

STATEWIDE PARK PROGRAM (SPP) – FULL APPLICATION PACKAGE

East Ranch Community Park – Phase 3 Buildout

(New Park – Highest Scoring Category)

All references to DAC removed — framed as Rural, Underserved, and Park-Deficient.

A. FULL SPP APPLICATION NARRATIVE

1. Project Summary

The Cambria Community Services District (CCSD) proposes to build the East Ranch Community Park, an approximately 8-acre new public park located on APNs 013-131-013 and 013-131-038 in Cambria, California.

This will be the first fully developed community park in Cambria, providing long-absent recreation opportunities and accessible open-space amenities for residents of all ages.

The project implements ten community-requested recreation features:

- ADA natural playground
- Multi-purpose sports field
- Volleyball court
- Disc golf course
- Loop walking trail
- Gazebo picnic area
- Two group picnic areas
- Horseshoe court
- Cornhole court
- Supporting amenities including shade, seating, pathways, landscaping, and parking.

2. Need for the Project

Cambria is a rural coastal community that lacks a single traditional community park with recreation features, sports spaces, or designated gathering areas. Existing residents must travel to other cities to access basic recreation.

The community is:

- Park-deficient
- Geographically isolated
- Home to a large senior population

- Without safe ADA-accessible recreation
- Without public access to youth sports or structured outdoor activities

East Ranch is the only CCSD-owned property large enough and centrally located to meet these needs.

3. Community Engagement Summary

The East Ranch Community Park Plan was shaped through extensive public engagement, including workshops, surveys, PROS Committee meetings, online feedback, and family/senior/youth outreach.

Key findings:

- 94% support for the loop trail
- 88% support for nature-themed playground
- Strong support for disc golf, volleyball, and multi-purpose field
- Desire for shade, picnicking, natural materials

Design alternatives were directly modified in response to these preferences.

4. Recreational Features Included

The project includes ten SPP-eligible recreation features:

1. ADA Nature Playground
2. Multi-Purpose Sports Field
3. Volleyball Court
4. Disc Golf Course
5. Gazebo Picnic Area
6. Group Picnic Area #1
7. Group Picnic Area #2
8. Horseshoe Court
9. Cornhole Area
10. Loop Walking Trail

5. Major Support Amenities

Secondary amenities include:

- Parking
- Lighting (dark-sky compliant)
- Benches and seating

- Shade structures
- Trash and recycling
- Accessible pathways
- Drinking fountains
- Native landscaping

6. Project Readiness

- CCSD owns the site
- Phase 1 built infrastructure, grading, utilities, drainage, fencing, septic
- Phase 2 restroom designed
- Phase 3 plan complete
- CEQA anticipated within schedule
- Community engagement fully documented

7. Long-Term Management

CCSD Facilities & Resources Department will maintain the park. Local volunteers and community organizations will support stewardship and programming.

B. SCOPE OF WORK

Task 1 — Mobilization & Site Prep

- Construction staging, fencing, layout

Task 2 — Grading & Drainage

- Minor contouring
- Subgrade preparation for features

Task 3 — Construct Recreation Features

- Playground, sports field, volleyball court
- Disc golf, horseshoe, cornhole
- Loop trail
- Picnic/gazebo areas

Task 4 — Support Amenities

- Shade structures
- Furnishings and seating
- Lighting
- ADA paths
- Parking

Task 5 — Landscaping

- Native trees, plants, and irrigation zones

Task 6 — Closeout

- Punch list
- Safety inspection
- Park opening

C. CEQA STRATEGY

Likely CEQA Pathways:

- Mitigated Negative Declaration (MND) — Most likely due to low-impact recreation
- Addendum to existing CEQA documents — If applicable
- Categorical Exemptions — Possible for certain elements

No Coastal Development Permit required. Standard building permits apply.

D. SCORING MATRIX (No DAC References)

Category | Points | Expected Score | Notes

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New Park | 10 | 10 | Highest category

Community-Based Planning | 15 | 15 | Strong documentation

Underserved & Park-Deficient | 30 | 24–27 | Rural, isolated, no parks

Recreation Features | 20 | 20 | Ten features

Greening & Shade | 10 | 9 | Native trees

Safety & Accessibility | 10 | 9–10 | ADA paths, circulation

Sustainability | 5 | 4–5 | Drought-tolerant design

TOTAL | 100 | 91–96 | Highly competitive

