



CAMBRIA COMMUNITY SERVICES DISTRICT

MEETING	TIME & DATE	LOCATION
Fire Protection Committee	10:30 AM Thursday, April 16, 2026	Cambria Veterans' Memorial Hall, 1000 Main Street, Cambria, CA 93428

## AGENDA

### Regular Fire Protection Committee Meeting

Date & Time: 10:30 AM, Thursday, April 16, 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: 849 2706 4037  
Passcode: 390217

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 Committee Member and Staff Communications
- 1.E Ad Hoc Committee Reports

#### 2. PUBLIC COMMENT

Members of the public may now address the Committee on any item of interest within the jurisdiction of the Committee but not on its agenda today. Future agenda items can be suggested at this time. In compliance with the Brown Act, the Committee cannot discuss or act on items not on the agenda. Each speaker has up to three minutes.

#### 3. CONSENT AGENDA

- 3.A Consideration to Approve the January 13, 2026 Special Meeting Minutes and January 15, 2026 Regular Meeting Minutes

#### 4. REGULAR BUSINESS

- 4.A Discussion and Consideration of Recommendation to CCSD Board Regarding Fire

**Department CIP List in 2026-27 CCSD Budget**

**4.B Staff Presentation and Discussion on Maintaining Advanced Life Support (ALS) Designation**

**4.C Discussion and Consideration of Recommendation to CCSD Board Regarding Fire NBS Special Parcel Tax Quote for Services**

**5. FUTURE AGENDA ITEM(S)**

**6. ADJOURN**



## CAMBRIA COMMUNITY SERVICES DISTRICT

### MINUTES OF JANUARY 13, 2026, SPECIAL FIRE PROTECTION COMMITTEE MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

A special meeting of the Fire Protection Committee of the Cambria Community Services District was held at the Cambria Fire Department, located at 2850 Main Street, Cambria, CA 93428, on Tuesday, January 13, 2026, at 10:00 AM

#### 1. OPENING

Chairperson Gray called the meeting to order at 10:00 am.

A quorum was established.

Committee members present: Tom Gray, Arthur Chapman, and Ronald De Luca.

Committee members absent: Tony Safford, Gordon Heinrichs, and Bruno Gonzalez.

Staff present: General Manager Matthew McElhenie, Fire Chief Michael Burkey, and Confidential Administrative Assistant Haley Dodson.

#### 2. PUBLIC COMMENT ON AGENDA ITEMS

None.

#### 3. REGULAR BUSINESS

**3.A** Tour of the Cambria Fire Department. No formal action of any kind was taken.

#### 4. FUTURE AGENDA ITEMS

Chairperson Gray asked for any future agenda items. There were none.

#### 5. ADJOURN

Chairperson Gray adjourned the meeting at 10:59 a.m.



## CAMBRIA COMMUNITY SERVICES DISTRICT

### MINUTES OF JANUARY 15, 2026, REGULAR FIRE PROTECTION COMMITTEE MEETING OF THE CAMBRIA COMMUNITY SERVICES DISTRICT

A regular meeting of the Fire Protection 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 10:30 AM

#### **1. OPENING**

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

Chairperson Gray called the meeting to order at 10:30 am.

##### **1.B Establishment of Quorum**

A quorum was established.

Committee members present: Tom Gray, Arthur Chapman, Ronald De Luca, Tony Safford, Gordon Heinrichs, and Bruno Gonzalez.

Staff present: General Manager Matthew, McElhenie, Fire Chief Michael Burkey, and Confidential Administrative Assistant Haley Dodson.

##### **1.C Election of Vice Chair and Secretary**

Committee member Chapman nominated Tony Safford as Vice Chair.

The motion was seconded by Committee member De Luca.

The motion was approved: 5-Ayes; 0-Nays; 0-Abstain; 0-Absent

Bruno Gonzalez volunteered to be secretary.

Committee member Safford nominated Bruno Gonzalez as Secretary.

The motion was seconded by Committee member Chapman.

The motion was approved: 5-Ayes; 0-Nays; 0-Abstain; 0-Absent

##### **1.D Chair Report**

There were none.

##### **1.E Committee Member and Staff Communications**

There were none.

##### **1.F Ad Hoc Committee Reports**

The Fire Protection Committee created an Ad Hoc Committee, consisting of Committee members Heinrichs and De Luca to work with staff on CIP and finances.

## 2. PUBLIC COMMENT

No public comment noted.

## 3. CONSENT AGENDA

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

Committee Member Chapman moved to approve the minutes.

Committee Member Safford seconded the motion.

The motion was approved: 5-Ayes; 0-Nays; 0-Abstain; 0-Absent

## 4. REGULAR BUSINESS

### 4.A Discussion Regarding Cambria Fire Station Apparatus Bay: Health and Safety Considerations for Modernization & Upgrades

Chief Burkey discussed the need for action to be taken ASAP.

Recommended move equipment to a safer location not in apparatus bay but indoors possibly the large conference room. Possibly build an outdoor building to house gym equipment in the future. Ventilation for server room to be installed to help prevent any possible overheating.

### 4.B Discussion Regarding Cambria Fire Station Upgrades to Address Aging Infrastructure and Current Standards and Review Capital Improvement Project List

The Ad Hoc Committee will prioritize CIP needs with a focus on priorities and the financial impact.

### 4.C Review and Discussion of Fire Protection Funding Outlook, Including Update on Feasibility of Benefit Assessment

The general manager discussed the need for funding through a parcel tax that would generate needed revenue to fund CIP projects.

Timing of such funding would need to be determined by a consultant firm on feasibility and timing for the future election cycle 26/27.

