



Parks, Recreation and Open Space Commission (PROS)

REGULAR MEETING
Tuesday, December 4, 2018 - 10:00 AM
VETERANS MEMORIAL BUILDING
1000 Main Street, Cambria, CA 93428

AGENDA

1. OPENING

- A. CALL TO ORDER
- B. ESTABLISH QUORUM
- C. CHAIR REPORT

2. EX - OFFICIO REPORTS

- A. Jo Ellen Butler to Provide a Friends of the Fiscalini Ranch Report

3. PUBLIC COMMENT NOT ON THE AGENDA

***NOTE:**

Members of the public wishing to address the PROS Commission on any subject that is not on the agenda within the jurisdiction of the Commission will have the opportunity to do so during agenda item three (3) when recognized by the chairperson.

Members of the public wishing to address the PROS Commission on any agenda item will have the opportunity to do so when recognized by the Chairperson. All public comment will be limited to 3 minutes per person.

4. PRESENTATIONS

- A. Cambrians for Aquatics to Provide Update on Questionnaire Results

5. REGULAR BUSINESS

- A. Consideration to Approve the Minutes from the Regular Meeting held on November 6, 2018
- B. Discussion on PROS Commissioner Vacancy Applications and

Provide Recommendation to the Board of Directors

- C. Discussion and Consideration to Adopt the Meeting Schedule for 2019
- D. Discussion and Consideration of Goals and Objectives for 2019
- E. Discussion and Consideration Regarding Cambria Historical Society's Proposal for Purchasing the Property Located at 2284 Center Street
- F. Discussion Regarding Park Development Phase 2

6. FUTURE AGENDA ITEMS

7. ADJOURN



Parks, Recreation and Open Space Commission (PROS)

REGULAR MEETING
Tuesday, November 6, 2018 - 10:00 AM

MINUTES

1. OPENING

- A. CALL TO ORDER:by Commissioner Kniffen
- B. ESTABLISH QUORUM: Present Commissioners Atencio,Renshaw, Johannsen, Roche and Alternates Commissioner Lord and Cooper
- C. CHAIR REPORT: No Report

2. EX - OFFICIO REPORTS

- A. Jo Ellen Butler to Provide a Friends of the Fiscalini Ranch Report: Cal Poly Students, about 20 of them, on Make a Difference day planted plants near the Butterfly sanctuary on Saturday November 3. On November 17th Cal Poly students will pull ice plant on the Bluff Trail. A second stone bench will be going up on the Ranch.

3. PUBLIC COMMENT NOT ON THE AGENDA: None

4. PRESENTATIONS

- A. **Cambrians for Aquatics to Present the Questionnaire Results:** A Report was made on latest Pool Information: 1. Two drawings of proposed pool placed on the County Shamel Site were passed out. Still very preliminary and not final drawings. 2. The final count on the Pool Survey was: Pro 481(70%) Con 217 (30%) Location Breakdown Shamel 303 (63%) High school 178 (37%)

5. REGULAR BUSINESS

- A. **Consideration to Approve the Minutes from the Regular Meeting held on October 2, 2018:**
Commissioner Johannsen made the motion Alternate Lord seconded and they passed unanimously.
- B. **Discussion Regarding the Status of Easement for the Sewer Line in East Park:** Commissioner Johannsen reported that a title search needs to be undertaken to find out the status. It would cost \$ 400 each for the two pieces of land involved. One of the serious problems is that the drainage ditch has been covered up with silt and dirt and it is causing the run off to go in a different direction. It is keeping the water from running into the wet lands. The wet lands will soon be dry lands if nothing is done. Carlos needs to make it clear to the people involved that this is a serious problem and unless they do something about it the County will make them do it. We, however, will offer to do the work as a project if they will allow it. We need to fix the "Historic Drainage". A motion was made to that effect by Commissioner Johannsen and seconded by Alternate Commissioner Lord and passed unanimously. Commissioner Johannsen offered to talk to Carlos about the problem.
- C. **Discussion on PROS Commissioner Vacancy Application and Provide Recommendation to the Board of Directors:** Commissioner Johannsen has turned in his application. Commissioner Renshaw made a motion that we recommend him to the CCSD to be our choice for the PROS Commission and that we change the status of Alternate Lord from that of an Alternate to a Commissioner. A second was made by Commissioner Atencio and passed unanimously. (it was later discovered that Alternate Lord must file an application)
- D. **Gayle Jenkins from the Chamber of Commerce to Provide a Presentation to the PROS Commission:** They have the money to put in a bike share program totally run by a bike organization in Boston, upkeep etc. No added work for Carlos. They would like to put one of the bike racks in front of the skate park. They are still looking for a spot in East Village. Some motels have already put these

