course. Think it should cost less.
- Reiterated the importance of a Community Park maintenance fund.
- Vice Chairperson Sutherland raised a question about lighting, explaining that the original park plan didn't call for lighting because the park is supposed to close at dusk.
- Vice Chairperson Sutherland mentioned that the quote for the disc golf course was well under \$29,000.
- Soto reiterated that the County is requiring permitting for each park component.
- Vice Chairperson Sutherland raised a question about maintenance requirements and what components would actually be CCSD responsibility. She also mentioned the prospect of establishing a 501©(3).
- Vice Chairperson Sutherland drew a distinction between a "sports field" and a "playing field." The park will include a playing field that the public can use for sports and games but this feature won't have the kind of grass that a true sports field would require.
- Chairperson Thomas said there might be an advantage to permitting each component of the project and then proceed with separate development of the individual elements.
- Soto said there was likely a three-year window to complete the individual projects once the permit is approved.
- Chairperson Thomas said one of the important future conversations will center on the exact nature of the maintenance that needs to be funded at the Community Park.
- FFRP Executive Director Connolly said that her understanding is that the park EIR doesn't require night lighting and only might require lighting that remains on for roughly half an hour after sunset.
- Vice Chairperson Sutherland raised a question about signage for the Community Park and asked whether it would be possible to establish a Community Park sign that would raise awareness. She also brought up the idea of naming the park and thought it would be helpful to have an informational board featuring the name of the park.
- Vice Chairperson Sutherland reiterated that the park, while not fully developed, does exist and is not merely a proposal.
- Chairperson Thomas said that these suggestions could be brought to the Board level.

## **6. FUTURE AGENDA ITEMS – 3:53**

Chairperson Thomas asked for any future agenda items. A discussion ensued about changing the starting time for future meetings to 3:00.

## **7. ADJOURN – 3:57**

Chairperson Thomas adjourned the meeting at 3:57 p.m.



## CAMBRIA COMMUNITY SERVICES DISTRICT

### MINUTES OF MARCH 4, 2026, SPECIAL PARKS, RECREATION & OPEN SPACE (PROS) COMMITTEE MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

A special meeting of the Parks, Recreation & Open Space (PROS) Committee of the Cambria Community Services District was held at the Cambria Fire Department, located at 2850 Burton Drive, Cambria, CA 93428, on Wednesday, March 4, 2026, at 3:00 PM

#### 1. OPENING

##### 1.A Call to Order

Chairperson Thomas called the meeting to order at 3:00 p.m.

##### 1.B Establishment of Quorum

A quorum was established at 3:01.

Committee members present: Michael Thomas, Shannon Sutherland, Gary Stephenson, and Matthew Jaffe.

Staff present: General Manager Matthew McElhenie and Confidential Administrative Assistant Haley Dodson.

Public present: Gail Lampert-Thomas, Karen Francioni, Linda Finley, and Margot Ternstrom on behalf of the Cambria Center for the Arts. Laura Swartz, Juli Amodei, and Dick Clark. On Zoom: Karin Argano, Tony Church, Christina Galloway, and two others.

##### 1.C Chair Report – 3:01

Chairperson Thomas announced that the April 16 PROS Committee meeting had been cancelled.

##### 1.D Agenda Review – 3:01

##### 1.E Ad Hoc Subcommittee Report(s) – 3:01

##### 1.F Committee Member Communications – 3:02

#### 2. PUBLIC COMMENT ON AGENDA ITEMS – 3:02

- Chairperson Thomas read into the record a comment from Claudia Harmon Worthen that any mural design would have to be approved by the North Coast Advisory Council. General Manager McElhenie said he had checked with the County Planning Department and that there were no specific permit requirements for a mural.
- Christina Galloway confirmed that the mural does not require a permit but does need to be consistent with certain planning documents. She encouraged the committee to solicit community input.
- Vice Chairperson Sutherland raised questions about why the CCSD Board had conducted a discussion before the PROS Committee had not presented anything about the mural to the Board.

#### 3. REGULAR BUSINESS – 3:11

##### 3.A Community Park Phase 3 Planning Update – 3:11

- General Manager McElhenie said that on March 12, the Board would discuss and consider the adoption of the Community Park plan, as well a budget adjustment to fund preliminary work that could lead to permitting.

### **3.B Receive a Presentation from the Cambria Center for the Arts Regarding Plans for Murals on the Community Park Restroom, and Discuss and Consider Making Recommendations to the CCSD Board of Directors – 3:12**

- Chairperson Thomas offered background on the mural project and thanked Vice Chairperson Sutherland, who served as PROS Committee liaison on the mural project, and members of the Cambria Center for the Arts for the work they had done.
- Gail Lambert-Thomas gave a presentation on the mural project. She spoke about different concepts for the project and ways to involve the community in the process, such as a community-wide design contest.
- Lambert-Thomas outlined design approaches and some of the visual themes.
- Lambert-Thomas said approval processes have been built into the planning effort.
- CCA would take on the maintenance responsibilities for the murals.
- The design of the structure meant that there would be different canvases, thus encouraging more participation.
- Vice Chairperson Sutherland said the murals would be consistent with regulations under the Ranch Management Plan.
- Julie Amodei spoke of the importance of community art and how it expresses who we are as a community.
- Laura Swartz asked who would judge the design. CCA will judge and then submit those recommendations for Board approval.
- The PROS Committee voted unanimously in favor of the plan (with a few adjustments), which will then be submitted to the Board.

