



Parks, Recreation and Open Space Committee (PROS)

REGULAR MEETING
Tuesday, October 3, 2023 - 10:00 AM
1000 Main Street Cambria, CA 93428

AGENDA

In person at:
Cambria Veterans' Memorial Hall
1000 Main Street, Cambria, CA 93428
AND via Zoom at:

Please click the link below to join the webinar:

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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

- A. CALL TO ORDER
- B. ESTABLISH QUORUM
- C. CHAIR REPORT
- D. 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 NOT ON THE AGENDA

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

3. FACILITIES AND RESOURCES MANAGER

4. CONSENT AGENDA (Estimated time: 15 Minutes)

- A. Consideration to Approve the Minutes from the Regular Meetings Held on August 1, 2023 and September 5, 2023 and Special Meeting Held on August 8, 2023

5. REGULAR BUSINESS

- A. Discussion Regarding the PROS Committee Kickoff
- B. Discussion Regarding Ad Hoc Committee Updates
- C. Discussion Regarding the Community Park Plan and the Current State
- D. Discussion Regarding Evaluation of This Meeting, What's Working Well and Areas to Improve

6. FUTURE AGENDA ITEMS

7. ADJOURN

Parks, Recreation and Open Space Commission
(PROS)

REGULAR MEETING
Tuesday, August 1, 2023 - 10:00 AM

MINUTES

1. OPENING

A. CALL TO ORDER

Chairman Kniffen called the meeting to order at 10:00 a.m.

B. ESTABLISH QUORUM

Commissioners present: Steve Kniffen, Adolph Atencio, Jim Bahringer, Shannon Sutherland, Kermit Johansson and Alternate John Nixon

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

C. CHAIR REPORT

Chairman Kniffen stated

D. COMMITTEE MEMBER COMMUNICATIONS

There were no Committee Member communications.

2. EX - OFFICIO REPORTS

A. Friends of the Fiscalini Ranch Report

John Nixon provided an update on the Friends of the Fiscalini Ranch.

B. Skate Cambria

Juli Amodei provided an update on Skate Cambria

3. PUBLIC COMMENT NOT ON THE AGENDA

Public Comment:

- Chairman Kniffen read written comments from Linda Prentiss
- Oral comments from Don Howell

4. FACILITIES AND RESOURCES MANAGER

Facilities & Resources Manager David Aguirre introduced himself.

5. CONSENT AGENDA (Estimated time: 15 Minutes)

- A. Consideration to Approve the Minutes from the Regular Meeting Held on June 6, 2023

Commissioner Bahringer moved to approve the minutes with no changes.

Commissioner Atencio seconded the motion.

The motion passed unanimously.

6. REGULAR BUSINESS

- A. Discuss Funds Allotted to Parks, Recreation & Open Space (PROS)

The Committee held a discussion.

- B. Discussion Regarding Cambrians for Aquatics Group Request for Land Allotment

The Committee held a discussion. Commissioner Jim Bahringer made a motion that this board enter into an MOU for up to 1 acre of the East Ranch to be dedicated towards a pool. There was discussion and John Nixon provided the second, Commissioners Steve Kniffen, Adolph Atencio, Jim Bahringer and Kermit Johansson voted in favor of the motion Shannon Sutherland voted against the motion.

- C. Receive Ad Hoc Committee Report for Active Recreation Recommendation for East Ranch and Request Approval for Presentation to Board of Directors
Approval was granted.

The Committee held a discussion and received a presentation.

7. FUTURE AGENDA ITEMS

Chairman Kniffen asked for any future agenda items.

8. ADJOURN

Chairman Kniffen adjourned the meeting at 11:26 a.m.

Parks, Recreation and Open Space Commission
(PROS)

REGULAR MEETING
Tuesday, August 8, 2023 - 10:00 AM

MINUTES

1. OPENING

A. CALL TO ORDER

Chairman Kniffen called the meeting to order at 10:00 a.m.

B. ESTABLISH QUORUM

Commissioners present: Steve Kniffen, Jim Bahringer and John Nixon.

Staff present: General Manager Matthew McElhenie and Facilities Manager David Aguirre.

C. CHAIR REPORT

Chairman Kniffen stated no Chair report.

D. EX - OFFICIO REPORTS

There were no ex-officio reports.

E. COMMITTEE MEMBER COMMUNICATIONS

There were no Committee Member communications.

F. PUBLIC COMMENT ON AGENDA ITEMS

Public Comment:

- Michael Calderwood spoke
- Aleta Francis
- Elizabeth Bettenhausen
- Tina Dickerson
- Chairman Kniffen read comments from Mary Jean Carol and Virginia Lou
- Barbara Grey
- Don Howell
- Crosby and Laura Schwatz
- Aleta Francis

2. REGULAR BUSINESS

- A. Discussion and Consideration of a Recommendation to the CCSD Board of Directors Regarding Entering into a Memorandum of Understanding with Cambrians for Aquatics for a Land Allotment for a Pool at the East Ranch

Commissioner Bahringer moved that we recommend to the CCSD board that PROS supports the idea of having a pool on the East Ranch. There was discussion and no action was taken.

3. FUTURE AGENDA ITEMS

Chairman Kniffen asked for any future agenda items.

4. ADJOURN

Chairman Kniffen adjourned the meeting at 10:45 a.m.

DRAFT

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

REGULAR MEETING
Tuesday, September 5, 2023 - 10:00 AM

MINUTES

1. OPENING

A. CALL TO ORDER

Chairman Steve Kniffen called the meeting to order at 10:00 a.m.

B. ESTABLISH QUORUM

Commissioners present: Steve Kniffen, Adolf Atencio, Kermit Johansson, Shannon Sutherland, and Alternate John Nixon.

CCSD Staff: Facilities & Resources Manager David Aguirre.

C. CHAIR REPORT

Chairman Kniffen stated no Chair report.

D. COMMITTEE MEMBER COMMUNICATIONS

Commissioner Johansson reported on the possibility of applying for transportation grants that will be available in the near future.

2. EX - OFFICIO REPORTS

A. Friends of the Fiscalini Ranch Report

Kitty Connelly reported the counter data on the usage of the Fiscalini Ranch and winning a trophy in the Pinedorado Parade.

