

New form submission assigned to you: Written Public Comments

From Streamline <noreply@specialdistrict.org>

Date Tue 5/12/2026 8:28 PM

To Haley Dodson <hdodson@cambridcsd.org>



CAMBRIA COMMUNITY SERVICES DISTRICT

## Written Public Comments

<b>Full Name:</b>	
<b>Email Address:</b>	
<b>Phone Number:</b>	
<b>Written Public Comment:</b>	<p>Christine Heinrichs' latest "Cambria CSD May 14 Regular Meeting Advance" email reads less like an objective update on district business and more like another installment in her ongoing campaign of outrage, suspicion, and obstruction. Once again, Christine assigns sinister motives to routine administrative actions while offering little evidence beyond speculation and inflammatory rhetoric. Her claim that the Special Meeting was somehow designed to "flummox the public" or "shut the public up" is not only exaggerated, it ignores the basic reality that the meeting was publicly noticed in accordance with the law. District business cannot grind to a halt every time one critic is dissatisfied with the schedule or outcome. What Christine consistently opposes is not secrecy, but progress itself. The resolution prioritizing core health, safety, and essential services reflects responsible governance and fiscal reality. Ensuring stable funding for fire protection, infrastructure, and legally required operations is exactly what local government is supposed to do. Attempting to portray those priorities as some kind of attack on other community programs is misleading, divisive, and</p>

intellectually dishonest. Even more concerning is Christine's repeated targeting of district employees. Staff members are professionals tasked with implementing board policy and carrying out the day-to-day responsibilities of the district, yet they are repeatedly subjected to accusations, insinuations, and public suspicion whenever Christine dislikes a board action or administrative decision. Suggesting employees are manipulating meetings, suppressing dissent, or participating in conspiracies to silence the public creates an unnecessarily toxic environment and unfairly vilifies people simply doing their jobs. At some point, this pattern stops resembling advocacy and starts resembling sabotage. Constructive disagreement is healthy. Policy debate is necessary. But constant cynicism, personal attacks, and conspiracy-laced commentary contribute nothing to productive governance. They damage morale, discourage public service, and foster distrust around even the most routine district operations. Cambria deserves thoughtful discussion, practical solutions, and leaders willing to engage in reality-based debate. What it does not need is endless outrage designed to inflame tensions, undermine staff credibility, and portray every administrative action as evidence of corruption or bad faith. Christine Heinrichs has every right to disagree with district decisions. What she does not have the right to do is repeatedly demonize employees and poison public discourse with relentless hostility and baseless suspicion. The community deserves better than perpetual outrage masquerading as civic engagement.

From: Christine Heinrichs <christine.heinrichs@gmail.com> Date: Monday, May 11, 2026 at 7:12 PM To: Subject: Cambria CSD May 14 Regular Meeting advance Advance for May 14, 2026, Regular Cambria CSD Board meeting, 10 am. Attend in person at the Vets Hall or remotely via Zoom, through a link on the Agenda page, <https://us06web.zoom.us/j/88033775722?pwd=47tR2NVEHibWaMYQjq45hsOxqerzj2.1> This meeting advance is intended to sketch out the district's meeting and give Cambrians paths to participate. All ideas and suggestions welcome.

Local News The Monterey Bay National Marine Sanctuary Advisory Council, <https://montereybay.noaa.gov/sac/>, will meet in Cambria Friday May 15, at the Coast Union School District board room, 1350 Main Street, 9 am – 1:30 pm. Open to the public. As SLO At Large Member, I'll welcome the group to the first Cambria meeting in two years. Several distinguished speakers will discuss protecting the sanctuary and supporting it in protecting the ocean and coast. Monterey Bay Sanctuary Fund is a new nonprofit, formed to support the sanctuary while retaining its independence to oppose offshore drilling. The fund is working through the paperwork to be recognized as a nonprofit, so that donations will be tax deductible.

Thought for the Day: "If there's one thing I've learned in life, it's the power of using your voice. I tried my best to speak the truth and shed light on the stories of people who are often brushed aside." Michelle Obama