### **3.C Discuss the California Department of Fish & Wildlife Human-Wildlife Conflicts Toolkit – 3:48**

- Committee members discussed the materials available from CDFW. Committee members acknowledged such local issues as the nuisances caused by and the destructiveness of non-native wild turkeys, as well as the vulnerabilities of deer to being struck by vehicles. But the committee also determined that there are sharp differences of opinion within the community about the steps to manage wildlife and chose not to actively engage in such divisive issues.

## **4. FUTURE AGENDA ITEMS**

Chairperson Thomas asked for any future agenda items.

## **5. ADJOURN**

Chairperson Thomas adjourned the meeting at 3:59 p.m.





## CAMBRIA COMMUNITY SERVICES DISTRICT

### MINUTES OF MARCH 25, 2026, SPECIAL PARKS, RECREATION & OPEN SPACE COMMITTEE MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

A special meeting of the PROS Committee of the Cambria Community Services District was held at the East Ranch Community Park, located at 2021 Rodeo Grounds Road, Cambria, CA 93428, on Wednesday, March 25, 2026, at 2:00 PM

#### 1. OPENING

##### 1.A Call to Order

Chairperson Thomas called the meeting to order at 2:05 p.m.

##### 1.B Establishment of Quorum

A quorum was established at 2:05 p.m.

Committee members present: Michael Thomas, Shannon Sutherland, Gary Stephenson, and Matthew Jaffe.

Staff present: General Manager Matthew McElhenie, Confidential Administrative Assistant Haley Dodson, Facilities & Resources Manager David Aguirre, Utilities Department Administrative Technician Eric Johnson, and Fire Chief Michael Burkey.

Public present: Christine Heinrichs, Gordon Heinrichs, Laylon Whitaker, Shelley Becker, Juli Amodei, Dick Clark, Tony Church, and Christina Galloway.

##### 1.C Chair Report – 2:06

##### 1.D Agenda Review – 2:06

Chairman Thomas explained that this meeting was focused on an introduction to the East Ranch Community Park site in the context of the CCSD Board meeting the following day.

##### 1.E Ad Hoc Subcommittee Report(s) -- None

##### 1.F Committee Member Communications -- None

#### 2. PUBLIC COMMENT ON AGENDA ITEMS – 2:08

There were general questions about the FEMA 100-year flood plain, as well as one about the disc golf course location.

#### 3. REGULAR BUSINESS – 2:13

##### 3.A Discussion of Floodplain Location and East Ranch Community Park Features

- Chairperson Thomas thanked the staff for clearly and accurately flagging the floodplain line.
- General Manager McElhenie spoke about concerns of board members regarding the proposed park features as they related to the floodplain line. He characterized it as “an uphill battle” based on the current location of the park features.
- PROS Secretary Jaffe mentioned that many parks are purposely built in floodplains and that recreational uses and the existence of floodplains are not inherently incompatible.
- PROS Committee members all said they are flexible about the specific locations of the individual park features.

- There was a discussion during which it was determined that the proposed gazebo would qualify as a structure, according to FEMA guidelines.
- Further discussion considered possible locations for such park features as the playground (also a structure by FEMA guidelines) that would be outside of the mapped floodplain area. Potential alternative locations included the southern end of the dog park and the area between the dog park and the access road.
- The disc golf course could potentially be moved to the northern area of the park between the loop trail and Santa Rosa Creek.
- Facilities and Resources Manager Aguirre mentioned that the district doesn't have the proper equipment for mowing the proposed playing field and estimated a tractor might cost \$15,000.
- Vice Chair Sutherland reiterated that moving park features was "not an issue" but did raise the question about creating a new map and the attendant costs.
- Committee members discussed whether some park features might ultimately be removed from the plan, most notably the volleyball court.
- In terms of the first phase of park development, the priorities would likely be the group picnic area, the disc golf course, and the multipurpose playing field. The playground would remain in the plan but would likely be funded and constructed after the other amenities.
- PROS members, as well as others in attendance, walked the site to get a better sense of the floodplain line and the potential siting of park features.
- There was some discussion about a possible 501(c)(3) organization to support the park but Vice Chair Sutherland said a park plan would have to be adopted prior to establishing such an entity.
- The general consensus for a tentative plan of action was that the PROS Committee would receive input from the Board during the special meeting on March 26 and the Community Park Phase 3 Plan Ad Hoc Committee would later update the plan based on that input.
- An updated Phase 3 plan would then be brought to the Board for approval.
- Assuming that the updated plan was approved, a fundraising entity could be formed.
- Staff would begin necessary construction permitting, once a funding level was agreed upon.

#### **FUTURE AGENDA ITEMS – 3:30**

- None discussed

#### **ADJOURN**

Chairperson Thomas adjourned the meeting at 3:30 p.m.



**Proposed Park Amenities:**

- 1. Parking Lot - complete
- 2. Dog Park - complete
- 3. Playground
- 4. Multi-Purpose Play Field
- 5. Disc Golf Course 9 holes
- 6. Picnic Area
- 7. Horseshoe
- 8. Cornhole
- 9. Loop Trail
- 10. Restroom - complete

**Notes:**  
-This plan is schematic only, not for construction purposes.  
-Total quantities of site work, materials, and furnishings shall be determined by the CCSD as applicable in future.  
-Detailed planting plan and location of proposed trees is not a part of this Plan.