B. Skate Cambria

Juli Amodei reported Update in the Tony Hawk Foundation grant submission. Received a \$47,000 grant from Cambria Tourism after the third submission. Cambria Community Council donated \$10,000.

3. PUBLIC COMMENT NOT ON THE AGENDA

Public Comment:

- Chairman Kniffen read a letter from Aleta Francis
- Chairman Kniffen read a letter from Linda Prentiss

4. FACILITIES AND RESOURCES MANAGER

Facilities & Resources Manager David Aguirre

5. REGULAR BUSINESS

- A. Discussion regarding existing PROS Commissioners Interested in Continuing on the PROS Committee. Steve Kniffen, Kermit Johansson, and Shannon Sutherland expressed interest in remaining on the PROS board. Adolf Atencio does not want to stay on the board. PROS thanked Adolf for all of his years of service.
- B. Discussion regarding signage, survey, trails, and a maintenance plan for the East Ranch Community Park.

6. FUTURE AGENDA ITEMS

Chairman Kniffen asked for any future agenda items.

7. ADJOURN

Chairman Kniffen adjourned the meeting at 11:28 a.m.

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: PROS Committee Members

AGENDA NO. **5.A.**

FROM: Michael Thomas, Chair

Meeting Date: October 3, 2023

Subject: Discussion regarding the PROS
Committee Kickoff.

DISCUSSION: In order to create a uniform structure of its advisory bodies, the Board of Directors (the Board) recently adopted Ordinance 02-2023 which repealed Chapter 7.08 of the Cambria Community Services District Municipal Code related to the Parks, Recreation and Open Space Commission (the PROS Commission). The Board also adopted Resolution 44-2023, amending the Board and Standing Committee Bylaws to create the Parks, Recreation and Open Space Committee (the PROS Committee). With the passage of the required 30 day waiting period, Ordinance 02-2023 is now effective.

At the September 14, 2023 Board meeting, the Board appointed former PROS Commissioners Steve Kniffen, Kermit Johansson, Jim Bahringer and Shannon Sutherland to the new PROS Committee, and appointed Director Michael Thomas as Chairperson. As a result, the PROS Committee will conduct its business in some ways differently from the former PROS Commission. In the interest of rapidly achieving an effective working relationship, it is timely to discuss what the PROS Committee has been formed to accomplish, and how we will be working together to accomplish our purpose.

All PROS Committee Members are requested to read, and come prepared to discuss the following attachments to this agenda:

- Attachment 1: CCSD Strategic Plan,
- Attachment 2: Standing Committee Bylaws,

All PROS Committee Members are requested to read, and come prepared to discuss the following documents, available on the CCSD Website at the following URL:

<https://www.cambriacsd.org/brown-act>

- Open & Public V, a Guide to the Brown Act, by the League of California Cities, April 2016, and
- Rosenberg's Rules of Order, by the League of California Cities, Rev 2011,

CCSD STRATEGIC PLAN

Adopted August 11, 2022

MISSION STATEMENT

The Cambria Community Services District provides water, wastewater, fire protection and emergency services, parks recreation and open space, and accompanying Community Services to our customers in a safe, cost-effective, and environmentally sensitive manner.

CORE VALUES

(Not in Priority Order)

➤ SAFETY

We diligently follow strict safety policies, procedures, and regulations to protect and keep safe our district personnel, our water and wastewater services, and our Community as a whole.

➤ FISCAL RESPONSIBILITY

We manage our financial revenues in a responsible, judicious, and prudent manner, to successfully sustain and protect the assets of the District, while considering Community needs.

➤ CUSTOMER SERVICE

We are committed to provide exemplary services and support with a focus to the needs of the community we serve.

➤ RESPECT

Our interactions are undertaken ethically, with honesty, integrity and patience.

➤ TEAMWORK

We appreciate and recognize the qualities, abilities, and contributions of others and seek to work in collaborative ways to effectively execute the District's work.

➤ TRANSPARENCY

We strive to conduct the business of the District in an open, honest, direct, and transparent manner while encouraging input and feedback from our community members.

CCSD STRATEGIC PLAN
Adopted August 11, 2022

THREE-YEAR GOALS
(2022-2025 Not in Priority Order)

- Core Area:** ***WATER SERVICES - GENERAL***
Strategic Goal: MEET THE ONGOING CHALLENGES OF EFFECTIVELY AND RELIABLY MANAGING WATER RESOURCES IN OUR SENSITIVE ECOSYSTEM
- Core Area:** ***WATER SERVICES - WATER RECLAMATION FACILITY***
Strategic Goal: ADVANCE COASTAL DEVELOPMENT PERMIT (CDP) TO ACHIEVE COUNTY AND COASTAL COMMISSION APPROVAL
- Core Area:** ***WASTEWATER SERVICES***
Strategic Goal: EXECUTE PHASED REPAIRS AND UPGRADES FOR THE WASTEWATER TREATMENT SYSTEM
- Core Area:** ***FIRE PROTECTION AND EMERGENCY SERVICES***
Strategic Goal: PROVIDE OPTIMAL FIRE PROTECTION, WATER RESCUE, AND EMERGENCY MEDICAL SERVICES ON A 24/7 BASIS
- Core Area:** ***FACILITIES AND RESOURCES***
Strategic Goal: MANAGE AND PROVIDE STEWARDSHIP OF DISTRICT ASSETS, PARKS, RECREATION, AND OPEN SPACE IN A TIMELY, COST-EFFECTIVE, AND ENVIRONMENTALLY SENSITIVE MANNER



Cambria Community Services District Standing Committee Bylaws

1. SCOPE OF RESPONSIBILITY

1.1. Standing Committees are advisory to the Board of Directors. The committees shall gather information, explore alternatives, examine implications, and offer options for review and deliberation by the Board of Directors. Committee members are expected to stay current on the issues under discussion by the Board of Directors.

1.2 Each Standing Committee shall consider only District-related issues approved and assigned to it by the Board of Directors, or issues within the purview of each Committee as defined in "Standing Committee Statements of Purpose and Responsibilities" below.

1.3 Apart from their normal function as part of an advisory resource, committees and the individual members have no authority and may not verbally or by action represent the committee or the CCSD in any policy, act or expenditure.

