Cambria Community Services District

East Ranch Community Park

Phase 3 Plan

Prepared by the East Ranch Community Park Ad Hoc Committee

Parks, Open Space, and Recreation (PROS) Committee

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Table of Contents

PURPOSE 3

REFERENCES 3

BACKGROUND 3

PHASE 1 DEVELOPMENT 4

PHASE 2 DEVELOPMENT 5

CURRENT STATE 6

PHASE 3 METHODOLOGY 6

PROJECT VIABILITY MATRIX 7

COMMUNITY ENGAGEMENT PLAN 8

PHASE 3 PROJECTS 9

PLAYGROUND 10

PICNIC AREA 10

LOOP TRAIL 11

DISC GOLF COURSE 11

MULTI-PURPOSE PLAYING FIELD 12

DOG PARK SHADE GAZEBO 12

PARK AND DOG PARK SIGNAGE 12

STEWARDSHIP, MAINTENANCE, AND FUNDING RESPONSIBILITY 13

THE NON-PROFIT STEWARDSHIP ENTITY 13

FUNDING MODEL 14

DESIGN FOR LOW MAINTENANCE 14

CONCLUSION 14

Purpose

This document presents the East Ranch Community Park Ad Hoc Committee's draft Phase 3 Plan for the Cambria Community Services District (CCSD) East Ranch Community Park. It consolidates the project's governing authorities and development history, documents current site conditions, summarizes the methodology the ad hoc committee used to evaluate candidate improvements, sets out the community engagement program, and defines the recommended Phase 3 scope, stewardship model, and next steps.

The Phase 3 Plan is intended to give the PROS Committee, the CCSD Board, permitting agencies, prospective funders, and the community a single, defensible reference for what is proposed, why each element is appropriate to the site, how each element will be funded and constructed, and who will be responsible for its long-term care.

This is a working draft. It incorporates community engagement completed during 2024 and 2025 and identifies the additional engagement, design, permitting, funding, and governance steps required before Phase 3 improvements are submitted for final authorization.

Respectfully submitted, Shannon Sutherland and Matthew Jaffe**,** East Ranch Community Park Ad Hoc Committee, PROS Committee.

References

- East-West Ranch Public Access and Resource Management Plan and Conservation Easement (Revised 17 June 2026).
- Final Master Environmental Impact Report (certified 16 November 2009)
- Coastal Development Permit / Development Plan DRC2010-00026 (12 September 2012)
- 2009 Revised Community Park Plan (26 August 2009)
- Sheet L0, Existing Conditions, Fiscalini East Ranch Preserve (25 March 2024)
- Community Park Phase 3 L1 Map
- Community Park Phase 3 Plan Presentation (Appendix A)

Background

In 2000, the property formerly known as the Fiscalini Town Ranch, subsequently the East-West Ranch, and now the Fiscalini Ranch Preserve, was permanently protected through a coalition of public and private funding and effort. CCSD holds title to the property, and Friends of the Fiscalini Ranch Preserve (FFRP) holds the conservation easement.

At the time of acquisition, and in every subsequent plan and entitlement, a defined portion of the property has been designated for a community park — referred to in this document as the East Ranch

Community Park. The park has not yet been formally named; the ad hoc committee intends to engage the community in that process.

Governing Authorities

The Conservation Easement, defined in the East-West Ranch Public Access & Resource Management Plan & Easement dated 24 April 2003, was granted by CCSD to the North Coast Small Wilderness Area Preservation (NCSWAP). On 2 February 2008, NCSWAP filed a name change to Friends of the Fiscalini Ranch Preserve, which holds the easement over the Fiscalini Ranch Preserve in perpetuity.

Article K.5.m of the Conservation Easement (page 9) expressly provides, under Permitted Uses and Activities, for the *"preparation of plans and construction of improvements consistent with active recreational uses in the Community Park Area."*

Exhibit B to the Conservation Easement, Description of Community Park Area, provides that the area for the Community Park is to be determined within the borders outlined in that exhibit at such time as the Community Park Conceptual Master Plan is accepted.

Exhibit D to the Conservation Easement - the East-West Ranch Public Access & Resource Management Plan (the Ranch Management Plan), adopted 24 April 2003 - provides at page 26 for an area sufficient to support the community's desired uses and facilities as planned for East Ranch, states that precise uses, activities, and design will be determined through a separate process, and requires that the Community Park be designed to connect to other areas of the Ranch.