**Graphic Legend:**

Existing Tree Canopy

Open Mead

Dog Park (existing)

Parking Lot (existing)

Existing pedestrian footpath

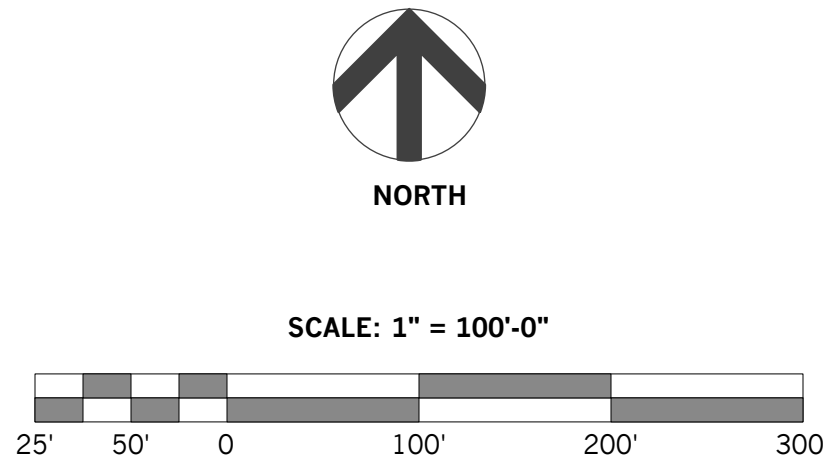
Existing Tree



# Phase 3- Community Park

Fiscalini East Ranch Preserve  
Cambria Community Services District

**DRAFT** v.1 SEPT 2024



Cambria Community Services District

# East Ranch Community Park

## Phase 3 Plan

Prepared by the East Ranch Community Park Ad Hoc Committee

*Parks, Open Space, and Recreation (PROS) Committee*

Matthew Jaffe · Shannon Sutherland



Revised: 24 August 2026

Version: Draft for Review



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## Purpose

This document presents the East Ranch Community Park Ad Hoc Committee's draft Phase 3 Plan for the Cambria Community Services District (CCSD) East Ranch Community Park. It consolidates the project's governing authorities and development history, documents current site conditions, summarizes the methodology the ad hoc committee used to evaluate candidate improvements, sets out the community engagement program, and defines the recommended Phase 3 scope, stewardship model, and next steps.

The Phase 3 Plan is intended to give the PROS Committee, the CCSD Board, permitting agencies, prospective funders, and the community a single, defensible reference for what is proposed, why each element is appropriate to the site, how each element will be funded and constructed, and who will be responsible for its long-term care.

This is a working draft. It will be refined through the structured engagement program described herein before being submitted to the PROS Committee for endorsement and to the CCSD Board for consideration.

Respectfully submitted, Shannon Sutherland and Matthew Jaffe, East Ranch Community Park Ad Hoc Committee, PROS Committee.

## References

- East-West Ranch Public Access and Resource Management Plan and Conservation Easement (24 April 2003)
- Final Master Environmental Impact Report (certified 16 November 2009)
- Coastal Development Permit / Development Plan DRC2010-00026 (12 September 2012)
- 2009 Revised Community Park Plan (26 August 2009)
- Sheet L0, Existing Conditions, Fiscalini East Ranch Preserve (25 March 2024)
- Community Park Phase 3 L1 Map
- Community Park Phase 3 Plan Presentation (Appendix A)

## Background

In 2000, the property formerly known as the Fiscalini Town Ranch, subsequently the East-West Ranch, and now the Fiscalini Ranch Preserve, was permanently protected through a coalition of public and private funding and effort. CCSD holds title to the property, and Friends of the Fiscalini Ranch Preserve (FFRP) holds the conservation easement.

At the time of acquisition, and in every subsequent plan and entitlement, a defined portion of the property has been designated for a community park, referred to in this document as the East Ranch

Community Park. The park has not yet been formally named; the ad hoc committee intends to engage the community in that process.

## Governing Authorities

The Conservation Easement, defined in the East-West Ranch Public Access & Resource Management Plan & Easement dated 24 April 2003, was granted by CCSD to the North Coast Small Wilderness Area Preservation (NCSWAP). On 2 February 2008, NCSWAP filed a name change to Friends of the Fiscalini Ranch Preserve, which holds the easement over the Fiscalini Ranch Preserve in perpetuity.

Article K.5.m of the Conservation Easement (page 9) expressly provides, under Permitted Uses and Activities, for the *“preparation of plans and construction of improvements consistent with active recreational uses in the Community Park Area.”*

Exhibit B to the Conservation Easement, Description of Community Park Area, provides that the area for the Community Park is to be determined within the borders outlined in that exhibit at such time as the Community Park Conceptual Master Plan is accepted.

Exhibit D to the Conservation Easement - the East-West Ranch Public Access & Resource Management Plan (the Ranch Management Plan), adopted 24 April 2003 - provides at page 26 for an area sufficient to support the community's desired uses and facilities as planned for East Ranch, states that precise uses, activities, and design will be determined through a separate process, and requires that the Community Park be designed to connect to other areas of the Ranch.