Back to the Cambria CSD board meeting: The board meets once a month, on the second Thursday, for a full day, 10 am – 4 pm. They sometimes conduct Closed Sessions on their lunch break. Except when

it adds meetings, such as the April 23 Special Meeting. It caught me off guard, and I was out of town. Adding Special Meetings, even though no emergency is imminent, is another way to flummox the public. It certainly worked on this occasion. In this case, the agenda was posted almost exactly, to the minute, 24 hours in advance of the meeting. That meets the legally required minimum, but doesn't give the public – or in this case, the board – enough time to study and evaluate the issues. Another way to shut the public up. Here's the link to the video [https://slo-span.org/meeting/ccsd\\_20260423/](https://slo-span.org/meeting/ccsd_20260423/) and a brief report: Rob Fitzroy, executive director of the San Luis Obispo Local Agency Formation Commission, gave a presentation, with slides, on the Municipal Service Review, balancing services and finances. Cambria needs more income to pay for services. Then General Manager McElhenie guided the board to adopting a Resolution committing to “prioritize General Fund revenues for core health, safety, and essential service obligations and to limit discretionary non-essential capital expenditures.” Read, the Fire Department but not Facilities & Resources or Parks, Recreation, and Open Space. Michael Thomas raised the issue that the resolution limits the discretion of future boards, “essentially reducing the authority of this board.” Director Farmer said that the board already observes these priorities, and such a resolution was not necessary. He raised the issue of lack of time and access for the board members and the public, to which Director Thomas concurred. Mr. McElhenie had complicated excuses for the short notice, and how hard he had worked. Vice President Karen Dean took offense at the suggestion that the public would elect future boards that would not prioritize the Fire Department. When no members of the public supported the resolution. McElhenie made sure he got support from Christina Galloway. Watch him at 9:58 into the meeting, while Fire Captain Craig Brooks is speaking. He gets up to give her a comment slip. She doesn't know what to do with it, but Fire Chief Mike Burkey advises her, and she adds a comment in support. What's with that? Is she McElhenie's mouthpiece? The resolution was adopted on a 3-2 vote, Thomas and Farmer voting against it. Thanks to Jim Townsend for calling out the board on its continuing drift to limiting public access to meetings and public comment. The board used to have written comments read aloud. When Confidential Administrative Assistant Haley Dodson got uncomfortable reading critical comments, some members of the board offered to read comments aloud (Harry Farmer and Michael Thomas), but the board voted against that. Then meetings were reduced from twice a month to once. Then Standing Committee meetings were reduced from monthly to quarterly. These meetings, which were intended as opportunities for the public to have more flexibility and time to comment than regular board meetings allow, are now dominated by General Manager McElhenie and Ms. Dodson. They don't need to attend the meetings, where they silence committee members and the public with their comments. Formal time limits are now imposed on public comment in those meetings as well. Several committee members have resigned in frustration. Which suits McElhenie fine, and the board approves.

The district released its Request for Proposals for construction of the skatepark April 23, closing June 8. Mandatory pre-bid meeting May 19 at the skatepark site, 975 Main Street. I'm looking forward to seeing who bids and what those bids are. <https://www.cambriacsd.org/cambria-community-services-district-notice-inviting-bids-proposal-contract-special-provisions-for-cambria-skatepark-project> On to the CSD May 14 board meeting agenda The agenda, 1,029 pages, is posted here.

<https://www.cambriacsd.org/files/5e3c932fc/2026+05+14+Agenda+Packet.pdf>

This long agenda, with three public hearings and several significant items of business, was posted Monday morning. Agendas were customarily posted before the weekend. Posting on Monday reduces the time the board and the public have to study the issues. Another way to reduce board and public participation, reduce the time available to prepare for the meeting. The web presentation has changed, omitting the accessible features, which makes it more difficult to negotiate back and forth on agenda items. Three public hearings are on the Water and Wastewater Standby Rates, a rubber-stamp for collecting regular fees; and two state-required water reports, the Water Shortage Contingency Plan and the Urban Water Management Plan. The three hearings account for 692 pages of this hefty agenda. The meeting gets started Preliminaries include any report from President Harry Farmer, announcements from other board members, and revisions to the day's agenda. They sometimes change the order of agenda items, so pay attention, if you are attending to hear a particular item. Don't miss your moment. After that, the public has a chance to speak, in Item 3 Public Comment. This is the time to have your say. Use it! Comment during this item only on subjects NOT on the agenda. To comment on items on the agenda, wait until the items are called. I'll renew my pitch for standing up to ICE occupations and violence. PUBLIC COMMENT The pace of ICE arrests nationwide has topped 1,100 per day on average in 2026, far higher than the rate last spring of roughly 600 arrests per day. Despite the publicity, other areas had more ICE arrests than Minnesota. They are assisted by local law enforcement, when local law enforcement hands over people who have been arrested in connection with other crimes, but may or may not have been convicted. That makes it easier for ICE to arrest them. ICE officers have been documented as the aggressors at public demonstrations. Any local law enforcement presence should be to rein in ICE, not assist them. Despite the violent behavior of ICE officers, and the record of American citizens being snared in ICE's roundup, and the accounts of bad treatment in custody, this board has not yet taken time to discuss this pressing issue. The state has provided language suitable for the board to take a position opposing these violent tactics. Many other California cities and local governments, including SLO County, have put themselves on the record against these outrages. I ask the board again to take up this issue and support Cambrians who oppose ICE so strongly, they are demonstrating in the streets. ICE has shifted its focus from major urban centers to smaller cities and towns. Cambria's position will be stronger if the board puts the