Through the sustained work of the former PROS Commission, CCSD staff, and successive Boards, a 2007 Proposed Community Park Master Plan was developed and later revised as the 2009 Revised Community Park Plan, dated 26 August 2009. Based on those plans, the Final Master Environmental Impact Report (MEIR) was prepared and certified by the Board on 16 November 2009.

Taken together, these instruments establish that active recreational improvements within the Community Park Area are a permitted and anticipated use of the property, and that the specific program is to be determined through a public planning process of the kind documented in this Phase 3 Plan.

Phase 1 Development

On 12 September 2012, the San Luis Obispo County Planning Commission granted Development Plan / Coastal Development Permit DRC2010-00026, which includes provisions for an East Ranch Community Park. Because a portion of that plan was executed in Phase 1, the CDP is vested and carries no expiration date, a material advantage for the phased development approach described in this plan.

CCSD applied for a construction permit on 18 March 2016, and on 20 October 2016 the County issued Permit No. PMT2015-02586 for Fiscalini Ranch Preserve Community Park Phase 1. The approved scope comprised:

- Grading, drainage, retention swales, emergency access road, red rock parking area, and a new dog park
- ADA parking stalls with required signage
- An ADA path of travel to the dog park and gate
- A storm drain catch basin and underground storm drain pipe

Firma Landscape Architects prepared the landscape design and Civil Design Studios performed the civil engineering. Construction commenced on 25 July 2017 with general contractor Chaves Construction and was substantially complete as of 5 December 2017.

Phase 2 Development

Phase 2 consisted of a restroom facility and ADA-compliant pathways connecting the parking area to the restroom.



Following extensive PROS Commission deliberation, community input, and design development between 2019 and 2021, PROS voted unanimously at its 4 August 2021 meeting to refer its preferred design recommendation to the Board. On 9 September 2021, the Board voted unanimously to approve the proposed restroom design, which includes potable or non-potable flush toilets and sinks (Agenda Item 6C, pages 19–30). The Board received the final design on 14 October 2021 and directed staff to advance the project (Agenda Item 6B, pages 28–68).

On 1 March 2022, the Utilities Department Manager / District Engineer reported to PROS that the construction permit application had been submitted to County Planning, followed by multiple rounds of information requests and permit submittals.

At its 7 December 2023 meeting, the Board approved the Intent to Serve Letter for the East Ranch Restroom and approved an amendment to the Community Park Master Plan to allow the water-serving

restroom design (Agenda Item 4G, pages 82–111). A detailed restroom project chronology appears at pages 100–104 of that agenda packet.

The County issued Construction Permit No. PMTC2022-00061 on 16 April 2024. CCSD staff issued a purchase order to The Public Restroom Company in June 2024 for the prefabricated restroom building and paid $198,237 on 12 June 2024. During Phase 2, the restroom was installed on 26 February 2025 and is now operational.

Phase 2 completion was a prerequisite to the permanent improvements proposed in Phase 3. With the restroom now operational, that prerequisite has been satisfied.

Current State

The site now consists of the Phase 1 parking area and dog park; the Phase 2 restroom, installed on 26 February 2025 and now operational; ADA-compliant pathways connecting the parking area to the restroom; and open fields with informal, volunteer-established foot trails around the perimeter. Sheet L0, Existing Conditions, Fiscalini East Ranch Preserve, dated 25 March 2024, documents as-built conditions following Phase 1 and prior to installation of the Phase 2 restroom. The sheet was reported to and accepted by the CCSD Board on 11 April 2024.

Phase 3 Methodology

At its 14 September 2023 meeting, the CCSD Board replaced the former PROS Commission with the PROS Committee, pursuant to the bylaws governing other CCSD standing committees. Continuing the work of the former Commission, the PROS Committee formed the Community Park Plan Ad Hoc Committee at its 7 November 2023 meeting to define a plan for the next phase of Community Park development on the East Ranch.