Through the sustained work of the former PROS Commission, CCSD staff, and successive Boards, a 2007 Proposed Community Park Master Plan was developed and later revised as the 2009 Revised Community Park Plan, dated 26 August 2009. Based on those plans, the Final Master Environmental Impact Report (MEIR) was prepared and certified by the Board on 16 November 2009.

Taken together, these instruments establish that active recreational improvements within the Community Park Area are a permitted and anticipated use of the property, and that the specific program is to be determined through a public planning process of the kind documented in this Phase 3 Plan.

## Phase 1 Development

On 12 September 2012, the San Luis Obispo County Planning Commission granted Development Plan / Coastal Development Permit DRC2010-00026, which includes provisions for an East Ranch Community Park. Because a portion of that plan was executed in Phase 1, the CDP is vested and carries no expiration date — a material advantage for the phased development approach described in this plan.

CCSD applied for a construction permit on 18 March 2016, and on 20 October 2016 the County issued Permit No. PMT2015-02586 for Fiscalini Ranch Preserve Community Park Phase 1. The approved scope comprised:

## CCSD EAST RANCH COMMUNITY PARK — PHASE 3 PLAN

- Grading, drainage, retention swales, emergency access road, red rock parking area, and a new dog park
- ADA parking stalls with required signage
- An ADA path of travel to the dog park and gate
- A storm drain catch basin and underground storm drain pipe

Firma Landscape Architects prepared the landscape design and Civil Design Studios performed the civil engineering. Construction commenced on 25 July 2017 with general contractor Chaves Construction and was substantially complete as of 5 December 2017.

## Current State

The site today consists of the Phase 1 parking area, the dog park, and open fields with informal, volunteer-established foot trails around the perimeter. Existing conditions are formally documented in Sheet L0, Existing Conditions, Fiscalini East Ranch Preserve, dated 25 March 2024, which reflects as-built conditions following Phase 1 development and was reported to and accepted by the CCSD Board on 11 April 2024.

## Phase 2 Development

Phase 2 consists of a restroom facility and ADA-compliant pathways connecting the parking area to the restroom.



Following extensive PROS Commission deliberation, community input, and design development between 2019 and 2021, PROS voted unanimously at its 4 August 2021 meeting to refer its preferred design recommendation to the Board. On 9 September 2021, the Board voted unanimously to approve the



## CCSD EAST RANCH COMMUNITY PARK — PHASE 3 PLAN

proposed restroom design, which includes potable or non-potable flush toilets and sinks (Agenda Item 6C, pages 19–30). The Board received the final design on 14 October 2021 and directed staff to advance the project (Agenda Item 6B, pages 28–68).

On 1 March 2022, the Utilities Department Manager / District Engineer reported to PROS that the construction permit application had been submitted to County Planning, followed by multiple rounds of information requests and permit submittals.

At its 7 December 2023 meeting, the Board approved the Intent to Serve Letter for the East Ranch Restroom and approved an amendment to the Community Park Master Plan to allow the water-serving restroom design (Agenda Item 4G, pages 82–111). A detailed restroom project chronology appears at pages 100–104 of that agenda packet.

The County issued Construction Permit No. PMTC2022-00061 on 16 April 2024. CCSD staff issued a purchase order to The Public Restroom Company in June 2024 for the prefabricated restroom building and paid \$198,237 on 12 June 2024. Site preparation precedes delivery; installation is anticipated following delivery and is subject to weather conditions.

Phase 2 completion is a prerequisite to the permanent improvements proposed in Phase 3, as set out under Permitting and Sequencing below.

## Phase 3 Methodology

At its 14 September 2023 meeting, the CCSD Board replaced the former PROS Commission with the PROS Committee, pursuant to the bylaws governing other CCSD standing committees. Continuing the work of the former Commission, the PROS Committee formed the Community Park Plan Ad Hoc Committee at its 7 November 2023 meeting to define a plan for the next phase of Community Park development on the East Ranch.

## CCSD EAST RANCH COMMUNITY PARK — PHASE 3 PLAN



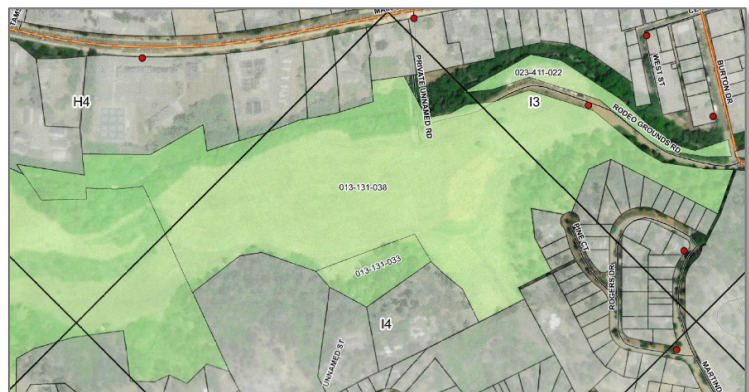
The ad hoc committee conducted a comprehensive review of the governing documents, including:

- The Conservation Easement
- The Ranch Management Plan
- The Final Master Environmental Impact Report
- Coastal Development Permit DRC2010-00026

### Park Boundaries

From that document review and from discussions with FFRP, the committee has confirmed that two assessor's parcels define the boundaries of the community park:

- APN 013-131-038 — approximately 18 acres, with a San Luis Obispo County land use designation that includes Recreation
- APN 013-131-033 — approximately 1.58 acres, with a San Luis Obispo County land use designation of Recreation



The southern and western boundaries of the community park area are the parcel boundaries. Because the northern parcel boundaries include Santa Rosa Creek, the effective park boundary will be set at a prudent distance south of the creek bank

to protect riparian habitat. The eastern boundary is substantially defined by the existing dog park and parking area, and will be further refined as CCSD Utilities and Facilities & Resources staff advance plans for facility relocations and upgrades.