1.4 The committee and its members shall maintain collaborative working relationships with the public, other Standing Committees and the CCSD Board of Directors.

1.5 Any Standing Committee, or its ad hoc subcommittees, may meet with staff and/or District consultants but shall not interfere with their operational duties, as determined by the General Manager. Any information requests to staff will be specific in nature and relate to the business of the committee.

1.6 Standing Committee Statements of Purpose and Responsibilities

1.6.1 The Finance Committee shall:

- (a) Provide review for transparent budget processes and financial management that promote fiscal stability and instill public trust;
- (b) Support and work directly with the CCSD General Manager and Administrative Department Manager-Finance Manager in enhancing financial integrity and monetary discipline;
- (c) Discuss and receive public input during committee meetings and advise the Board of Directors on financial matters;
- (d) Provide financial review, assessment, and recommendation to CCSD Board of Directors regarding potential funding sources available to the District from private, public, County, State or federal entities;
- (e) Support other standing committees' fiscal review needs.

1.6.2 The Resources and Infrastructure Committee shall:

- (a) Assess existing resources and gather information regarding infrastructure and resource needs of the community;
- (b) Support and work directly with the CCSD General Manager, District Engineer and/or Utilities Manager in identifying/defining plans to meet the infrastructure needs of the community, working within the bounds of current and potential resources and priorities of the District;
- (c) Provide recommendations to the Board of Directors regarding actions to meet the community's infrastructure needs
- (d) Support other standing committees' resource and infrastructure review needs.

1.6.3 The Policy Committee shall:

- (a) Review existing operational and governance policies that the Board has identified as requiring assessment, update, or organization for consistency with other existing policies; Identify potential areas of policy needs not currently addressed in the CCSD Policy Handbook and develop needs assessments regarding impact due to lack of policy and immediacy of need. The Committee Chair shall provide the needs assessments to the Board members for consideration. If the Board determines that a policy is required, the Board shall proceed according to the existing Policy No. 1000 (“Adoption/Amendment of Policies”) and (for policies to be included in the District Policy Handbook) the “Policy Handbook Checklist” adopted on November 10, 2022;
- (b) Support other standing committees’ policy review needs.

1.6.4 The Parks, Recreation and Open Space Committee shall:

- (a) Assess existing resources and gather information regarding the parks, open space and recreational needs of the community.
- (b) Establish collaborative working relationships with relevant public and private organizations.
- (c) Support and work directly with the CCSD General Manager and Facilities & Resources Manager to create plans for meeting the needs of the community within the bounds of current and potential resources.
- (d) Recommend plans of action to the Board regarding meeting the community needs for parks, recreation and open space.
- (e) Facilitate communication with the residents of Cambria both to update community priorities for parks, recreation and open space, and to obtain community support for planned actions.

2. COMMITTEE MEMBERS

2.1 The Committee shall consist of five volunteer members from the community and one CCSD Board Director to act as chairperson.

2.2 Each Committee member must live and be registered to vote within the CCSD boundaries.

2.3 Method of appointment:

- (a) The Chairperson shall be chosen annually from members of the Board of Directors by majority vote of the Board.
- (b) Volunteer committee members shall serve two-year terms. Such terms shall begin in February of odd numbered years.
- (c) At the end of a term of office a committee member wishing to continue for another term shall fill out an application as specified in 2.3.(d) below and will be considered for appointment along with the other applicants.
- (d) Prior to the beginning of a term, or in the event of a vacancy during an unexpired term, the CCSD shall invite applications for committee membership. Such invitation shall be advertised for a minimum of two weeks in the local newspaper, on the CCSD website and at all Cambria CSD public information bulletin boards. Application forms may be obtained and submitted to the website or the Administrative Offices during normal business hours during the application period.
- (e) Any applications received per 2.3.(d) above shall be retained by the District and remain active for two years.
- (f) Committee members shall be appointed from the pool of applicants (see 2.3.(d) above) by recommendation of the Committee Chairperson and a majority vote of CCSD Board of Directors.
- (g) The Committee Chairperson shall be responsible for interviewing new applicants and determining their qualifications prior to making a recommendation to the CCSD Board of Directors.

2.4 Committee members shall attend all regular and special meetings of the Committee unless excused for emergencies or other good cause:

- (a) Good cause for absence includes circumstances of which the Chairperson of the Committee is notified prior to the meeting. Good cause also includes Board-authorized or Committee-authorized meeting absences such as attendance at a conference directly related to the functions and interests of the District or at the meeting of

another public agency in order to participate in an official capacity.

- (b) A Committee member who is absent for good cause may notify the Chairperson by electronic transmission (e.g., email), telephone communication, or letter. The minutes shall indicate whether an absence was excused.
- (c) A vacancy shall occur if a Committee member is absent from three (3) consecutive regular meetings without good cause, except as otherwise provided for by law or as authorized by the Board of Directors.

- 2.5. Vacancies of unexpired terms of office of regular Committee members shall be filled by recommendation of the Committee Chairperson from the pool of applicants (see 2.3.(d) above) and appointment by the CCSD Board of Directors.

3. COMMITTEE OFFICERS

- 3.1. The Chairperson shall be chosen annually from members of the Board of Directors by majority vote of the Board
- 3.2. The Vice-Chairperson and Secretary shall be chosen annually by a majority of the Committee.
- 3.3. No member of the committee shall hold more than one office.
- 3.4. Chairperson duties:
 - (a) Vote only in the event of a tie vote,
 - (b) Preside over meetings,
 - (c) Establish committee meeting agendas,
 - (d) Appoint appropriate ad hoc committees,
 - (e) Sign reports,
 - (f) Represent the Committee at regular CCSD Board meetings,
 - (g) Coordinate with CCSD staff input for agenda preparation for the monthly Committee meetings,
- 3.5. Vice Chairperson duties:
 - (a) Perform the duties of the Chairperson in their absence,
 - (b) Act as liaison to another Standing Committee as determined by the Chairperson or a majority of the Committee.
- 3.6. Secretary duties:
 - (a) Record the minutes of the meetings in action form, ensuring the accuracy of when, how and by whom the Committee's business was conducted.
 - (b) Submit the draft written minutes and recording to CCSD staff for the public record.
 - (c) Minutes should include at a minimum:
 - The date, time and location of the meeting,
 - A list of the Committee members present and absent,
 - A record of reports presented and by whom,
 - The text of motions adopted along with a count of yes and no votes and the committee members dissenting,
 - List of items considered for future agenda,
 - Time of meeting adjournment.