## 5. FUTURE AGENDA ITEM(S)

Chairperson Gray asked for any future agenda items. The following items were suggested:

- Cancer screening and mental health were discussed and looked into possible PFA-free turnouts for the future.
- Look into health and wellness programs to address the need for cancer prevention and mental well-being.
- Action to be taken by Chief Burkey to research what other departments are doing and bring back recommendations.
- Talked about possible evacuation signage being made to direct traffic to Highway 1 for people who may not know. County officials to be contacted.

## 6. ADJOURN

Chairperson Gray adjourned the meeting at 12:02 p.m.

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Fire Protection Committee

AGENDA NO. 4.A.

FROM: Denise Fritz, Administrative Department Manager  
Michael Burkey, Fire Chief

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Meeting Date: April 16, 2026

Subject: Discussion and Consideration of  
Recommendation to CCSD Board  
Regarding Fire Department CIP List in  
2026-27 CCSD Budget

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**RECOMMENDATIONS:**

Staff recommends that the Cambria Fire Department Capital Improvement Program (CIP) list for Fiscal Year 2026-27 be reviewed, prioritized, and forwarded to the Cambria Community Services District (CCSD) Board for consideration as part of the annual budget process. The recommendation includes aligning proposed capital projects with the Department’s strategic goals, operational needs, and risk reduction priorities, while ensuring consistency with community expectations and long-term planning efforts. Staff further recommends that the committee provide the board recommendations on funding priorities, project sequencing, and any modifications deemed appropriate prior to budget adoption.

**FISCAL IMPACT:**

The proposed CIP list for Fiscal Year 2026-27 represents a significant investment in maintaining and enhancing the Fire Department’s infrastructure, apparatus, equipment, and facilities. Funding sources may include a combination of general fund allocations, reserves, grants, and other potential revenue streams. The total fiscal impact will depend on the final scope and prioritization of projects approved by the Board, as well as the availability of external funding opportunities. Careful consideration is necessary to balance immediate capital needs with long-term financial sustainability and reserve policies.

**DISCUSSION:**

The development of the Fire Department CIP list reflects an ongoing effort to proactively address aging infrastructure, evolving service demands, and compliance with current standards and regulations. Key considerations include facility improvements, firefighter safety, and investments in equipment that support both emergency response and community risk reduction. While the CIP list identifies critical needs, staff recognizes that fiscal constraints may require phased implementation or deferral of certain projects. This discussion provides an opportunity for the committee to evaluate priorities, consider trade-offs, and ensure that capital investments align with the District’s overall mission and financial capacity.

Attachment: Cambria Fire Department Capital Improvement Project (CIP) List

**CAMBRIA CSD FIRE DEPARTMENT  
GENERAL FUND: CAMBRIA CSD FIRE DEPARTMENT**

RANKING	PROJECT NAME	SOURCE OF FUNDS	PROJECT ESTIMATE	ADDITIONAL BUDGET REQUEST	CURRENT YEAR ACTIVITY			ACTIVITY TO DATE	
					CURRENT FY BUDGET	FY EXPENDITURES	FY BUDGET AMOUNT REMAINING	PROJECT TO DATE BUDGET	PROJECT TO DATE EXPENDITURES
B	FIRE ENGINE - TYPE 1	FIRE	\$ 1,095,347	\$ -	\$ 1,095,347	\$ 1,074,030	\$ -	\$ 1,095,347	\$ 1,074,030
2	ROOF, DRY ROT AND RAIN GUTTER REPAIR & PAINT	FIRE	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	REPLACE RESCUE BOAT WITH RESCUE SKI	FIRE	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	GATE & FENCING	FIRE	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	REPLACE WATER TENDER FUEL TANK	FIRE	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	REPLACEMENT	FIRE	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL</b>		\$ 1,918,347	\$ -	\$ 1,095,347	\$ 1,074,030	\$ -	\$ 1,095,347	\$ 1,074,030
<b>FIRE STATION IMPROVEMENTS</b>									
3	TURNOUT LOCKERS & STORAGE ROOM	FIRE	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	SLEEPING QUARTERS METAL BUILDING	FIRE	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	(APPARATUS BAYS, STORAGE & GYM RELOCATION)	FIRE	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	BATHROOM REMODEL	FIRE	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	FIRE TRAINING BUILDING	FIRE	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	KITCHEN REMODEL	FIRE	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL</b>		\$ 1,335,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>DEPARTMENT SUBTOTAL</b>		\$ 3,253,347	\$ -	\$ 1,095,347	\$ 1,074,030	\$ -	\$ 1,095,347	\$ 1,074,030
	<b>GENERAL FUND GRAND TOTAL</b>		\$ 6,161,047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Budgeted (B)		\$ 2,385,047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Priority 1		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Priority 2		\$ 1,351,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Priority 3		\$ 2,277,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL</b>		\$ 6,013,047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Fire Protection Committee

AGENDA NO. **4.B.**

FROM: Michael Burkey, Fire Chief

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Meeting Date: April 16, 2026

Subject: Staff Presentation and Discussion on  
Maintaining Advanced Life Support  
(ALS) Designation

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**RECOMMENDATION:**

Receive the staff presentation and affirm the continued maintenance of Advanced Life Support (ALS) designation for the Cambria Fire Department as a critical component of community emergency medical services.

**FISCAL IMPACT:**

Maintaining ALS requires ongoing investment in personnel, training, and equipment. However, these costs support a high-reliability emergency response system and reflect the level of service expected in a community with Cambria's risk profile.

**DISCUSSION:**

Staff will provide an overview of the operational, clinical, and financial considerations associated with maintaining Advanced Life Support (ALS) designation for the Cambria Fire Department. Key points for discussion include the community's risk profile, extended transport times, the critical value of ALS interventions, staffing and training requirements, and alignment with the county EMS system. The committee will have the opportunity to consider the benefits, potential challenges, and alternatives to continuing ALS service. For a detailed analysis of these factors, including cost considerations, staffing implications, and potential risks, please refer to the attached staff report.