The ad hoc committee worked with Firma Landscape Architects to develop Sheet L0, Existing Conditions, Fiscalini East Ranch Preserve, dated 25 March 2024, which documents as-built conditions throughout the community park area.

## Permitting and Sequencing

CCSD staff and legal counsel have conducted extensive consultation with San Luis Obispo County Planning regarding the timing of the next set of improvements. Two controlling principles govern the Phase 3 schedule:

- Movable, non-permanent amenities may be introduced into the Community Park before the restroom is operational.
- No permanent improvement may be installed until the restroom is operational.

The Phase 3 Plan is therefore structured so that low-impact, movable elements can proceed on a near-term track while permanent improvements are sequenced to follow the Phase 2 restroom, all under a single integrated permit package.

## Project Viability Matrix

To determine which improvements to recommend for Phase 3, the ad hoc committee developed a Project Viability Matrix (PVM). The PVM is an internal analytical tool rather than a public deliverable; its purpose is to test each candidate improvement against a consistent set of criteria and answer a single question: which of these projects are viable? Each candidate was evaluated against the following criteria:

- Footprint — the physical extent and siting of the improvement
- Consistency with the approved Coastal Development Permit DRC2010-00026
- Consistency with the Final Master Environmental Impact Report
- Consistency with the Conservation Easement and the Ranch Management Plan
- Alignment with the community's articulated vision for the park, including visual compatibility with the surrounding preserve
- Precedent and continuity — whether the project appears in the PROS 2022 List of Projects, the 2022 List of Major Projects, or the PROS 2023 Petition
- Anticipated community use and breadth of benefit
- Incremental permitting requirements beyond the base construction permit
- Environmental impact and the mitigation measures required to address it
- Water demand
- Accessibility considerations and ADA requirements

## CCSD EAST RANCH COMMUNITY PARK — PHASE 3 PLAN

- Capital cost and identified funding sources
- Recurring maintenance obligations, the responsible party, and the funding source for that obligation

The recommendations set out under Phase 3 Projects reflect the improvements that satisfied these criteria. Candidate improvements that could not be supported on cost, environmental impact, water demand, siting, or long-term maintenance grounds were not carried forward.

## Community Engagement Plan

The ad hoc committee has developed a structured engagement program to gather community input and build the commitment and momentum required to adopt and deliver the Phase 3 Plan. Key stakeholders will carry the plan into their own organizations, collect input, and help convert interest into commitment.

The program has two objectives:

1. Collect substantive feedback, including the level of enthusiasm for and anticipated use of each proposed component, refinements to individual components, and additional components the community would like considered.
2. Build commitment and capacity by identifying organizations and individuals prepared to volunteer time (outreach, fundraising, construction work parties, and ongoing maintenance work parties) and donors prepared to contribute financially to park development and long-term maintenance.

The second objective is material to the delivery of this plan. As described under Stewardship, Maintenance, and Funding Responsibility, the improvements proposed in Phase 3 are premised on a non-District, community-based funding and maintenance model, and the engagement program is the mechanism by which that capacity is established.

Engagement activities and target timing are set out in the tables below. Timing for meeting-based engagements reflects each organization's standing meeting schedule and will be confirmed as dates are secured.

| Stakeholder                                           | Engagement Approach                                                                                                                                                    | Target Timing            |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>CCSD Staff</b>                                     | Ongoing coordination with the General Manager, Facilities & Resources Manager, and other staff to confirm alignment and to advance funding, permitting, and execution. | August 2024 and ongoing  |
| <b>PROS Committee</b>                                 | Present the tentative Phase 3 Plan for discussion and refinement.                                                                                                      | 17 September 2024        |
| <b>Friends of the Fiscalini Ranch Preserve (FFRP)</b> | Present the tentative Phase 3 Plan to the FFRP Board for discussion and refinement.                                                                                    | 8 October 2024           |
| <b>Coast Unified School District Superintendent</b>   | Meet with the Superintendent to identify effective channels for engaging the CUSD Board, parents, and students.                                                        | September – October 2024 |