The ad hoc committee conducted a comprehensive review of the governing documents, including:

- The Conservation Easement
- The Ranch Management Plan
- The Final Master Environmental Impact Report
- Coastal Development Permit DRC2010-00026

Park Boundaries

From that document review and from discussions with FFRP, the committee has confirmed that two assessor’s parcels define the boundaries of the community park:

- APN 013-131-038 — approximately 18 acres, with a San Luis Obispo County land use designation that includes Recreation

- APN 013-131-033 — approximately 1.58 acres, with a San Luis Obispo County land use designation of Recreation

The southern and western boundaries of the community park area are the parcel boundaries. Because the northern parcel boundaries include Santa Rosa Creek, the effective park boundary will be set at a prudent distance south of the creek bank to protect riparian habitat. The eastern boundary is substantially defined by the existing dog park and parking area, and will be further refined as CCSD Utilities and Facilities & Resources staff advance plans for facility relocations and upgrades.

The ad hoc committee worked with Firma Landscape Architects to develop Sheet L0, Existing Conditions, Fiscalini East Ranch Preserve, dated 25 March 2024, which documented as-built conditions throughout the community park area prior to installation of the restroom during Phase 2.

Permitting and Sequencing

CCSD staff and legal counsel have consulted with San Luis Obispo County Planning regarding Phase 3. With the restroom operational, the earlier sequencing constraint has been satisfied. The permanent improvements may now advance through detailed design, environmental review, and an integrated permit package.

- Confirm final siting and design for each Phase 3 component against the vested Coastal Development Permit, certified MEIR, Conservation Easement, and Ranch Management Plan.
- Prepare and submit the required construction permit package, including any component-specific environmental measures and accessibility details.

Construction of a Phase 3 component will begin only after its funding, stewardship responsibility, detailed design, environmental requirements, and permitting have been confirmed.

Project Viability Matrix

To determine which improvements to recommend for Phase 3, the ad hoc committee developed a Project Viability Matrix (PVM). The PVM is an internal analytical tool rather than a public deliverable; its purpose is to test each candidate improvement against a consistent set of criteria and answer a single question: which of these projects are viable? Each candidate was evaluated against the following criteria:

- Footprint - the physical extent and siting of the improvement
- Consistency with the approved Coastal Development Permit DRC2010-00026
- Consistency with the Final Master Environmental Impact Report
- Consistency with the Conservation Easement and the Ranch Management Plan
- Alignment with the community’s articulated vision for the park, including visual compatibility with the surrounding preserve

- Precedent and continuity - whether the project appears in the PROS 2022 List of Projects, the 2022 List of Major Projects, or the PROS 2023 Petition
- Anticipated community use and breadth of benefit
- Incremental permitting requirements beyond the base construction permit
- Environmental impact and the mitigation measures required to address it
- Water demand
- Accessibility considerations and ADA requirements
- Capital cost and identified funding sources
- Recurring maintenance obligations, the responsible party, and the funding source for that obligation

The recommendations set out under Phase 3 Projects reflect the improvements that satisfied these criteria. Candidate improvements that could not be supported on cost, environmental impact, water demand, siting, or long-term maintenance grounds were not carried forward.

Community Engagement Plan

Engagement Completed (2024-2025)

The ad hoc committee conducted community engagement to gather input, test support for the proposed recreational components, and identify prospective volunteers and donors. The Phase 3 presentation and feedback form were posted on the PROS webpage, translated into Spanish, publicized through local media, and presented at the Cambria Farmers Market over multiple weeks and at local churches.

- Organizations engaged included Friends of the Fiscalini Ranch Preserve, Greenspace, the Rotary Club of Cambria, Cambria Dog Park group, Cambria Youth Athletic Association, Cambria Historical Society, Cambria Community Scholarship Foundation, SLO County Parks and Recreation Commission, North Coast Advisory Council, Cambria Chamber of Commerce, Cambria Tourism Board, Cambria Community Council, American Legion Post 432, Lions Club of Cambria, Coast Unified School District, Odd Fellows, and Cambria Grammar School PTA.
- Feedback showed strong interest in amenities for children and families, the playground, multi-purpose field, picnic facilities, loop trail, and disc golf. Comments also emphasized preserving the meadow and natural character, addressing traffic safety, and establishing credible long-term maintenance responsibility.

The ad hoc committee used this input to refine the Phase 3 Plan and the locations and descriptions of the recommended components.

Future Engagement

Community engagement will continue as individual components move from concept to detailed design and permitting. Future engagement will focus on design and siting refinements, accessibility, environmental measures, fundraising, volunteer recruitment, and the stewardship agreement.