district on record before ICE agents find their way here. It is more important than ever that conscientious American citizens keep their eyes open for bad actors who will implement this deranged program with its leader's signature cruelty. American Catholic archbishops were moved to speaking out in a 60 Minutes, nationally televised interview about ICE. "What we're seeing as pastors is an enormous, profound level of human suffering, and that's what motivates us," Cardinal McElroy added. I ask the board to find yourselves moved by that suffering to take a clear position opposing ICE. I offer again the language adapted from the State Resolution to assist you in confronting this difficult moment. Thank you. <https://www.nytimes.com/2026/03/20/us/ice-arrests-immigration-enforcement.html>

<https://www.sej.org/sites/default/files/coalition-letter-isp-bpd-10082025.pdf>

[https://open.substack.com/pub/adamkinzinger/p/ices-terror-campaign-now-takes-place?r=4viug&utm\\_medium=ios&shareImageVariant=overlay](https://open.substack.com/pub/adamkinzinger/p/ices-terror-campaign-now-takes-place?r=4viug&utm_medium=ios&shareImageVariant=overlay)

<https://catholicreview.org/us-cardinals-speak-out-against-iran-war-mass-deportations-in-60-minutes-appearance/> Item 4 Regular Business, pages 4-

143. Public Comment is allowed on every item. 4.A Water and Sewer Inflationary Rate Increases for Fiscal Year 2026/27, pages 4-28. Another installment in the water rate increases adopted in 2022. Actual rates on pages 7 and 8. Rubber stamp, previously determined. 4.B Resolution 22-2026

Regarding Maintaining Enterprise Fund Integrity and Establishing Staffing Allocation Controls, pages 29-31. This is a companion to the Special Meeting policy resolution, above. In this case, the resolution specifies that no water or wastewater enterprise funds will be spent on fire, parks, or open space. 4.C

Review and Discussion of a Will-Serve Letter for Existing Water Commitment APN: 023.131.014, pages 32-64. Giving local businessman Dirk Winter a

commitment that will allow him to build a new house, despite Cambria's building moratorium due to lack of adequate water. The district claims this is allowed by a complicated transfer of Equivalent Dwelling Unit water

commitments, dating back to 2005. General Manager McElhenie cautions that denying the Will-Serve could lead to legal challenges from this prominent

local. Includes the district's Existing Commitments list, pages 36-37, which notes several as Grandfathered, which the Coastal Commission has

repeatedly told the district no longer exist. Is this an attempt to open the Water Wait List? 4.D Third Quarter Budget Report for FY 2025/26, pages 65-

135. The narrative mentions one budget adjustment, but doesn't say what it was, only that it is "included in the budget." I didn't search for it, but it should have been specified, rather than leaving the reader to search. The district

finds ever more ways to obscure its finances. Approved by the Finance Committee unanimously. 4.E Three applicants to Fill a Vacant Seat on the

Fire Protection Committee, pages 136-143. Ron DeLuca resigned, but his wife Margaret is one of the applicants. Item 5 Hearings and Appeals, pages

144-836. 5.A Public Hearing Confirming the Itemized Report of Water and Wastewater Standby or Availability Charges for Collection on the County Tax Rolls, pages 144-241. Mostly a list of parcel numbers and charges (\$30), but