Attachments: Background & Discussion Information  
Paramedic Service Provider Agreement between County of San Luis Obispo  
Medical Services Agency and Cambria Community Services District



# CAMBRIA CSD FIRE DEPARTMENT

Michael Burkey, Fire Chief

2850 Burton Drive • Cambria, CA 93428

P: 805-927-6240 • C: 805-635-5982 • Email: mburkey@cambriacsd.org



## BACKGROUND

The Cambria Fire Department currently provides Advanced Life Support (ALS) services through paramedic-level personnel. ALS represents the highest level of pre-hospital care available in the field and includes advanced airway management, cardiac monitoring and defibrillation, intravenous (IV) and intraosseous (IO) access, and administration of life-saving medications.

Cambria is a rural and geographically isolated community with limited immediate access to hospital-based emergency care. Transport times to definitive care are inherently longer than in urban systems, increasing the importance of high-level care delivered at the point of contact.

## DISCUSSION

### 1. Community Risk Profile & Need for ALS

- High medical call volume: Fire departments typically experience 70-85% of calls as medical in nature; Cambria is consistent with this trend.
- Aging population: Cambria has a disproportionately older population, increasing the frequency of cardiac, respiratory, and stroke-related emergencies. (Median age of 65)
- Extended transport times: Transport to hospitals can take 20-40+ minutes, depending on conditions. It is important to note that this is the time to the hospital only. Wait times and return to area times can vary drastically, and it is not unusual for the ambulances to experience over 2-hour wait times to offload patients at our local hospitals. It is also important to note that our ambulances are frequently relied upon to fill gaps in the system, requiring extended out-of-response-area time.
- Tourism impacts: Seasonal population increases bring additional demand and variable medical needs.

Implication: In systems with longer transport times, ALS capability on first response has a measurable impact on survivability and patient outcomes.

### 2. Clinical Value of ALS (Why It Matters)

ALS providers can deliver interventions that are time-critical and cannot be performed at the BLS level, including:

- Cardiac arrest care: Advanced cardiac life support (ACLS), drug therapy, airway management
- Acute coronary syndrome (heart attack): 12-lead ECG acquisition and early notification to hospitals
- Stroke identification: Advanced assessment and early routing decisions
- Respiratory distress: Advanced airway placement and medication delivery
- Severe trauma and shock: IV/IO access and fluid/medication resuscitation

In many emergencies, minutes, not just transport, determine outcomes. ALS brings the emergency room closer to the patient.

### 3. System Reliability & Local Control

- Maintaining ALS ensures immediate availability of advanced care without waiting for ambulance paramedics.
- Reduces dependency on outside agencies that may be delayed due to:

- Distance
- System status management (ambulances covering larger regions)
- Simultaneous incidents

Implication: ALS within the fire department provides system redundancy and reliability, which is especially critical in rural settings.

#### 4. Financial Considerations

Costs Include:

- Paramedic staffing differentials
- Continuing education and certification
- Equipment (cardiac monitors, drug kits, airway equipment)
- Pharmaceuticals and regulatory compliance

Offsetting Value:

- Enhanced service level expected by the community
- Potential cost avoidance from improved patient outcomes
- Increased organizational capability and resilience
- Alignment with regional EMS system expectations

Important Context:

Transitioning away from ALS does not eliminate all costs; it shifts risk and reliance to external providers while reducing service capability.

#### 5. Alignment with Regional EMS System

- San Luis Obispo County EMS system is structured around ALS-level response
- Fire-based ALS is a standard and expected component of modern emergency services
- Maintaining ALS ensures Cambria remains a reliable and integrated partner in the county system

#### POTENTIAL ARGUMENTS AGAINST ALS (AND RESPONSES)

Argument 1: ALS is too expensive

Concern: Higher personnel and equipment costs

Response:

- Cost must be weighed against risk, outcomes, and community expectations
- ALS reduces downstream impacts of delayed care (worse outcomes, longer hospital stays)
- In a rural system, not having ALS can be more costly in terms of life safety and liability

Argument 2: Ambulance providers already deliver ALS

Concern: Duplication of services

Response:

- Ambulances are not always immediately available; response times can vary
- Fire-based ALS ensures advanced care begins immediately, not upon ambulance arrival
- This is a layered response model, not duplication

Argument 3: Call volume may not justify ALS

Concern: Insufficient frequency of high-acuity calls

Response:

- ALS is not about frequency, it is about critical incidents where outcomes depend on capability
- Even a small number of cardiac arrests, overdoses, or airway emergencies justify ALS readiness
- Risk-based service delivery prioritizes severity, not just volume

Argument 4: Staffing challenges

Concern: Difficulty maintaining paramedic staffing levels

Response:

- This is a regional/national issue, not unique to Cambria
- Eliminating ALS would worsen recruitment and retention, not improve it
- Strategic staffing models and incentives can mitigate this challenge

Argument 5: Liability and regulatory burden

Concern: Increased oversight and compliance requirements

Response:

- These are standard across ALS systems and are well-established and manageable
- Operating at a lower level of care can also carry liability if higher care was reasonably expected but unavailable

## FISCAL IMPACT

Maintaining ALS requires ongoing investment in personnel, training, and equipment. However, these costs support a high-reliability emergency response system and reflect the level of service expected in a community with Cambria's risk profile.

At the committee's direction, staff can provide:

- Detailed cost breakdown
- Multi-year financial projections
- Comparative analysis of ALS vs. BLS service models

## OPTIONS FOR CONSIDERATION

1. Maintain ALS (Recommended)  
Continue providing paramedic-level service with current or enhanced staffing and resources.