- Provide updated materials, including Spanish-language materials, through the PROS webpage and community outreach channels.
- Conduct targeted outreach with affected users, neighboring stakeholders, FFRP, community organizations, and prospective funding partners as component designs mature.
- Present material revisions and component-specific proposals to the PROS Committee and CCSD Board for public discussion and consideration.
- Recruit the directors, volunteers, donors, and sponsors needed to establish and sustain the proposed non-profit stewardship entity.

Phase 3 Projects

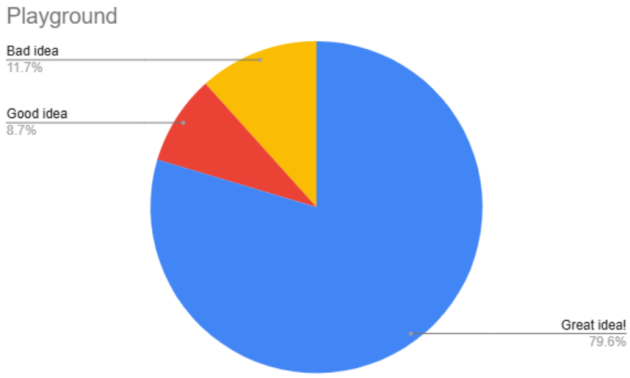
Following a comprehensive viability assessment of all candidate improvements, the ad hoc committee recommends that the PROS Committee review and consider the following improvements for the next phase of community park development. Each has been evaluated as consistent with the Conservation Easement, the Ranch Management Plan, the certified MEIR, and the vested Coastal Development Permit; each has minimal environmental impact; and none imposes a new potable water demand on the District.



1. Parking Lot - complete
2. Dog Park - complete
3. Playground (possible locations)
4. Multi-Purpose Play Field
5. Disc Golf Course 9 holes
6. Picnic Areas
7. Horseshoe
8. Cornhole
9. Loop Trail
10. Restroom - complete

Playground

An ADA-compliant children's play area of approximately 800 square feet, with an ADA-compliant pathway connecting the parking area, the playground, and the restroom. The possible locations shown on the map are a starting point, to be refined during design and permitting, with consideration given to distributing playground elements to take advantage of the relatively high ground in the area just north of the restroom.



- Nature-inspired design: play structures in wood and wood-form resin, shaped to read as part of the natural environment rather than as conventional coated-metal equipment.
- Structures to include tree stumps, balance beams, climbing rocks, slides, ramps, tire swings, and hopscotch, sized for a range of ages and abilities.
- Wood-chip ground cover.
- Shrubs and trees to define the space, provide shade, mitigate noise, and buffer wind.
- Benches and a picnic table to support adult supervision.
- Anticipated use: very high - toddlers, children, families, and visitors.
- Estimated capital cost: approximately $100,000, funded through grants, fundraising, and donations.
- Requires a construction permit. No water demand. Environmental impact minimal.

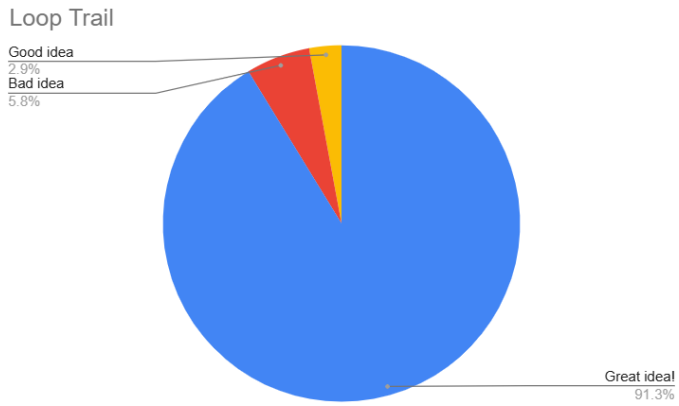
Picnic Area

The current proposal retains a picnic area, consisting of tables, benches, recreation, and eventual shade elements consistent with the visual character of the preserve. The location shown on the map is provisional and may change following discussions regarding setback from the toe of the hill.

- Picnic area - approximately 20 by 60 feet, sited south of the parking lot, with an adjacent horseshoe pit and cornhole court.
- Playground picnic area - tables and benches integrated with the play area to support supervision and family use.
- Horseshoes: two standard pits, 3 by 45 feet each, requiring no excavation and limited materials. Estimated capital cost: approximately $1,000.
- Cornhole: one standard court, 8 by 40 feet, on a concrete base for durability, requiring no excavation. Estimated capital cost: approximately $3,000.
- Anticipated use: medium - local families and visitors across the community.
- Estimated capital cost for the group picnic area: approximately $20,000, funded through grants, fundraising, and donations.
- Requires a construction permit addressing the relevant environmental impacts identified in the 2009 MEIR. No water demand. Environmental impact very limited.

