
New form submission assigned to you: Written Public Comments

From Streamline <noreply@specialdistrict.org>

Date Sat 3/7/2026 7:48 AM

To Haley Dodson <hdodson@cambriacs.org>



CAMBRIA COMMUNITY
SERVICES DISTRICT

Written Public Comments

Full Name:	Lauren Younger
Email Address:	zolot@charter.net
Phone Number:	805 909 1659
Written Public Comment:	Are these units for sale or for rent? Any chance one unit could be saved for a teacher?

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The Phase 3 East Ranch Community Park document reads primarily as a conceptual list of potential recreational features rather than a planning study. The document identifies possible amenities but provides limited planning analysis typically used in long-range park planning, such as a recreation needs assessment, cost estimates, maintenance analysis, or other operational planning considerations.

The staff report states that the fiscal impacts of Phase 3 are currently unknown, yet adoption of the plan would establish a policy framework under which future components could be pursued once funding and design are identified. This creates a sequence in which a park expansion framework may be adopted before the long-term operational and financial implications have been analyzed.

Public Park planning processes often begin with some form of needs assessment and planning analysis, followed by evaluation of costs and operational considerations, and then adoption of a long-term plan. For example, the County of San Luis Obispo's current Parks and Recreation Master Plan update is using statistically valid surveys, demographic analysis, and prioritization frameworks to evaluate community demand before identifying future park investments.

Once a conceptual expansion plan is formally adopted, later proposals are often framed as 'implementation of an existing policy' rather than a new policy decision. For that reason, long-range park plans are typically adopted after the underlying planning analysis has been completed. In this case, that broader planning analysis has not yet been developed for the Phase 3 concepts.

The East Ranch area was identified in the Ranch Management Plan and Coastal Development Permit as the location where community recreation facilities could be developed. At the same time, the Ranch's conservation easement and Management Plan emphasize protection of habitat, scenic open space, and the natural landscape character of the preserve. Future improvements would need to remain consistent with those conservation objectives and visually compatible with the surrounding landscape.

The Board may wish to consider whether additional planning analysis, including community recreation needs, operational considerations, and fiscal context, including potential funding sources and long-term maintenance responsibilities, should precede adoption of a long-term expansion framework for Phase 3. Adoption of the Phase 3 document would represent a policy endorsement of park expansion even though the operational, fiscal, and community-needs analysis typically used to guide long-range park decisions has not yet been completed.

If helpful, I would be happy to share the ongoing planning materials from the County of San Luis Obispo Parks and Recreation Master Plan update, which illustrate the types of needs assessment and planning analysis commonly used in long-range park planning.

Thank You,
Christina Galloway