4. COMMITTEE MEMBER GUIDELINES

- 4.1. Members of the Committee and their activities are bound by all applicable provision of the Brown Act (Government Code Sections 54950, et seq.).
- 4.2. Members of the Committee shall not participate in discussion of, or vote on issues constituting conflicts of interest – “no public official shall make, participate in making, or in any attempt to use his official position to influence a governmental decision in which he/she knows or has reason to know he/she has a financial interest.” (Government Code Section 87100).
- 4.3. Members of the Committee are charged with protecting and upholding the public interest and exhibiting the highest level of ethics.
- 4.4. Committee members shall at all times conduct themselves with courtesy towards each other, to staff and to

members of the audience present at Committee meetings. Should a Committee member disrupt Committee meetings or participate in behavior contrary to the charges and responsibilities of the Committee, the Committee, by a majority vote, may recommend action to the CCSD Board.

5. AGENDA PROCEDURE

- 5.1. Members shall provide input on the agenda to the Chairperson.
- 5.2. The Chair shall develop the draft agenda with input from the Vice Chair and CCSD staff.
- 5.3. CCSD staff shall prepare the final agenda and attachments.
- 5.4. CCSD staff shall post agendas at the District Administrative Office and be distributed to all Committee members and to the agenda distribution list.

6. MEETINGS

- 6.1. The Committee shall meet within the jurisdictional boundaries of the CCSD, except as otherwise permitted by the Brown Act.
- 6.2. Information that is exchanged before meetings shall be distributed through the Confidential Administrative Assistant, and Committee members will receive all information being distributed as part of the meeting Agenda.
- 6.3. The Committee shall hold regular meetings as often as once a month and at least quarterly, on dates set annually by the Committee. The Committee may call special meetings as needed, with required 24-hour public notice.
- 6.4. A majority of all Committee members, including the Chairperson, shall constitute a quorum.
- 6.5. The business at regular meetings of the Committee, shall be conducted for no more than a two-hour period, unless extended by a four-fifths vote of the Committee. In the event there are remaining items on the agenda at the end of the two-hour period, the Committee may adjourn the meeting to a specific date and time in accordance with the provisions of Government Code Section 54955. The intent and purpose of this policy is to encourage a reasonable time period in which the Committee's business is discussed and to protect against fatigue in discussing and deciding important issues.
- 6.6. The CCSD General Manager may determine a staff liaison to the Committee if needed for the purpose of facilitating communication.

7. PARLIAMENTARY AUTHORITY

- 7.1. The rules contained in the current edition of *Rosenberg's Rules of Order* (and *Robert's Rules of Order* 12th Edition for matters on which Rosenberg is silent), shall govern the Committee in all cases to which they are applicable and in which they are not inconsistent with these bylaws, any special rules of order the Committee may adopt and statutes applicable to the Committee that do not authorize the provision of these laws to take precedence.

8. AMENDMENTS TO BYLAWS

- 8.1. These standing committee bylaws shall be reviewed annually at the first regular Board of Directors meeting in January after which the amendments may be considered for adoption by the Board.
- 8.2. The CCSD Board of Directors retains sole authority to amend these bylaws. Any amendments must be approved by a majority of the CCSD Board of Directors.

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: PROS Committee Members

AGENDA NO. **5.C.**

FROM: Michael Thomas, Chair

Meeting Date: October 3, 2023

Subject: Discussion Regarding the Community
Park Plan, and the Current State.

DISCUSSION: Over the last several decades, there have been many efforts to establish and execute plans to preserve open spaces, to provide parks, and to improve the outdoor recreational opportunities in and around Cambria. It's a daunting task to fully comprehend all of these various plans and other documents defining what we can do, what we aspire to, and what we can afford as we seek to preserve, maintain and improve our parks, recreational opportunities, and open spaces. This discussion of this item will be focused narrowly on the East Ranch Community Park area.

Recent efforts of the former PROS Commission have created substantial momentum towards executing several components outlined in these somewhat outdated plans, as well as components not envisioned in these plans. We have also heard concerns regarding whether these outdated community park plans reflect what's in the best interest of our community, and whether additional information is needed, perhaps through another community survey. Before expending district resources on surveys, or launching into premature execution of project components that could later lead to rework and unnecessary additional expense, I am proposing the PROS Committee engage in a simple 3-stage process to...

1. Answer the question, "Where are we now?" Clearly define the current state, producing a map that accurately reflects the "as built" state of the East Ranch Community Park area, and reach a common understanding of the aspects of existing plans relevant to our current efforts to create the East Ranch Community Park. We will bring the results of this stage to the Board for discussion and consideration.
2. Answer the question, "Where do we want to be?" Take into account all of the alternatives under consideration, and the information which has been gathered, consider what additional information we need, gather that information, and develop a current Community Park Plan which meets the needs of our community today and for generations to come. This plan, at a minimum, will include a map showing all of the components we propose including in the community park, and their proposed locations, to enable the Board to see how it all fits together, and enable staff to efficiently begin executing components as funding becomes available. We will bring the results of this stage to the Board for discussion and consideration.
3. Answer the question, "How are we going to get there?" Executing the plans is the responsibility of staff, but there will be plenty for the PROS Committee to do to assist, as requested, in seeking and raising funding, discussing the appropriate sequencing of project components, reviewing execution plans, and likely many other aspects of project execution.

In discussing this topic, my objectives are to hear reactions to this approach, to inform how we will proceed with this important endeavor, and then to dive as deep as we can into the 1st stage, defining the current state. To inform this discussion, I have prepared a draft white paper to get my arms around all of this content. Please review this document thoroughly and come prepared to discuss insights, errors and omissions, and any other thoughts on the subject.