2. Modify ALS Deployment Model  
Explore efficiencies (e.g., cross-staffing, deployment strategies) while maintaining ALS capability.
3. Transition to Basic Life Support (BLS)  
Reduce service level and rely on external ALS providers (not recommended due to increased risk and reduced service reliability).

## CONCLUSION

Maintaining ALS designation is essential to delivering timely, effective, and life-saving emergency medical care in Cambria. Given the community's rural characteristics, aging population, and extended transport times, ALS is not a luxury, it is a necessary level of service.

While there are costs and challenges associated with ALS, the risk of reducing service levels far outweighs the benefits. Staff strongly recommends continued investment in ALS to ensure the highest level of care and system reliability for the community.

**PARAMEDIC SERVICE PROVIDER AGREEMENT**  
**between**  
**COUNTY OF SAN LUIS OBISPO EMERGENCY MEDICAL SERVICES AGENCY**  
**and**  
**CAMBRIA COMMUNITY SERVICES DISTRICT**

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This Agreement is entered into by and between the County of San Luis Obispo, a public entity and legal subdivision of the State of California, acting through its Public Health Department, Emergency Medical Services Agency (the "County" or "EMS Agency") and the Cambria Community Services District Fire Department ("CCSD"), an independent special district in the State of California ("Provider").

WHEREAS, EMS Agency is the designated agency responsible for the administration of emergency medical services in the County of San Luis Obispo (California Health and Safety Code § 1797.200); and

WHEREAS, EMS Agency is required to plan, implement, and evaluate an emergency medical services system consisting of an organized pattern of readiness and response services based on public and private agreements and operational procedures (Health and Safety Code § 1797.204); and

WHEREAS, no person or organization may provide "advanced life support" (ALS), also known as "paramedic," services unless that person or organization is an authorized part of the emergency medical services system of the local EMS agency (Health and Safety Code § 1797.178); and

WHEREAS, a provider of ALS must have a written agreement with the local EMS agency to participate in the EMS system and to comply with all applicable state regulations and local policies and procedures, including participation in the local EMS agency's continuous quality improvement program (22 Cal. Code Regulations § 100168); and

WHEREAS, Provider is willing and able to provide ALS within its jurisdiction and the EMS Agency can provide legal authorization for Provider to do so through a written agreement;

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NOW THEREFORE, in consideration of the recitals and obligations undertaken herein, the parties agree as follows:

**A. Scope of Services.**

1. Provider shall be responsible for providing prehospital ALS emergency services in accordance with EMS Agency policies and protocols and state law and regulations, within the "Primary Service Area" described by the black boundary line on the map attached hereto as Exhibit A, until patient care is assumed by approved ALS transport personnel.

2. Provider shall participate in the San Luis Obispo County EMS system and comply with all applicable state and federal law and regulations, and local ordinances, policies and procedures, including participation in the EMS Agency's continuous quality improvement (CQI) program.

3. Provider shall provide emergency medical service response on a continuous twenty-four hour per day basis.

4. Provider shall utilize and maintain telecommunications as specified by the EMS Agency. If at any time during the term of this Agreement, EMS Agency amends, revokes, or modifies its telecommunications policies or procedures, EMS Agency will notify Provider in writing at least 90 days before such change(s) are implemented. Upon notice of an amendment, revocation, or modification to EMS Agency's telecommunications policies or procedures, Provider and EMS Agency agree to enter into a reasonable meet and confer process, if Provider believes the proposed changes to the telecommunications policies or procedures may adversely affect the Provider's financial ability to comply with the policies and procedures. The EMS Agency will make the final determination on whether to implement any proposed changes taking into consideration any issues presented in the meet and confer process.

5. Provider shall maintain a drug and solution inventory, and medical equipment and supplies, as approved by EMS Agency and in compliance with state law and regulations.

6. Provider shall ensure that all paramedics employed by Provider have a current paramedic license and active accreditation in San Luis Obispo County, and that they have and maintain all other certifications and training required by the EMS Agency policies and protocols.

7. Provider shall be responsible for assessing its paramedics' current knowledge of local policies, procedures, and protocols, and for assessing its paramedics' skills competency.

8. Provider shall ensure that, for every patient response, a Patient Care Report (PCR) is created, maintained, and distributed in accordance with EMS Agency policies and protocols. Provider shall provide PCRs upon request to the EMS Agency.

9. Provider shall have an internal CQI program that has been approved by EMS Agency.

10. EMS Agency shall monitor Provider's performance of duties and obligations under this Agreement and enforce the provisions of the Agreement as necessary. EMS Agency shall notify Provider of and afford Provider an opportunity to respond to any concerns about Provider's performance of duties and obligations under this Agreement. The EMS Agency shall provide for system medical control and direction by the EMS Agency Medical Director. EMS Agency may immediately suspend or revoke this Agreement for any failure of Provider to comply with applicable policies, procedures, and regulations.

**B. Term.**

1. This Agreement shall be effective on the date (hereafter the "Effective Date") on which it is signed by the EMS Agency Medical Director and shall have an initial term of five years, unless terminated earlier pursuant to terms of this Agreement. At the end of the initial term, EMS Agency shall have the option and authority to extend the term of this Agreement for an additional five years. Upon expiration of the second term, this Agreement shall be automatically renewed on an annual basis unless and until the Agreement is terminated pursuant to paragraph B.2. herein.

2. This Agreement may be terminated at any time by either party, at its sole discretion, upon 30 days written notice to the other party. This Agreement may be terminated on less than 30 days notice by written mutual consent. EMS Agency is authorized to exercise the discretion to terminate this Agreement on behalf of the County.

