

## Haley Dodson

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**From:** Jose Luis Sanchez <jlsanchezrealtor@gmail.com>  
**Sent:** Wednesday, July 16, 2025 12:33 PM  
**To:** BoardComment  
**Cc:** Jose Luis Sanchez  
**Subject:** Comment: Board Meeting July 17

Dear CCSD Board Members,

I am an active, upstanding member of the Realtors community here in Cambria. I am also a member of the California Realtors Association and an FFRP Board Member. Although I cannot attend the July 17 board meeting, I felt it was important that I send my comment along on the state of Fiscalini Ranch from a Realtors and resident's perspective.

Besides the ocean at our doorstep, one of the most captivating characteristics of our Cambria community is the Fiscalini Ranch Preserve. If viewed from above on say, Google Earth, FRP shows to physically be the bullseye or heart of our community. Closeness to the ocean AND Fiscalini adds value to any of our homes and for most residents, increases the homes desirability immensely. Fiscalini Ranch contributes greatly to making Cambria real estate one of the most desirable on the central coast.

As a resident living on Marine Terrace, my long walks into Fiscalini Ranch kept me sane during the insane pandemic just a few shorts years ago. Now, when I walk the Ranch, I am appalled at all the dangerous roots growing in the trails and fallen or leaning trees ready to fall everywhere - lots of fuel for fires, God forbid. The state of both Monarch migration viewing stations has deteriorated to the point of looking abandoned. I could go on and on but the message and/or comment I want to make is to PLEASE put more effort and resources into keeping the Ranch healthy and safe. It is a very important part of our community and the reason many residents live here. It adds intrinsic value and a quality of life unique to our little seaside neighborhoods. It would be a shame that this boards legacy be the deterioration of Fiscalini Ranch.

Thank you for taking the time to read and process this comment.

**Jose Luis Sanchez**

Realtor®-Associate, RSPS

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**From:** dianne [REDACTED]  
**Sent:** Wednesday, July 16, 2025 3:20 PM  
**To:** BoardComment  
**Cc:** Matthew McElhenie  
**Subject:** FFRP Ranch Management Concerns

Dear Cambria Community Services District Board of Directors:

The Friends of the Fiscalini Ranch Preserve (FFRP) values our collaboration with CCSD in caring for the Ranch.

For 25 years the two organizations have worked together to maintain safe public access and mitigate fire risk while protecting the preserve's ecological value. FFRP has contributed substantial financial support and volunteer labor to CCSD for Ranch management, to the tune of over one million dollars in the last five years alone and the equivalent of 2.5 FTEs in volunteer labor annually. This joint care has helped to make the Ranch a community asset that is visited more than 440,000 times annually, draws residents and visitors alike to Cambria, and plays a key role in the economic vitality of the community.

While FFRP helps with Ranch projects, we are ever mindful of the obligation that CCSD assumed when it took title to the preserve. The 2003 conservation easement, drafted together by staff of CCSD and the precursor to FFRP, North Coast Small Area Wilderness Preservation, assigned all Ranch responsibility, costs, and liabilities of any kind to CCSD. Both signers of this agreement are bound by its requirements.

Based on the condition of the Ranch after one year of significantly reduced CCSD funding for Ranch Management, FFRP is concerned that the funding budgeted for Ranch services and supplies in fiscal year 2025-26 will again not be sufficient to maintain the Ranch to the level specified in the East-West Public Access & Resource Management Plan, an appendix to the conservation easement agreement.

The perseverance of folks in the small but mighty village of Cambria to overcome all the legal, political, financial, and other challenges that arose to save the Ranch from development is an achievement that was, and still is, nothing short of miraculous. Twenty five years ago, the founders started a forever clock ticking, and now it's our collective responsibility to sustain what they started.

We look forward to continuing a productive relationship that benefits hundreds of thousands of people who live in and visit our community.

Best,

Dianne Anderson

FFRP Board Chair  
[REDACTED]

## Haley Dodson

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**From:** Crosby Swartz [REDACTED]  
**Sent:** Wednesday, July 16, 2025 6:30 PM  
**To:** BoardComment; Debra Scott; Michael Thomas; Harry Farmer; Karen Dean; Tom Gray; Matthew McElhenie; Michael Burkey  
**Subject:** Request to Remove Parcels from Exhibit A Contract List July 17 Agenda Item 3.A  
**Attachments:** Geology Report SL14138-1 Geologic Site Observation 2025 .pdf

We are requesting that the following two vacant parcels be removed from Exhibit A to Resolution 32-2025 Contract Abatement List for the reasons listed below.

The two parcels are APN 023-282-033 and APN 023-341-074.

1. We believe all of our parcels meet the published 2025 Fire Hazard Fuel Reduction Program Guidelines.
2. From CCSD photographs we believe the parcels that failed inspection are not the APN numbers listed in Exhibit A.
3. Both parcels are on steep slopes subject to erosion if the existing vegetation is disturbed. The Geologic Site Observation Report for the adjacent parcel is attached.

We would appreciate the opportunity for a site visit with Chief Burkey to discuss the additional treatments needed to comply with the 2025 FHFRP guidelines.

Thank you for your consideration of this request.  
Crosby and Laura



## GEOLOGIC SITE OBSERVATION

**Date:**

March 21, 2025

**Project number:**

SL14138-1

**Client:**

Julie Jorgensen  
2425 Sandown Place  
Cambria, California

**Project name:**

2425 Sandown Place  
Cambria Area  
San Luis Obispo County  
California

As requested, a geologic site observation was conducted on the existing slope located behind the existing residence at 2425 Sandown Place, in the Cambria area of San Luis Obispo County, California. New development is not proposed at this time. The site observation was requested to assess current slope conditions.

The slope extends approximately 60 feet downslope from the back of the residence to a local waterway. It is our understanding that this waterway is considered a protected waterway. The slope has an approximate gradient of 2:1 (horizontal:vertical). The existing residence is a pole structure founded on concrete piers to an unknown depth. It is recommended that a structural engineer perform a site observation to verify the integrity of the existing structure. The existing slope is currently vegetated with a variety of coverings varying from grasses to bushes to trees.

It is anticipated that the slope is comprised of a thin veneer of soil (1-5') overlying fractured sandstone. Provided that the vegetation is maintained and concentrated surface drainage is not permitted over the slope face the potential for slope instability is low in its current condition. To prevent erosion/instability of the slope (especially behind the existing residence), it is recommended that the existing vegetation not be removed along the slope face. This will also minimize the potential for erosion to negatively affect the existing waterway located at the base of the slope.

In addition, drainage outfall from concentrated drainage should be directed away from existing structures and slopes. Irrigation and drainage pipes should not be allowed to discharge near the top of the slope. Regular monitoring of the existing pipes is recommended to identify and repair any leaks. All yard drains should be re-inspected to ensure proper functionality and maintenance performed if any leaks or clogs are identified.

Thank you for the opportunity to have been of service in preparing this report. If you have any questions or require additional assistance, please feel free to contact the undersigned at (805) 543-8539.

Sincerely,  
**GeoSolutions, Inc.**

Jeffrey A Pfof, CEG 2493  
Principal Engineering Geologist



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