Attachment: CCSD & Other Documents Governing Parks, Recreation & Open Space

CCSD & Other Documents Governing Parks, Recreation & Open Space

Over the last several decades, there have been many efforts to establish and execute plans to preserve open spaces, and to improve the outdoor recreational opportunities in and around Cambria. It's a daunting task to fully comprehend all of these various plans and other documents defining what we can do, what we aspire to, and what we can afford as we seek to preserve, maintain and improve our parks, recreational opportunities, and open spaces. This white paper is my attempt to get my arms around all of this content, to better inform myself as a member of this community and as a decision maker, and hopefully to help others come to a similar understanding. With each of these documents, I hope to answer the following questions:

- The purpose and scope of each document.
- Where to find each document.
- Authority: how and to what extent each document enables, authorizes, commits, or constrains CCSD

This is a work in progress, and if anyone reading this discovers errors and slash or omissions, please do let me know.

Many of these documents are titled as “plans.” When I review a plan, I am looking for at least the following components:

- Clear scope and purpose.
- A description of the alternatives considered to achieve the purpose/objectives.
- A summary of the information gathered to support the evaluation of alternatives.
- Perhaps the next level of detail for the alternatives selected.
- A description of the various entities (stakeholders) who will benefit from execution of the plans (aka, the customers).
- A description of the various entities who have roles and responsibilities in executing the plans, the do’ers and the approvers.
- Life cycle cost of executing the plan:
 - Initial costs, the project cost of making it happen, building the “asset.”
 - An estimate of the ongoing cost of maintaining whatever assets are put in place
- The execution details, the series of activities that will result in the physical manifestation of the plan, the “asset” including approvals, funding and construction.
- Some sort of schedule.

None of these documents titled as plans seem to have enough of these components to be actionable. The list below serves as the Table of Contents of this white paper, hyperlinked within this document.

[1994 Parks, Recreation & Open Space Master Plan,](#)

[Fiscalini Ranch Preserve Management Plan & Easement,](#)

[2009 Revised Community Park Plan,](#)

[2012 Coastal Development Permit: Community Park Projects on Fiscalini Ranch Preserve,](#)

[2014 Plans,](#)

[More Recent History of East Ranch Physical Improvements,](#)

CCSD & Other Documents Governing Parks, Recreation & Open Space

1994 Parks, Recreation & Open Space Master Plan,

This Parks, Recreation & Open Space Master Plan was adopted by the CCSD Board of Directors on November 21, 1994. This Plan was based on community input and administered by the CCSD. This plan is available as a single 81 page document on the CCSD website at:

<https://www.cambriacsd.org/files/f7d1b27e3/1994+CCSD+Parks+Recreation+Open+Space+Master+Plan+.pdf>

Where do I find the original soft file of this document?

Authority: This PROS Master Plan was brought to the CCSD Board on November 21, 1994 following the failure of Measure E intended to fund implementation of the PROS Master Plan and formation of a PROS Department. The Board approved a motion that a copy of the master Plan be sent to the County.

Following a 1992 survey to gather public input regarding interests regarding parks, recreation and open spaces, the PROS Commission was formed in 1992. The PROS Commission developed this fairly foundational document, approved by the CCSD Board 11/21/1994. This plan established 5 goals, supporting objectives, and substantial content with the intent to achieve these goals and objectives. These 5 goals are articulated below:

1. Provide a high quality public park system with adequate park acreage and varied recreational opportunities that are accessible to all Cambrian residents.
2. Provide a diversity of recreational, creative and cultural programs and experiences for all age groups, and provide these programs and experiences at facilities that are accessible to varying age groups, economic situations and physical abilities.
3. Create and preserve an open space system in Cambria to conserve, restore and enhance local resources and provide passive recreation.
4. Manage park, recreation and open space lands and facilities efficiently while maintaining the quality of District resources and programs.
5. Structure an implementation program for achieving the policies of this master plan through a combination of public and private funds, regulatory processes and innovative strategies.

Summary... a few of the key points in this master plan:

Chapter 1 – Introduction:

- Page 2: 1992 survey mail to a randomly selected 400 Cambria residents, with a healthy 61% response rate.
- 1992 formation of the PROS Commission.
- PROS Commission Mission.

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Chapter 2 – Parks & Trails: This chapter is intended aimed towards achievement of Goal #1: *Provide a high quality public park system with adequate park acreage and varied recreational opportunities that are accessible to all Cambrian residents.*

- A fairly comprehensive listing of existing park & trail resources and possible concepts.
- Common resounding theme, **the need for joint use agreements.**
- Page 8, a linear Santa Rosa Creek Parkway from Coast Union High School to Shamel Park, often discussed, sounds like a great idea.
- Overall, relatively little progress achieving this goal and supporting objectives.
- Pages 9-10, at least some of the listed trail projects have been completed.
- Table 3, on page 11, Park Standards, based on the National Recreation and Park Association guidelines.

Chapter 3 – Recreation: This chapter is intended aimed towards achievement of Goal #2: *Provide a diversity of recreational, creative and cultural programs and experiences for all age groups, and provide these programs and experiences at facilities that are accessible to varying age groups, economic situations and physical abilities.*

- Most of the ideas currently on the table are outlined in this original plan, as well as many other recreational ideas. I did not find mention of the disc golf and par course ideas in this original plan.
- Again, the resounding theme, **the need for joint use agreements.**
- On page 14, there is reference to playgrounds, picnic areas, grass playfields, play courts, ball fields and swimming pools in various areas of Cambria 's parkland, but there is no specificity regarding where any of these would be located.
- Table 5, on page 17, Recreation Facility Development Standards.
- Overall, relatively little progress achieving this goal and supporting objectives.

Chapter 4 – Open Space: This chapter is intended aimed towards achievement of Goal #3: *Create and preserve an open space system in Cambria to conserve, restore and enhance local resources and provide passive recreation.*

- A fairly comprehensive listing of existing open spaces and possible concepts.
- On page 18, a good description of SLO County Transfer of Development Credit (TDC) program managed by the SLO Land Conservancy.
- Significant progress on a number of the open space concepts listed, more progress than in other areas.
- Figure 1, the Parks, Recreation, Open Space Map on page 22 shows everything under consideration on the map. Printed 11 by 17, it's not easy to read, but legible with of magnifying glass. This is not included in the PDF file, but Haley Dodson was able to find a printed copy in the archives.

Chapter 5 – Management: This chapter is intended aimed towards achievement of Goal #4: *Manage park, recreation and open space lands and facilities efficiently while maintaining the quality of district resources and programs.*

- This chapter is more aspirational than operational, far from putting in place the systems needed to manage our parks, recreational and open space assets.
- Overall, relatively little progress achieving this goal and supporting objectives.