**C. Notices.**

All notices required hereunder shall be in writing and served personally or by certified mail, return receipt requested, postage prepaid, at the addresses shown below:

Cambria CSD Fire Department  
Attn: Fire Chief  
P.O. Bx 65  
Cambria, CA 93428

San Luis Obispo County EMS Agency  
Attn: Administrator  
2180 Johnson Ave., 2nd Floor  
San Luis Obispo, CA 93401

**D. Indemnification.**

Provider shall bear all costs associated with its provision of services under this Agreement. The EMS Agency shall not be liable for any costs or expenses incurred by Provider as a result of this Agreement. Provider shall defend, indemnify, save, and hold harmless the County and its officers and employees from any and all claims, costs and liability for any damages or injury to persons or property, including without limitation all consequential damages, from any cause whatsoever arising, directly or indirectly from or connected with the operations or services of the Provider or its agents, servants, employees or officers, save and except claims

or litigation arising through the negligence or willful misconduct of the County or its officers or employees..

**E. Independent Parties.**

Nothing in this Agreement shall be construed to create a relationship of employer and employee, or principal agent, or partnership, or joint venture, or any relationship other than that of independent parties contracting with each other solely for the purpose of carrying out the provisions of this Agreement.

**F. Entire Agreement, Amendments, and Modifications.**

This Agreement supersedes all previous agreements and constitutes the entire understanding of the parties. This Agreement may be amended or modified only by the mutual written consent of the parties. References in this Agreement to statutes, ordinances, laws, regulations, and policies mean and include those authorities as they presently exist and, as of and from the subsequent effective dates, amendments and successor provisions that may be adopted from time to time. No specific amendment to the Agreement is required to include or incorporate subsequent revisions to authorities cited or referred to herein.

**G. Assignment and Subcontracting.**

Because this Agreement is intended to secure the specialized services of Provider, Provider may not assign, transfer, delegate, or sublet any interest herein without the prior written consent of EMS Agency. Any such assignment, transfer, delegation, or sublease without EMS Agency's prior written consent shall be null and void. This Agreement does not authorize Provider to offer or provide any medical transportation services.

**H. Venue.**

This Agreement shall be deemed to have been jointly drafted by the parties and shall be governed by and construed in accordance with the laws of the State of California. Most duties and obligations of the parties hereunder are performed in San Luis Obispo County. Both parties reserve the right to request a change of venue for any action or proceeding that may arise out of this Agreement.


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IN WITNESS WHEREOF, County of San Luis Obispo and Provider have executed this Agreement on the day(s) and year hereinbelow set forth.

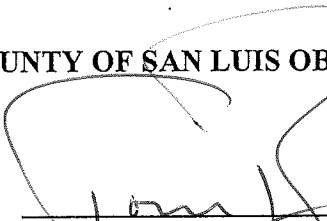
**PROVIDER:**

Cambria Community Services District


By:   
NAME JERRY PROBER  
TITLE GEN. MAN.

Date: 9.9.13

**COUNTY OF SAN LUIS OBISPO**

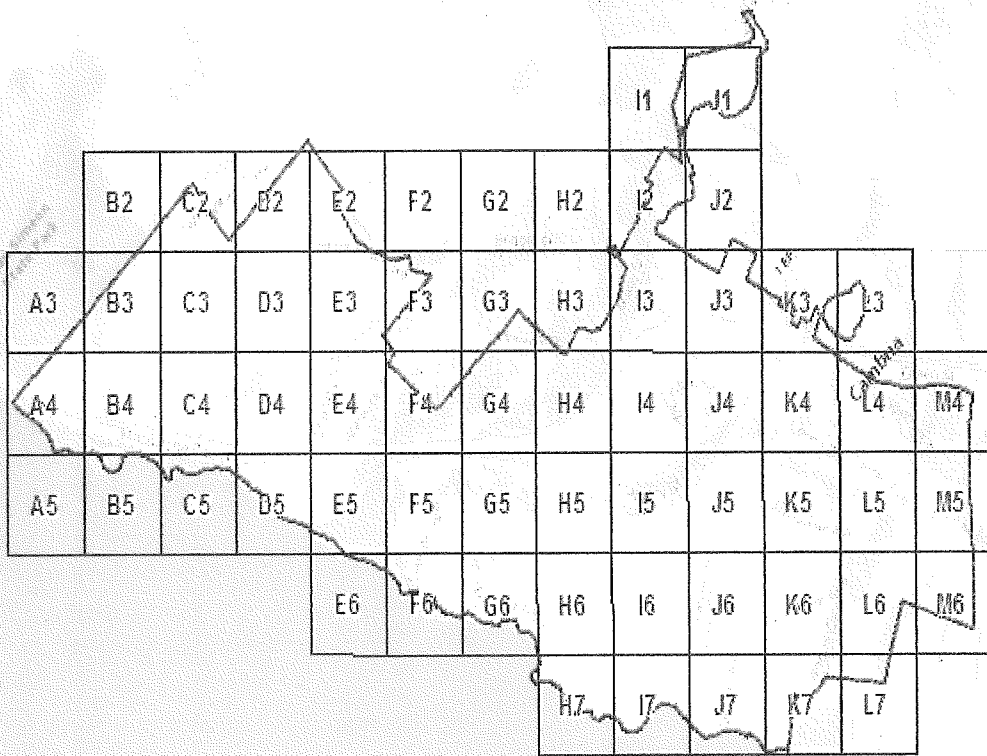
By:   
Thomas Ronay, MD, FACEP  
Medical Director, County EMS Agency