facilities in. A discussion was held and one of the points made was we need bike paths so accidents do not occur. However, the general feeling was for the proposal. Commissioner Johannsen made a motion that the bike rack with bikes be placed in front of the Skate Park. Commissioner Renshaw seconded it and the motion passed unanimously.

- E. Commissioner Roche made a report on the dog park:** A message board for the dog park has been purchased and Carlos has devised a way to hang it on the fence. A information box has also been obtained and Carlos has put that up too. Thank you Carlos. The dog park officials are now working on an overhead shelter. It is still in the planning stages.

- 6. FUTURE AGENDA ITEMS:** Where are we in relationship with Phase 2 on the Park's development?
- 7. ADJOURNed** at 11:05



Parks, Recreation & Open Space Commission

COMMISSIONER APPLICATION

The recruitment is open until filled. For more information, please review the enclosed PROS Bylaws. Return completed applications to:

Cambria Community Services District
Attention: Deputy District Clerk
P.O. Box 65
1316 Tamsen Street, Suite 201
Cambria, CA 93428

The Political Reform Act (Government Code Section 82000, etc. Seq.) requires most state and local government officials and employees to publicly disclose their personal assets and income. Individuals must also disqualify themselves from participating in decisions, which may affect their personal financial interests. PROS members are required by law to file a Statement of Economic Interest (see enclosed Resolution 10-2018).

NAME: LORD TERI H.
Last First MI

Home Address: [REDACTED] CAMBRIA 93428
Street City Zip

Home Phone: [REDACTED] Cell Phone: [REDACTED]

E-mail address: [REDACTED]

I have been a registered voter at the address listed above since: 1992
Year

If less than 6 months, place and date of last voter registration: _____
Address Date

Are you a registered voter in Cambria? yes () no

Enter qualifications and interest in the position below.

ALTERNATE ON PROS COMMISSION FOR LAST
(2) YEARS. WOULD LIKE TO FOLLOW
THROUGH ON PHASE II OF THE NEW PARK.

If additional space is needed, please use the reverse side of the application.

Signature: [Handwritten Signature] Date: 11-16-2018

RECEIVED

NOV 15 2018

CAMBRIA OSD



Parks, Recreation & Open Space Commission

COMMISSIONER APPLICATION

The recruitment is open until filled. For more information, please review the enclosed PROS Bylaws. Return completed applications to:

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NAME: Bahringer James P
Last First MI

Home Address: [Redacted] Cambria CA 93428
Street City Zip

Home Phone: [Redacted] Cell Phone [Redacted]

E-mail address: [Redacted]

I have been a registered voter at the address listed above since: 1999
Year

If less than 6 months, place and date of last voter registration: _____
Address Date

Are you a registered voter in Cambria? (X) yes () no

Enter qualifications and interest in the position below.

Community involved, Land owner.
Past CCSD Director
[Redacted]
[Redacted]
[Redacted]

RECEIVED

NOV 20 2018

If additional space is needed, please use the reverse side of the application.

Signature: [Handwritten Signature]

Date: 11/20/18

CAMBRIA CSD



CAMBRIA COMMUNITY SERVICES DISTRICT
PARKS, RECREATION AND OPEN SPACE COMMISSION
2019 DRAFT REGULAR MEETING SCHEDULE
FIRST TUESDAY OF EACH MONTH

JANUARY 1st

FEBRUARY 5th

MARCH 5th

APRIL 2nd

MAY 7th

JUNE 4th

JULY 2nd

AUGUST 6th

SEPTEMBER 3rd

OCTOBER 1st

NOVEMBER 5th

(Due to the election, the meeting location for November 5th will be held at the back of the Veterans hall)

DECEMBER 3rd

Regular meetings are held at the Veterans Hall

1000 Main St, Cambria at 10:00 AM

CAMBRIA COMMUNITY SERVICES DISTRICT

DIRECTORS:

