

CAMBRIA COMMUNITY SERVICES DISTRICT

TO: Board of Directors

AGENDA NO. **8.D.**

FROM: Matthew McElhenie, General Manager
Jim Green, Utilities Department Manager

Meeting Date: November 16, 2023 Subject: Discussion and Consideration to Approve a Deed Restriction as part of the Requirements for Grant Funding for the East Ranch Community Park Public Restroom, Approve an Intent to Serve Letter and Amend the Park Master Plan to Allow for Water Using Restroom Design

RECOMMENDATIONS:

It is recommended that the Board discuss and approve a deed restriction to be to be recorded on the title of the Fiscalini Ranch as a condition of receiving grant funding from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All of 2018 Parks Bond Act, formally approve the issuance of an Intent to Serve letter to allow the restroom to receive potable water from the CCSD's water system, and approve a change to the Community Park Master Plan to allow water-serving restroom designs.

FISCAL IMPACT:

No fiscal impact.

DISCUSSION:

In 2009 the CCSD updated the Fiscalini Ranch Community Park Master Plan (CPMP). This master plan called for the construction of, among other park elements, a public restroom for use by park visitors. San Luis Obispo County has made the construction of the restroom a part of the park's conditions of approval, and without the restroom, further development of the park, as outlined in the CPMP, would not be allowed. The CCSD applied for grant funding from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All of 2018 Parks Bond Act to provide funding for a portion of the cost of constructing the restroom. One of the conditions of the grant is that a deed restriction be placed upon the property, restricting the uses of the property and maintaining the public nature of the property in line with the goals and mission of the California Department of Parks and Recreation.

In addition to the Deed Restriction for the grant funding, the restroom requires water service from the CCSD's system. The District's Permit Application PMTC2022-00061 was resubmitted by staff to the County of San Luis Obispo on August 16, 2023, by the Board's direction. The application was returned with requests for additional information, including an updated Intent to Serve (ITS) letter. Since ITS letters require Board approval before issuance, staff is seeking confirmation of the Board's approval and issuance of a formal Intent to Serve letter.

The restroom permitted under the current wording of the CPMP is limited to waterless designs. The design formally approved by the Board at the May 20, 2021, meeting was a water using restroom. Water using designs were permitted in the Master Environmental Impact Report for the Fiscalini Ranch (MEIR),

provided every effort was made to limit the impact on the potable water system, including closing the restroom and using temporary portable toilets during Stage 4 and above drought conditions, and using non-potable water for flushing the toilets. Currently, non-potable water is unavailable at the park, and developing a non-potable source is cost-prohibitive and, therefore, not economically feasible. Should non-potable water be available at a future date, the current Board-approved design of the restrooms would allow for conversion to non-potable water for toilet flushing. The MEIR estimates the total water use of the restrooms and the associated drinking fountain is about 2.0 acre-feet annually, including the amount needed to clean the restrooms. The amount of water Cambria is allocated in the MEIR is 798 acre-feet a year. Because Cambria's water use has decreased by roughly 150 acre-feet annually since the drought of 2013-2015 and has remained lower, staff has determined there is enough additional water to serve this public use restroom. Further water savings are realized by shifting restroom usage from the other public and private restrooms currently served by the District's water system to the new restroom.

It is recommended that the Board of Directors approve the deed restriction, formally approve the issuance of an Intent to Serve letter to supply the restroom with potable water, and amend the Community Park Master Plan to allow the Board-approved, water using restroom design to be used.

Attachments: Deed Restriction and Exhibits A & B – Amended 11/16/2023
Community Park Restroom Intent to Serve Letter
Amended Park Master Plan – Amended 11/16/2023
CCSD Annual Diversion 1988 to 2022