lacks the totals and what it will be spent on. From the April Agenda, <https://www.cambriacsd.org/2026-04-09-board-meeting#docaccess-f21ce0d913a25f79752fc1ff427daa92> pages 277-282: Estimated revenues from these sources during the CCSD's Fiscal Year 2026/2027 are as follows: Ø Water \$ 178,000 Ø Wastewater \$ 116,000 To be spent on Projects, including: Ø SCADA System SR4 Ø Water Meter Replacement/Upgrade Ø Santa Rosa Creek Ped Bridge Main Ø Rodeo Grounds Pump Station Replacement Ø SST – PGE Turnkey Project Aren't these paid for out of the \$12.1 million borrowed money? Ø Vehicle & Equipment Replacements Ø Lift Station Improvements Ø Effluent Water Line Replacement 5.B Public Hearing Adopting the Water Shortage Contingency Plan (WSCP), pages 242-268. Part of the state-required Urban Water Management Plan. Describes the six stages of water supply, from Baseline to Drought Emergency. This addresses operating the EWS/SWF/WRF, page 254, in Stage 4 and drier. 5.C Public Hearing to Discuss and Consider Adoption of Resolution 23-2026 Approving the District's 2025 Urban Water Management Plan (UWMP), pages 269-836. State-required five-year update. The contribution of the EWS/SWF/WRF to the district's supply is mentioned on page 297, along with the Buildout Reduction Plan, which has not been implemented. Its exact cost has not been settled, but millions. Operating the EWS/SWF/WRF is addressed on pages 353-357. Several additional documents included, from the original Water Diversion Permits to the EWS/SWF/WRF and 2015 Adaptive Management Plan. Utilities Manager Jim Green gives a detailed report to the April 13 Resources & Infrastructure Committee meeting, <https://www.cambriacsd.org/2026-04-13-resources-infrastructure-committee-meeting> Item 6. Consent Agenda, pages 837-955. The Consent Agenda is adopted as a package without further discussion, unless one of the directors asks to "pull" one of them. Public Comment is usually allowed on individual items. Seven items on this consent agenda, including allowing McElhenie to go ahead with the CIO Solutions contract without inviting bids from other companies. 6.A April 2026 Expenditure Report, pages 837-850. The Expenditure Report, how the district is spending public money, is in the Consent Agenda and highlighted in the meeting advance. That's where I get the numbers I question. Take a look at the bills the district paid in March. I use the enlarge button and scan for five-figure numbers: \$63,931.29 to B&T Service Station Contractors for the Rodeo Grounds fuel tank upgrades \$43,932.32 to Bill Gaines Audio for improvements to the Vets Hall audio \$7,000 to Breadcrumb Cybersecurity for a retainer. Is this annual? Doesn't the district have cybersecurity through CIO Solutions? \$ 6,386.50 to Cannon Corporation for work on the effluent line replacements \$18,644.16 to District Counsel Tim Carmel, for five additional legal consultations, \$5,144 in addition to his \$13,500 monthly retainer. Plus \$6,570 to Rutan & Tucker, another law firm for the district. What kind of legal trouble is the district in? \$10,148.84 to CIO Solutions, for office and water department computer support. McElhenie reported to the Finance Committee, page 1012, that this contract could be

sent out for a Request for Proposals. See Item 6E, below. \$3,915 to Cleveland Biological for monitoring and reporting for birds. Can we see this report? Plus \$12,600 to Kevin Merk Associates for environmental services relating to the EWS/SWF/WRF. What's going on with the driveway, \$7,485? \$222.53 to California Water Inc, so that the staff doesn't need to drink the water they produce for the public \$269,619.78 to Crosno Construction for the Stuart Street tanks, plus \$21,150.10 to MKN CPM for construction management \$3,910 to Estero Environmental for work on the Santa Rosa Creek stabilization project \$16,030.99 to Hartzell General Engineering for various water line repairs \$3,120 to Municipal Resource Group, which the administration relies on for regular consulting – about what? \$37,960.69 to PG&E for the monthly bill \$ 4,940 Revenue & Cost Specialist for Fee Schedule and Impact Fee update \$4,637.50 to Speed's Oil Tool Service for WRF brine water. Is this the trucking cost for that one load of brine? \$16,358.19 to Stillwater Sciences for the Santa Rosa Creek Instream Flow Study 6.B April 9, 2026 Regular Meeting and April 23, 2026 Special Meeting Minutes and March 12, 2026 Regular Meeting Minutes, pages 851-856. 6.C Investment Report for the Quarter Ended March 31, 2026, pages 857-859. Financial mavens, please comment. 6.D Receive and File the Independent Auditor's Report for Fiscal Year 2024/25, pages 860-916. Regular annual audit, same company. 6.E Consideration to Approve a Consultant Services Agreement with CIO Solutions and Authorize the General Manager to Execute the Agreement, pages 917- 934. Annual cost \$51,751.20, plus additional consulting at \$175-\$205 per hour. Computer support seems expensive, now adding \$7,000 (annual? monthly?) for cybersecurity. McElhenie reported to the Finance Committee that the board could send this contract out for a Request for Proposals, page 1,012. Sounds like a good idea. Computer experts, what's a reasonable charge? 6.F Award of Fire Hazard Fuel Reduction Program (FHFRP) Agreement with North Coast Tree Service and Authorize the General Manager to Execute the Agreement, pages 935-949. North Coast Tree Service is the sole bidder to clear lots not cleared by property owners. High charges last year led to many complaints. Rate sheet on page 947. Dates on pages 958-959. Those who had complaints last year, please check this out. Is this the same contractor? Can they do better this year? 6.G Consolidating the Cambria Community Services District Governing Board Election with the November 3, 2026, General Election and related General Election matters, pages 950-955. Michael Thomas' and Debra Scott's seats will be on the ballot. Who will run? In 2024, no one opposed the incumbents, and they were all simply reappointed for another term. No public discussion of Cambria's issues, how the directors had carried out their roles, what is in store for Cambria's future. Consider whether this is the year you run for the board. Filing date in mid-July. Item 7: Public Safety, pages 956-975. Sheriff's Department, California Highway Patrol, Cambria Fire Department, and State of California Department of Fish & Wildlife Warden may give reports. California Highway Patrol Commander