## CCSD EAST RANCH COMMUNITY PARK — PHASE 3 PLAN

| Stakeholder                         | Engagement Approach                                                                            | Target Timing               |
|-------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------|
| Local families with children        | Farmers Market outreach; meetings with homeschool networks.                                    | October – December 2024     |
| Other residents                     | Farmers Market outreach.                                                                       | October – December 2024     |
| Visitors                            | Farmers Market outreach.                                                                       | October – December 2024     |
| Hispanic community                  | Establish multiple outreach channels, including Spanish-language materials.                    | October – December 2024     |
| Coast Unified School District Board | Present to the CUSD Board.                                                                     | Second Thursdays, 7:00 p.m. |
| Cambria Chamber of Commerce         | Preliminary discussions with the Executive Director and Board President; present to the Board. | Third Tuesdays, 9:00 a.m.   |

| Stakeholder                                | Engagement Approach                                                                                                           | Target Timing                         |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| Cambria Tourism Board                      | Preliminary discussions with CTB leadership; present to the Board.                                                            | Second Tuesdays, 1:00 p.m.            |
| Cambria Community Council                  | Preliminary discussions with Council members; present to the Council.                                                         | October – December 2024               |
| American Legion Post 432                   | Preliminary discussions with the Post Commander; present to the Post.                                                         | First Wednesdays, 7:00 p.m.           |
| Lions Club of Cambria                      | Preliminary discussions with Club leadership; present to the Club.                                                            | Second and fourth Tuesdays, 6:30 p.m. |
| Rotary Club of Cambria                     | Preliminary discussions with Club leadership; present to the Club.                                                            | Fridays, 12:00 p.m.                   |
| Cambria Historical Society                 | Discussions for input and engagement ideas.                                                                                   | October – December 2024               |
| Local churches                             | Discussions for input and engagement ideas.                                                                                   | October – December 2024               |
| Cambria Community Scholarship Foundation   | Discussions for input and engagement ideas.                                                                                   | October – December 2024               |
| Cambria Library                            | Discussions for input and engagement ideas.                                                                                   | October – December 2024               |
| SLO County Planning                        | Preliminary discussions to confirm permitting requirements and sequencing.                                                    | October – December 2024               |
| SLO County Parks & Recreation Commission   | Discussions with the District 2 Commissioner; attend Commission meetings; invite the Commissioner to PROS Committee meetings. | October – December 2024               |
| SLO County Parks and Recreation Department | Discussions with the Department Director.                                                                                     | October – December 2024               |
| North Coast Advisory Council (NCAC)        | Preliminary discussions with NCAC leadership; present to the Council.                                                         | Third Wednesdays, 6:00 p.m.           |
| PROS Committee                             | Present the updated Phase 3 Plan for discussion, consideration, and endorsement.                                              | January 2025                          |
| CCSD Board                                 | Present the final Phase 3 Plan following PROS Committee endorsement.                                                          | February 2025                         |

## CCSD EAST RANCH COMMUNITY PARK — PHASE 3 PLAN

The Phase 3 Plan will be refined based on what is learned through these engagements. A summary of the feedback received, together with an updated Phase 3 Plan, will be brought to the PROS Committee and then to the CCSD Board for discussion and consideration.

## Phase 3 Projects

Following a comprehensive viability assessment of all candidate improvements, the ad hoc committee recommends that the PROS Committee review and consider the following improvements for the next phase of community park development. Each has been evaluated as consistent with the Conservation Easement, the Ranch Management Plan, the certified MEIR, and the vested Coastal Development Permit; each has minimal environmental impact; and none imposes a new potable water demand on the District.



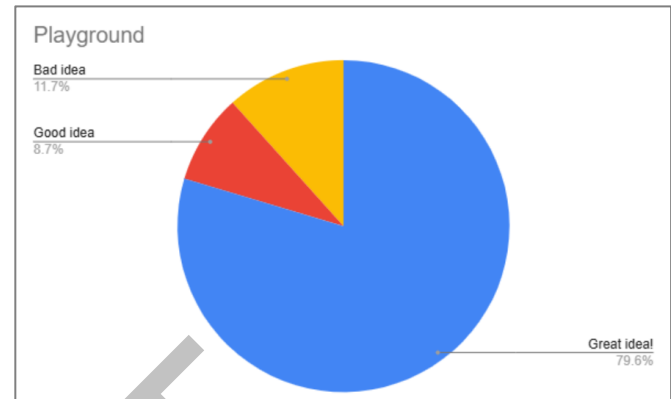
1. Parking Lot - complete
2. Dog Park - complete
3. Playground
4. Multi-Purpose Play Field
5. Disc Golf Course 9 holes

6. Picnic Area
7. Horseshoe
8. Cornhole
9. Loop Trail
10. Restroom - complete

## Playground

An ADA-compliant children's play area of approximately 800 square feet, with an ADA-compliant pathway connecting the parking area, the playground, and the restroom.

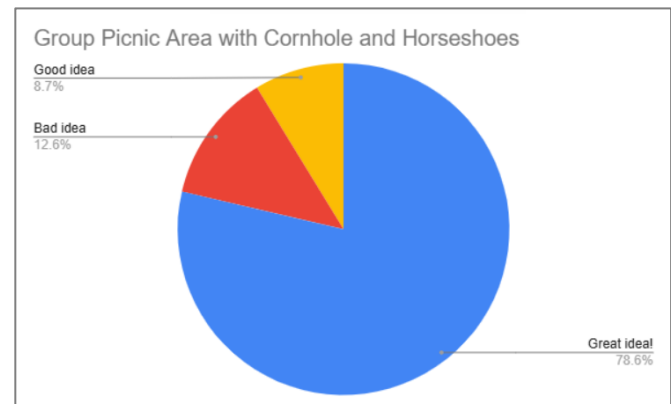
- Nature-inspired design: play structures in wood and wood-form resin, shaped to read as part of the natural environment rather than as conventional coated-metal equipment.
- Structures to include tree stumps, balance beams, climbing rocks, slides, ramps, tire swings, and hopscotch, sized for a range of ages and abilities.
- Wood-chip ground cover.
- Shrubs and trees to define the space, provide shade, mitigate noise, and buffer wind.
- Benches and a picnic table to support adult supervision.
- Anticipated use: very high - toddlers, children, families, and visitors.
- Estimated capital cost: approximately \$100,000, funded through grants, fundraising, and donations.
- Requires a construction permit. No water demand. Environmental impact minimal.