AMANDA RICE, President
JIM BAHRINGER, Vice President
HARRY FARMER, Director
AARON WHARTON, Director
DAVID PIERSON, Director



OFFICERS:

JEROME D. GRUBER, General Manager
MONIQUE MADRID, District Clerk
TIMOTHY J. CARMEL, District Counsel

1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • Facsimile (805) 927-5584

PROS 2018 Goals & Objectives

Adopted by the Board of Directors on 3/22/2018

1. Continue working with the County on the Burton Drive Pedestrian Path. Consider an alternative for the portion of Burton Drive from the intersection of Eaton Road to the bridge that might be more practical.
2. Work with the County of San Luis Obispo on the establishment of additional Bike Paths throughout the community of Cambria.
3. Work with the Buildout Reduction Committee regarding selection of the lots identified within their draft report to ensure that lots within the report, when appropriate, be purchased and retired as open space.
4. Work to create fields and acquire funds for the fields.

Cambria
HISTORICAL SOCIETY
P.O. Box 906 Cambria, CA 93428



Member of The National Trust for Historic Preservation

The Guthrie-Bianchini House

November 26, 2018

To: The PROS Commission, Cambria Community Services District

From: The Cambria Historical Society Board of Directors

For: PROS meeting of December 4, 2018

Subject: Cambria Historical Society Board requests to lease and/or purchase District properties

To the Commission:

The Cambria Historical Society is committed to preserving and making available to the community the open gardens of our original historic house museum, the museum itself, the recently restored Maggetti House and the archives and collections it houses. We envision moving and preserving the 1881 Santa Rosa Schoolhouse for the particular benefit of our community's families and children, offering our youth and family historical activities programs in the Schoolhouse and schoolyard, as well as opening both to visitors as we do the museum.

As the Commission is aware, the Historical Society (CHS) was deeded the Schoolhouse by the Lions Club in January of this year. The Society is obliged to relocate the building off the former Lions property by February 6, 2020.

Shortly before receiving title, we approached the CCSD Board exploring the possibility of relocating the Schoolhouse to a CCSD parcel through either lease or purchase. At their regular meeting in February the CCSD Board referred the matter to the PROS Commission. *We understand that this will become an action item for the CCSD Board only upon receipt of a recommendation from PROS.*



The Historical Society, while pursuing other property options, met for exploratory discussions at several PROS meetings between March and August. On August 17th the CHS Board sent a letter to former District Manager Gruber offering purchase of CCSD's Historical Center Park property. Mr. Gruber acknowledged receipt of the letter on August 22nd. Apparently it did not make its way to PROS.

We have recently met with Acting Manager Madrid in hopes of moving the process along. She has asked that we submit a prioritized list of our desired options for consideration at your December meeting so that a recommendation might go forward from you to the CCSD Board. At the November regular meeting of the CHS Board of Directors, it was motioned and unanimously approved that we seek from the CCSD, in order of preference:

- 1) A transfer of ownership of the Historical Center Park at 2284 Center Street (APN 013-264-021) to the Cambria Historical Society for the "intangible consideration" of providing a public benefit by assuming, on this site, the responsibility residing in the District charter and in the PROS mission statement of providing a park serving our community, while also relieving the District of maintenance of one of its many park properties. *or*
- 2) A long-term, renewable philanthropic lease of the Historical Center Park, with Cambria Historical Society assuming all or most of the costs of a necessary drainage pipe realignment, as well as all the costs to obtain Moving, Minor Use and Building permits, and all costs of moving, building, restoring, landscaping and maintaining the Schoolhouse building and grounds. *or*
- 3) A long-term, renewable philanthropic lease agreement for occupying a portion of the District parcel at Main & Santa Rosa Creek Road (the former Dog Park, APN 013-151-045), with the Cambria Historical Society sharing infrastructure costs in greater or lesser degree (subject to negotiation) and the Society assuming all costs of securing Moving, Minor Use and Building permits, all costs of moving, building, restoring, landscaping and all costs of maintaining the Schoolhouse building, a surrounding schoolyard and a detached restroom. *or*
- 4) Purchase of the Historical Center Park by the Cambria Historical Society as per the offer-of-purchase letter sent to the District in care of Manager Gruber on August 17, 2018.

We are providing additional pertinent information on each of these options (Attachment A) which should be useful in deciding which option(s) you would recommend and what staff research and action is needed.