Darren Gennuso reports at North Coast Advisory Council as well. Cambria Fire Department report includes the Fuel Reduction Weed Abatement program, schedule dates, pages 957-975. Item 8. Manager Reports, pages 976-1,011. Public Comment is usually allowed on all reports. 8A General Manager's report, pages 976-979. General Manager McElhenie announces the Skatepark Request for Proposals! McElhenie is optimistic about the EWS/SWF/WRF Coastal Development Permit being approved by the Coastal Commission after a site meeting with Dr. Holly Hall, Senior Environmental Scientist. The CDP is scheduled for a hearing on appeals before the Board of Supervisors June 16, after which it will be appealed to the Coastal Commission. Full disclosure: I'm one of the appellants. 8B Facilities & Resources, F&R Manager Dave Aguirre. Report given in person. 8C Finance Manager's Report, pages 980-982, Denise Fritz, Administrative Department Manager. SST account being used for Wastewater Treatment Plant upgrades, still holds \$2.7 million. How much interest has the district paid on that since the money was borrowed in 2022? 8D Utilities Department Report, Utilities Manager Jim Green, pages 983-1,011. Always exciting, color pictures. In the Project Status Summaries, pages 990-992, Mr. Green mentions the first Day-Night Protocol surveys for the Adaptive Management Plan were conducted March 22, finding five Red Legged Frog egg masses. That report, mentioned in April, is now posted. He doesn't mention the bird surveys Cleveland Biological was paid \$3,915 for in April. Can we see that report? He also doesn't mention the \$12,600 paid to Kevin Merk Associates for environmental services relating to the EWS/SWF/WRF. [www.cambriacsd.org/amp-annual-reports-amp-monitoring-reports](http://www.cambriacsd.org/amp-annual-reports-amp-monitoring-reports) Item 9. Board Member, Committee, and Liaison Reports, pages 1,012-1,029. 9A Finance Committee, page 1,012, Chair Debra Scott. Further detail on the CIO Solutions contract, see Expenditures, above. 9B. Fire Protection Committee, pages 1,013-1,015. Chair Tom Gray. Although the committee did not have a quorum, they heard informational presentations on proposing a Parcel Tax to support the fire department. That revenue would either reduce the amount needed from the General Fund, or would provide increased services. A two-thirds majority of voters is needed to approve such a tax, but fire protection is popular with voters and might be approved. Time is too short to get a measure on the ballot this year. Last year's fundraiser paid for the fire department's new kitchen. Next up is the exercise area, which Chief Burkey would like in a separate building. The fire fighters now work out in a section of the garage. Chief Burkey advocated for Advanced Life Support, at least one firefighter paramedic on each crew, in the event all four of the Healthcare District's ambulances are out of the area. He didn't have exact figures for how much that would cost, but firefighters with paramedic qualifications get paid more. The district doesn't bill insurance companies for Emergency Medical Services responses, so they may start doing that to recover some costs. Committees often cancel meetings for lack of a quorum. This meeting was productive and informative, even though they were unable to take action. Meetings are