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Chapter 6 – Implementation: This chapter is intended aimed towards achievement of Goal #5: *Structure an implementation program for achieving the policies of this master plan through a combination of public and private funds, regulatory processes and innovative strategies.*

- An excellent list of ideas for potential funding sources, criteria for asset acquisition and program administration, including the concept of a dedicated PROS Department.
- Unfortunately, a list of ideas is far from what is necessary to get us from “having some idea of what we want” to actually having sufficient parks, recreational resources and open spaces, and the means to maintain them in a way that meets current and future needs.

Appendix A – Survey Sites: A listing of the physical sites which were included in the 1992 survey.

Appendix B – Existing Public & Private Parks, Recreation, Open Space Lands and Facilities:

- This table remains mostly accurate.
- Common resounding theme, **the need for joint use agreements.**

Appendix C – Summary & Design Components of PROS Projects: A fairly in-depth listing of 42 potential projects, apparently numbered on the Draft PROS Map that should be, but is not included on page 22.

Appendix D – Potential Park & Open Space Sites: A list of 10 small parcels which could serve as neighborhood parks

Appendix E – PROS Master Plans or Management Plans: A simple 1 page summary of the content areas to be addressed in any subsequent plans.

11/21/1994 CCSD Board Meeting/ Public Hearing on the PROS “Final” Master Plan:

In the discussion on this agenda topic, the advisory vote on Measure E failed with 55% (1438) No votes and 45% (1177) Yes votes. I have not yet found the text for this Measure on the November 1994 ballot, but clearly this measure was intended to fund implementation of the PROS Master Plan and formation of a PROS Department. Salient points from the board agenda and minutes documentation:

- Table 1 Cost Estimates in the agenda packet shows a total of \$60-99m.
- The Board voted to send a letter to the County transmitting a hard copy of the PROS Master Plan with a request that the County “dig into their parks & recreation fund, of which about a half million dollars belongs to this community, and start implementing some other projects that are outlined in the plan.”
- The Board voted to authorize the members of the PROS Commission to continue working at the voluntary group, but no longer as a Commission.

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[Fiscalini Ranch Preserve Management Plan & Easement](#),

This set of 20 separate documents, with substantial redundancy (some of the documents listed separately are subsets of other documents) are available on the CCSD website at:

<https://www.cambriacsd.org/east-west-ranch-public-access-resource-management-plan-easement>

❑ **Where do I find the original soft files of the Ranch Management Plan?**

Authority: The Conservation Easement is the definitive document establishing the agreement between CCSD and FFRP regarding the Fiscalini Ranch Preserve, and the Management Plan provides the details.

There are 2 overarching documents which establish what we can and cannot do on Fiscalini Ranch Preserve, the Conservation Easement, and the East-West Ranch Public Access & Resource Management Plan (the Ranch Management Plan). Documentation is a bit circular.

- The Conservation Easement is Appendix A3 of the East-West Ranch Public Access & Resource Management Plan, while
- The East-West Ranch Public Access & Resource Management Plan is Exhibit D of the Conservation Easement.

[The Conservation Easement](#):

Dated April 24, 2003, the Conservation Easement was granted by the CCSD (Grantor) to the North Coast Small Wilderness Area Preservation, NCSWAP (Grantee), to “*preserve and protect in perpetuity the Conservation and Natural Resource Values of Property for the benefit of this generation and the generations to come*” where Property refers to Fiscalini Ranch Preserve, previously referred to as the East-West Ranch.

Subsequently, on 2/2/2008, NCSWAP filed a name change with the CA Secretary of State, changing the name to the **Friends of the Fiscalini Ranch Preserve** (FFRP), a 501(c)(3) public benefit corporation. *The specific purpose... is to provide a land trust to hold a conservation easement over the Fiscalini Ranch Preserve in Cambria, and to protect and maintain the property as a small, but significant natural and undeveloped area, and as a public open space in perpetuity.*

Authority: this is the definitive document establishing the agreement between CCSD and FFRP.

Article 1 defines “*the Purpose of this Easement to assure that the Conservation and Natural Resource Values of the Property be preserved and/or restored and to prevent any use of and activity on the Property that will impair or interfere with these Resource Values or which otherwise is inconsistent with the terms and conditions of this Easement.*”

Article 2 defines the baseline inventory dated April 2003, serving as the basis for conservation.

Article 3 conveyed only the following specific rights to the Grantee (currently FFRP):

- a) Monitor the preservation and protection of the Resource Values of the Property.
- b) Preserve and protect the conservative values of the Property

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- c) Enter the property in order to monitor Grantor's... compliance with and otherwise enforce the terms of this Easement.
- d) Prevent any activity on our use of the Property that is inconsistent with the purpose of this Easement and the Management Plan...

Article 4 reserves all other rights by the Grantor, CCSD. The text of this and subsequent articles appear to indicate that CCSD has responsibility for all maintenance efforts needed to execute the Management Plan within the framework of the Conservation Easement.

Article 5 describes permitted uses and activities. While Exhibit E, Permitted Uses and Activities goes into more specifics, this article focuses on the higher level scope of what CCSD can do with this property.

Article 6 describes prohibited uses. While Exhibit F, Prohibited Uses and Activities, goes into more detail, this article focuses on the higher level scope boundaries, what CCSD cannot do with this property. For example,

- K.6.b. (on page 8 under **Prohibited Uses**): *The use or lease of the Property for residential, commercial, retail, industrial, or mining purposes. The establishment of any for-profit or non-profit visitor-serving commercial or retail uses, including without limitations, commercial recreational uses...*
- This condition prohibits all commercial use of the Ranch. It would appear that charging fees to the public for access to a pool built at the East Ranch Community Park is a commercial use, and would violate the Conservation Easement.