Our Board thanks you for considering our requests. Board President John Ehlers and I will be attending your December 4th meeting to answer any questions you may have. Please feel free to contact me beforehand if you like.

Sincerely,

Laurel Stewart
Schoolhouse Project Manager
805-927-1580 coastaloll@yahoo.com

ATTACHMENT A

Option #1 – Transfer ownership of 2284 Center St. in exchange for continuation of a public benefit

- Article XVI, Section 6 of the California Constitution would prevent the District from making a gift of “public funds” (any public resources, including land), even to our nonprofit corporation. But this is not a “gift” if “adequate legal consideration” is made in exchange. In this case, the District would be transferring a public resource in exchange for the Historical Society assuming responsibility for an existing District park, assuming the District’s current burden of maintenance and committing to continue the public benefit it provides. The Schoolhouse would be an added amenity, we would restore the demonstration garden and we would maintain both for the use of the community. Our understanding is that another important question is whether this public resource (the park parcel) is to be used for a “public” or a “private” purpose. If for a “public purpose”, it might not be a gift within the meaning of Article XVI, Section 6. Of course District Counsel would want to weigh in on this.
- We will need to connect to the water meter and sewer line serving this parcel.

Option #2 – Lease of 2284 Center St., the Historical Center Park

- We are really thinking philanthropic in regard to a lease: something such as a 99-year, \$1/year renewable lease, commencing as soon as possible.
- As landlord, the District would have review of the project and associated contracts and grant awards.
- The 60” high-density polyethylene drainage pipe or culvert underlying the property runs at a shallow diagonal from the NW corner of the parcel to a creek bank outfall. Because the building cannot be placed above it, County would require moving the drainage pipe from its current path to run parallel with the west side property line back from its inlet at the sidewalk to a new manhole, then turn to run to the current outflow point just below the bank. (email, 12/21/2017, Dave Flynn, Deputy Director of Public Works)
- We will need to connect to the water meter and sewer line serving this parcel.

Option #3 – Lease for placing Schoolhouse on former Dog Park, Main Street

- This option is only viable once Mr. and Mrs. Bahringer, who have indicated a willingness to do so, negotiate with the CCSD to amend the covenant recorded on this property. The covenant as currently recorded does not allow for any buildings on this parcel other than a public office. CCSD Director Bahringer will be able to begin the amendment process with the District only after he is off the Board in December.
- Again, we are thinking in terms of something like a 99-year, \$1/year renewable lease commencing as soon as possible.
- As landlord, the District would have review of the project and associated contracts and grant awards.

- We have not yet learned from District staff where connections to water and sewer could be made on this property, and both are necessary to comply with County requirements that to locate the Schoolhouse on this parcel we would have to build an ADA accessible restroom, either next to the Schoolhouse or near the west side property line (adjacent to the neighboring church parking lot). We would need to negotiate whether any cost-sharing would be appropriate for running lines.
- A gravel driveway, turnaround or hammerhead, a paved accessible parking space and possibly as many as 4 standard gravel parking spaces would be necessary on this parcel for this project. Cost for the driveway improvement might be all our responsibility or shared, subject to negotiation.

Option #4 – Purchase of 2284 Center St., the Historical Center Park

- This is one of three District parcels determined to be unencumbered and surplus, and brought by staff to the CCSD Board for possible sale. We do not know if this parcel has been appraised yet.
- The Society made an offer-of-purchase by letter to Manager Gruber on August 17, 2018 in the amount of \$5,000.
- We will need to connect to the water meter and sewer line serving this parcel.

Cambria

HISTORICAL SOCIETY

P.O. Box 906 • Cambria, CA 93428

Phone: (805)927-2891

Member of The National Trust for Historic Preservation



Cambria Historical Museum

Mr. Jerry Gruber
General Manager
Cambria Community Services District
1316 Tamsen Drive
Cambria, CA 93428

17 August 2018

Dear Mr. Gruber:

The Board of Directors of the Cambria Historical Society have voted in favor of purchasing the property known as the Pocket Park.

Accordingly, this letter is an offer to purchase the property at 2284 Center Street, Cambria (APN: 013-264-021) for \$5,000.00 cash, with the close of Escrow as soon as possible.

Very Truly Yours,

A handwritten signature in black ink that reads "John F. Ehlers". The signature is written in a cursive, flowing style.

John F. Ehlers
President