Date: 6/26/2014

By:   
Penny Borenstein, MD, MPH  
County Health Officer

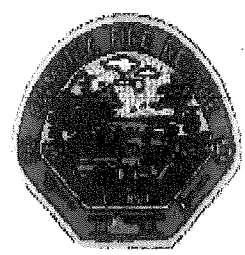
Date: 6/26/14

# CAMBRIA COMMUNITY SERVICES DISTRICT FIRE DEPARTMENT MAP RUN BOOK



## Legend

- |                      |              |              |                  |
|----------------------|--------------|--------------|------------------|
| CUSD BOUNDARY        | LIFT STATION | BEACH ACCESS | MAJOR ROADS      |
| CUSD PARCEL BASE MAP | BRIDGE       | TRAIL HEAD   | EMERGENCY ACCESS |
| FIRE HYDRANTS        | BOAT LAUNCH  |              | PRIVATE ROADS    |
| WATER TANK           |              |              |                  |



MAP PUBLISHED APRIL 2012 BY RICK ENG ENGINEERING COMPANY

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Fire Protection Committee

AGENDA NO. **4.C.**

FROM: Denise Fritz, Administrative Department Manager  
Michael Burkey, Fire Chief

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Meeting Date: April 16, 2026

Subject: Discussion and Consideration of  
Recommendation to CCSD Board  
Regarding Fire NBS Special Parcel Tax  
Quote for Services

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**RECOMMENDATIONS:**

Staff recommends that the Fire Protection Committee receive a presentation from NBS on special parcel tax consulting services for fire protection funding, and that it be forwarded to the Board of Directors for Discussion and Consideration. Provide direction to staff on whether to proceed with agreeing with NBS to evaluate, develop, and potentially implement a special parcel tax measure.

**FISCAL IMPACT:**

Approval of a professional services agreement with NBS will result in consulting costs of approximately 25,000 associated with feasibility analysis, voter research, financial modeling, and election support services. These costs are typically structured in phases and may range depending on the level of service authorized by the Board. If the Board elects to proceed to an election, additional costs will include County election expenses and ongoing administrative costs for levy and collection of the tax. A successful special parcel tax would establish a dedicated, voter-approved revenue stream to support fire protection services, which are currently funded primarily through limited property tax allocations within the District's General Fund.

**DISCUSSION:**

NBS is a public finance consulting firm with extensive experience assisting California special districts with revenue measures, including special parcel taxes. Their services typically include feasibility analysis, stakeholder outreach, financial modeling, legal coordination, and election support. The presentation from NBS will outline the process for developing a special parcel tax, including assessment of the District's fire service funding needs and revenue gaps, evaluation of parcel tax structures that comply with California law including requirements under Proposition 218, community outreach and voter opinion research to assess feasibility and support, development of tax formulas and equity considerations across property types, coordination with legal counsel to ensure compliance with applicable statutes and election requirements, and preparation of ballot language and support through the election process.

A special parcel tax requires approval by two-thirds of voters in the District. As such, feasibility and community engagement are critical components of any potential effort.

Given the District's ongoing fiscal constraints and the essential nature of fire protection services, a dedicated funding source would provide greater financial stability, allow for long-term planning, and reduce reliance on limited General Fund revenues.

Attachments: Proposal for Parcel Tax Modeling  
PowerPoint Presentation



32605 Temecula Parkway, Suite 316  
Temecula, CA 92592  
Toll free: 800.676.7516

[www.nbsgov.com](http://www.nbsgov.com)

April 9, 2026

Matt McElhenie  
General Manager  
Cambria Community Services District  
2150 Main Street, #1-A  
Cambria CA 93428

**RE: Proposal for Parcel Tax Modeling**

Dear Matt:

Thank you for the opportunity to address Cambria Community Services District's (CSD) needs for Parcel Tax Modeling. As the CSD considers how best to structure and evaluate this revenue tool, it is essential to balance legal compliance, financial sustainability, and clear communication with stakeholders.

At NBS, we collectively bring decades of experience supporting California local governments with parcel taxes and other voter-approved funding mechanisms. Our role is to help agencies navigate the complexity of modeling options, assumptions, and outcomes, and to translate that analysis into clear, actionable guidance that supports informed decision making.

Please feel free to reach out to me at any time with questions about our proposal or to move forward with a professional services agreement. I can be reached at 800.676.7516 or via email at [smares@nbsgov.com](mailto:smares@nbsgov.com). We would genuinely like to work on this project and help the CSD move forward successfully.

Sincerely,

A handwritten signature in blue ink that reads "Sara Mares".

Sara Mares  
Chief Operating Officer

## SCOPE OF SERVICES

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The following describes the proposed Work Plan for completion of this Scope of Services:

### **Parcel Tax Modeling and Formation Support**

#### **KICK-OFF MEETING, PROJECT SCHEDULE**

NBS will meet with CSD staff and other interested parties to:

- Establish lines of communication
- Clarify the specific project goals and criteria that will meet the CSD's preference
- Identify and resolve any special circumstances regarding the parcel tax formation
- Develop project schedules to meet legal requirements and provide for effective interaction of all involved parties
- Establish meeting dates consistent with schedule to achieve project milestones

#### **DATA COLLECTION**

NBS will gather and review data relevant to the parcel tax formation. Data will be obtained from various sources, including CSD records, Assessor's parcel maps, County Assessor information and County Registrar of Voter records.

#### **REVENUE TARGET**

NBS will work with the CSD to understand the revenue target options to calculate adequate tax rate scenarios.

#### **TAX MODELING**

Using the CSD parcel database and identified revenue targets, NBS will model parcel tax rates using the most appropriate methodology. If the CSD is subject to the uniformity requirements, the methods modeling may include flat per parcel, per building square foot and per lot square foot. If the CSD is not subject to the uniformity requirements, additional modeling may be include rates by land use. Age or income based exemptions may be considered as needed.

#### **RESOLUTIONS/ORDINANCES**

NBS will coordinate with legal counsel to review all the required resolutions and ordinances to be considered by the Board of Directors for the parcel tax formation proceedings.

#### **MEMORANDUM**

NBS will prepare memorandum summarizing the revenue targets, property data, tax rates and projected revenue, noting assumptions made in the analysis.