The Conservation Easement is just 16 pages prior to the Exhibits, which are:

- Exhibit A: Property Description for Entire East West Ranch, aka Legal Description of Property Subject to Easement, 52 pages, which I don't have printed.
- Exhibit B: Description of Community Park Area, aka The Community Park, just 2 pages,
- Exhibit C: Cell Tower Area, aka Description of the Cell Tower Location, just 6 pages
 - Note: this was denied and removed from subsequent plans.
- Exhibit D: The Management Plan, aka Public Access and Resource Management Plan, 94 pages,
- Exhibit E: Permitted Uses, aka Permitted Uses and Activities, just 3 pages
- Exhibit F: Prohibited Uses, aka Prohibited Uses and Activities, just 2 pages
- Exhibit G: Fire Prevention, just 2 pages
- Exhibit H: Initial Study and Mitigated Negative Declaration, 35 pages, which I don't have printed

Also available on the CCSD website, the Executed Deed of Conservation Easement with Exhibits, signed by JoEllen Butler for NCSWAP, 212 pages, which I don't have printed.

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The [East-West Ranch Public Access & Resource Management Plan](#):

As described above, accessing the entire Ranch Management Plan requires one to open numerous documents on the CCSD website. I have a printed copy, which includes:

- Title Page and Acknowledgements
- Table of Contents
- Management Plan (titled the East-West Ranch Public Access & Resource Management Plan)
 - Chapter 1, Executive Summary, pages 1-2, describes the preserve, provides a brief context, and a description of each chapter.
 - Chapter 2, Background, pages 4-11, describes the history, physical setting, purpose, vision and objectives of the plan.
 - Chapter 3, Uses & Improvements, pages 12-17, goes into more detail regarding allowable uses, regulated uses and prohibited uses, as well as allowable improvements.
 - Chapter 4, Public Access and Recreation, pages 18-33, describes the trails, public access and parking areas, etc.
 - A notable paragraph on page 17 reads, *“A portion of the East Ranch is designated for a Community Park, which will be the only active recreation area on the Ranch. The design and development of the park will be conducted through a separate planning effort. The Community Park is not within the management realm of this Plan.”*
 - Public Access Trails Map (page 19)
 - Parking/ Amenities Map (page 27, titled Parking Areas & Amenities)
 - Interesting to note that a public restroom was envisioned near the Windsor bridge, near the CCSD wastewater treatment plant, see page 28, 4.D.6.
 - Signage is addressed on pages 30-31.
 - Chapter 5 describes Natural Resource Restoration and Protection, pages 34-48,
 - Biological Constraints Map (page 36)
 - Restoration/ Enhancement Maps (page 41)
 - Chapter 6 describes Cultural Resources, page 49.
 - Chapter 7 describes Vegetation Management, pages 50-55.
 - Vegetation Zones Map (page 53, titled Vegetation Management Zones)
 - Chapter 8 describes Public Safety, pages 56-61.
 - Public Safety Maps (page 57)
 - Chapter 9 describes Implementation, pages 62-73. This 12 page section has a great deal of information regarding the relative roles and responsibilities of CCSD and the entity responsible for the Conservation Easement.
 - On page 70, Section F, Agency Coordination and Jurisdiction, under CCSD, the plan indicates, *“the Ranch Manager will be responsible for reporting to the CCSD on an annual basis...”*
 - Appendix 1 provides a Glossary of Terms
 - Appendix 2 Vegetation Management Summary, simply describes the vegetation management alternatives and the pros and cons, not really laying out a plan.

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- Appendix 3 is the Conservation Easement, not included here, but referenced.
- Appendix 4 describes an Example Grazing Program
 - Grazing/ Fencing Maps (page A4-2, titled Managed Grazing Plan & Fencing)
- Appendix 5 is listed in the Table of Contents as the **Agency Coordination Matrix**, but I have not found this anywhere.

So, in any consideration of what can and cannot be done on Fiscalini Ranch Preserve, we need to look at:

- The Conservation Easement Article 5 & 6, and Exhibits E & F.
- The Ranch Management Plan, Chapter 3

2007 Proposed Community Park Master Plan:

I have seen some references to a 2007 proposed Community Park Master Plan, but have not found this documented anywhere. Probably a moot point because it has surely been superseded by the 2009 and 2012 plans.

CCSD & Other Documents Governing Parks, Recreation & Open Space

2009 Revised Community Park Plan dated 8/26/2009:

So far, the documentation I have discovered describing a 2009 Revised Community Park Plan is:

- A 2 page **Summary of Revised Community Park Plan**, dated 8/24/2009,
- An 11x17 **Revised Community Park Plan map** produced by *firma landscape architects*, dated 11/10/2009, and
- CCSD Board Resolution 54-2009, dated 11/16/2009, signed by Board President Greg Sanders, District Clerk Kathy Choate and District Council Tim Carmel, which includes the attached exhibits listed below

[CCSD Board Resolution 54-2009](#) approving the 2009 Revised Community Park Plan, references:

- The Final Master EIR for the proposed project,
- The East West Ranch Management Plan and Conservation Easement (RRM Design group, 2003), which was adopted by the CCSD on April 24, 2003,
- A proposed Community Park Master Plan, dated 2007, certified by the Board.
- Public comments on the 2007 proposed Community Park Plan which indicated the desire for a project smaller in scope, with fewer components.
- Revised Community Park Plan dated August 26, 2009, responding to these public comments.
- Project Description (Exhibit A) and mitigation measures included in the Statement of Findings (Exhibit B).

The CCSD Board Resolution 54-2009 is just 3 pages, pages 42-44 of the printed document I have. The following Exhibits are attached to this Resolution. I have a printed copy which I received from Haley Dodson, but I haven't found where this is on the CCSD website.

[Exhibit A, Fiscalini Ranch Preserve EIR and Revised Community Park Plan](#), 13 pages, pages 45-57 of the printed document I have.

- Chapter 1, Project Description
 - References the proposed Revised Community Park Plan (Firma, 2009)
 - Describes the reduced scope of the project:
 - 5.05 acres of playfield turf (reduced from 8.2)
 - 3.15 acres of informal non irrigated active recreation
 - 0.58 acre dog park
 - Picnic areas
 - 97 parking spaces (reduced from 146)
 - There is no reference to a community pool.
- Chapter 2, Project Components

Exhibit B, Statement of Findings: Fiscalini Ranch Preserve EIR and Revised Community Park Plan, dated 11/10/2009, 85 pages, pages 58-142,

Authority: from my reading of this resolution and the attached documents, the CCSD made no commitment to execute any portion of the plan.