Loop Trail

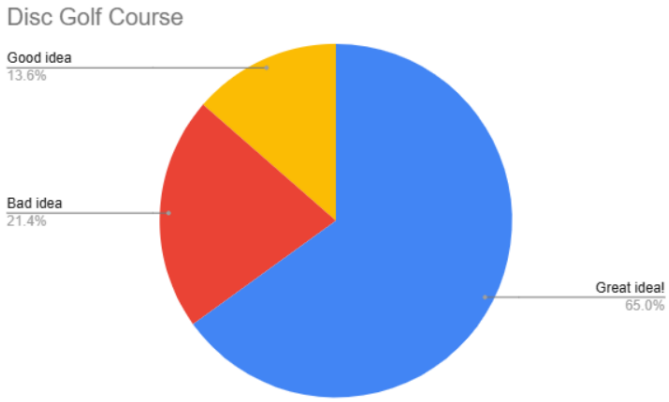
One continuous four-foot-wide trail following the outside border of the East Ranch Community Park, formalizing the existing volunteer trail alignment shown on Sheet L0, Existing Conditions, dated 25 March 2024, by establishing a wood-chip base.



- Anticipated use: high, broad appeal across all ages and abilities.
- Estimated capital cost: nominal, delivered through donated wood chips and volunteer labor.
- Requires a construction permit addressing the relevant environmental impacts identified in the 2009 MEIR. No water demand. Environmental impact very limited.

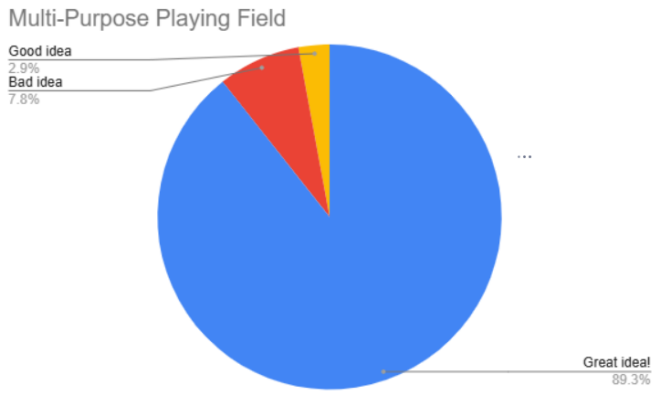
Disc Golf Course

A nine-hole disc golf course along the southern perimeter of the community park, sharing space with other pass-through activities, as outlined in the Whirlwind Disc Golf Cambria Site Assessment dated 25 April 2023 and presented to the Board on 14 September 2023.



- Disc golf is a low-cost, low-impact, environmentally compatible sport accessible to a wide range of ages and abilities.
- Established courses draw visitors to park areas and support local businesses through recreational tourism.
- Plastic chains will be specified to address potential noise concerns.
- Anticipated use: medium to high - residents, families, and visitors.
- Estimated capital cost: approximately $25,000
- Requires a permit. No water demand. Environmental impact minimal.

Multi-purpose Playing Field



A single open field of approximately 360 by 180 feet, designed as flexible open space for informal ball sports, running, kite flying, and passive enjoyment.

- Graded to level the ground and fill holes created by ground squirrels.
- Seeded with a mixture of native, drought-tolerant grasses and ground cover, and mowed on a regular cycle.
- Irrigated by seasonal rainfall and rainwater collection only; the field will not be green year-round, and no potable water demand is created.
- The field perimeter will be planted with trees of species specified in the MEIR to mitigate noise, buffer wind, and contain errant balls.
- Anticipated use: high — broad appeal across all ages and segments of the community.
- Estimated capital cost: to be determined. Funding through grants, fundraising, and donations.
- Requires a construction permit. Environmental impact minimal.

Dog Park Shade Gazebo

The dog park, completed in Phase 1, is one of the most heavily used features of the site. Phase 3 proposes an open-sided shade gazebo that matched the aesthetic of the community park within the dog fenced boundaries, providing shelter from sun and wind for visitors and their dogs.