recorded for absent members to catch up. 9C Parks, Recreation and Open Space Standing Committee April 16 meeting was cancelled. The next meeting will be August 20. 9D Resources & Infrastructure March 31 Special Meeting, pages 1,016-1,018. Chair Vice President Karen Dean. The process for evaluating the bids for the Santa Rosa Creek Streambank Stabilization Project was discussed. The contract went to Cannon Corporation. The costs of using Zero Liquid Discharge to reduce the brine waste the EWS/SWF/WRF will produce, \$3.5 million to build the plant and unknown operating costs, led the committee to recommend that the board research funding for such a project. R&I Committee April 13 Regular Meeting, pages 1,019-1,021. Chair Vice President Dean. Project updates from Utilities Manager Jim Green, including a report from Program Manager Tristan Reaper that he saw a 20" steelhead while he was out with Stillwater Sciences attempting a midflow survey for the Santa Rosa Creek Instream Flow Study. The water wasn't high enough for that, but the steelhead was fine. Detailed report on the Urban Water Management Plan, <https://www.cambriacsd.org/2026-04-13-resources-infrastructure-committee-meeting> 9E Other Liaison Reports & Ad Hoc Committee Reports Friends of Fiscalini Ranch Preserve, President Harry Farmer, liaison, pages 1,022-1,023. Lots of invasive weeds being removed, special emphasis on Pampas grass and French broom. Controlled burns will clear some areas. The Forest Health/Fuel Protection project will begin in November, and should take care of that for three to five years. Improved practices for bookkeeping and record keeping are being instituted. Cambria Forest Committee, President Farmer, liaison, pages 1,024-1,025. New US-LT RCD Executive Director Drew Loganbill reported on the Forest Health/Fuel Treatment pre-proposal grant affecting 836 acres of Monterey Pine forested areas throughout Cambria. George Kendall's catchment pond is helping irrigate his crops with water running in Santa Rosa Creek. The Forest Committee's web site is being revamped. Collaboration among Cambria Fire Department and the Fire Safe Council to remove Pampas grass and Pride of Madeira could reduce those flammable plants in Cambria. North Coast Advisory Council, President Farmer, liaison, pages 1,026-1,029. The Newton-Ramsay area continues to cause trouble, but three trailers of trash have been removed. Newton, Wilton, Banbury, and Ardath between Martindale and Burton may be resurfaced this summer. The Board of Supervisors acted, 3-2, to prevent Federal Immigration Agencies from using County property to conduct their operations, as well as having to show a warrant if they want to access non-public areas of County facilities. The county has a \$10 million budget deficit on its billion-dollar budget. Manageable, but will affect county services. Between \$150,000 in donations and a \$935,000 federal grant, assisted by Congressman Jimmy Panetta, the \$1.1 million cost of the new fire engine, to be delivered in two or three years, is covered. The board unanimously supported sending a letter of support for the district's EWS/SWF/WRF Coastal Development Permit. Item 10, Future Agenda Items. Confidential Administrative Assistant Haley Dodson reads a list of upcoming

agenda items. I'll raise the anti-ICE resolution. What do you want the board to discuss? PUBLIC COMMENT I renew my request to add the Resolution on ICE raids to the next regular meeting agenda. Item 11. Adjourn! Scout is looking at the agenda from a different perspective. -- Christine Heinrichs

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Outlook

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## May 14 2026 Board Meeting Public Comment

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**From** Christina Galloway <christinagway@gmail.com>

**Date** Wed 5/13/2026 9:57 AM

**To** Haley Dodson <hdodson@cambriacsd.org>; Matthew McElhenie <mmcelhenie@cambriacsd.org>

 3 attachments (2 MB)

May 14th CCSD Agenda Item 4C Public Comment.pdf; CCSD XD May 26 2005 Board of Directors.pdf; Cambria ResidentGroupSubmittal.pdf;

Hi,

Please see the attached submission for the record.

Thanks!

Cg

**FORMAL COMPLAINT AND REQUEST FOR INVESTIGATION AND RECORDS**  
**– EDU ALLOCATIONS AND CEQA/LCP COMPLIANCE**

**Cambria Community Services District – Board of Directors**

Harry Farmer, CCSD Board Chairman  
2150 Main St, #1A  
Cambria, CA 93428

**Dear Mr. Farmer,**

We are a group of neighboring property owners and residents in Cambria writing to formally raise concerns regarding a series of water meter allocations that have been characterized as “transfers” by the Cambria Community Services District (CCSD).

Based on available public information and prior inquiries, these actions appear inconsistent with CCSD Code §8.04.100 and raise serious concerns regarding compliance with the California Environmental Quality Act (CEQA) and Cambria’s certified Local Coastal Program (LCP). Rather than lawful transfers, these actions appear to constitute the creation of new residential water service rights derived from commercial allocations.

The parcels involved, to the best of our understanding, include:

- **APN 022-053-041 (Moonstone Beach Dr.)** — associated with APN 013-221-027 (1663 Main Street, Commercial), with EDUs reportedly remaining on the sending parcel
- **APN 023-131-014 (Ogden Dr.)** — associated with APN 013-151-035 (2801 Eaton Road, Commercial), with a fractional EDU reportedly retained
- **APN 022-312-038 (Worcester Dr.)** — associated with APN 013-221-023 (1521 Main Street, Commercial), with EDUs remaining on site

These transactions raise concerns under multiple provisions of CCSD Code §8.04.100, including but not limited to:

- Limitations restricting transfers to residential-to-residential parcels
- Requirements for demolition and recordation of restrictive covenants on sending parcels
- Prohibitions on EDU splitting
- Restrictions governing transfer of commercial allocations
- Conditions requiring Board-level approval for such actions

**FORMAL COMPLAINT AND REQUEST FOR INVESTIGATION AND RECORDS – EDU ALLOCATIONS AND CEQA/LCP COMPLIANCE**

In addition, we are not aware of any evidence demonstrating that required demolition, deed restrictions, or public approvals have occurred, nor that environmental review obligations under CEQA and LCP have been satisfied prior to these actions.

