



July 21, 2026

TO: LOCSD Parks and Recreation Committee
FROM: Greg Kwolek, General Manager
SUBJECT: **Agenda Item 3 – 07/21/2026 PRAC Meeting**
Sunnyside Master Planning Framework

RECOMMENDATION

Staff recommends the Parks and Recreation Committee:

1. Provide feedback on the Sunnyside Master Planning Framework; and
2. Nominate up to two Parks and Recreation Committee members to serve on the Sunnyside Steering Committee. Nominations should be based on each member's qualifications and ability to contribute to the planning process.

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SUNNYSIDE STATUS AND OVERVIEW

Measure B-26, which funds both the acquisition and long-term maintenance of the Sunnyside property, was approved by Los Osos voters. On July 2, 2026, the Board of Directors reviewed a preliminary financial overview of anticipated revenues and expenditures associated with acquisition and ongoing operations.

Sunnyside Site Revenues and Expenditures Overview		
	Acquisition	O&M
<i>Estimated Revenues</i>		
Parcel Tax (Acquisition)	\$511,700	
Parcel Tax (O&M)		\$602,000
Subleases*		\$175,000
Zone A Contributions*		Varies
Revenue Totals	\$511,700	\$777,000
<i>Estimated Expenditures**</i>		
Lease Payment to School District	\$444,000	
Administration/Due Diligence	\$67,700	
Tax Bill Items		\$72,100
Lease Savings		-\$40,000
Utilities/Operations		\$150,000
Insurance		\$70,000
Maintenance		\$406,000
Expenditure Totals	\$511,700	\$658,100
Net	\$0	\$118,900

*Board Discretion.

**Estimate, not final.

Measure B-26 establishes two separate parcel taxes: one to fund acquisition of the property and another to support ongoing operations and maintenance. In addition to parcel tax revenue, the property currently generates lease revenue from the Waldorf School, with additional revenue opportunities available through future leases of currently vacant facilities. The CSD may also choose to supplement operations using Zone A property tax revenues or available reserves.

Preliminary expenditure estimates include acquisition costs, utilities, insurance, maintenance, property tax assessments, and other operational expenses. Based on current assumptions, staff estimates approximately \$118,900 in annual operating capacity beyond anticipated expenses. Those funds could be used for recreation programming, additional property management, minor capital maintenance, reserve development, or other Board priorities. These estimates remain preliminary and will be refined as negotiations with the School District continue.

With acquisition of the property moving forward, the CSD's focus naturally shifts from acquiring the site to planning for its long-term use. The following framework outlines staff's recommended approach for developing the Sunnyside Master Plan and identifies the role the Parks and Recreation Committee can play throughout that process.

SUNNYSIDE PARK MASTER PLANNING FRAMEWORK

Over the past two years, the Los Osos community participated in a significant public engagement effort to explore the future of the Sunnyside School property. Through stakeholder meetings, public workshops, surveys, and conceptual planning exercises, residents considered both preserving the property in public ownership and its long-term potential as a community asset. This work helped shape the vision ultimately reflected in Measure B-26.

Throughout the Measure B-26 outreach process, the CSD consistently communicated that acquisition represented the beginning, not the completion, of the planning process. As the CSD moves toward acquisition, the next step is development of a master plan to guide future improvements. At its previous meeting, the Board of Directors approved moving forward with a master plan. Staff recommends organizing the master planning effort around three complementary components.

1. Parks and Recreation Needs Assessment

The first step is to develop an objective understanding of parks and recreation throughout Los Osos before decisions are made regarding future improvements at Sunnyside. While previous Parks and Recreation Committee members completed similar work several years ago, acquisition of the property provides an opportunity to revisit those findings and update them based on current opportunities.

The assessment would inventory existing parks, trails, playgrounds, athletic fields, courts, recreation programming, and other community assets while identifying gaps in both facilities and services. This includes recreational opportunities provided by schools, youth sports organizations, nonprofit organizations, and other community partners. Understanding what already exists and where unmet needs remain will help ensure future investments at Sunnyside strengthen the community's overall parks and recreation offerings rather than simply add amenities in isolation.

2. Community Vision

Building on the needs assessment, the CSD will engage the community to refine a shared vision for the Sunnyside property. Previous outreach generated numerous ideas for the site, and those concepts will serve as the starting point for future discussions rather than beginning the planning process from scratch.

The planning effort must also recognize that Sunnyside is not a blank slate. The master plan should thoughtfully integrate existing and future uses, including the potential relocation of the CSD's administrative offices, the long-term footprint of the Waldorf School, and other existing or future community partners. Considering these uses together will help create a cohesive campus while preserving opportunities for future parks and recreation improvements.

3. Implementation

The final component of the planning process is determining what can realistically be accomplished.

The CSD has already received many thoughtful ideas, including trails, gardens, gathering spaces, sports facilities, event space, and other park amenities. While many of these ideas have merit, they must be

evaluated collectively rather than individually to ensure they support the property's long-term vision and complement one another.

The master plan should also establish a practical implementation strategy by considering funding, grant opportunities, long-term maintenance costs, environmental and regulatory constraints, infrastructure, operational needs, and phased development. Establishing this framework first will help ensure future grant applications support the community's vision rather than define it.

SUNNYSIDE STEERING COMMITTEE

At their previous meeting, the Board of Directors also expressed support for staff's recommendation to establish a Sunnyside Steering Committee to assist with development of the Master Plan.

The Steering Committee is intended to bring together individuals representing a variety of backgrounds and perspectives to provide focused input throughout the planning process. Working alongside staff and potentially consultants, the Steering Committee will review technical information, discuss planning alternatives, evaluate public feedback, and help refine recommendations before they are presented to the Parks and Recreation Committee and ultimately the Board of Directors.

To strengthen communication between the two bodies, staff recommends that the Parks and Recreation Committee nominate up to two of its members to serve on the Sunnyside Steering Committee. Those members would provide continuity throughout the planning process while helping ensure that recommendations developed by the Steering Committee remain informed by the Committee's ongoing discussions.

ROLE OF PARKS AND RECREATION COMMITTEE

As the CSD transitions from acquiring the Sunnyside property to planning for its future, staff envisions an expanded role for the Parks and Recreation Committee in two areas: the Parks and Recreation Needs Assessment and the development of recreational programming.

Parks and Recreation Needs Assessment

Staff anticipates bringing a Parks and Recreation Needs Assessment to the Parks and Recreation Committee over approximately three meetings. Committee members will assist in reviewing the inventory of existing recreational assets, identifying community strengths and deficiencies, evaluating previous planning efforts, and helping refine the assessment before it informs the Sunnyside Master Plan.

Recreation Programming

To date, much of the public conversation surrounding Sunnyside has understandably focused on preserving the property, determining what existing uses should remain, and discussing what facilities could someday be constructed. As the CSD acquires its first community park, it also has an opportunity to begin shaping a broader vision for recreation programming and services.

As development of the property progresses over time, the CSD will have opportunities to consider not only where recreation occurs, but how recreation is delivered. This may include community events, youth and senior programming, instructional classes, arts and cultural programming, fitness activities, seasonal events, partnerships with schools and nonprofit organizations, and other services that activate parks and strengthen community life.

Staff believes the Parks and Recreation Committee is well positioned to begin those discussions in the near term. By considering recreation programming alongside future capital improvements, the CSD can ensure that Sunnyside becomes an active community resource that serves residents of all ages.