- Wood or wood-form construction with a muted roof color, designed to read as part of the natural character of the preserve.
- Engineered for coastal wind loads and built to withstand use in an off-leash area.
- Benches beneath the gazebo, with an ADA-compliant connection to the existing dog park path of travel.
- Anticipated use: high - daily dog park users, residents, and visitors.
- Funded through grants, fundraising, donations, and sponsorships.
- Requires a construction permit. No water demand. Environmental impact minimal.

Park and Dog Park Signage

A coordinated family of signs to identify the park, guide visitors, and communicate rules of use for the community park and the dog park.

- Park identification sign at the entrance. Final wording will follow the community park naming process described under Background.
- Wayfinding signs directing visitors to the restroom, playground, picnic area, loop trail, disc golf course, and multi-purpose field.

- Park rules signs at the parking area and principal entry points, addressing hours, leash requirements outside the dog park, waste and litter, and protection of the surrounding preserve.
- Dog park rules sign at the dog park gate, addressing owner supervision, vaccinations, waste pickup, and dog behavior.
- Bilingual English and Spanish text, consistent with the Spanish-language approach used in community engagement.
- Materials, colors, and design coordinated with existing Fiscalini Ranch Preserve signage and with FFRP.
- Anticipated use: all park visitors.
- Funded through grants, fundraising, donations, and sponsorships.
- Requires design approval and any applicable permits. No water demand. Environmental impact negligible.

Stewardship, Maintenance, and Funding Responsibility

A defining feature of this plan is that the improvements proposed in Phase 3 are not premised on new District maintenance obligations. Long-term stewardship of the Phase 3 improvements will be carried by a dedicated community non-profit organization rather than by CCSD.

The Non-profit Stewardship Entity

The ad hoc committee proposes the formation of a 501(c)(3) non-profit corporation, organized for the specific purpose of supporting the East Ranch Community Park. Subject to the terms of a written agreement with CCSD, the non-profit will assume responsibility for:

- Ongoing maintenance of the Phase 3 improvements, including the playground, picnic areas, horseshoe pit, cornhole court, loop trail, disc golf course, multi-purpose playing field, dog park shade gazebo, and park and dog park signage.
- Recruiting, organizing, training, and supervising volunteers, and coordinating maintenance work parties.
- Raising and administering the funds required for maintenance, repair, and replacement, including grants, private donations, sponsorships, and community fundraising.
- Establishing and funding a reserve for the periodic replacement of park amenities as they reach the end of their service life.
- Procuring and administering appropriate insurance coverage for volunteer activities and for the maintenance obligations it assumes.
- Maintaining records and providing periodic reporting to the PROS Committee and the CCSD Board on maintenance performed and on the financial position of the maintenance program.

Standing up the non-profit is a prerequisite to construction. The ad hoc committee recommends that the entity be formed, its board seated, and a maintenance agreement with CCSD executed before any

Phase 3 improvement is installed, so that responsibility for each improvement is defined and funded from the day it is placed in service.

Funding Model

Both capital and maintenance funding for the Phase 3 improvements will be sourced from outside the District's operating budget. Identified sources include competitive grants, private and foundation donations, corporate and service-club sponsorships, and community fundraising.

Volunteer labor is a substantial component of the model. The engagement program described above is expressly designed to establish the volunteer base and donor relationships on which both construction work parties and the ongoing maintenance program depend.

Design for Low Maintenance

Each proposed improvement was selected in part for its low maintenance burden. Native and drought-tolerant plantings, wood-chip surfacing, rain-fed irrigation, and durable, replaceable amenities were specified deliberately to keep the recurring maintenance requirement modest, predictable, and within the capacity of a volunteer-based, donor-funded program.

Conclusion

During Phase 2, the restroom was installed on 26 February 2025 and is now operational.

With the restroom prerequisite satisfied, the District can turn to the permanent Phase 3 improvements presented in this plan. The recommended scope is grounded in the governing documents, prior environmental review, the vested Coastal Development Permit, the Project Viability Matrix, and community input.

Implementation remains conditioned on formation of the non-profit stewardship entity, execution of a maintenance agreement with CCSD, confirmation of funding, completion of detailed design and environmental review, and receipt of required permits. This structure allows community-supported improvements to advance without creating new unfunded maintenance obligations for the District.