## Picnic Areas

Two picnic areas are proposed, each consisting of tables, benches, and eventually shade elements consistent with the visual character of the preserve.

- Group picnic area - approximately 20 by 60 feet, sited south of the parking lot, with an adjacent horseshoe pit and cornhole court.
- Playground picnic area - tables and benches integrated with the play area to support supervision and family use.
- Horseshoes: two standard pits, 3 by 45 feet each, requiring no excavation and limited materials. Estimated capital cost: approximately \$1,000.
- Cornhole: one standard court, 8 by 40 feet, on a concrete base for durability, requiring no excavation. Estimated capital cost: approximately \$3,000.
- Anticipated use: medium - local families and visitors across the community.
- Estimated capital cost for the group picnic area: approximately \$20,000, funded through grants, fundraising, and donations.



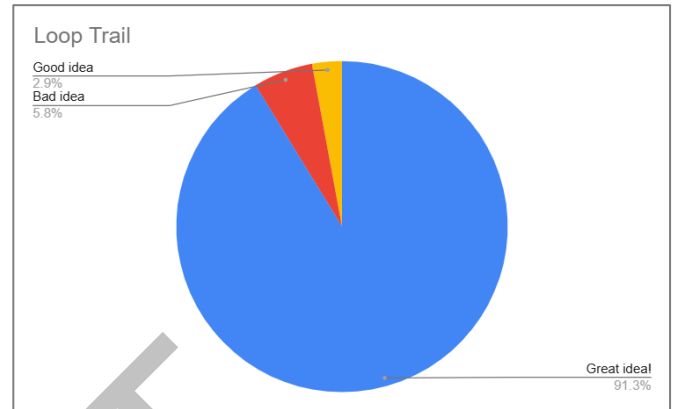
## CCSD EAST RANCH COMMUNITY PARK — PHASE 3 PLAN

- Requires a construction permit addressing the relevant environmental impacts identified in the 2009 MEIR. No water demand. Environmental impact very limited.

### Loop Trail

One continuous four-foot-wide trail following the outside border of the East Ranch Community Park, formalizing the existing volunteer trail alignment shown on Sheet L0, Existing Conditions, dated 25 March 2024, by establishing a wood-chip base.

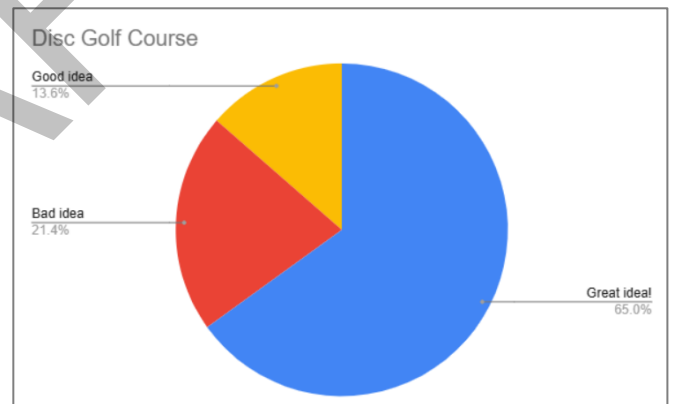
- Anticipated use: high, broad appeal across all ages and abilities.
- Estimated capital cost: nominal, delivered through donated wood chips and volunteer labor.
- Requires a construction permit addressing the relevant environmental impacts identified in the 2009 MEIR. No water demand. Environmental impact very limited.



### Disc Golf Course

A nine-hole disc golf course along the southern perimeter of the community park, sharing space with other pass-through activities, as outlined in the Whirlwind Disc Golf Cambria Site Assessment dated 25 April 2023 and presented to the Board on 14 September 2023.

- Disc golf is a low-cost, low-impact, environmentally compatible sport accessible to a wide range of ages and abilities.
- Established courses draw visitors to park areas and support local businesses through recreational tourism.
- Plastic chains will be specified to address potential noise concerns.
- Anticipated use: medium to high - residents, families, and visitors.
- Estimated capital cost: approximately \$25,000
- Requires a permit. No water demand. Environmental impact minimal.

