



April 2, 2026

TO: LOCSO Board of Directors

FROM: Ron Munds, General Manager

SUBJECT: Agenda Item 11H – 03/05/2026 Board Meeting

Approve a Memorandum of Understanding (MOU) Between the District and Central Coast Waldorf School (School) Regarding the District's Intention to Collaborate and Commit to Continued Occupancy of the School at the Sunnyside School Site if Measure B-26 has Voter Approval on June 2, 2026.

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STAFF RECOMMENDATION

This item will be approved along with the Consent Calendar unless it is pulled by a Director for separate consideration. If so, Staff recommends that the Board adopt the following motion:

Motion: I recommend that the Board:

- 1. Approve the Memorandum of Understanding (MOU) with the Central Coast Waldorf School; and***
- 2. Authorize the General Manager to sign the MOU upon approval.***

DISCUSSION

As the Board is aware, Measure B-26 (the Sunnyside School acquisition measure) will be on the June 2, 2026, primary election ballot. If the measure is successful and terms and conditions for the acquisition of the property are completed between the District and San Luis Coastal Unified School district, the current occupants at the school have expressed interest in remaining as tenants on the property. The Central Coast Waldorf School (School) have reached out to staff to discuss the District's plans for the property and, if acquired, if the school will be able to remain operational at the site. Since the School has a vested interest in remaining at the site, their Board drafted a Memorandum of Understanding that is non-binding but would provide the School with a level of certainty that the District, in good faith, would support their continued educational operations post-acquisition.

Staff and District Counsel reviewed the MOU and suggested changes which the School has agreed to. Staff is recommending the approval of the MOU and authorization of the General Manager to sign.

Attachment

Memorandum of Understanding

**MEMORANDUM OF UNDERSTANDING
Between**

**Los Osos Community Services District
and
Central Coast Waldorf School**

Date: March 6, 2026

WHEREAS, Central Coast Waldorf School (CCWS), formerly known as Wishing Well School, has operated as the primary tenant at the Sunnyside site (880 Manzanita Drive, Los Osos, California) for over ten years under a year-to-year lease with the San Luis Coastal Unified School District (SLCUSD), delivering enriching Waldorf education and fostering community vitality;

WHEREAS, SLCUSD has declared the Sunnyside property to be surplus, and the Los Osos Community Services District (LOCSD) has expressed interest in acquiring the site for public purposes;

WHEREAS, a citizen-initiated ballot measure will allow Los Osos voters the opportunity to fund the acquisition of the Sunnyside site, and provide revenue for ongoing maintenance and development of portions of the site for public parks, recreation, and community services;

WHEREAS, both parties value the continuity of existing uses on the site that are compatible with public parks and recreation uses, and recognize CCWS's significant role as the largest existing tenant;

WHEREAS CCWS's has proposed that the parties seek to build a collaborative partnership that can enhance the Los Osos community's educational, recreational, and social well-being, and the financial viability of the site, should LOCSD acquire it;

WHEREAS, the parties wish to affirm their mutual commitments to a smooth transition and sustained collaboration on joint community initiatives;

NOW, THEREFORE, the parties agree as follows:

- 1. Intent to Collaborate and Commitment to Continued Occupancy** The parties affirm their mutual interest in a strong, financially viable, ongoing partnership. Should LOCSD acquire ownership of the Sunnyside property, LOCSD agrees to work with CCWS for CCWS' continued educational operations at the site for an initial period of at least five (5) years post-acquisition, subject to good-faith negotiations and approval of a mutually agreeable lease or other legally binding occupancy agreement that is consistent with LOCSD's public mission, fiscal realities, applicable law, and community planning processes.
- 2. Good Faith Partnership for Long-Term Occupancy** Should LOCSD acquire ownership of the Sunnyside property, both parties commit to engage in good-faith discussions to explore long-term occupancy options beyond the initial period, balancing CCWS's need for operational certainty and family reassurance with LOCSD's goals for financial viability, community access and site enhancements.
- 3. Mutual Support Commitments** Prior to and following acquisition, CCWS commits to partnering with LOCSD and other community organizations on community-oriented initiatives including, without limitation, advocacy for grant and other funding for the Sunnyside site, and joint educational and/or recreational programs that promote public well-being and shared site benefits.
- 4. Non-Binding Nature** This Memorandum of Understanding is a statement of intent and does not create any legally binding obligations on either party. It does not obligate LOCSD to complete the acquisition, nor does it commit either party to specific lease terms, rent amounts, durations, or conditions. Any future agreement between the parties shall be subject to separate negotiation and approval by each party's

governing body. Nothing in this Memorandum of Understanding prohibits LOCSD from negotiating with other potential tenants for the site, or provides any exclusivity for CCWS.

5. **Term** This MOU shall remain in effect until December 31, 2028, or until superseded by a formal lease or other agreement, or terminated by mutual written consent.

6. **Points of Contact**

For LOCSD: General Manager

For CCWS: Founder and Administrative Director Kim Wishon

7. **Limitation on Liability** Neither party shall be liable to the other for damages of any nature for a breach of this Memorandum of Understanding, or for the parties' failure to agree on a lease or other occupancy agreement for CCWS to continue to use the Sunnyside site.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the date first above written.

Los Osos Community Services District

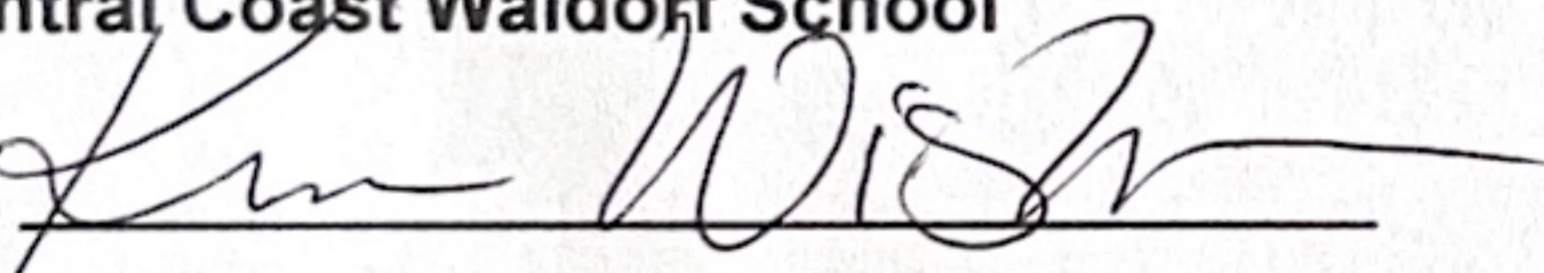
By: _____

Name: Ron Munds

Title: General Manager

Date: _____

Central Coast Waldorf School

By:  _____

Name: Kim Wishon

Title: Founder and Administrative Director

Date: 3/19/2026