



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 CCSO 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.