Because these actions occur within the Coastal Zone, any discretionary approval that enables development must also be consistent with the Local Coastal Program (LCP) and subject to appropriate environmental review under CEQA. The apparent lack of such review raises concerns regarding both CEQA and Coastal Act compliance.

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### **Requested Actions**

We respectfully request that your office:

- Initiate a formal review and enforcement inquiry into these EDU allocations
  - Confirm whether CEQA and LCP compliance has been evaluated prior to any associated Coastal Development Permit activity
  - Ensure that any development or construction activity tied to these allocations is paused pending full review and determination
- 

### **Records Request**

We further request the following records and confirmations:

- Documentation verifying removal or reassignment of water meters from 1663 Main Street, 2801 Eaton Road, and 1521 Main Street
  - Payment, installation, and historical usage records associated with these meters
  - Current zoning, occupancy status, and any approvals related to residential use on parcels previously designated for commercial use
- 

### **Prior Requests Not Fulfilled**

Substantially similar information was previously requested, including a formal request dated July 8, 2025. To date, a complete response has not been provided. This continued lack of transparency remains a significant concern for those of us directly affected.

**FORMAL COMPLAINT AND REQUEST FOR INVESTIGATION AND RECORDS – EDU ALLOCATIONS AND CEQA/LCP COMPLIANCE**

We are seeking clarity, accountability, and assurance that applicable regulations are being followed consistently. These issues directly impact the integrity of Cambria's water allocation system, land use controls, and environmental review process.

We respectfully request a written response outlining next steps, findings, or any additional information required from our group.

Sincerely,

Concerned Neighboring Property Owners and Residents of Cambria

**Primary Contact for Correspondence**

Paul E. Reichardt Phone: 805-441-3152

Email: [paulr@edainc.com](mailto:paulr@edainc.com)

1.

Printed Name: John Madara

Property Address: 5060 Whitphall Ave

Signature: [Handwritten Signature]

Date: 4/11/26

2.

Printed Name: ELIZABETH BLAKELY

Property Address: 364 LEIGHTON ST, CAMBRIA 93428

Signature: [Handwritten Signature]

Date: 4.11.2026

3.

Printed Name: Robin Wieland

Property Address: 415 Huntington Road, Cambria 93428

Signature: [Handwritten Signature]

Date: 4-11-26

4.

Printed Name: DAVID R SCHULZE

Property Address: 395 WORCESTER

Signature: 

Date: 4/12/2026

5.

Printed Name: Giovanni DeGarimore

Property Address: 400 WORCESTER Dr.

Signature: 

Date: 4/13/26

6.

Printed Name: Wesley Densmore

Property Address: 5005 Whitehall Ave


Signature: 

Date: 4-13-2026

7.

Printed Name: PAUL REICHARDT

Property Address: 374 WORCESTER DR

Signature: 

Date: 4-13-2026

8.

Printed Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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9.

Printed Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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10.

Printed Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. X.D.

FROM: Art Montandon, District Counsel

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Meeting Date: May 26, 2005

Subject: Adopt Ordinance 04-2005 Amending District Code Chapter 8.04 to Allow the Transfer of Existing Water Commitments

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**RECOMMENDATIONS:**

Consider and adopt Ordinance No. 04-2005 amending Chapter 8.04 of the Cambria Community Services District Code authorizing the General Manger to enter into contracts for the transfer of existing water commitments to meet the District goals of reducing water demand, providing open space, retiring buildable lots, and facilitating the development of affordable housing.

**FISCAL IMPACT**

None

**DISCUSSION:**

District staff has been receiving some complex serious offers to convey land to the District in exchange for the transfer of existing water commitments. These offers have been discussed in closed session for a few months. Staff, with the direction of the Board have met with the property owners and have come to agreement regarding the receipt of real property for District purposes. This ordinance change authorizes the District General Manager to complete transactions previously authorized in closed session.

The first involves the owner of the Cambria Nursery, Dirk Winter. Mr. Winter would like to transfer an existing residential commitment for this property. He would agree to finance a substantial cost; \$110,000 of retiring five contiguous lots on Stuart Street, forfeit four commercial EDUs that currently exist on this property, agree to never request additional commercial EDUs for this property, and waive any right to refund for the \$3,212 paid to the District for extension fees. He would be allowed to consider the restrictions on the Cambria Nursery property, lot retirement contribution of \$110,000, and the loss of four commercial EDUs, as satisfaction of any lot retirement required for the transfer of this residential EDU.