**PROFESSIONAL FEES**

Our professional fees are based on our understanding of the CSD’s needs and the effort we believe is necessary to complete the scope of services described.

Parcel Tax Modeling..... \$18,500  
 Expenses ..... Per In-Person Meeting \$1,750

**EXPENSES**

Customary out-of-pocket expenses are billed at the actual cost incurred. These expenses may include mailing fulfillment, postage, reproduction, telephone, travel, meals and various third-party charges for data, maps, and recording fees.

**ADDITIONAL SERVICES**

The table below shows our current hourly rates. Additional services authorized by the CSD but not included in the scope of services will be billed at this rate or the then applicable hourly rate.

Title	Hourly Rate
Senior Review	\$275
Director	\$250
Associate Director / Engineer	\$225
Senior Consultant	\$200
Consultant	\$175
Senior Project Analyst	\$165
Project Analyst	\$150
Project Resource Analyst	\$130
Clerical / Support	\$110

**TERMS**

Services will be invoiced monthly. Fees for all other services will be invoiced monthly for work completed. Expenses will be itemized and included in the next regular invoice. If the project is prematurely terminated by either party, NBS shall receive payment for work completed. Payment shall be made within 30 days of submittal of an invoice. If payment is not received within 90 days, simple interest will begin to accrue at the rate of 1.5% per month. Either party can cancel consulting contract with 30 days’ written notice.

# Special Tax Presentation

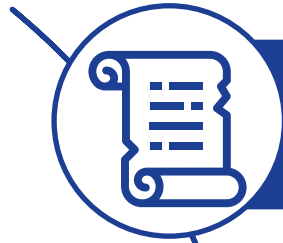
*Board Meeting Presentation  
April 16, 2026*



CAMBRIA COMMUNITY  
SERVICES DISTRICT



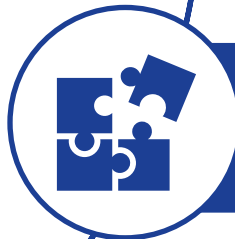
# Agenda



Legislative Context

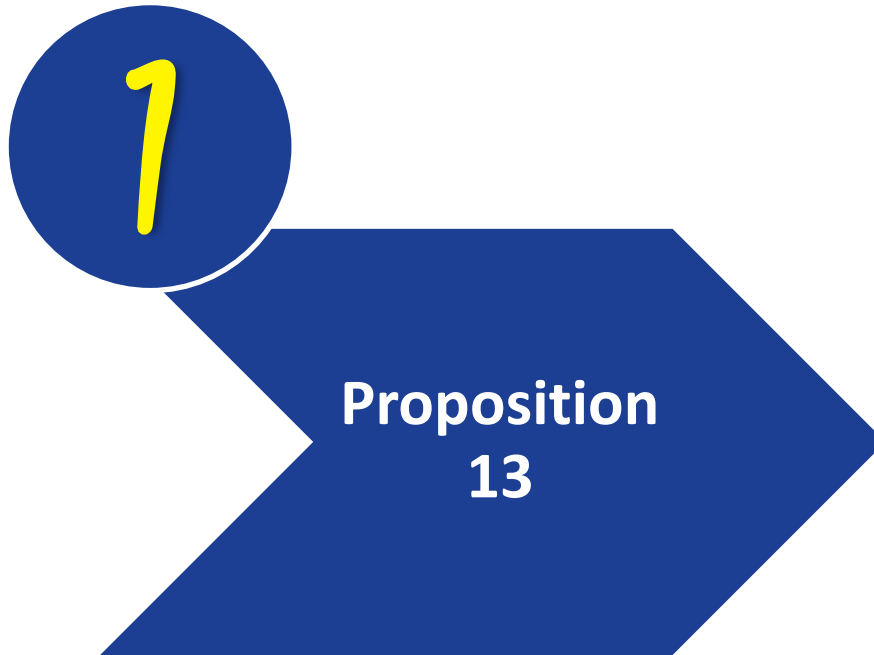


Parcel Tax Modeling



Next Steps

# Legislative Context



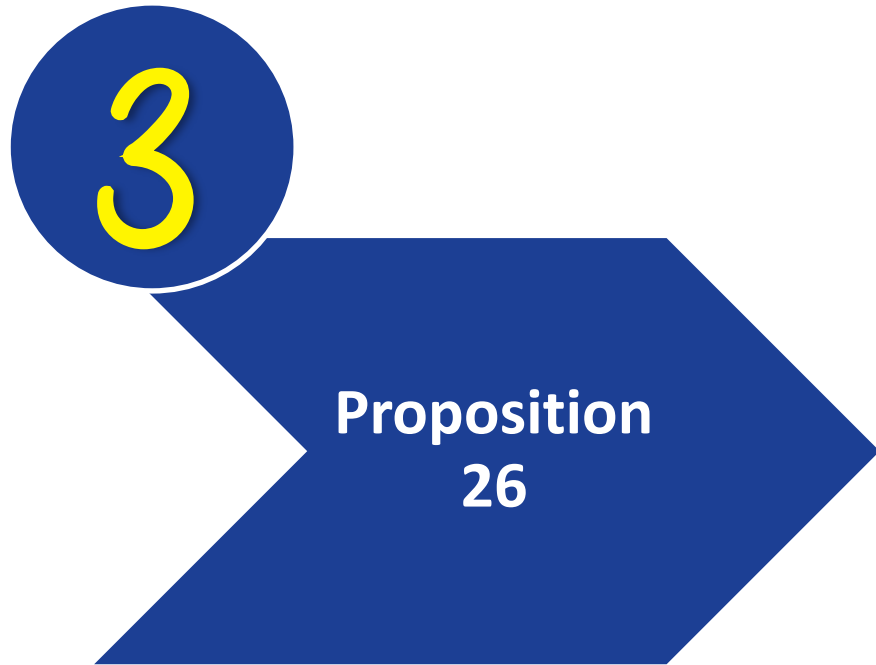
- A *Voter approved initiative 1978*
- B *Assessed Value increase limited to 2% a year*
- C *1% rate cap on ad valorem property tax*
- D *CA Constitution Article XIII A*