2012 Coastal Development Permit:

Community Park Projects on Fiscalini Ranch Preserve:

Fiscalini Ranch Preserve Development Plan/ Coastal Development Permit DRC2010-00026:

Authority: This appears to be the definitive document defining the permit conditions for any and all community park projects to be allowed on Fiscalini Ranch Preserve.

The SLO County Planning Commission granted this “permit” 9/13/2012 for the Fiscalini Ranch Preserve, formerly known as the East-West Ranch. I have a printed copy and a pdf copy of this 121 page document.

This land use permit was valid for 24 month (until 9/13/2014) unless extensions were granted. Based on my discussions with legal counsel, the CSD has not applied for or received extensions. Thus, We will need to initiate the permitting process again for whatever scope of work we propose, and a subsequent EIR may be needed based the extent to which this new scope difference from what was permitted in 2012. It's worth noting that the dog park was constructed substantially different from the plans included with the permit application.

Exhibit A: Findings... pages 6-7

- Environmental determination: [A Final Environmental Impact Report](#) (FEIR)... was certified by CCSD 11/16/2009. No overriding considerations were determined necessary because no significant and unavoidable impacts would result from the proposed project.
- Development Plan
- Coastal Access
- Sensitive Resource Area
- Archaeological Sensitive Area

Exhibit B: CEQA Findings... pages 8-99,

The SLO County Planning Commission considered and relied on the

- Revised Community Park Master Plan (2009) certified by the CCSD 11/16/2009
- And also references the East West Ranch Public Access & Resource Management Plan (4/24/2003)

Reading through this document, so much of the content is identical to the 2009 Community Park Plan, I found it useful to note as many of the significant differences as I could find.

The Project Description starting on page 9 is materially identical to the Project Description in the 2009 Community Park Plan,

Table 1, Subsequent Project Summary: West Fiscalini Ranch Preserve on pages 10-11 is materially identical to the table in the 2009 Community Park Plan,

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Table 2, Subsequent Project Summary: East Fiscalini Ranch Preserve on pages 12-13 is materially identical to the table in the 2009 Community Park Plan with 1 exception, the 3.15 acre project that reads “non irrigated active recreation” is not included in this version.

The Project Components for the West Ranch starting on page 15 is materially identical to the Project Components in the 2009 Community Park Plan, but with the number of relatively minor refinements, such as:

- Removal of ADA parking from the Huntington entrance.
- Removal of the cellular telecommunications facility

The Project Components for the East Ranch starting on page 17 has quite a number of material differences from the 2009 Community Park Plan, such as:

- Natural Areas increase from 51% to 62% of the 26.5 acre Community Park.
- An Existing Residence on the East FRP is referenced in the 2012 document, but not referenced in the 2009 Community Park Plan.
- Water Supply: estimated 8-10 trucks per week to deliver water to the 25,000 gallon tank used to irrigate the community park. Yikes! The 2009 plan reference 5-6 truckloads per week.
- Relocated CCSD water facility, 6702 ft², as opposed to 2000 ft².

Certification of the Final Environmental Impact Report (FEIR) on page 21

Findings, on pages 23-99, the bulk of this document

Exhibit C: Conditions of Approval, page 100-121, listing 116 conditions/ actions to be taken

- ❑ To what extent have we satisfied these requirements prior to executing trail improvements, and East Ranch improvements such as the parking area and existing dog park?

Reference [Fiscalini Ranch Preserve Environmental Studies](#),

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2014 Plans,

I have a copy of the 4/7/2014 Fiscalini Ranch Community Park Phase 1 Design Development Documents, from David Foote, firma Landscape Architects, to Carlos Mendoza with “Phase 1” documents including the County’s Determination of Substantial Conformity for the change in dog park location. The scope of services for the Design Development work was to identify the appropriate level of grading and drainage infrastructure needed for phased park implementation, and to relocate the dog park closer to the parking area. This 17 page document includes:

- The cover letter, dated 4/7/2014,
- Phase 1 Design Development Site Plan, the Fiscalini Community Park map dated 3/13/2014 which shows the current location of the dog park,
- Phase 1 cost estimate (includes all park earthwork) of ~\$183k,
- Grading and Drainage Plan with import to achieve minimum 1% slopes
- Grading and Drainage Plan with balanced earthwork on-site (no import)
- Preliminary Drainage Calculation Report, prepared by Monte Soto, PE

In this context,

- Phase 1 is referring to grading and drainage, parking area, picnic area, dog park and restroom.
- Phase 2 was to address additional parking, sports field and playground.

So far, I have not been able to locate this document on the CCSD website, or any other documents describing plans or work authorized in 2014, or any record of this plan coming before the Board for approval. The PROS agendas and minutes only go back to 2016. Still in progress reviewing the agendas and minutes for the CCSD Board meetings from 2014 on.

2/13/2014 Special Board Meeting, Topic 5B, Consideration of CCSD Board of Director 2014 Goals, p6, just 3 goals, the 3rd of which is:

- East Ranch Improvements: Measure of success, 25 parking spots available for use, and 20 children can use the land to play. Task to be assigned, Parks Recreation and Open Space Commission to have the task of permitting, schedule and funding.

More Recent History of East Ranch Physical Improvements:

This section is very preliminary. I am still looking through Board meeting documentation we have associated with the actual physical improvements that have been completed on the East Ranch, including the trail connecting to Main Street, grading and drainage, the parking lot, the existing dog park, etc.

12/3/2013 PROS Commission Meeting (firna Community Park Plan Proposal)

[1/5/2016 PROS Commission meeting minutes](#), Item 6C, reference to the “current dog park” is about the former dog park across Main Street from Fogs End.

I have heard there was a ribbon cutting for the new dog park November or December 2017.

August-September, 2023 correspondence with Schani Siong, SLO County Planning, Supervising Planner:

- For any construction on projects at the East Ranch Community Park
 - A grading permit will be needed if we move more than 50 cubic yards.
 - A major grading permit will be needed if we move greater than 5000 cubic yards and the slope is greater than 10%.
- The only components that can be added at the East Ranch Community Park prior to completion of the restroom are the addition of picnic benches and trash cans.
- A proposal to install a pool would open up a new EIR and Coastal Development Permit, and would certainly be appealed to the Coastal Commission and likely denied.