In sum this transaction would result in:

1. The reduction of four existing EDU commitments.
2. The permanent retirement of five residential lots.
3. Permanently prohibit additional EDUs to the Cambria Nursery site.
4. No financial impact on the CCSD.

The second transaction involves the provision of 40 units of affordable housing by Peoples Self Help Corporation. This non-profit corporation built and runs the highly successful Schoolhouse Lane apartment project. If the water transfers proposed by this agreement are authorized by the adoption of this ordinance, People's Self Help Corporation will be able to expand the School House Project next to its existing site with a deed restriction that the site will never have over 40 EDUs on site and that four acres of the site will be permanently dedicated to open space. The current owner, Brad Clark of this site has agreed to sell the land to Peoples Self Help Corporation if he is allowed to transfer three existing Multifamily EDUs from Ardath/Green Streets area, a single EDU from the School House site to single family lots in Cambria, and .72 commercial EDUs to another commercial site. Mr. Clark will have to satisfy the requirement to retire five acres into permanent open space. If he transfers the .72 commercial EDU to a nonprofit or us for a public facility, some or all of the lot retirements can be waived. The receiver sites will have to satisfy the requirements of the current ordinance in size and location.

In sum this deal would result in:

1. The provision for 40 affordable residential units in a highly successful rental project.
2. The dedication of four acres into permanent open space.
3. The cap on an additional 40 units on the Schoolhouse site,
4. Five retired lots or the provision of water form a public non-profit for public purposes.
5. No financial impact to the CCSD.

If the ordinance is passed agreements to effectuate the contractual transfers will be drafted and signed as soon as possible.

Attachments: Ordinance 04-2005

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BOARD ACTION:    Date \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

UNANIMOUS:  \_\_CHALDECOTT\_\_ COBIN \_\_ FUNKE-BILU \_\_ SANDERS \_\_ VILLENEUVE\_\_

Re agenda item 4.C

Review and discussion of a will serve letter for existing water commitment APN 023.131.014

My concern here is not whether the CCSD may ultimately be able to demonstrate that the 2005 transfer is valid or enforceable. The issue is that the current Board packet does not appear to provide sufficient documentation or analysis for the Board, or the public, to meaningfully evaluate that question before issuance of a new will-serve derived from that transaction.

The board packet emphasizes historical reliance, good-faith compliance, and potential litigation exposure. However, it does not clearly reconcile several material inconsistencies reflected in the administrative record.

First, the packet does not clearly reconcile the difference between the public-benefit framework presented to the Board when Ordinance 04-2005 was adopted and the transaction structure ultimately reflected in the executed agreements and commitment records.

The May 26, 2005 staff report described the Winter transaction as involving forfeiture of four commercial EDUs, permanent retirement of five lots, and permanent restrictions on future EDU requests at the Cambria Nursery property as part of a broader negotiated public-benefit exchange. However, the executed agreements and later commitment records appear to reflect a materially different allocation structure than the one publicly described to the Board, including transfer of two commercial EDUs to the Cambria Pines Lodge project rather than forfeiture. The current packet does not clearly reconcile these differences or explain how the finalized transaction aligned with the framework publicly reviewed when the ordinance and transfer authority were considered.

Second, the packet does not appear to clearly document satisfaction of several material conditions referenced in the Covenant and related agreements.

Section 1 of the Covenant required merger of the receiver property lots within 90 days. While the parcel is currently assessed under a single APN, the Board packet does not identify or include the recorded merger instrument demonstrating satisfaction of that condition. Similarly, the packet references significant financial and lot-retirement consideration associated with the transfer arrangement, including the Stuart Street lot-retirement component, but does not clearly document completion of those obligations within the materials provided.

Third, the packet relies heavily on the assertion that the parties “relied upon and complied with the agreement in good faith,” while providing limited documentation demonstrating how the District verified compliance with the underlying conditions of the transfer.

Finally, Section 8.04.100(E) did not simply grant unilateral authority to the General Manager. The ordinance expressly contemplated transfers approved by the Board in closed or open session. Yet the current packet provides limited explanation regarding the specific Board

approvals, findings, or review process underlying the finalized transaction structure now being relied upon for issuance of the will-serve.

Given the unresolved inconsistencies and limited supporting documentation currently before the Board, I respectfully request that this item be continued until the administrative record is supplemented with sufficient documentation to allow meaningful public and Board review.

I am also attaching correspondence previously submitted by Cambria property owners concerning EDU transfers, compliance with CCSD Code §8.04.100, and the adequacy of the supporting administrative record.

Respectfully,  
Christina Galloway