# Legislative Context



- A** *Voter approved initiative 1996*
- B** *Strict rules on benefit assessments/  
property-related fees*
- C** *Government owned property not exempt*
- D** *Assessment Protest  
Ballot Proceeding/  
Fee Noticed Hearing*
- E** *CA Constitution  
Article XIII C & D*

# Legislative Context



- A *Voter approved initiative 2010*
- B *Adds definition of “tax” to CA Constitution*
- C *“Tax” excludes various charges, including fees and assessments*
- D *General Tax requires majority vote, Special Tax requires 2/3 vote*
- E *CA Constitution Article XIII C & D*

# Parcel Tax



- A *Local special tax measure*
- B *Uniformity requirements?*
- C *2/3 Voter Approval*
- D *Government Code Sec. 50075 and following*

# Special Tax Overview

NOT BENEFIT or COST-BASED	APPROVAL MECHANISM	SAMPLE PROJECTS
<ul style="list-style-type: none"><li>Reasonable metrics</li><li>Achieves policy goals</li></ul>	<ul style="list-style-type: none"><li>Registered voters</li><li>2/3 approval special taxes*</li><li>CFD landowner vote if fewer than 12 registered voters</li></ul>	<ul style="list-style-type: none"><li>Infrastructure financing</li><li>Public safety services</li><li>Maintenance services**</li></ul>

\*Parcel Tax majority approval citizen initiative option potential, but at risk

\*\*Parcel Tax allows all general fund services

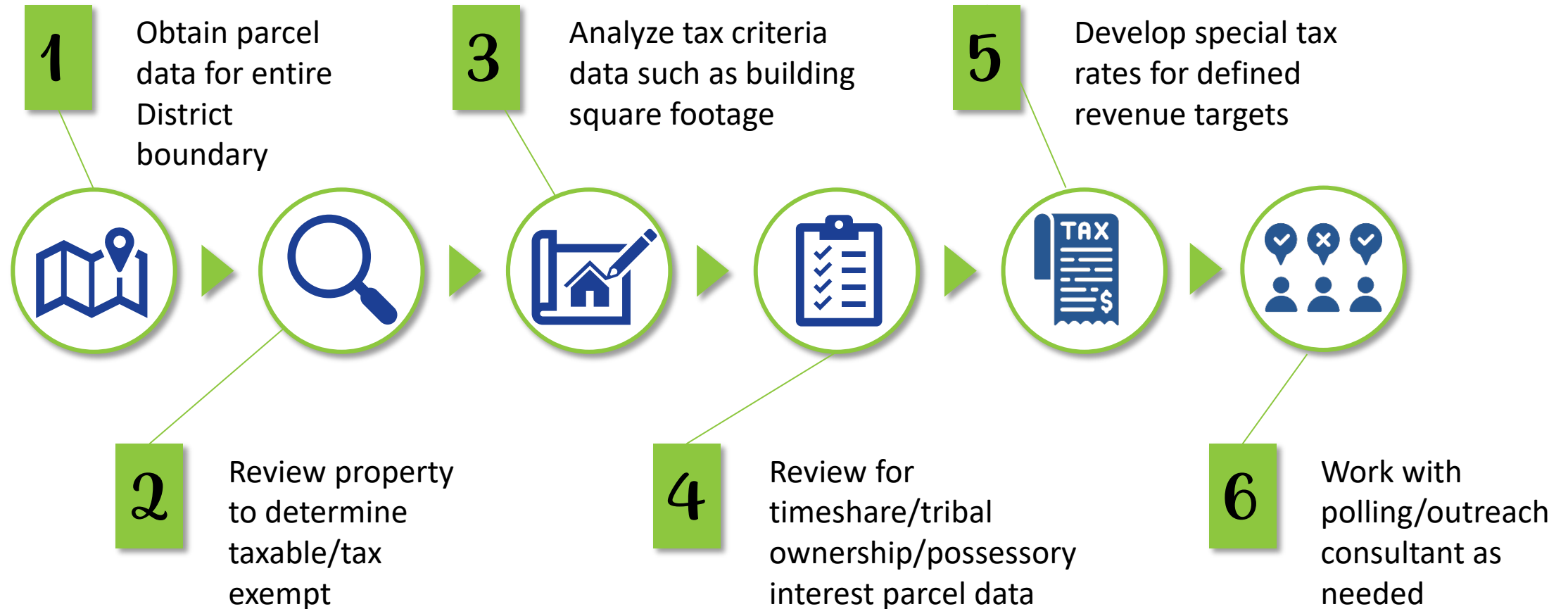
# Parcel Tax

## Basics of Parcel Tax

- Non-ad valorem (non-value based) tax levied on parcels of property
- Methodology: Flat per parcel, flat per building square foot, uniform rates can distinguish only between developed and undeveloped
- Can include inflationary index and age/income-based exemptions
- Parcel taxes are considered special taxes requiring 2/3 voter approval (Govt. Code s. 50077); majority approval required if proposed by citizen initiative\*
- Agency-wide boundary
- Can issue revenue bonds secured by parcel tax revenue for facilities funding without need to record lien on property

\*Parcel Tax majority approval citizen initiative option potential, but at risk

# Parcel Tax Formation – Pre-Election Process



# Questions? Comments?



Thank you!



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Sara Mares, Chief Operating Officer  
smares@nbsgov.com  
800.676.7516