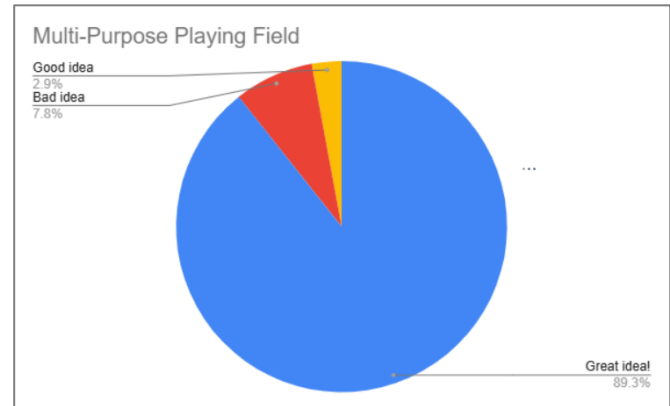




## Multi-purpose Playing Field

A single open field of approximately 360 by 180 feet, designed as flexible open space for informal ball sports, running, kite flying, and passive enjoyment.

- Graded to level the ground and fill holes created by ground squirrels.
- Seeded with a mixture of native, drought-tolerant grasses and ground cover, and mowed on a regular cycle.
- Irrigated by seasonal rainfall and rainwater collection only; the field will not be green year-round, and no potable water demand is created.
- The field perimeter will be planted with trees of species specified in the MEIR to mitigate noise, buffer wind, and contain errant balls.
- Anticipated use: high — broad appeal across all ages and segments of the community.
- Estimated capital cost: to be determined. Funding through grants, fundraising, and donations.
- Requires a construction permit. Environmental impact minimal.



## Stewardship, Maintenance, and Funding Responsibility

A defining feature of this plan is that the improvements proposed in Phase 3 are not premised on new District maintenance obligations. Long-term stewardship of the Phase 3 improvements will be carried by a dedicated community non-profit organization rather than by CCSD.

### The Non-profit Stewardship Entity

The ad hoc committee proposes the formation of a 501(c)(3) non-profit corporation, organized for the specific purpose of supporting the East Ranch Community Park. Subject to the terms of a written agreement with CCSD, the non-profit will assume responsibility for:

- Ongoing maintenance of the Phase 3 improvements, including the playground, picnic areas, horseshoe pit, cornhole court, loop trail, disc golf course, and multi-purpose playing field.
- Recruiting, organizing, training, and supervising volunteers, and coordinating maintenance work parties.
- Raising and administering the funds required for maintenance, repair, and replacement, including grants, private donations, sponsorships, and community fundraising.
- Establishing and funding a reserve for the periodic replacement of park amenities as they reach the end of their service life.
- Procuring and administering appropriate insurance coverage for volunteer activities and for the maintenance obligations it assumes.

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- Maintaining records and providing periodic reporting to the PROS Committee and the CCSD Board on maintenance performed and on the financial position of the maintenance program.

Standing up the non-profit is a prerequisite to construction. The ad hoc committee recommends that the entity be formed, its board seated, and a maintenance agreement with CCSD executed before any Phase 3 improvement is installed, so that responsibility for each improvement is defined and funded from the day it is placed in service.

### **Funding Model**

Both capital and maintenance funding for the Phase 3 improvements will be sourced from outside the District's operating budget. Identified sources include competitive grants, private and foundation donations, corporate and service-club sponsorships, and community fundraising.

Volunteer labor is a substantial component of the model. The engagement program described above is expressly designed to establish the volunteer base and donor relationships on which both construction work parties and the ongoing maintenance program depend.

### **Design for Low Maintenance**

Each proposed improvement was selected in part for its low maintenance burden. Native and drought-tolerant plantings, wood-chip surfacing, rain-fed irrigation, and durable, replaceable amenities were specified deliberately to keep the recurring maintenance requirement modest, predictable, and within the capacity of a volunteer-based, donor-funded program.

### **Conclusion**

The East Ranch Community Park has been an anticipated use of the Fiscalini Ranch Preserve since its acquisition in 2000, expressly permitted under the Conservation Easement, described in the Ranch Management Plan, analyzed in the certified Master Environmental Impact Report, and authorized by a vested Coastal Development Permit with no expiration date. Phase 1 delivered the parking area and dog park in 2017. Phase 2, the restroom, is permitted, purchased, and awaiting installation. The authority and the groundwork are in place; what remains is to define the program.

This Phase 3 Plan does that. Each recommended improvement, the playground, picnic areas with horseshoes and cornhole, loop trail, nine-hole disc golf course, and multi-purpose playing field, was tested against the Project Viability Matrix and carried forward only where it is consistent with all four governing instruments, minimal in environmental impact, free of new potable water demand, and appropriate to the visual character of the preserve. Improvements that could not meet those tests were set aside.

Two commitments distinguish this plan. First, it creates no new maintenance obligation for the District: a dedicated 501(c)(3) will be formed, seated, and under a written agreement with CCSD before any Phase 3 improvement is placed in service, and will carry responsibility for maintenance, volunteers, insurance, reserves, and reporting. Second, both capital and maintenance funding will be sourced

## CCSD EAST RANCH COMMUNITY PARK — PHASE 3 PLAN

entirely from outside the District's operating budget through grants, donations, sponsorships, and community fundraising, supported by volunteer labor.

Those commitments depend on community capacity that does not yet exist, which is why the engagement program is not a formality but the mechanism by which this plan becomes deliverable. The ad hoc committee therefore submits this draft for discussion, will refine it based on the engagement program's findings, and will bring the resulting plan, together with a summary of community feedback to the PROS Committee for endorsement and to the CCSD Board for consideration.

The result would be a park that reflects what this community asked for, costs the District nothing to build or maintain, and sits lightly on the land it occupies.

DRAFT